



Wattle Grove Urban Cell 9

Infrastructure Cost Sharing Arrangement (ICSA) Annual Report
(Formerly known as Guided Development Scheme Report)

February 2023

Note: This report does not form part of the planning scheme but provides the rationale and justification for the development contribution plan, the calculation of costs, and the cost apportionment schedule specifying the costs for each owner.

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1. Introduction

1.1 Infrastructure Cost Sharing Agreement Area

The Infrastructure Cost Sharing Arrangement (ICSA) applies to land contained within the Wattle Grove Cell 9 Outline Development Plan (the ODP) (Appendix 8.1); an area generally bounded by Tonkin Highway, Roe Highway, and Welshpool Road East, as highlighted in red on the Locality Plan below.

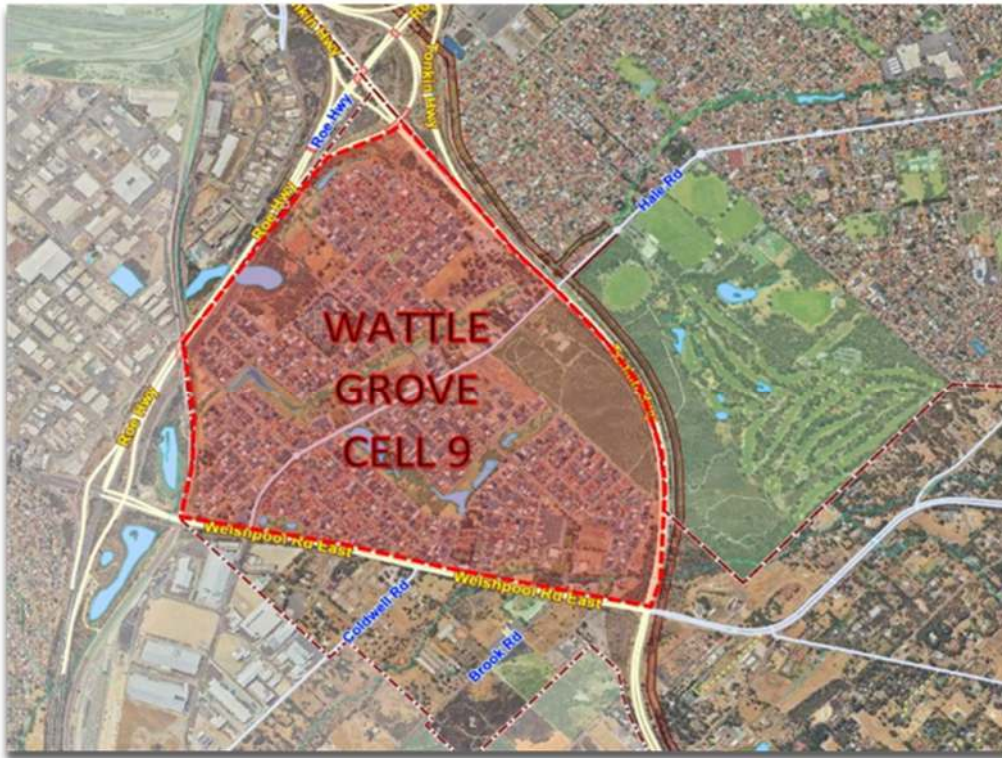


Figure 1 - Locality Plan (Wattle Grove Cell 9)

1.2 Background

The ODP was prepared to facilitate residential subdivision and development within the area. ODPs predate the preparation of local structure plans (LSPs), however operate in the same manner.

Due to the nature of fragmented land ownership within the Cell 9 ODP area, an ICSA was prepared to coordinate the provision of common infrastructure required to cater for development. This ICSA Report (formerly known as a Guided Development Scheme (GDS) Report) is prepared annually to report on developer contributions and expenditure within Cell 9.

A copy of the ODP is contained in Appendix 9.1.

1.3 Purpose

The purpose of this ICSA Report is to

- a) enable the applying of infrastructure contributions for the development of new, and the upgrade of existing infrastructure which is required to service the ODP area;

- b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the ODP area;
- d) coordinate the timely provision of infrastructure;
- e) Outline the land valuation methodology applied;
- f) Review cost estimates for infrastructure and other items;
- g) Establish the cost contribution rate; and
- h) Various other operational matters.

1.4 Status

The Wattle Grove Urban Cell 9 ICSA was prepared pursuant to Schedule 11 of the City of Kalamunda (the City) Local Planning Scheme No.3 (LPS 3).

The ICSA should be read in conjunction with Schedule 11 (Development Areas Part 1) of LPS 3 and the ODP. This annual report does not form part of LPS 3 but has been prepared generally in accordance with the provisions contained in Schedule 11 of LPS 3.

Previous reviews of the ICSA have referred to the document as a Development Contribution Plan (DCP) or Guided Development Scheme (GDS). The City has reverted to naming the document in accordance with Schedule 11 of LPS 3 and legal advice received in January 2021. The ICSA was initiated prior to the establishment of State Planning Policy 3.6 Development Contribution for Infrastructure (SPP3.6) and therefore does not operate in accordance with SPP3.6.

2 Infrastructure, Land and Other Items

This section of the annual report identifies the infrastructure, land and other items for which development contributions will be collected. These items include:

- Land for roads and intersections;
- Land and improvement of public open space;
- Construction of roads and intersections;
- Drainage;
- Shared paths and footpaths; and
- Administration costs.

2.1 Land Value

Land is required to deliver the infrastructure and Public Open Space (POS) outlined within the ODP and ICSA. To determine the total cost of items, an estimate of land value needs to be identified for each parcel.

A valuation report undertaken in June 2022 for the annual review assigned an englobo land valuation rate of **\$170/m²** to be utilised for the purposes of determining estimated land acquisition costs. This has also occurred in the context of each land purchase generally having its own valuation undertaken at the time of acquisition. This is a **\$5/m²** increase in land value within the Cell 9 area since the 2020 annual review.

2.1.1 Land for Roads, Public Open Space and Miscellaneous

The ICSA takes responsibility for acquiring road reserve land where the existing reserve is widened or where the road is a new road. The ICSA is also responsible for acquiring POS land where it is identified on the ODP. Under the ICSA there is generally no liability for landowners to vest Public Open Space in the Crown free of charge.

The following table brings together the road reserve and POS acquisitions along with an allowance for miscellaneous land purchase, which may be required through the course of detailed design work:

Item	Area of Remaining Acquisition (m ²)	Cost of Remaining Acquisition (\$)
Road Reservation	0	\$0
Public Open Space	22,297	\$3,897,590
Miscellaneous Land Acquisition Related Works / Expenses	--	\$210,000

A \$779,518 contingency has been added to cover land acquisition costs in excess of the estimated cost of acquisition. The amount allocated to land contingency reflects a 20% contingency on total estimated land acquisition costs. This is due to land purchases undertaken by the City in Cell 9 which have included a 10% solatium and, following negotiations with landowners, land costs which have exceeded the estimated land

purchase cost. Advice from the land valuers indicated a contingency of 10% plus the 10% to cover for solatium is appropriate.

A detailed breakdown of the land acquisition costs is provided in Appendix A.

2.2 Roads / Intersections

2.2.1 Hale Road

Hale Road is an existing road and forms a main traffic route from Welshpool Road East to Tonkin Highway. Hale Road is required to be upgraded to service the future development envisaged by the ODP. Hale Road was delivered over the course of 2020–2022.

Total costs for Hale Road decreased significantly from what was estimated. This was due to Western Power undertaking works prior to the commencement of road construction works, and the cost for Western Power work significantly reducing. Western Powers input significantly reduced the estimated costs from the 2020 annual review. Additionally, there were changes to components of the infrastructure delivered which impacted cost. These changes occurred at final detailed design and delivery, and were due to constraints derived from final road reservation widths and existing infrastructure:

- Removed exclusive cycle lane.
- Path removed from Northwestern end of Hale Road –
 - Puddy Lane to Welshpool Rd East (83m); and
 - from 12 Hale Road to Welshpool Rd East (230m)
- Actual constructed road pavement width less than that originally proposed - reduced by minimum of 2m for full length.
- Actual constructed / final width of road reserve less than originally proposed; originally proposed to be 23.5m, actual ranges from approximately 17m to 21m.

The only outstanding item for Hale Road is line marking.

The future development cost for Hale Road is \$33,412.

2.2.2 Sheffield Road/Arthur Road Pathway Installation

The final Pathway Installation works were undertaken during the 2018/19 financial year. These costs were for the remaining pathway upgrades and installation of pathways along Arthur Road and Sheffield Road.

The future development cost of Pathway Installation is \$0.

2.3 Public Open Space Improvements

2.3.1 Woodlupine Brook Improvements

Woodlupine Brook is a watercourse that splits Cell 9 into two parts. There are improvements proposed to Woodlupine Brook to increase attractiveness, usability, and

accessibility. The POS that Woodlupine Brook runs through is known as The Promenade POS.

The following items are included in the ICSA for Woodlupine Brook:

- Earthworks
- Erosion and flow control measures.
- Landscaping improvements and additions.
- Construction of footpaths.
- Furniture
- Construction of fencing.
- Project management costs.

Total costs for Woodlupine Brook have remained relatively consistent to the previous review. The previous review estimated total costs were \$4,060,506.64 in comparison to this review's total estimated costs of \$4,061,502.96. Some elements of the Woodlupine Brook costs reduced from the previous review. The design and delivery of Woodlupine Brook improvements were divided into 3 stages. Stages 1 and 2 were completed by 2019, therefore the remaining estimated costs provided in the ICSA relate to Stage 3. Stage 3 includes areas in, and surrounding, the Woodlupine Brook water course, under the care and control of the Water Corporation. It is therefore necessary for the City to obtain approval from the Water Corporation for works affecting the water course.

The City recommenced the preparation of detailed designs for Stage 3 in 2021 and has been liaising with the Water Corporation to ensure agreed functional outcomes of the Woodlupine Brook. The City became aware, during this engagement, that Water Corporation's design expectations had changed, which resulted in an extended design process and changes to the scope of improvements. Furthermore, Water Corporation advised in mid-2021 that works were required to the drainage channel to remove typha vegetation due to concerns about impacts on the hydrology and local flooding risks. The change in scope therefore resulted in a reduce in costs for some elements of Woodlupine Brook.

Alternatively, increases in costs have been experienced due to significant inflation for materials and construction. There has also been additional costs added for amenity items such as park furniture and infill planting.

The future development cost for Woodlupine Brook Improvements is estimated at \$2,050,274.

A detailed breakdown of the cost is provided in Appendix B.

2.3.2 Yule Brook POS

Yule Brook POS follows the Yule Brook creek alignment. Yule Brook POS is broken into two stages.

Stage 1 is existing POS with limited improvements straddled between Regency Ramble and Welshpool Road East.

Stage 2 is identified POS in the Cell 9 ODP, currently in private ownership. Land still needs to be purchased at 7 Bruce Road and 12 Bruce Road to facilitate POS improvements.

The following items are included in the ICSA for Yule Brook POS:

- Earthworks.
- Landscaping improvements and additions.
- Footpaths.
- Furniture.

The future development cost for Yule Brook POS Stage 1 is estimated at \$244,059. The future development cost for Yule Brook POS Stage 2 is estimated at \$251,418.

A detailed breakdown of the cost is provided in Appendix C.

2.3.3 Willow Lake POS

Willow Lake POS is straddled between Magma Road, Olivine Gardens and Roe Highway. A portion of Willow Lake POS has received improvements while the southern portion remains unimproved. The improvements and costs relate to the unimproved portion of Willow Lake POS. A small parcel of land is yet to be purchased as part of the Willow Lake POS (Lot 26 (44) St John Road).

The following items are included in the ICSA for Willow Lake POS:

- Earthworks.
- Landscaping improvements and additions.
- Footpaths.
- Furniture.

The future development cost for Willow Lake POS is estimated at \$302,777.

A detailed breakdown of the cost is provided in Appendix D.

2.3.4 Woodlupine Brook Undeveloped Reserve

Woodlupine Brook Undeveloped Reserve is an existing POS with no existing improvements. The POS is straddled between Sheffield Road, Chervil Bend and the freight rail line.

The following items are included in the ICSA for Woodlupine Brook Unimproved Reserve:

- Earthworks.
- Landscaping improvements and additions.
- Footpaths.
- Furniture.

The future development cost for Woodlupine Brook Unimproved Reserve is estimated at \$74,224.

A detailed breakdown of the cost is provided in Appendix E.

2.4 Developer Drainage Works

Developer drainage works are costs associated with reimbursing private developers for drainage they install themselves. These works generally include gross pollutant traps, pipes, manholes and other related infrastructure.

The future development cost for Developer Drainage Works is estimated at \$792,000.

A detailed breakdown of the cost is provided in Appendix F.

2.5 Miscellaneous Land Acquisition Related Works

Miscellaneous land acquisition related works are costs which may be required through the course of detailed design work, such as improvements and remediation work.

A nominal figure of \$200,000 has been applied to miscellaneous land acquisition related works plus a 5% contingency of \$10,000. This figure will be reviewed at the time the City commences the remaining land acquisitions and receives a valuation from a quantity surveyor on miscellaneous land acquisition related works. This figure is consistent with the amount allocated in previous reviews.

The future miscellaneous land acquisition related works costs are estimated at \$210,000.

A detailed breakdown of the cost is provided in Appendix G.

2.6 Education Department Loan

The ICSA was originally set up to purchase the Wattle Grove Primary School site. However, this never occurred as there was not enough money collected at the time and the site was purchased directly by the Department of Education. Thus, the ICSA now owes the Department of Education for the site. The City has attempted on many occasions to repay the 'loan' to the Department of Education without success. The loan money is interest free and has been set aside to repay in future.

The future cost to repay the Education Department Loan is \$3,909,092.

2.7 Administrative Items (including consultant expenses)

Administrative items include all expended and estimated future costs associated with administration, planning and development of the ODP, ICSA and any technical documents necessary for the implementation of the above, including:

- Legal and land admin costs;
- Planning costs;
- Other related technical and professional studies; and
- Scheme Management Costs (including administration and management of the ICSA).

Excluded from administration costs are:

- Engineering and technical design fees for infrastructure projects;
- Contingencies; and
- Staging costs.

The administration costs have been reviewed to reflect the project timeframe left for the ICOSA to operate. This was calculated based on the length of the arrangement to date and the amount of lots developed in that time to determine the average number of lots developed each year. The remaining lots were then divided by the average lots developed each year to calculate the estimated number of years remaining in the ICOSA. Based on this equation it is estimated there are four years remaining for the ICOSA to operate. This will be reviewed on a yearly basis.

The estimated costs for future administrative items are estimated at \$528,000.

A detailed breakdown of the costs is provided in Appendix H.

2.8 Contingency

A contingency has been applied for the Woodlupine Brook Improvements, Yule Brook POS Improvements, Willow Lake POS Improvements, Woodlupine Undeveloped Reserve POS Improvements, and Developer Drainage Works. A contingency of 10% has been applied to Woodlupine Brook Improvements, Yule Brook Stage 1 POS Improvements, Willow Lake POS Improvements and Woodlupine Brook Undeveloped Reserve Improvements. A contingency of 5% to Developer Drainage Works. The contingency is rounded to the nearest \$100.

A contingency of 20% has been applied to Yule Brook Stage 2 POS Improvements because the land is still within private ownership, therefore there are greater uncertainties associated with the land.

The total contingency applied for these items is \$357,000.

A detailed breakdown of the contingency is provided in Appendix I.

3 Estimated Costs

The following table provides a summary of the remaining cost for all infrastructure, land and other items within the ICSA.

*Note – Expenditure costs stated in below table are for the end of the 2021/2022 financial year. The financial recording process of Cell 9 was updated in 2016. A review of the financials pre-2016 was undertaken with a decision made to document actual costs from 2016 onwards to accurately reflect the cost of works since this time. See Section 2.9 for total expenditure since the inception of the Cell 9 ICSA (2001). Remaining costs are estimated from 30 June 2022.

Item	Expenditure	Remaining Cost	Total Cost
Hale Road	\$4,007,956.93	\$33,412	\$4,041,368.93
Arthur / Wimbridge / Sheffield Projects	\$1,176,891.54	\$0	\$1,176,891.54
Woodlupine Brook Improvements	\$2,011,228.96	\$2,050,274.00	\$4,061,502.96
Yule Brook Stage 1	\$0.00	\$244,059.00	\$244,059.00
Yule Brook Stage 2	\$0.00	\$251,418.00	\$251,418.00
Willow Lake	\$0.00	\$302,777.00	\$302,777.00
Woodlupine Undeveloped Reserve	\$0.00	\$74,224.00	\$74,224.00
Developer Drainage Works	\$66,497.52	\$792,000.00	\$858,497.52
SUBTOTAL	\$7,262,574.95	\$3,748,164.00	\$11,010,738.95
Contingency		\$357,000.00	\$357,000.00
Education Department Loan		\$3,909,092.00	\$3,909,092.00
Land for Roads	\$2,805,955	\$0.00	\$6,913,545.00
Land for Public Open Space		\$3,897,590.00	
Miscellaneous Land Acquisition Related Expenses		\$210,000.00	
Land contingency		\$779,518.00	\$779,518.00
Administrative Items	\$255,674.92	\$528,800.00	\$784,474.92
Total	\$10,324,204.87	\$13,430,164.00	\$23,754,368.87

3.1 Total Expenditure

Expense	Expenditure
Operating Expenses	\$2,503,159
Capital Expenses	\$26,740,827
Total	\$29,243,986

4 Infrastructure Cost Sharing Arrangement Methodology

This section of the annual report sets out the methodology for determining the infrastructure contributions applicable. The development area is characterised by a single precinct and development contributions are made on a 'per lot' basis.

The method for calculating contributions is as follows:

Net outstanding costs = remaining costs - funds held in bank

Remaining lot yield = R-Code yield or Commercial zone equivalent

$$\text{Contribution Rate} = \frac{\text{Net outstanding costs (\$)}}{\text{Remaining lot yield}}$$

Remaining costs	\$13,430,164
Funds held in bank	\$6,094,411
Remaining lot yield	339 lots or lot equivalent
Contribution Rate	\$21,639 per lot

$$\text{Contribution Rate} = \frac{(\$13,430,164 - \$6,094,411)}{339} = \$21,639 \text{ per lot}$$

5 Remaining Lots

The future lot yield is expected to provide the contributions necessary to clear all the remaining ICSA costs. As at 30 June 2022 approximately 339 new lots are expected to be created. Approximately 35 new lots have been created since the last annual report was adopted on 24 November 2020.

6 Priority and Timing of Provision

The following key principles are utilised to guide the identification of priorities for the provision of infrastructure and land acquisition, including:

- Ensuring a constant turnover of funds – By managing the cash flow of the ICSA, the City can optimise the use of funds between land acquisition and civil works and recovery of developer pre-funding.
- Prioritising the purchase of land identified for high priority infrastructure works.
- Undertaking works and land acquisition in areas of fragmented ownership – this assists in the successful and coordinated development of these areas. In some areas, the developer provides infrastructure and land as an offset to their contribution liability.
- Grant funding opportunities – the City will actively seek grant funding to assist in the provision of infrastructure. In most instances, the use of grant funding is reliant on the City providing a matching or partial contribution. The City may utilise ICSA funds and elevate the priority and timing of an infrastructure item to capitalise on grant funding opportunities. This approach is beneficial to the long-term financial viability of the ICSA.

Subject to the availability of funding, the City has determined the following items as the current order of priority:

1. Woodlupine Brook POS Improvements;
2. Hale Road;
3. Yule Brook POS Improvements and associated Land Acquisitions / Miscellaneous Land Costs;
4. Willow Lake POS Improvements and associated Land Acquisitions / Miscellaneous Land Costs;
5. Woodlupine Brook Undeveloped Reserve Improvements
6. Developer drainage works (Ongoing);
7. Administration Cost (Ongoing);
8. Education Department Loan

The priority list will be updated as part of the annual cost estimate review and associated ICSA Report update.

7 Additional POS Improvement Costs

In 2018, the City undertook an audit of public open space that is yet to be developed within Cell 9. The following reserves were identified by the audit:

- Lot 42 Bruce Road (Yule Brook POS)

- Lot 312 Chervil Bend (Woodlupine Brook Undeveloped Reserve)
- Lot 26 St John Street (Willow Lake POS)
- Lot 60 Bruce Road (Yule Brook POS)

The cost for land acquisition of these reserves has been factored into previous reviews of the ICOSA, however the improvements of the reserves has not been included since inception.

During this review the inclusion of these POS improvements was reconsidered. The City reviewed the intent of the provisions of Schedule 11 of LPS3 as they relate to POS. Legal advice was obtained to confirm the ability to include the POS improvements to Yule Brook POS, Willow Lake POS and Woodlupine Undeveloped Reserve. The intent of the Cell 9 ODP and Schedule 11 of LPS3 is for POS improvements to be delivered to POS as identified on the Cell 9 ODP, which includes the above-mentioned POS. It is reasonable and appropriate for previous contributors and future contributors to contribute to the improvement of POS across the Cell 9 ODP area to the benefit of all Cell 9 residents.

The scope of the POS improvements to these sites was also reviewed, with the POS improvements to be delivered to a 'basic standard' in line with the City's Local Planning Policy 32 – Public Open Space. The design intent of the Cell 9 Landscape Masterplan was also a key consideration of the intended improvements and their inclusion. As a result, the estimated costs associated with the improvements of the reserves is \$872,478. Due to the cost of delivering Hale Road being significantly less than what was estimated, the inclusion of these POS improvements does not have a negative impact on the contribution rate, the rate remains fair and consistent with recent reviews.

8 Period of Operation and Review

The ICOSA will operate for a period of 4 years, concluding on the date the last infrastructure works are completed – currently estimated at 30 June 2026.

The operating timeframe of the ICOSA has been reviewed. This was calculated based on the length of the scheme to date and the amount of lots developed in that time to determine the average number of lots developed each year. The remaining lots were then divided by the average lots developed each year to calculate the estimated number of years remaining in the ICOSA. Based on this equation it is estimated there are four years remaining for the ICOSA to operate. This will be reviewed on a yearly basis.

The ICOSA will be reviewed every year, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing. The review will include costs of construction, land values, changes to priorities, administration costs, developed lots and minor modifications to infrastructure items.

Additional reviews may be completed as required, having regard to cost volatility and development priorities.

8.1 Funds Held as Money

In 2020 a review of the Forrestfield / High Wycombe Stage 1 Industrial Area DCP found that funds held as money was incorrectly factored into the calculation of the DCP rate, due to the provisions of the Clause 6.5 in the City's LPS 3 and SPP3.6. The City undertook a review of the Cell 9 ICSA in 2020 to determine whether funds held as money had also been incorrectly included in the ICSA rate methodology.

The City determined that funds held as money had been correctly factored into the ICSA for the following reasons:

1. The ICSA is not subject to the provisions of Clause 6.5 of LPS 3 and SPP3.6. The ICSA is only subject to the provisions of Schedule 11 of LPS 3.
2. A historic review of past ICSA reviews found that funds held as money has been factored into the ICSA rate methodology since very early in the ICSA history (and likely since inception). The following ICSA reports were reviewed; 2004, 2005, 2006, 2007, 2008, 2011, 2012, 2014 and 2015. All ICSA reports factored in funds held as money as part of the rate methodology.
3. It would be impractical to review the ICSA rate methodology given the historic implications associated with reviewing the ICSA since inception, which has been operating for approximately 20 years and is nearing the end of its operation.
4. There have been no objections received on the rate methodology for the ICSA.

9 Appendices

9.1 Wattle Grove Outline Development Plan



9.2 Appendix A: Land for Future Purchase

Lot Address	Area of POS (sqm)	Cost POS (\$)	Area Road Reserve (sqm)	Cost Road Reserve (\$)
Lot 42 (12) Bruce Road	10,915	\$1,855,550	0	\$0
Lot 60 (7) Bruce Road	6,912	\$1,175,040	0	\$0
Lot 26 (44) St John Road	5,100	\$867,000	0	\$0
Total	22,927	\$3,897,590	0	\$ 0
Contingency @20%		\$779,518		

9.3 Appendix B: Woodlupine Brook POS Improvements

Public Open Space Development (Woodlupine Brook Living Stream)	Forecasted Expenditure
Design	\$ 8,000.00
Living Stream Stage 3 Design	\$ 8,000.00
Construction	\$ 1,496,320.00
Pathway Construction Stage 3	\$ 195,000.00
Living Stream Stage 3 Civil/Landscaping Construction	\$ 595,000.00
Drainage; Culverts, Headwalls, redundant works	\$ 28,000.00
Rock Pitching, riffle work	\$ 324,000.00
Living Stream Stage 3 Plant Supply	\$ 59,000.00
Living Stream Stage 3 Plant Supply	\$ 59,000.00
Living Stream Stage 3 Plant Supply	\$ 59,000.00
Reticulation Works Stg 3	\$ 30,000.00
Mulch Supplementation Stage 3	\$ 67,320.00
KAL Project Management	\$ 30,000.00
Site Clearing, Tree removal and disposal	\$ 50,000.00
Construction Administration/Supervision	\$ 234,830.00
Living Stream Stage 3 Civil/Landscaping	\$ 214,830.00
KAL Project Management	\$ 20,000.00
Miscellaneous	\$ 311,124.00
Supply/Install Pedestrian Bridge -	\$ 50,000.00
Tender Advertising - Woodlupine Brook Living Stream	\$ 1,200.00
Scanning for Underground Services - TBC	\$ 5,000.00
Water Corporation Maintenance Agreement/Easement Arrangements	\$ 5,000.00
Fencing on brook edge Stage 3- TBC	\$ 60,000.00
Public amenity, Furniture - TBC	\$ 189,924.00
Grand Total - Public Open Space Development	\$ 2,050,274.00

9.4 Appendix C: Yule Brook POS Improvements

Stage 1

	Quantity	Unit	Rate	Cost Ex GST
Initial				
Preliminaries	10%	%	\$ 25,000.00	\$ 25,000.00
Landscape Architect Concept Drawing inc OPC	1	ea	\$ 6,000.00	\$ 6,000.00
Community Opening	1	ea	\$ 2,400.00	\$ 2,400.00
Community Consultation	1	ea	\$ 1,200.00	\$ 1,200.00
Sub Total				\$ 34,600.00
Furniture				
Shelter 4 x 4	2	ea	\$ 5,760.00	\$ 11,520.00
Table setting Wood Plastic Composite, recycled material, all access	2	ea	\$ 2,975.00	\$ 5,950.00
Park bench Aluminium, all access, arm rests	1	ea	\$ 1,495.00	\$ 1,495.00
Furniture installation (bolt down)	1	ea	\$ 1,920.00	\$ 1,920.00
Bins 240L	2	ea	\$ 700.00	\$ 1,400.00
Dog Waste Bin including one pack of bags	1	ea	\$ 880.00	\$ 880.00
Sub Total				\$ 23,165.00
Earthworks				
Shelter pad 5 x 5	50	m2	\$ 75.00	\$ 3,750.00
2m wide pathways	140	m2	\$ 65.00	\$ 9,100.00
Park bench hardstands 3 x 2	6	m2	\$ 65.00	\$ 390.00
Pram Ramp	2	ea	\$ 400.00	\$ 800.00
Supply and Installation of 900m hoop rail (yellow with red/white reflective tape)	1	ea	\$ 375.00	\$ 375.00
Sub total				\$ 13,240.00
Miscellaneous				
Signage 1000 x 800	1	ea	\$ 5,684.00	\$ 5,684.00
Sub Total				\$ 5,684.00
Landscaping				
Mulch supply and install	3070	m2	\$ 13.20	\$ 40,524.00
100L trees supply and install	10	ea	\$ 540.00	\$ 5,400.00
Revegetation, 4 tubestock psqm, supply and install	3070	m2	\$ 16.80	\$ 51,576.00
Infill planting year 1 50%	1535	m2	\$ 16.80	\$ 25,788.00
Infill planting year 2 50%	1535	m2	\$ 16.80	\$ 25,788.00

Infill planting year 3 25%	767.5	m2	\$ 16.80	\$ 12,894.00
Feature rocks supply and install	1	ea	\$ 900.00	\$ 900.00
Sub Total				\$ 162,870.00
Maintenance				
Weed control 5 year	10	ea	\$ 450.00	\$ 4,500.00
Sub Total				\$ 4,500.00
Contingency				
10%				\$ 24,405.90
Sub Total				\$ 244,059.00
Total GST Ex				\$ 268,464.90

Stage 2

	Quantity	Unit	Rate	Cost Ex GST
Initial				
Preliminaries	10%	%	\$ 25,000.00	\$ 25,000.00
Landscape Architect Concept Drawing inc OPC	1	ea	\$ 6,000.00	\$ 6,000.00
Community Opening	1	ea	\$ 2,400.00	\$ 2,400.00
Community Consultation	1	ea	\$ 1,200.00	\$ 1,200.00
Sub Total				\$ 34,600.00
Furniture				
Shelter 4 x 4	1	ea	\$ 5,760.00	\$ 5,760.00
Table setting Wood Plastic Composite, recycled material, all access	1	ea	\$ 2,975.00	\$ 2,975.00
Park bench Aluminium, all access, arm rests	2	ea	\$ 1,495.00	\$ 2,990.00
Furniture installation (bolt down)	1	ea	\$ 1,920.00	\$ 1,920.00
Bins 240L	1	ea	\$ 700.00	\$ 700.00
Dog Waste bin including one pack of bags	1	ea	\$ 880.00	\$ 880.00
Sub Total				\$ 15,225.00
Earthworks				
Shelter pad 5 x 5	25	m2	\$ 75.00	\$ 1,875.00
2m wide pathways	377	m2	\$ 65.00	\$ 24,505.00

Park bench hardstands 3 x 2	6	m2	\$ 65.00	\$ 390.00
Pram Ramp	2	ea	\$ 400.00	\$ 800.00
Supply and Installation of 900m hoop rail (yellow with red/white reflective tape)	1	ea	\$ 375.00	\$ 375.00
Sub total				\$ 26,770.00
Miscellaneous				
Signage 1000 x 800	2	ea	\$ 5,684.00	\$ 11,368.00
Sub Total				\$ 5,684.00
Landscaping				
Rehabilitation area - Rip and level	4486	m2	\$ 2.50	\$ 11,215.00
Rehabilitation area - Import, spread fill	4486	m3	\$ 22.00	\$ 98,692.00
Rehabilitation area - Rotary hoe/Stolons Kikuyu (1 to 5 ratio)	4486	m2	\$ 12.00	\$ 53,832.00
Feature rocks supply and install	1	ea	\$ 900.00	\$ 900.00
Sub Total				\$ 164,639.00
Maintenance				
Weed control 5 year	10	ea	\$ 450.00	\$ 4,500.00
Sub Total				\$ 4,500.00
Contingency				
20%				\$ 50,283.60
Sub Total				\$ 251,418.00
Total GST Ex				\$ 301,701.60

9.5 Appendix D: Willow Lake POS

	Quantity	Unit	Rate	Cost Ex GST
Initial				
Preliminaries	10%	%	\$ 30,000.00	\$ 30,000.00
Landscape Architect Concept Drawing inc OPC	1	ea	\$ 6,000.00	\$ 6,000.00
Community Opening	1	ea	\$ 2,400.00	\$ 2,400.00
Community Consultation	1	ea	\$ 1,200.00	\$ 1,200.00
Sub total				\$ 9,600.00
Furniture				
Shelter 4 x 4 to match existing	1	ea	\$ 5,760.00	\$ 5,760.00
Table setting Wood Plastic Composite, recycled material, all access	1	ea	\$ 2,975.00	\$ 2,975.00
Park bench, aluminium, all access, arm rests	2	ea	\$ 1,495.00	\$ 2,990.00
Furniture installation (bolt down)	3	ea	\$ 1,920.00	\$ 5,760.00
Bins 240L x 2	2	ea	\$ 700.00	\$ 1,400.00
Dog Waste Bin + 1 packet of bags	1	ea	\$ 850.00	\$ 850.00
Sub total				\$ 19,735.00
Earthworks				
Shelter pad 5 x 5	25	m2	\$ 75.00	\$ 1,875.00
2m wide pathways	505	m2	\$ 65.00	\$ 32,825.00
Park bench hardstands 3 x 2	12		\$ 65.00	\$ 780.00
Pram Ramp	2	ea	\$ 400.00	\$ 800.00
Supply and Installation of 900m hoop rail (yellow with red/white reflective tape)	1	ea	\$ 375.00	\$ 375.00
Sub total				\$ 34,700.00
Miscellaneous				
Signage 1000 x 800	1	ea	\$ 5,684.00	\$ 5,684.00
Sub total				\$ 5,684.00
Landscaping				

Mulch supply and install	4358	m2	\$ 13.20	\$ 57,525.60
100L trees supply and install	10	ea	\$ 540.00	\$ 5,400.00
Revegetation, 4 tubestock psqm, supply and install	4358	m2	\$ 16.80	\$ 73,214.40
Infill planting year 1 50%	2179	m2	\$ 16.80	\$ 36,607.20
Infill planting year 2 50%	2179	m2	\$ 16.80	\$ 36,607.20
Infill planting year 3 25%	1089.5	m2	\$ 16.80	\$ 18,303.60
Feature rocks supply and install	1	ea	\$ 900.00	\$ 900.00
Sub total				\$ 228,558.00
Maintenance				
Weed control 5 year	10	ea	\$ 450.00	\$ 4,500.00
Sub total				\$ 4,500.00
Contingency				
10%				\$ 30,277.70
Sub Total				\$ 302,777.00
Total				\$ 333,054.70

9.6 Appendix E: Woodlupine Brook Undeveloped Reserve

	Quantity	Unit	Rate	Cost Ex GST
Initial				
Preliminaries	10%	%	\$ 7,500.00	\$ 7,500.00
Landscape Architect Concept Drawing inc OPC	1	ea	\$ 5,000.00	\$ 5,000.00
Sub Total				\$ 12,500.00
Furniture				
Park bench, aluminium, all access, arm rests	1	ea	\$ 1,495.00	\$ 1,495.00
Furniture installation (bolt down)	1	ea	\$ 1,920.00	\$ 1,920.00
Sub Total				\$ 3,415.00
Earthworks				
2m wide pathways	140	m2	\$ 65.00	\$ 9,100.00
Pram Ramp	1	ea	\$ 400.00	\$ 400.00
Park bench hardstands	1	m2	\$ 65.00	\$ 65.00
Sub Total				\$ 9,565.00
Miscellaneous				
Signage 1000 x 800	1	ea	\$ 5,684.00	\$ 5,684.00
Sub Total				\$ 5,684.00
Landscaping				
Mulch supply and install	1200	m2	\$ 13.20	\$ 15,840.00
100L trees supply and install	15	ea	\$ 540.00	\$ 8,100.00

Revegetation, 4 tubestock psqm, supply and install	400	m2	\$ 16.80	\$ 6,720.00
Infill planting year 1 50%	200	m2	\$ 16.80	\$ 3,360.00
Infill planting year 2 50%	200	m2	\$ 16.80	\$ 3,360.00
Infill planting year 3 25%	100	m2	\$ 16.80	\$ 1,680.00
Sub Total				\$ 39,060.00
Maintenance				
Weed control 5 year	5	ea	\$ 800.00	\$ 4,000.00
Sub Total				\$ 4,000.00
Contingency				
10%				\$ 7,422.40
Sub Total				\$ 74,224.00
Total				\$ 81,646.40

9.7 Appendix F: Developer Drainage Works

Developer Drainage Works	Estimate to Complete
<i>Design</i>	\$0
	\$0
<i>Construction</i>	\$792,000
Provision of Gross Pollution Traps	\$207,000
Provision of Stormwater Pipe Drainage > 450mm dia	\$585,000
<i>Construction Administration/Supervision</i>	\$0
	\$0
<i>Miscellaneous</i>	\$0
	\$0
Grand Total - Developer Drainage Works	\$792,000

9.8 Appendix G: Miscellaneous Land Acquisition Related Works

Land Acquisition Related Works	Estimate to Complete
<i>Other Remaining Miscellaneous Land Acquisition Related Works (Lot 42 Bruce Road, Lot 60 Bruce Road and Lot 26 St John Road)</i>	\$200,000
Grand Total - Land Acquisition Related Works	\$200,000
Contingency @5%	\$10,000

9.9 Appendix H: Administrative Items (including consultant expenses)

Description	Annual (\$)	Years	Total (\$)
Consultant Expenditure			
Legal / Land Admin	\$15,000	4	\$60,000
DCP Annual Review / Audit	\$5,000	4	\$20,000
Land Valuation	\$5,000	4	\$20,000
Staffing Costs			
Planning / Project Management	\$87,200	4	\$348,800
Scheme Windup	\$20,000	4	\$80,000
Total	\$132,200	4	\$528,800

Justification:

- Legal / Land Admin: Costs incurred for the establishment of legal agreements between the City and landowners to facilitate road construction and acquisitions and public open space purchases. Estimates are inclusive of surveying and subdivision costs.
- ICSA Annual Review: Costs incurred for the accounting inputs into the financial spreadsheets and management of the ICSA.
- Land Valuation: Costs incurred to undertake the annual land valuation. Land valuation has been updated to reflect the recent costs for undertaking land valuation.
- Planning / Project Management:
 - o Finance and accounting staff – mainly at EOFY and End of Quarter – 10 hours per month.
 - o Planning administration 0.2 FTE accounting for structure plan amendments, ICSA review, report writing and admin.

The administration costs have been reviewed to reflect the projected timeframe left for the ICSA to operate. This was calculated based on the length of the scheme to date and the amount of lots developed in that time to determine the average number of lots developed each year. The remaining lots were then divided by the average lots developed each year to calculate the estimated number of years

remaining in the ICOSA. Based on this equation it is estimated there are five years remaining for the ICOSA to operate. This will be reviewed on a yearly basis.

9.10 Appendix I: Contingency

	Remaining Cost	Contingency
Yule Brook Stage 2	\$251,418.00	
20% Contingency Total	\$251,418.00	\$50,300.00
Woodlupine Brook Improvements	\$2,050,274	
Yule Brook Stage 1	\$244,059	
Willow Lake	\$302,777	
Woodlupine Undeveloped Reserve	\$74,224	
10% Contingency Total	\$2,671,334	\$267,100.00
Developer Drainage Works	\$792,000	
5% Contingency Total	\$792,000	\$39,600.00
Contingency Total		\$357,000.00