

Special Council Meeting

Agenda for 2 June 2015



**shire of
kalamunda**

NOTICE OF MEETING SPECIAL COUNCIL MEETING

Dear Councillors

Notice is hereby given that a Special Meeting of Council will be held in the Council Chambers, Administration Centre, 2 Railway Road, Kalamunda on **Tuesday 2 June 2015 at 6.30pm.**

Dinner will be served prior to the meeting at 6.00pm.



Rhonda Hardy
Chief Executive Officer
29 May 2015

Our Vision and Our Values

Our Vision

The Shire will have a diversity of lifestyle and people. It will take pride in caring for the natural, social, cultural and built environments and provide opportunities for people of all ages.

Our Core Values

Service – We deliver excellent service by actively engaging and listening to each other.

Respect – We trust and respect each other by valuing our difference, communicating openly and showing integrity in all we do.

Diversity – We challenge ourselves by keeping our minds open and looking for all possibilities and opportunities.

Ethics – We provide honest, open, equitable and responsive leadership by demonstrating high standards of ethical behavior.

Our Aspirational Values

Prosperity – We will ensure our Shire has a robust economy through a mixture of industrial and commercial development.

Harmony – We will retain our natural assets in balance with our built environment.

Courage – We take risks that are calculated to lead us to a bold new future.

Creativity – We create and innovate to improve all we do.

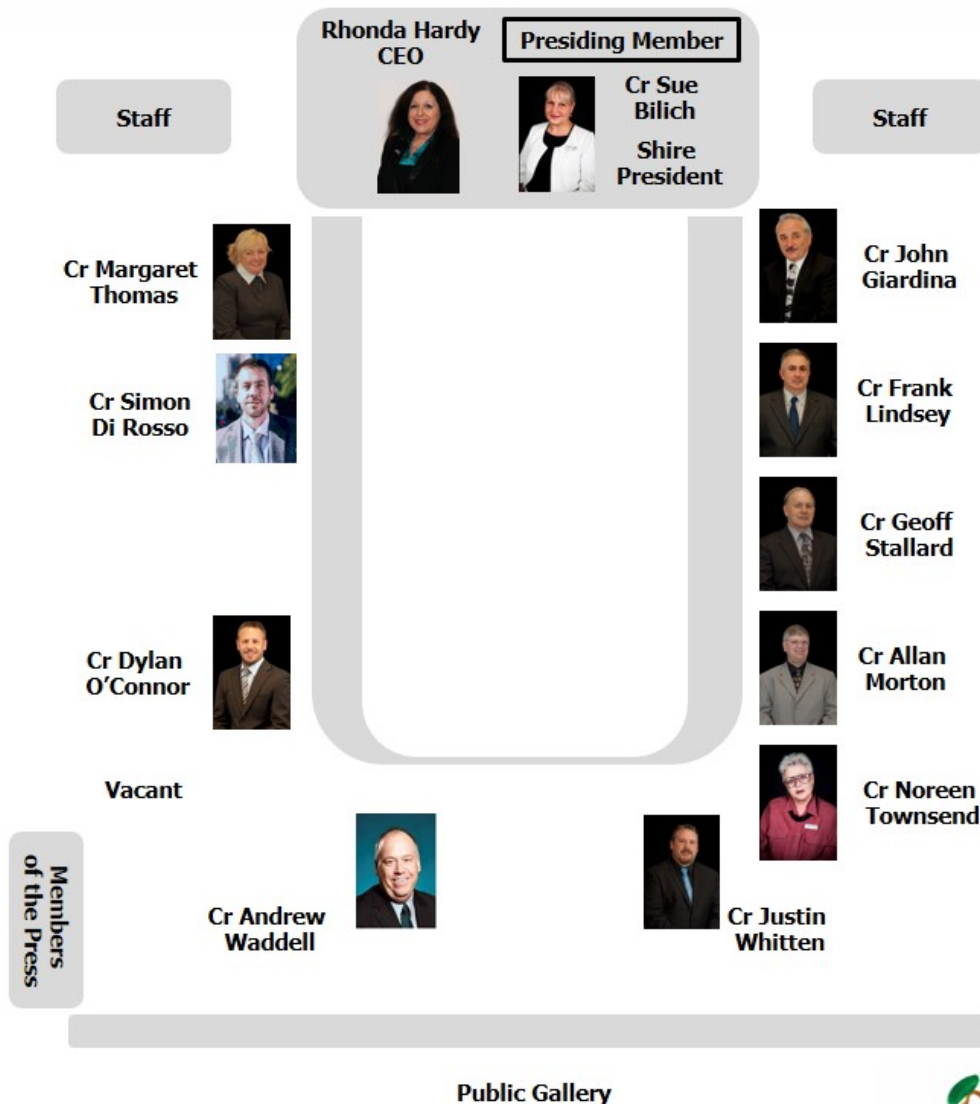


INFORMATION FOR THE PUBLIC ATTENDING COUNCIL MEETINGS

Welcome to this evening's meeting. The following information is provided on the meeting and matters which may affect members of the public.

If you have any queries related to procedural matters, please contact a member of staff.

Council Chambers – Seating Layout



Special Council Meetings – Procedures

1. All Council Meetings are open to the public, except for Confidential Items listed on the Agenda.
2. Members of the public who are unfamiliar with meeting proceedings are invited to seek advice prior to the meeting from a Shire Staff Member.
3. Members of the public are able to ask questions at a Special Council Meeting during Public Question Time on matters relating to the functions of this meeting.
4. To facilitate the smooth running of the meeting, silence is to be observed in the public gallery at all times except for Public Question Time.
5. All other arrangements are in general accordance with Council's Standing Orders, the Policies and decision of the Shire or Council.

Emergency Procedures

Please view the position of the Exits, Fire Extinguishers and Outdoor Assembly Area as displayed on the wall of Council Chambers.

In case of an emergency follow the instructions given by Council Personnel.

We ask that you do not move your vehicle as this could potentially block access for emergency services vehicles.

Please remain at the assembly point until advised it is safe to leave.

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AGENDA

1.0 OFFICIAL OPENING

2.0 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED

Cr Noreen Townsend - Apology

3.0 PUBLIC QUESTION TIME

A period of not less than 15 minutes is provided to allow questions from the gallery on matters relating to the functions of this meeting. For the purposes of Minuting, these questions and answers will be summarised.

4.0 PETITIONS/DEPUTATIONS

5.0 ANNOUNCEMENTS BY THE MEMBER PRESIDING WITHOUT DISCUSSION

6.0 MATTERS FOR WHICH MEETING MAY BE CLOSED

6.1 Nil.

7.0 DISCLOSURE OF INTERESTS

7.1 Disclosure of Financial and Proximity Interests

- a. Members must disclose the nature of their interest in matters to be discussed at the meeting. (Sections 5.65 of the *Local Government Act 1995*.)
- b. Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Sections 5.70 of the *Local Government Act 1995*.)

7.2 Disclosure of Interest Affecting Impartiality

- a. Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee had given or will give advice.

8.0 REPORTS TO COUNCIL

Please Note: declaration of financial/conflict of interests to be recorded prior to dealing with each item.

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SMC 03. Forrestfield Industrial Area Stage 1 – Adoption of Developer Contribution Rate and Proposal for Infrastructure Development

Previous Items	OCM 211/2013; OCM 21/2015
Responsible Officer	Director Development Services
Service Area	Development Services
File Reference	PG-STU-028
Applicant	N/A
Owner	Various

Attachment 1	Adopted Local Structure Plan – Stage 1
Attachment 2	Infrastructure Contribution Calculations
Attachment 3	Schedule 12 – Developer Contribution items
Attachment 4	Breakdown of Infrastructure Costs
Attachment 5	Developer Contribution Cost Schedule
Attachment 6	Projected Timeline for Infrastructure Works
Attachment 7	Land Acquisition Details

PURPOSE

1. To consider the adoption of a new Developer Contribution Rate for the Forrestfield Industrial Area (the Industrial Area) – Stage 1, to apply from 26 May 2015 and advise all landowners of the proposal.
2. To advise Council of a discrepancy found in the preliminary cost estimate which requires the Developer Contribution rate to be adjusted.

BACKGROUND

3. **Land Details:**

Local Planning Scheme Zone:	Industrial Development
Metropolitan Regional Scheme Zone:	Urban

Locality Plan

- 4.



5. In March 2015, Council resolved to adopt a Developer Contribution rate of \$29.34/m² for Stage 1 of the Forrestfield/High Wycombe Industrial Area.
6. Subsequent to Council adopting the developer contribution rate of \$29.34/m² the adopted rate was queried.
7. In response to the query the Shire's consulting engineers reviewed all the land acquisition areas against the detailed design drawings, in doing so it was discovered the land areas acquired by the Scheme to date for the amount of \$1,025,572, had not been included in the cost estimates.
8. At the Ordinary Council Meeting, May 2015, the Report to Council proposing a developer contribution rate of 31.23/m² was withdrawn by the Chief Executive Officer in response to further concerns raised concerning the validity of the developer contribution rate.
9. A meeting was held with landowners and the queries raised were discussed and provided to the Shire for further investigation.

DETAILS

10. Council is requested to consider adopting a new Developer Contribution rate for the Industrial Area of 31.23/m².
11. The accounting position of the Scheme has been amended to reflect the discrepancy and is shown in (Attachment 2). The accounting information includes outstanding infrastructure costs which have been reviewed by the Shire's consulting engineers. A more detailed breakdown of these costs is provided in (Attachment 4). The total net outstanding costs to the Scheme, inclusive of all costs incurred to date is **\$18,780,822**. Based on the available land area of 601,401sqm, the new contribution rate is **\$31.23/m²**.
12. Attachment 7 details the land acquisition requirements for the Scheme.
13. Actual costs incurred by the Scheme to date is detailed below:

Land Purchased for Road Reserve	\$1,025,572
Scheme Infrastructure Works	\$59,047.65
Scheme Administration	\$36,781.07
Civil Engineering Fees	\$55,870
Total Expenditure	\$1,177,451
14. The infrastructure and administration items applicable to the Scheme are listed in (Attachment 3). The cost estimates for these items identified in (Attachment 4), include the following:
 - Land acquisition for all new roads, widening of roads and intersections where required.
 - The extension of Nadine Close through to Ashby Close.
 - The creation of a new road linking Nardine Close and Berkshire Road.

- The creation of new roads extending off Ashby Close and Sultana Road West.
 - The upgrading of the Berkshire Road and Ashby Close intersection to allow for 'B' double vehicles to 27.5m length.
 - The upgrading of the Milner Road and Nardine Close intersection to allow for 'B' double vehicles to 27.5m length.
 - The upgrading of the Milner Road and Sultana Road West Intersection to allow for 'B' double vehicles to 27.5m length.
 - The upgrading of the Berkshire and Dundas Road intersection.
 - Widening of the carriage way along Berkshire Road, Milner Road, Nadine Close and Sultana Road West.
 - Relocation of services such as power poles and underground services ie. fibre optics and gas.
 - The provision of drainage swales within all existing and proposed new roads and the relocation of the existing drainage pits.
 - Provision of pedestrian footpaths and dedicated cycle lanes where appropriate.
 - Provision of street trees to all existing and proposed new roads and the construction of two landscaped entry statements on Berkshire Road.
15. The cost estimates do not include the provision of utilities to the development area. Such costs will be met by developers.
16. The apportionment of the infrastructure costs on a per lot basis are shown on the Developer Contribution Cost Schedule (refer Attachment 5).
17. Attachment 6 provides a graph illustrating projected total costs (shown in orange) against projected infrastructure costs (shown in blue). The projected timeline does not specify dates as to when the key infrastructure expenditure will occur as this is unknown. Ultimately expenditure of infrastructure costs will occur when the funds become available. For example, the construction and drainage of Nardine Close through to Ashby Close is identified as the first priority for the Scheme. This will occur when \$5.5m is available to the Scheme.

STATUTORY AND LEGAL CONSIDERATIONS

18. Amendment No. 48 of the Scheme has introduced provisions under Clause 6.5 (Development Contribution Areas) of the Scheme by which the Shire can administer the Scheme for Stage 1. The amendment has also introduced under Schedule 12 of the Scheme common infrastructure items which all landowners within the Development Control Area make a proportional contribution to the cost of the works.
19. State Planning Policy 3.6 Developer Contributions for Infrastructure establishes the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas.

POLICY CONSIDERATIONS

20. The Forrestfield Industrial Area has been identified as a strategically important light industrial area for both State and Local government. As such the area has been identified under the *Economic and Employment Lands Strategy – non heavy industry April 2012*.

COMMUNITY ENGAGEMENT REQUIREMENTS

21. Landowners will be notified of Council resolution regarding the adoption of the new developer contribution rate.

FINANCIAL CONSIDERATIONS

22. The Scheme for Stage 1 of the Industrial Area will be cost neutral to the Shire.
23. The cost to the Shire to administer the DCS is met through the developer contributions.
24. There is presently one outstanding landowner developer contribution invoice payment to the Scheme for the amount of \$249,047 which has been referred to the Shire's lawyers for the recovery of the debt.
25. As of 28 February 2015, the Scheme currently has a cash balance of \$1,327,335.34.

STRATEGIC COMMUNITY PLAN

Strategic Planning Alignment

26. *Kalamunda Advancing: Strategic Community Plan to 2023*
- Strategy 5.1.3 – Encourage new commercial development to locate in the Shire to provide local employment opportunities for knowledge workers living within the Shire.
- Strategy 5.1.4 – Promote the Shires new industrial land releases as a hub for high tech or resource sector investment.

SUSTAINABILITY

Social Implications

27. Infrastructure needs to be carefully designed, costed and ultimately delivered to ensure that social impacts.

Economic Implications

28. Annual reviews of the Scheme are essentially to ensure increased costs or changes to items of infrastructure are accounted for. If the new developer contribution rate is not adopted, this may result in insufficient income from developer contributions to meet infrastructure expenditure.

Environmental Implications

29. The cost estimates include the provision of new fencing along the Nadine Close extension and Sultana Road West frontages adjacent to the Bush Forever lots. The new fencing will afford the environmentally significant site a greater level of protection.

RISK MANAGEMENT CONSIDERATIONS

30.

Risk	Likelihood	Consequence	Rating	Action/Strategy
That Council does not endorse the new contribution rate.	Unlikely	Critical	High	Ensure Council is fully aware that adoption of the new rate is critical to ensure contributions received are sufficient to meet the expenditure associated with infrastructure and land acquisition costs.

OFFICER COMMENT

31. The increase in the developer contribution rate to \$29.34/m² is to reflect a discrepancy with the preliminary land acquisition costs which should have included an amount of \$1,025,572.
32. In response to the query raised concerning the adopted developer contribution rate, the Shire's consulting engineers have checked all the land acquisition areas against the detailed design drawings and found them to be correct. Importantly all land acquisition areas and costs acquired by the Scheme have been included in the preliminary cost estimates.
33. For the period between Council adopting the previous rate of \$29.34m² and the adoption of the new rate of \$31.23m², no developer contribution payment has been received at the rate of \$29.34m².
34. For the purpose of clarity, land areas to be acquired by landowners as shown in red in Column 4 Road Reserve Area of Attachment 5 will be shown as minus figures indicating they are gaining land and therefore represent deductions from the total new road reserve area.

Voting Requirements: Simple Majority

COMMITTEE RECOMMENDATION TO COUNCIL (SCM03/2015)

That Council:

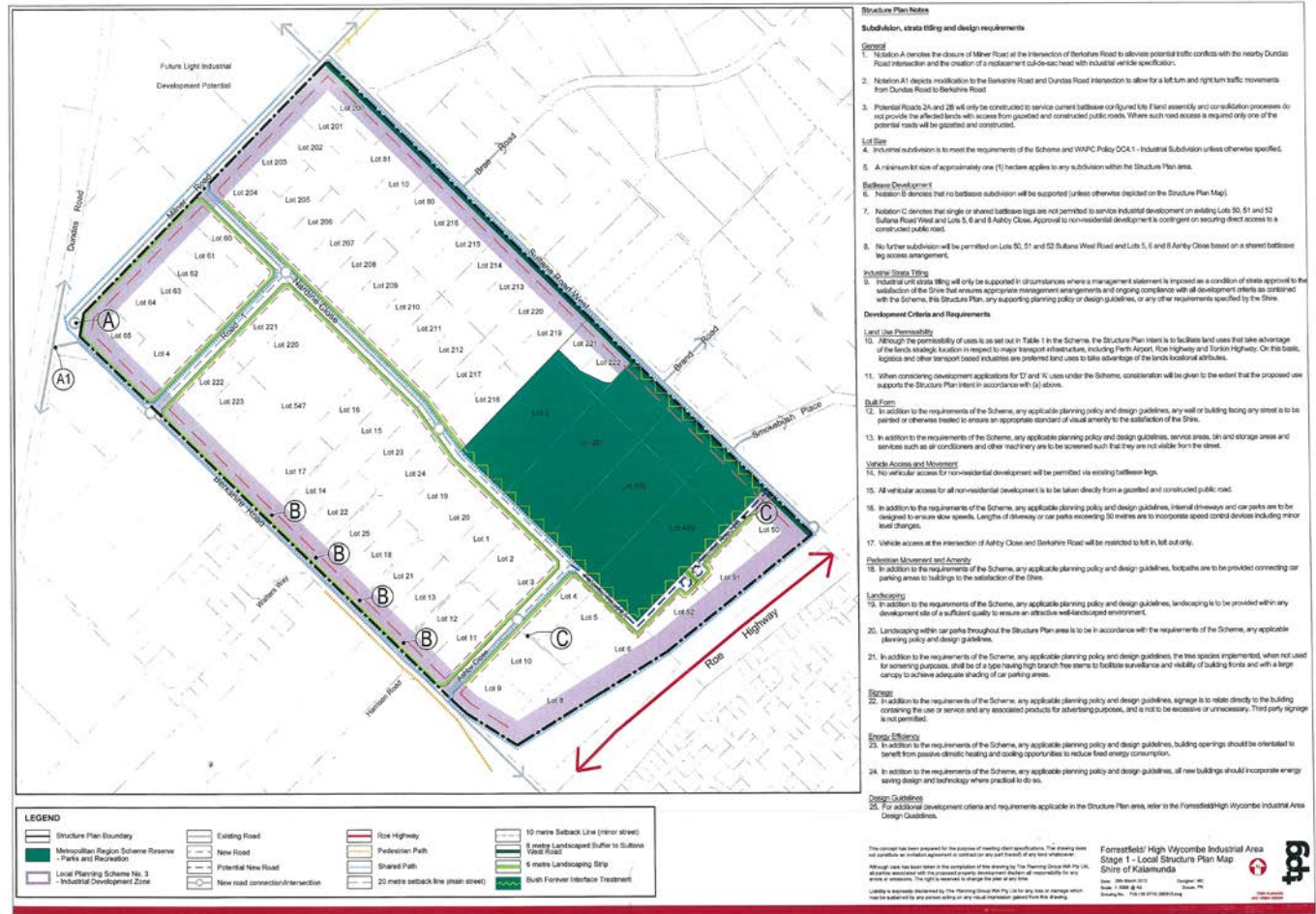
1. Adopt the Developer Contribution Rate of \$31.23/m² for Stage 1 of the Forrestfield Industrial Area effective from 3 June 2015.
2. Request the Chief Executive Officer notify all landowners of the new adopted Developer Contribution Rate.

Moved:

Seconded:

Vote:

Attachment 1 Forrestfield/High Wycombe Industrial Area Stage 1 – Adoption of Developer Contribution Rate and Proposal for Infrastructure Development Adopted Local Structure Plan Stage 1



Attachment 2

Forrestfield/High Wycombe Industrial Area Stage 1 – Adoption of Developer Contribution Rate and Proposal for Infrastructure Development

Infrastructure Contribution Calculations

ACCOUNTING POSITION TO 28/2/15:

INCOME

Interest	\$17,176.97
Contributions Received less Reimbursements	\$1,461,857.09
Credit to the scheme in lieu of reimbursements	\$1,025,752.00
Total Income Received	\$2,504,786.06

EXPENSES

Land Acquisition Paid	\$1,025,752.00
Infrastructure Expenses	\$59,047.65
Scheme Administration Cost	\$36,781.07
Civil Engineering Fees	\$55,870.00
Consultancy Costs Associated with Development	\$0.00

Balance

Represented By:

Cash in Hand	\$1,327,335.34
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OUTSTANDING COSTS:

Land Acquisition	\$4,854,668.00
Estimated Infrastructure Cost	\$6,902,544
Civil Engineering Fees	\$69,130
Consultancy Costs Associated with Development	\$150,000
Contingency to Accommodate Service Relocations	\$5,623,273
Estimated Scheme Administration Cost	\$332,525
Contingency (12%)	\$2,293,151
	\$20,225,291
Less Projected Interest Income	-\$117,133.11
Less Cash in Hand	-\$1,327,335.34
Net Outstanding Costs	\$18,780,822.38

SCHEME INFORMATION:

Total Lot Area	690,481
Lot Area Created	89,121.53
Remaining Lot Area	601,359
Current Contribution Rate	\$31.23

Attachment 3

Forrestfield/High Wycombe Industrial Area Stage 1 – Adoption of Developer Contribution Rate and Proposal for Infrastructure Development
 Schedule 12 – Developer Contribution Items

Ref No.	DCA1
Area:	Forrestfield Light Industrial Area- Stage 1 (Area bounded by Berkshire Road, Milner Road, Sultana Road West and Roe Highway)
Relationship to other planning instruments	The development contribution plan generally conforms to the Strategic Community Plan to 2022 (Draft)
Infrastructure and Administrative items to be funded	<p>All landowners within DCA1 shall make a proportional contribution to the cost of common infrastructure.</p> <p>The proportional contribution is to be determined in accordance with the provisions clause 6.5 of the Scheme.</p> <p>Contributions shall be made towards the following items:</p> <ul style="list-style-type: none"> a) 50% to the widening and upgrading of Berkshire Road between Dundas Road and Roe Highway, including the cycling lanes; b) Any required modifications to Milner Road, including the closure procedure and installation of a cul-de-sac at the intersection point with Berkshire Road; c) Upgrading of Nardine Close and Ashby Close; d) Upgrading of the Berkshire Road and Dundas Road intersection; e) Upgrading of the Berkshire Road and Ashby Close intersection; f) 50% of any required modifications to Sultana Road West, including the cycling lane which will form part of the dual use path depicted on the applicable Forrestfield/High Wycombe Industrial Area Structure Plan; g) Acquisition of land required for the section of road linking Ashby Close to Nardine Close and the new section of road linking Nardine Close with Berkshire Road. h) Land required for the construction and drainage for all internal roads- Water Sensitive Urban Design principles to be incorporated as per the adopted Drainage Strategy; i) Full earthworks associated with road and drainage construction; j) Dual use paths as depicted on the applicable Forrestfield/High Wycombe Industrial Area Structure Plan; k) Landscaping of verges and entry statements including maintenance; l) Fencing treatment for Bush Forever site; m) Servicing infrastructure relocation where necessary; n) Costs associated with the preparation of the development area framework to meet the statutory requirements and obligations including the local water management strategy and monitoring, structure plan design and report, drainage strategy and development contribution costings.

	<p>o) Costs to prepare and administer cost sharing arrangements – preliminary engineering drainage design and costings, valuations, annual or more frequent reviews and audits (where identified as appropriate at the discretion of the local government) and administrative costs; and</p> <p>p) Costs for the repayment of any loans raised by the local government for the purchase of any land for road reserves or any of the abovementioned works.</p>
<p>Method for Calculating Contributions</p>	<p>All landowners within DCA1 shall make a proportional contribution to the cost of common infrastructure and administrative items based on net lot areas.</p> <p>The contributions will be in accordance with the Cost Contribution Schedule adopted by the local government for DCA1 which will be reviewed annually.</p> <p>owner's cost contribution = net lot area (m²) x contribution rate</p> <p>where</p> $\text{contribution rate} = \frac{\text{cost of infrastructure items} + \text{cost of administrative items}}{\text{total area of DCA (m}^2\text{)}}$ <p>net lot area = lot area (m²) - area of road reserve (m²)</p> <p>The contributions will be in accordance with the Cost Contribution Schedule adopted by the local government for DCA1 which will be reviewed annually.</p>
<p>Period of Operation</p>	<p>10 years</p>
<p>Priority and timing of infrastructure</p>	<p>The timing of the provision of infrastructure will be developer driven and subject to market demand for land. Infrastructure is generally to be provided within the 10 year operating period for the DCP.</p>
<p>Review Process</p>	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the development contribution area since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost index or other appropriate index as approved by the qualified person undertaking the certification of costs.</p>

Attachment 4

Forrestfield/High Wycombe Industrial Area Stage 1 – Adoption of Developer Contribution- Rate and Proposal for Infrastructure Development

Breakdown of Infrastructure Costs

Road	Preliminary Improvement Cost Estimate	Actual Costs To Date	Outstanding Improvement Cost Estimate	Development Area (m2)
Berkshire Road	\$697,734	\$2,636	\$695,098	
Dundas Road	\$353,883	\$4,763	\$349,120	
Milner Road	\$650,246	\$2,636	\$647,610	
Nardine Close	\$1,367,203	\$19,488	\$1,347,715	
Road 1 (Nardine to Berkshire)	\$589,331	\$2,636	\$586,695	
Ashby Close	\$956,501	\$19,488	\$937,013	
Sultana Road West	\$1,649,437	\$4,763	\$1,644,673	
New Road 2A/2B	\$619,661	\$2,636	\$617,025	
Bush Forever Lots	\$77,595	\$0	\$77,595	
Civil Engineering Fees	\$125,000	\$55,870	\$69,130	
Consultancy costs associated with development of the Industrial Area framework	\$150,000	\$0.00	\$150,000	
Provisional Sum to accommodate service relocations	\$5,623,273	\$0	\$5,623,273	
Land Acquisition Costs	\$5,880,420	\$1,025,752	\$4,854,668	
Scheme Management Fees	\$369,306	\$36,781	\$332,525	
Contingency (12%)	\$2,293,150.88	\$0	\$2,293,151	
Total	\$21,402,742	\$1,177,451	\$20,225,291	
Less Projected Interest Income	\$117,133			
Less Cash in Hand	\$1,327,335			
Less Contribution in Grants	\$0			
Net Outstanding Costs	\$18,780,822			
Gross Lot Area less Bush forever lots				690,481
Gross Lot Area less Bush forever lots minus equivalent land area/contribution received				601,359
Contribution Rate \$/m2 (Gross Lot Area) minus equivalent land area/contribution received	\$31.23			

2.11.2. Berkshire Road

Berkshire Road Length (m) = 1300
 Dundas Road to Roe Highway

Description	Projected Amount	Actual
Preliminaries	\$55,050.00	
Survey Control and Testing	\$8,100.00	\$2,636.25
Clearing and Demolition	\$55,105.10	
Earthworks	\$37,525.00	
Roadworks	\$341,072.50	
Drainage	\$54,700.00	
Miscellaneous	\$134,518.50	
SUB TOTAL	\$686,071.10	
Fees		
BCITF Levy	\$1,372.14	
Council 1.5%	\$10,291.07	
TOTAL	\$697,734.31	\$2,636.25
Scheme Management 2.0%	\$13,954.69	\$4,397.89

2.11.3. Dundas Road

Dundas Road Length (m) = 350
 Berkshire Road intersection

Description	Amount	Actual
Preliminaries	\$43,134.98	\$2,126.91
Survey Control and Testing	\$8,700.00	\$2,636.25
Clearing and Demolition	\$17,795.20	
Earthworks	\$58,350.00	
Roadworks	\$88,487.50	
Drainage	\$14,000.00	
Miscellaneous	\$117,500.00	
SUB TOTAL	\$347,967.68	
Fees		
BCITF Levy	\$695.94	
Council 1.5%	\$5,219.52	
TOTAL	\$353,883.13	\$4,763.16
Scheme Management 2.0%	\$7,077.66	\$4,397.89

2.11.4. Milner Road

Milner Road Length (m) = 750
 Berkshire Road to Sultana Road
 West

Description	Amount	Actual
Preliminaries	\$40,337.65	
Survey Control and Testing	\$12,900.00	\$2,636.25
Clearing and Demolition	\$66,370.60	
Earthworks	\$65,724.60	
Roadworks	\$336,030.00	
Drainage	\$48,900.00	
Miscellaneous	\$69,113.75	
SUB TOTAL	\$639,376.60	
Fees		
BCITF Levy	\$1,278.75	
Council 1.5%	\$9,590.65	
TOTAL	\$650,246.01	\$2,636.25
Scheme Management 2.0%	\$13,004.92	\$4,397.89

2.11.5. Nardine Close

Nardine Close Length (m) = 1000
 Milner Road to Ashby Close

Description	Amount	Actual
Preliminaries	\$63,500.00	\$2,126.91
Survey Control and Testing	\$19,000.00	\$2,636.25
Clearing and Demolition	\$50,581.35	\$14,725.00
Earthworks	\$147,200.50	
Roadworks	\$717,037.50	
Drainage	\$10,000.00	
Miscellaneous	\$337,030.00	
Land Acquisition	\$1,888,120.00	
SUB TOTAL	\$1,344,349.35	
Fees		
BCITF Levy	\$2,688.70	
Council 1.5%	\$20,165.24	
TOTAL	\$1,367,203.29	\$19,488.16
Scheme Management 2.0%	\$27,344.07	\$4,397.89

2.11.6. Ashby Close

Ashby Close Length (m) = 350
 Nardine Close to Berkshire Road

Description	Amount	Actual
Preliminaries	\$33,900.00	\$2,126.91
Survey Control and Testing	\$11,400.00	\$2,636.25
Clearing and Demolition	\$50,151.50	\$14,725.00
Earthworks	\$102,264.00	
Roadworks	\$529,714.50	
Drainage	\$31,200.00	
Miscellaneous	\$181,882	
Land Acquisition	\$683,020.00	
SUB TOTAL	\$940,512.25	
Fees		
BCITF Levy	\$1,881.02	
Council 1.5%	\$14,107.68	
TOTAL	\$956,500.96	\$19,488.16
Scheme Management 2.0%	\$19,130.02	\$4,397.89

2.11.7. Road 1

New Road Length (m) = 350
 Nardine Close to Berkshire Road

Description	Amount	Actual
Preliminaries	\$30,000.00	
Survey Control and Testing	\$13,700.00	\$2,636.25
Clearing and Demolition	\$6,031.60	
Earthworks	\$74,872.00	
Roadworks	\$328,777.50	
Drainage	\$0.00	
Miscellaneous	\$126,098.75	
Land Acquisition	\$1,944,540.00	\$1,025,752.00
SUB TOTAL	\$579,479.85	
Fees		
BCITF Levy	\$1,158.96	
Council 1.5%	\$8,692.20	
TOTAL	\$589,331.01	\$1,028,388.25
Scheme Management 2.0%	\$11,786.62	\$4,397.89

2.11.8. Sultana Road West

Sultana Road West Length (m) = 1275
 Milner Road to cul-de-sac

Description	Amount	Actual
Preliminaries	\$71,984.15	\$2,126.91
Survey Control and Testing	\$11,900.00	\$2,636.25
Clearing and Demolition	\$77,604.20	
Earthworks	\$219,447.10	
Roadworks	\$798,495.00	
Drainage	\$8,120.00	
Miscellaneous	\$434,314.35	
Land Acquisition	\$5,200.00	
SUB TOTAL	\$1,621,864.80	
Fees		
BCITF Levy	\$3,243.73	
Council 1.5%	\$24,327.97	
TOTAL	\$1,649,436.50	\$4,763.16
Scheme Management 2.0%	\$32,988.73	\$4,397.89

2.11.9. Bush Forever Site

Bushforever Site Length (m) = 1020
 Nardine Close / Sultana Road West / New Road

Description	Amount	Actual
Siteworks	\$0.00	
Drainage	\$0.00	
Roads	\$0.00	
Miscellaneous	\$75,400.00	
Site supervision	\$0.00	
Site Facilities	\$898.20	
SUB TOTAL	\$76,298.20	
Fees		
BCITF Levy	\$152.60	
Council 1.5%	\$1,144.47	
TOTAL	\$77,595.27	\$4,397.89
Scheme Management 2.0%	\$1,551.91	\$4,397.89

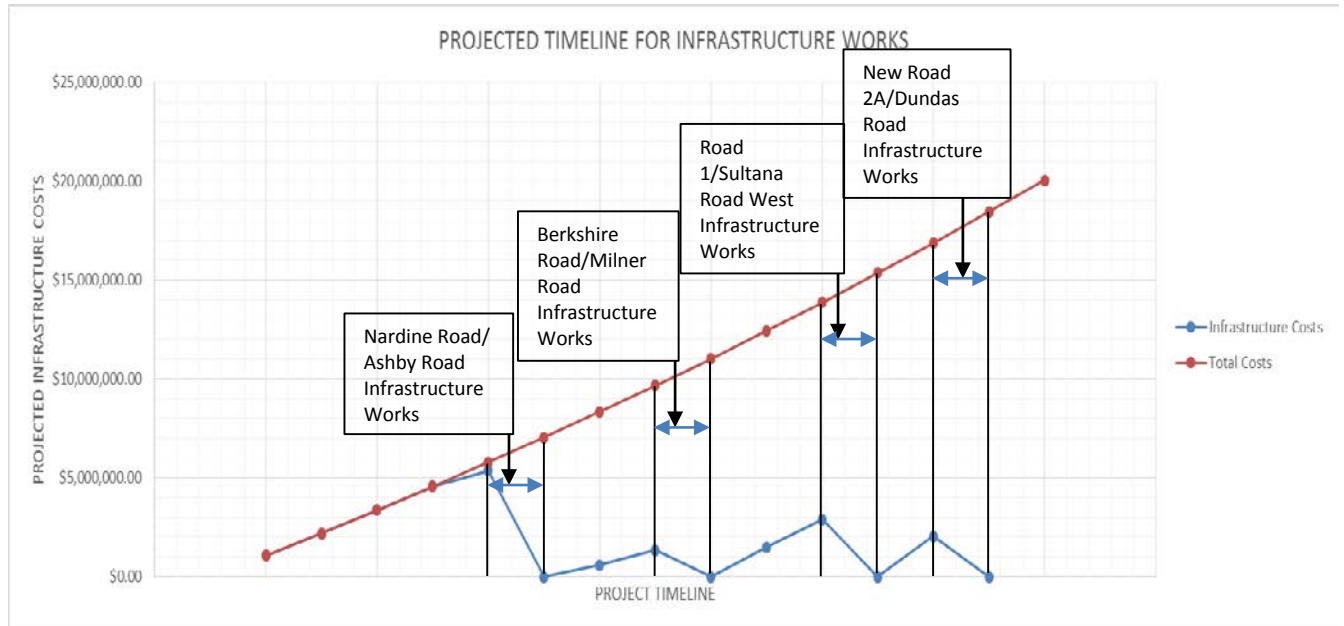
2.11.10. New Road 2A/2B

	Length (m)	
New Road No. 2A	=	300
Ashby Close to cul-de-sac		

Description	Amount	Actual
Siteworks	\$19,512.00	
Drainage	\$69,700.00	
Roads	\$408,378.00	
Miscellaneous	\$105,650.00	
Site supervision	\$0.00	
Site Facilities	\$6,032.40	
Land acquisition	\$1,359,540.00	
Contingency (10%)	\$168,983.24	
SUB TOTAL	\$609,272.40	
Fees		
Feature survey	\$1,250.00	\$2,636.25
Council 1.5%	\$9,139.09	
TOTAL	\$619,661.49	\$2,636.25
Scheme Management 2.0%	\$12,393.23	\$4,397.89

Attachment 6

Forrestfield/High Wycombe Industrial Area Stage 1 – Adoption of Developer Contribution- Rate and Proposal for Infrastructure Development Projected Timeline for Infrastructure Works



Attachment 7

Forrestfield/High Wycombe Industrial Area Stage 1 – Adoption of Developer Contribution- Rate and Proposal for Infrastructure Development

Land Acquisition Details

ROAD NAMES	LAND ACQUISITION AREA (m2)	LAND ACQUISITION COSTS	ACTUALS	BALANCE
Ashby Close	2,627	\$683,020		\$683,020
Sultana Road West	20	\$5,200		\$5,200
Nardine Close	7,262	\$1,888,120		\$1,888,120
Road 1	7,479	\$1,944,540	\$1,025,752	\$918,788
Road 2A	5,229	\$1,359,540		\$1,359,540
TOTAL	22,617	\$5,880,420		\$4,854,668.00

9.0 MEETING CLOSED TO THE PUBLIC

10.0 CLOSURE