



Mundijong-Whitby Urban Traditional Infrastructure Report Revision 2

Revision Schedule:

Report No	Revision Date	Planning Scheme	Amendment	Report Status	Author
1	17/07/2023	TPS2	209	Final	Sally Murphy
2	10/02/2025	LPS3	209	Draft	Sally Murphy

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1 Purpose

This Development Contribution Plan (DCP) report outlines the framework for applying infrastructure contributions to support new development and upgrade existing infrastructure within the Development Contribution Area (DCA). These contributions are essential to address the increased demand generated by development in the DCA.

The DCP ensures equitable cost sharing among landowners, with contributions reasonably required as a result of subdivision or land development. It also facilitates the timely provision of necessary infrastructure.

Relevant documents guiding infrastructure delivery include:

- Community Infrastructure Implementation Plan
- Corporate Business Plan
- Long Term Financial Plan
- LPS3
- Mundijong District Structure Plan

2 Development Contribution Area

The Development Contribution Area covered by this DCP is **DCA3**, as shown on the scheme map and in "**Figure 1 - DCA Boundary**".

3 Period of the Plan

This DCP operates for 15 years, from **23/05/2023** to **23/05/2038**.

4 Operation of the DCP

The DCP and this accompanying report are prepared in accordance with **State Planning Policy 3.6 - Infrastructure Contributions** (SPP 3.6) and operate under the provisions of LPS3.

5 Application Requirements

For applications involving subdivision, strata subdivision, development, or land use extensions within the DCA, the local government will consider this DCP Report when making recommendations or decisions.

6 Estimated Costs

The costs in this DCP Report are based on the capital investment required for infrastructure necessitated by new development in the DCA. These costs are:

- Initially estimated and reviewed by qualified professionals during each **Major Review**.
- Indexed during **Minor Reviews** using rates from the **WALGA Quarterly Economic Briefing**.

Exclusions from DCP Report costs include:

- Ongoing maintenance.
- Demand generated by the existing population.
- External usage demand.
- Future usage beyond the DCP timeframe.

Where applicable, costs are allocated to specific **Precincts** within the DCA, as shown in "**Figure 2 - Precincts**". A detailed cost breakdown is provided in the Appendices, with secured grants or external funding reflected as deductions in the Cost Apportionment Schedule within the Appendices.

7 Items Included in the Plan

All cost items included for within this DCP Report, and for which contributions will be collected in the DCA, are detailed in the Appendices to this report. These items reflect the provisions of the latest Structure Plan(s) where applicable to the lifespan of the DCP, the need and nexus for inclusion, and the associated scope of each item that the DCP will fund.

Facilities

This DCP covers **at/below surface works for facilities**. For example, drainage, irrigation, grassing. This DCP also includes costs for land acquisition for facilities (often identified as "Community Open Space"). See "**Figure 3 - Facilities**" for details.

Further above ground works may be included within the Shire's Community Infrastructure Development Contribution Plan (CIDCP).

The **Community Infrastructure and Public Open Space Strategy (CIPOS)** provides a comprehensive guide for planning community infrastructure and open space in the Shire.

Roads

Road infrastructure costs are divided into:

- **Construction:** New or upgraded roads.
- **Land acquisition.**

See "**Figure 4 - Roads**" for details.

Excluded items:

- Landscaping and design enhancements in road reserves.
- Urban amenity improvements such as vegetation, public art, and high-standard design.
- Minor intersections treatments into the adjoining subdivisional road network.

Although some excluded items are noted to enhance the urban environment, they lack a direct nexus to the development's demand for such improvements.

8 Non-Infrastructure Items Included within the DCP

Administration Costs

- Preparation and administration of the DCP.
- Annual review of cost estimates and land development reviews.
- Valuations and professional fees linked to DCP implementation.
- Software/hardware upgrades for DCP preparation.
- Proportional staff salaries and loan interest related to DCP administration.

Land for infrastructure

- Land for district open spaces, road reserves, and playing fields.
- Land for road reserves; that exceeds standard requirements (e.g., road widths above 20m).

Land for Public Open Space and Drainage

- Land for drainage only.
- Multiple-use corridors with a dual drainage and recreation function.
- Community public open space.

Excludes:

- Development and maintenance of POS.
- Conservation lands (e.g., Bush Forever sites).
- Drainage works.

Costs associated with land for POS and Drainage are shared equally across the DCA.

Water Monitoring

- Funded by the DCP to address water quality and quantity through monitoring and management plans.
- Ensures compliance with water-sensitive urban design principles.

The Water Monitoring Programme is underpinned by the Shire's Drainage and Water Management Plans (DWMPs), which establish the framework for water management in the new urban development areas.

9 Land Valuation

- Separate rates for Residential and Non-Residential/Mixed-Use land, based on typical parcel characteristics.
- Reviewed annually according to market value, excluding marketing costs.

Land value is determined having general regard to the International Valuation Standards Committee's definition of market value as adopted by the Australian Property Institute. To account for the direct transfer of land, the fair market value does not include for standard marketing costs such as fees, commissions, and advertising cost.

Residential (Standard and Non-Standard)

Based on an indicative residential zoned 5-hectare lot typical for the DCA, with no servicing constraints.

Non-Residential and/or Mixed Use

Based on a Mixed Use R60 zoned land parcel of a regular shaped 5-hectare area typical for the DCA, with no major servicing constraints and no major geotechnical/environmental issues.

10 Method of Calculating Contributions

Calculating the developable potential of each Precinct

Estimations are based on Local Structure Plans (LSPs) where available. Otherwise, calculations based on spatial data are used as follows:

- Greenfield: Total site area less 40% (to account for subdivisional roads and POS/Drainage)
- Infill: Manual yield calculations less 50% (recognising existing lots may not be redeveloped)
- Mixed-use: 15 lots per Ha, or 20 lots per Ha where no land is required by state/local government.
- Non-Residential: Lot area (m²)*.
- Residential lot calculations are based on an average R Code density of R25.

*To calculate a square metre (m²) rate for non-residential development, the total m² area is converted into a proportion of a standard lot, where a standard lot is defined as R25m². This proportional value is then used to determine the cost per m² by translating the cost per lot into the corresponding rate.

Contribution liability

- Proportional to the remaining developable Lots/Dwellings within a Precinct:

Formula: ***{Remaining Cost / Remaining Lots/Dwellings = \$ contribution rate per Lots/Dwellings}***

Contribution Rate Adjustments

The Contribution Rate is escalated daily based on the days since the last cost review, using a weighted annual escalation rate (ER):

Formula for ER: $\{(\%IC/TC \times IER) + (\%LV/TC \times LVER) + (\%AC/TC \times AER)\}$ where IC: Infrastructure Cost, LV: Land Value, AC: Administration Cost.

- Daily Escalation Rate (DER): $\{ER / 365\}$
- Adjusted Contribution Rate: $\{Starting Rate \times (D \times DER) = Escalated Rate\}$

The annual escalation rates for Administration and Infrastructure reflect the forecasts in latest WALGA Quarterly Economic Briefing (the LGCI Forecasts table) available at the time the DCP Report is adopted:

- The Administration index reflects the LGCI Component "Employee Costs"
- The Infrastructure index reflects the LGCI Component "Road & Bridge Construction".
- The Land Value index (where applicable) is provided as part of the independent Land Valuation.

The daily indexing of costs described above, means that at any point in time, the Precinct contribution per Lot/Dwelling value will vary according to the number of days since the last Cost Review (the starting date of the latest revision to the DCP Report).

Residential Contributions

- Based on additional Lots/Dwellings created (less the Parent Lot where not previously deducted).

Formula: $\{Precinct rate per lot \times DER \times D \times additional lots/dwellings = Required contribution\}$

Contributions are required for post-initial development (e.g., increased density or residential development above a non-residential footprint).

Non-standard residential development (such as Lifestyle village, retirement village, caravan park, park home estate or similar) is treated the same as standard residential development, where each dwelling, residential unit or similar, is deemed to be a residential lot/dwelling.

Mixed Use development Contributions

Contributions are based on either the R25 **subdivision/development potential** or the **actual number of lots/dwellings created**, whichever is greater.

Formulas:

- **Dwelling Potential:** $\{Precinct contribution rate \times DER \times D \times Subdivision/development potential of the site\}$

Or

- **Actual Dwellings:** $\{Precinct contribution rate \times DER \times D \times Actual number of lots/dwellings created\}$

Non-Residential Development Contributions

Based on the size of the lot created (under subdivision) **or** the size of the development footprint (under a development application), multiplied by the applicable development contribution rate.

Formula: *{Square metre rate × square metre size of land being developed = Required development contribution (less a one-time, one-lot discount for the Parent Lot)}*.

Exemptions and Limits

- The floor area of any **existing, approved** non-residential development is removed from the calculation.
- Contributions are required only if the development results in **increased traffic**.
- Contributions apply only once per **land footprint** and are based on full development potential. For example, multi-level developments **beyond the first floor** are exempt from additional contributions as the liability is based on the land footprint.

Private Educational Establishments

Private educational establishments are subject to the same principles as Non-Residential Development described above.

Where a **shared use agreement** for public access to the school's district level sporting space is agreed upon, the Contribution rate will instead be based on **0.3% of the value of each building licence** application for the site, as agreed with the Local Government.

11 Payment of Contributions

Triggers for Payment

The earlier of either:

- Application for subdivision/strata clearance, or
- Application for Building Permit for new development, or change/extension of use.

Clause 36A 6(a) of LPS3 details **specific exemptions** for which a development contribution is not required.

Payment Methods

- Cheque or cash.
- Land transfer.
- Physical infrastructure provision.
- Other methods acceptable to the Shire.

In the case of staged subdivisions, development contributions are payable only for the stages being cleared. Contributions are triggered only once per lot, unless subsequent development creates additional demand beyond the initial trigger.

Example

If a residential lot is created and cleared during a subdivision, the contribution is triggered for that single lot. When a Building Permit is subsequently issued for the first dwelling on the newly created lot, no additional contribution is required, as the lot's contribution has already been accounted for (the "Parent Lot" offsets the first dwelling). However, if a Building Permit is issued for three dwellings on a single lot, contributions would be triggered for the two additional dwellings beyond the Parent Lot's coverage.

This ensures contributions fairly reflect the actual development impact at each stage.

12 DCP Credits

DCP Credits

Credits for Land and Infrastructure (where included for within the DCP):

- Land ceded for POS/Drainage or Infrastructure based on indexed land value at subdivision clearance.
- Pre-funding infrastructure earns credits based on approved costs verified by the Shire.

Use of Credits:

- Credits offset contributions within the same Development Contribution Area (DCA).
- Credits remain with the landowner unless a legal agreement transfers them upon sale.

Repayment of Credits:

- Credits are repaid when DCP funds are sufficient, or within 90 days of the closure of the DCP.

Pre-Funding of DCP Infrastructure

The Shire supports pre-funding and delivery of infrastructure under the following conditions:

- The works are essential for the progression of an approved subdivision, or
- The Shire is prioritising DCP funds for other works.

The Shire and Developer will confirm via an exchange of letters, the scope, composition, and timing of the infrastructure works to be pre-funded. Once agreed, these works will be designated as *Approved Works*. The Approved Works must be clearly defined to enable accurate quantification of costs and quantities for both completed and remaining works. The value of DCP Credits allocated is exclusive of GST.

Temporary or sacrificial works are not creditable under the DCP.

Repayment of DCP Credit Balance

When a developer or landowner has completed all developments within a DCA and no longer holds any land within that DCA, the credited amount will be held until sufficient funds are available in the DCP fund to cover the balance, taking into account any planned or committed expenditure at that time.

Requests for repayment of credit balances during the operation of the DCP must meet the above conditions and will be determined by Council. Once approved, the value of credits will be reimbursed to the developer or landowner as soon as circumstances allow.

Developers or landowners wishing to request repayment of a credit balance after completing their developments and relinquishing landholdings in the DCA must submit their request in writing to:

developmentcontributions@sjshire.wa.gov.au

All outstanding credit balances will be repaid no later than 90 days after the DCP's closure.

13 DCP Reviews

Major Review (5 Yearly)

- Conducted at least every 5 years (from the date of gazettal).
- Is a "Major Amendment" to the Scheme
- Subject to public consultation and statutory requirements.

Minor Review (Annually)

The DCP Report which accompanies the Plan is updated at least annually. A Minor Review may update infrastructure costs, administrative expenses, developable areas/lot forecasts, and land acquisition costs.

There is no statutory requirement to advertise or seek public comment on minor annual DCP Report updates, however the Shire will consult with the relevant Industry Reference Group(s) at each Annual Review when updates involve:

- Accounting for completed works
- Construction cost adjustments
- Changes in land values
- Revisions to undeveloped lot yields
- Other non-material changes.

14 Cost Review Reconciliation**Cost Review Reconciliation**

The Cost Review Reconciliation is an adjustment performed during each DCP revision to account for the current DCP Fund Balance and any outstanding liabilities. Depending on whether liabilities exceed the fund balance, the reconciliation may result in either a surplus or a deficit. This process ensures that the DCP achieves its objective of breaking even by the time it concludes. During each Cost Review, the net balance of contributions received and expenditure incurred will be calculated and incorporated into the Cost Apportionment Schedule.

15 Priority and timing of infrastructure delivery

A Capital Expenditure Plan is included within the Appendices. Timelines are adjusted annually based on the rate of development and available funds.

16 Reporting**Annual Audit Results**

SPP 3.6 requires the local government to undertake an external Financial Audit of each DCP. This report must be published on the local government's website within six months of the end of the financial year and is separate from the DCP Report.

The Annual Audit Report, will be available on the Shire's website by no later than December 31st of each financial year.

www.sjshire.wa.gov.au/development-services/planning/infrastructure-contributions/statements-of-income-and-expenditure.aspx

Annual Status Report

SPP 3.6 requires the local government to prepare an Annual Status Report, which provides an overview of the progress in delivering infrastructure specified in the DCP. This report must be published on the local government's website within six months of the end of the financial year and is separate from the DCP Report.

The Annual Status Report for each respective DCP, and the Annual Audit Report for all the Shire's operative DCPs, will be available within the respective DCP page/tile on the Shire's website by no later than December 31st of each financial year.

www.sjshire.wa.gov.au/development-services/planning/infrastructure-contributions

17 Figures

Figure 1: DCA Boundary

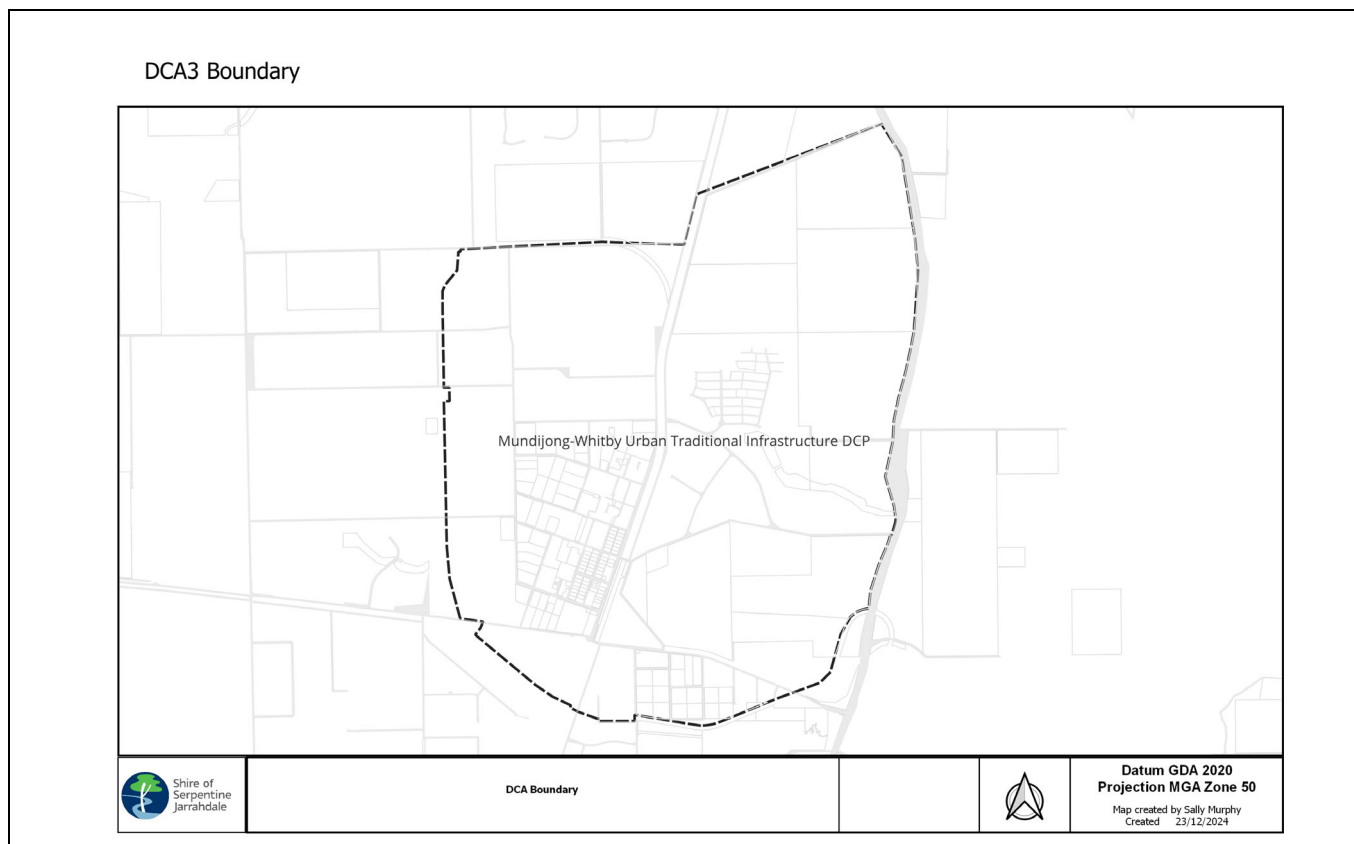


Figure 2: Precincts

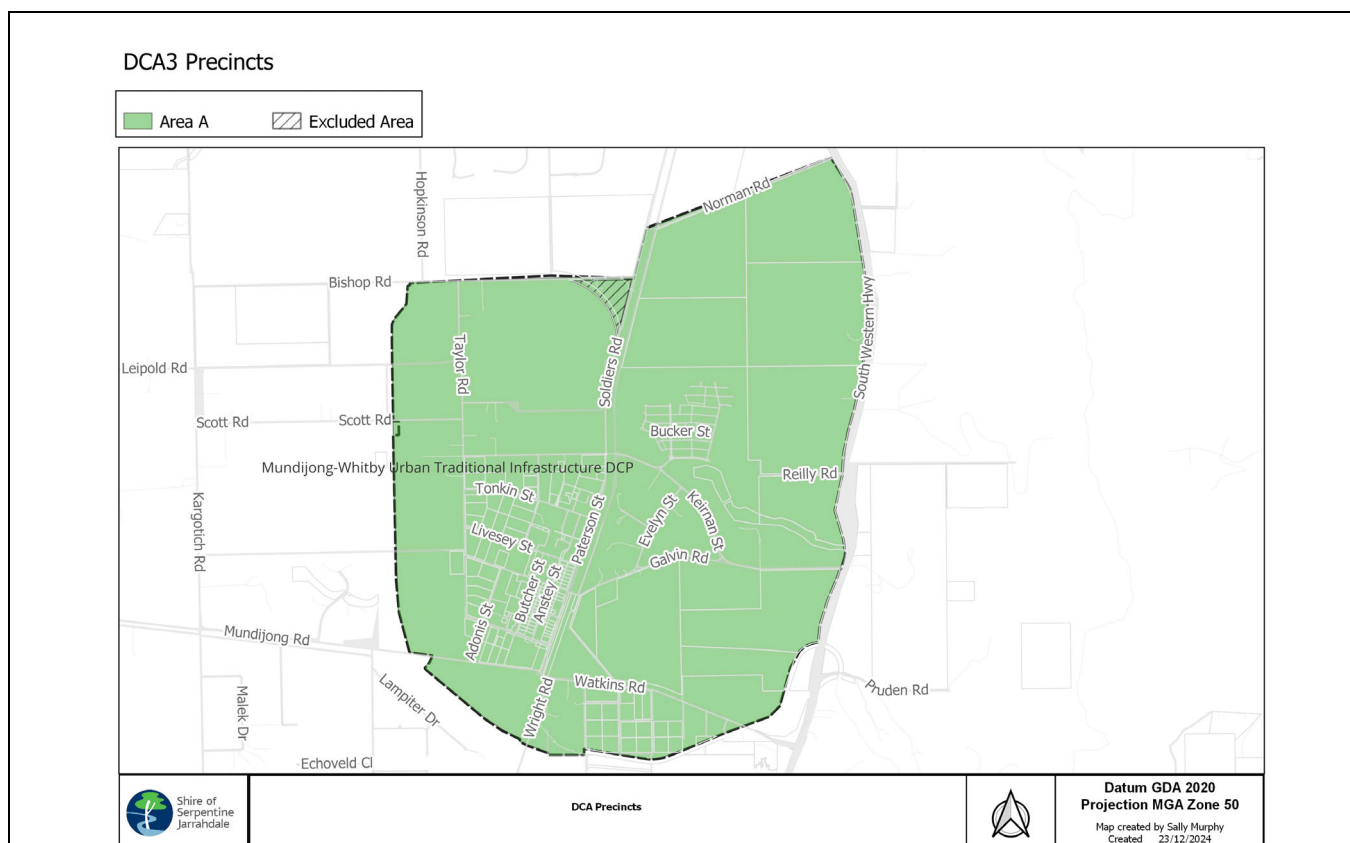


Figure 3: Facilities

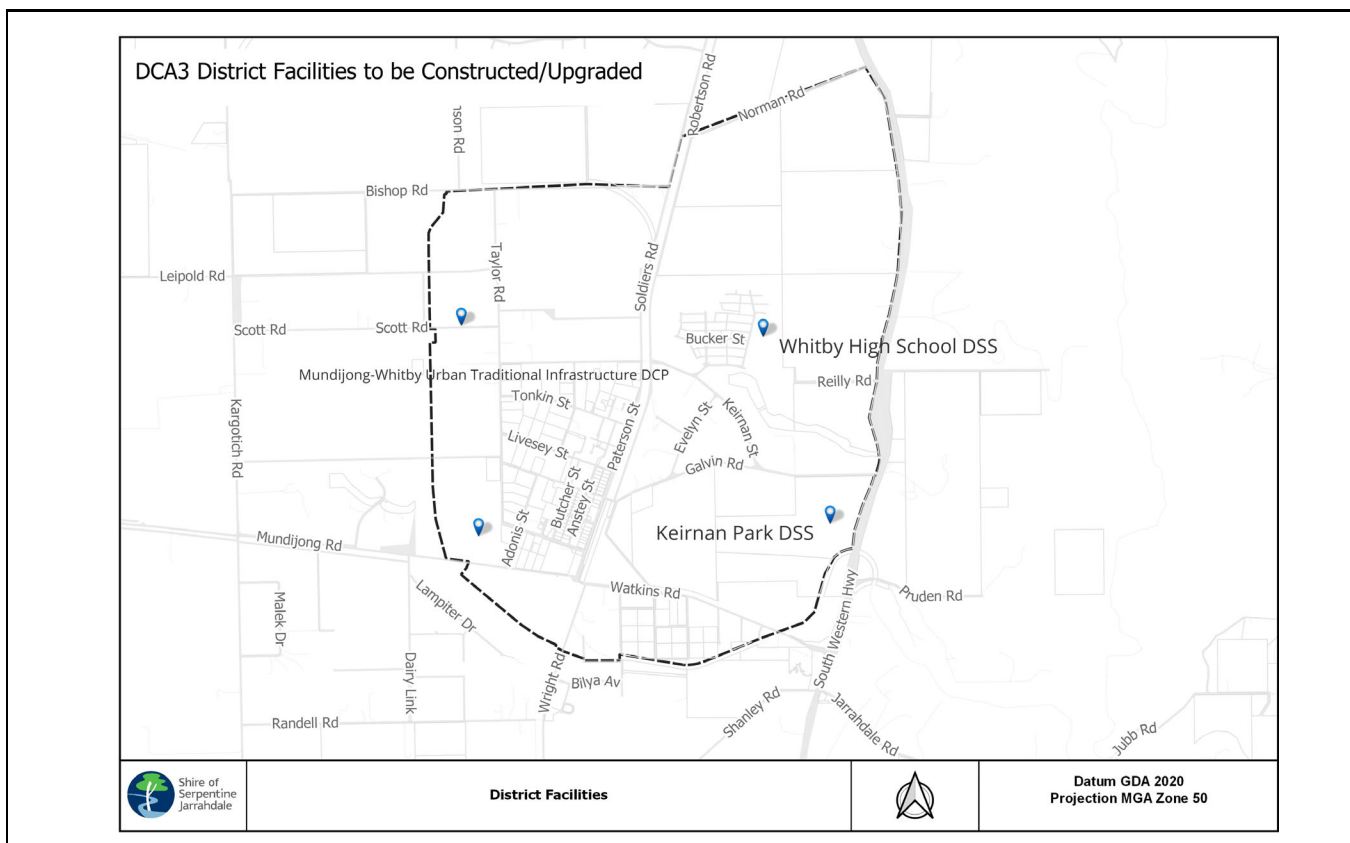
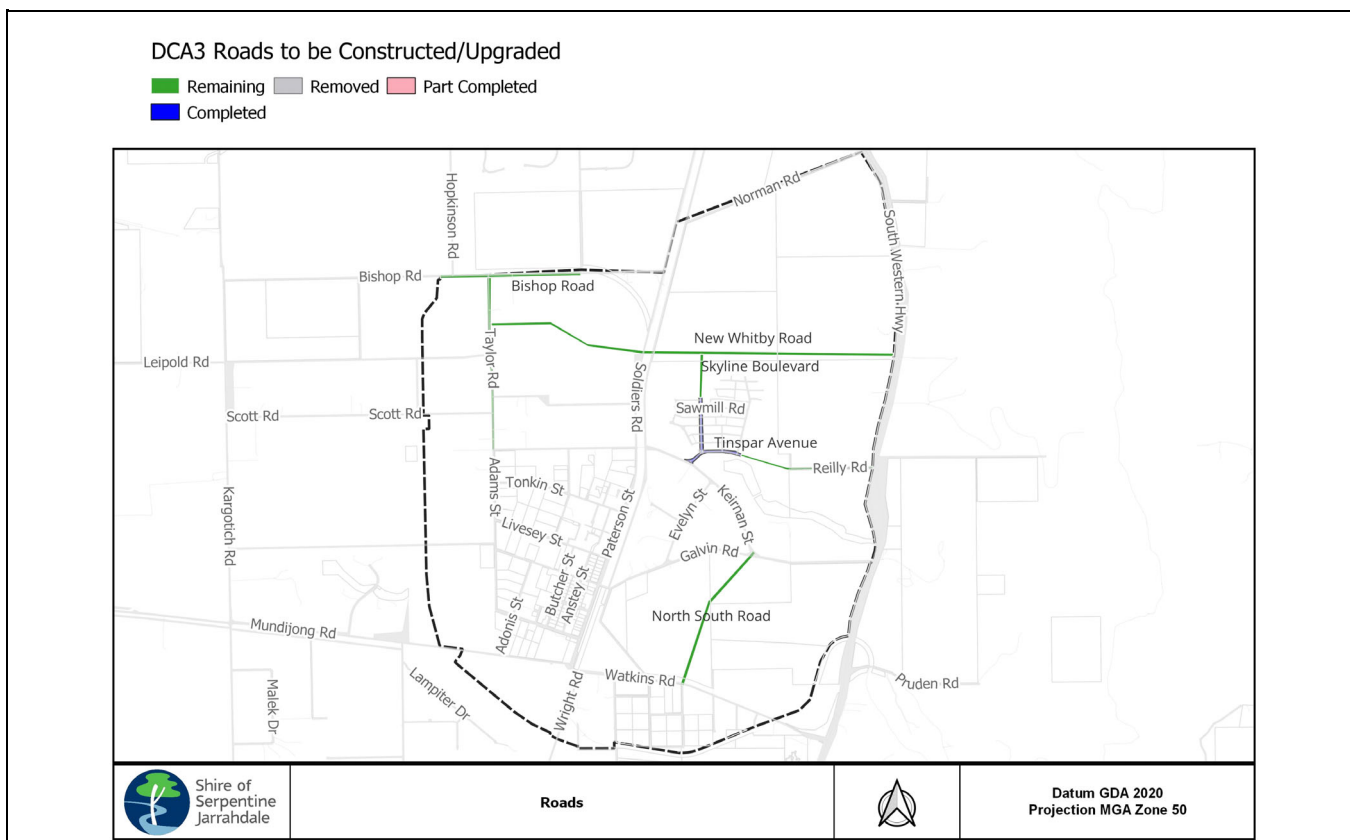


Figure 4: Roads



APPENDICES

Appendix A - Need and Nexus

DCA 3

Revision 2

Bishop Road East

Completed

Integrator B - between Tonkin Hwy and Bett Road

The road currently exists, but will require changes in width, alignment and configuration to support development envisaged under the Mundijong District Structure Plan. The road is also proposed to provide a direct connection to the future extension of Tonkin Highway. The width of Bishop Road will be 30 metres.

The following items are included in the Development Contribution Plan for Bishop Road (East):

- Land required in excess of a standard 20m reserve, to achieve a 30m wide road reserve
- Land to accommodate channelization and/or roundabout construction at the noted intersections
- Intersection treatments and traffic control devices for:
 1. Taylor Road (Roundabout)
 2. Hopkinson Road (Roundabout)
 3. Soldiers Road (Roundabout)
 4. Bett Road (Roundabout)
- Earthworks for the whole road reserve
- Complete road construction based on the Liveable Neighbourhoods Integrator B standard
- Associated drainage works including water sensitive urban design measures
- Traffic control devices including intersection treatments and associated works
- Shared paths
- Utility removal, relocation and insertion
- Associated costs including design, administration and management.

Keirnan Park DSS

 Completed

2 x Senior Ovals and landscaping

The Community Infrastructure and Open Space Strategy identifies Reserve 4395 along Keirnan Street, Mundijong, as being suitable to be developed as a Sporting Complex.

The Mundijong-Whitby Urban Traditional Infrastructure Development Contribution Plan includes for two senior-sized playing fields on site, as this will support a District function. The playing fields are to have a minimum dimension of 205m x 175m each (7.2 hectares).

The following items are included in the Development Contribution Plan:

- Earthworks
- Grassing
- Irrigation
- Associated costs relating to construction including design and management.

North South Road

 Completed

Integrator B - between Watkins Road and Galvin Road

The road does not currently exist and will be created through subdivision to support the development envisaged under the Mundijong District Structure Plan. The width of the North–South Road will be 30 metres.

The following items are included in the Development Contribution Plan for North-South Road:

- Land required in excess of a standard 20m reserve, to achieve a 30m wide road reserve
- Land where necessary to accommodate channelization and/or roundabout construction at the noted intersections
- Intersection treatments and traffic control devices for:
 1. Watkins Road (Roundabout)
 2. Galvin Road (Roundabout)
- Earthworks for the whole road reserve
- Complete road construction based on the Liveable Neighbourhoods Integrator B standard
- Associated drainage works including water sensitive urban design measures
- Traffic control devices including intersection treatments and associated works
- Shared paths
- Utility removal, relocation and insertion
- Associated costs including design, administration and management.

Skyline Boulevard

 Completed

Neighbourhood Connector A - between Town Centre Distributor Rd (Whitby New Rd) and Tinsp

This is a new road that will be required to support the development envisaged under the Mundijong District Structure Plan. The width of Skyline Boulevard will be 25 metres.

The following items are included in the Development Contribution Plan for Skyline Boulevard:

- Land required in excess of a standard 20m reserve, to achieve a 25m wide road reserve
- Land where necessary to accommodate channelization and/or roundabout construction at the noted intersections
- Intersection treatments and traffic control devices for:
 1. New Whitby Road (Roundabout)
 2. Tinspar Avenue (Roundabout)
- Earthworks for the whole road reserve
- Complete road construction based on the Liveable Neighbourhoods Connector A standard
- Associated drainage works including water sensitive urban design measures
- Traffic control devices including intersection treatments and associated works
- Shared paths
- Utility removal, relocation and insertion
- Associated costs including design, administration and management.

Taylor Road/Adams St

 Completed

Integrator B - between Bishop Road and Keirnan Street

The road currently exists, but will require changes in width, alignment and configuration to support development envisaged under the Mundijong District Structure Plan. The width of Taylor Road will be 30m.

The following items are included in the Development Contribution Plan for Taylor Road:

- Land required in excess of a standard 20m reserve, to achieve a 30m wide road reserve
- Land to accommodate channelization and/or roundabout construction at the noted intersections
- Intersection treatments and traffic control devices for:
 1. Keirnan Street (Roundabout)
- Earthworks for the whole road reserve
- Complete road construction based on the Liveable Neighbourhoods Integrator B standard
- Associated drainage works including water sensitive urban design measures
- Traffic control devices including intersection treatments and associated works
- Shared paths
- Utility removal, relocation and insertion
- Associated costs including design, administration and management.

Taylor/Scott Rd PS NOS

 Completed

1 x Senior Oval

The Community Infrastructure Open Space Strategy identifies that this sporting space will be a senior sized AFL field. A shared use agreement is anticipated with the Department of Education.

The playing field will be accommodated wholly within a future Shire reserve, funded by the Mundijong-Whitby Urban Traditional Infrastructure Development Contribution Plan.

The single playing field is to be designed to a minimum dimension of 205m x 175m (3.6 hectares).

The following items are included in the Development Contribution Plan

- Earthworks
- Grassing
- Irrigation
- Associated costs relating to construction including design and management.

Tinspar Avenue

 Completed

Neighbourhood Connector A - between Skyline Blvd and South Western Hwy

This is a new road which will be required to support the development envisaged under the Mundijong District Structure Plan. The width of Tinspar Avenue will be 25 metres.

The following items are included in the Development Contribution Plan for Tinspar Avenue:

- Land required in excess of a standard 20m reserve, to achieve a 25m wide road reserve
- Land to accommodate channelization and/or roundabout construction at the noted intersections
- Intersection treatments and traffic control devices for:
 1. Keirnan Street (Seagull Intersection)
 2. South Western Highway (Channelised Intersection)
- Earthworks for the whole road reserve
- Complete road construction based on the Liveable Neighbourhoods Connector A standard
- Associated drainage works including water sensitive urban design measures
- Traffic control devices including intersection treatments and associated works
- Shared paths
- Utility removal, relocation and insertion
- Associated costs including design, administration and management.

Town Centre Distributor Road

 Completed

Integrator B - between Taylor Road and South Western Hwy

The road does not currently exist and will be required to support the development envisaged under the Mundijong District Structure Plan. The width of New Whitby Road will be 30 metres.

The following items are included in the Development Contribution Plan for New Whitby Road:

- Land required in excess of a standard 20m reserve, to achieve a 30m wide road reserve
- Land to accommodate channelization and/or roundabout construction at the noted intersections
- Intersection treatments and traffic control devices for:
 1. Taylor Road (Roundabout)
 2. Soldiers Road (Roundabout)
 3. South Western Highway (Channelised Intersection)
- Earthworks for the whole road reserve
- Complete road construction based on the Liveable Neighbourhoods Integrator B standard
- Associated drainage works including water sensitive urban design measures
- Traffic control devices including intersection treatments and associated works
- Construction of one at-grade rail crossing
- Costs associated with one rail crossing closure (Keirnan Street)
- Shared paths
- Utility removal, relocation and insertion
- Associated costs including design, administration and management.

Water Monitoring

 Completed

Water Monitoring

The Shire has in place Drainage and Water Management Plans (DWMPs) which establish the framework for water management in the new urban development areas. This ensures that water quantity and quality design objectives can be achieved and that concerns and risks identified by the Department of Water (DoW) and the Water Corporation can be addressed.

The DWMP reinforces the Shire's commitment to ensuring that water sensitive urban design principles are incorporated into new urban development.

The Shire will implement water quality and quantity monitoring within the DCA. The Sampling and Analysis Plan prepared for the Shire, identifies the sampling and analysis requirements and will allow term trends in water quality and quantity to be identified and monitored as the DCA is developed. Suitable remediation works or structural controls may be implemented to rectify any identified problems.

It is likely that subdivision and development would not be approved within the area without the approval and ongoing implementation of the DWMP. As such, it is considered reasonable that all costs of, and associated with, the required water monitoring be funded by developers within the DCA.

Whitby (Reilly Road) DSS

 Completed

1 x Senior Oval and Landscaping

The Community Infrastructure and Open Space Strategy identifies a district sports oval to be co-located with the planned high school site in Precinct A of the Mundijong District Structure Plan. A shared-use agreement is anticipated between the Department of Education and the Shire for the use of the oval established on the High School site, to facilitate the District function.

All community buildings and clubroom facilities are funded separately through the CIDCP.
The single playing field is to be designed to a minimum dimension of 205m x 175m (3.6 hectares).

Includes:

- Earthworks
- Grassing
- Irrigation
- Associated costs relating to construction including design and management.

Appendix B - Cost Apportionment Schedule

DCA 3		Revision 2				Land Value Res	\$32.32	Area A	Area B	Area C	Area D		
						Land Value Non Res	\$32.32	\$13,554.36	\$0.00	\$0.00	\$0.00		
								Daily Escalation	\$0.81	\$0.00	\$0.00	\$0.00	
Precinct	Total Cost	Grants	Shire %	DCP %	Shire Cost	DCP Cost	Shire Remaining	DCP Remaining	Area A	Area B	Area C	Area D	
Adjustment 0.00%	\$0	\$0			\$0	-\$248,256	\$0	-\$248,256	-\$36.93	\$0.00	\$0.00	\$0.00	
Cost Reconciliation	A	\$0	\$0	0%	100%	\$0	-\$248,256	\$0	-\$248,256	-\$36.93	\$0.00	\$0.00	\$0.00
AER 3.80%	\$2,672,616	\$0			\$0	\$2,672,616	\$0	\$1,866,702	\$277.70	\$0.00	\$0.00	\$0.00	
Administration	A	\$2,031,084	\$0	0%	100%	\$0	\$2,031,084	\$0	\$1,225,170	\$182.26	\$0.00	\$0.00	\$0.00
Water Monitoring	A	\$641,532	\$0	0%	100%	\$0	\$641,532	\$0	\$641,532	\$95.44	\$0.00	\$0.00	\$0.00
IER 2.00%	\$70,681,209	-\$2,000,000			\$0	\$68,681,209	\$0	\$66,096,209	\$9,832.85	\$0.00	\$0.00	\$0.00	
Bishop Road East	A	\$11,655,694	\$0	0%	100%	\$0	\$11,655,694	\$0	\$11,655,694	\$1,733.97	\$0.00	\$0.00	\$0.00
Keirnan Park DSS	A	\$4,359,146	-\$2,000,000	0%	100%	\$0	\$2,359,146	\$0	\$2,359,146	\$350.96	\$0.00	\$0.00	\$0.00
North South Road	A	\$6,965,434	\$0	0%	100%	\$0	\$6,965,434	\$0	\$6,965,434	\$1,036.22	\$0.00	\$0.00	\$0.00
Skyline Boulevard	A	\$2,791,573	\$0	0%	100%	\$0	\$2,791,573	\$0	\$1,471,573	\$218.92	\$0.00	\$0.00	\$0.00
Taylor Road/Adams St	A	\$11,937,873	\$0	0%	100%	\$0	\$11,937,873	\$0	\$11,937,873	\$1,775.95	\$0.00	\$0.00	\$0.00
Taylor/Scott Rd PS NOS	A	\$4,418,888	\$0	0%	100%	\$0	\$4,418,888	\$0	\$4,418,888	\$657.38	\$0.00	\$0.00	\$0.00
Tinspar Avenue	A	\$6,280,758	\$0	0%	100%	\$0	\$6,280,758	\$0	\$5,015,758	\$746.17	\$0.00	\$0.00	\$0.00
Town Centre Distributor Roa	A	\$17,852,956	\$0	0%	100%	\$0	\$17,852,956	\$0	\$17,852,956	\$2,655.91	\$0.00	\$0.00	\$0.00
Whitby (Reilly Road) DSS	A	\$4,418,888	\$0	0%	100%	\$0	\$4,418,888	\$0	\$4,418,888	\$657.38	\$0.00	\$0.00	\$0.00
LVER 2.50%	\$24,476,664	\$0			\$0	\$24,476,664	\$0	\$23,397,450	\$3,480.74	\$0.00	\$0.00	\$0.00	
Land For Infrastructure	A	\$4,860,973	\$0	0%	100%	\$0	\$4,860,973	\$0	\$4,746,709	\$706.15	\$0.00	\$0.00	\$0.00
Land For POS and Drainage	A	\$19,615,691	\$0	0%	100%	\$0	\$19,615,691	\$0	\$18,650,741	\$2,774.59	\$0.00	\$0.00	\$0.00
Totals		\$97,830,489	-\$2,000,000			\$0	\$95,582,233	\$0	\$91,112,105	\$13,554.36	\$0.00	\$0.00	\$0.00

Appendix C - Capital Expenditure Plan

DCA **3**

Revision **2**

ItemName	Precinct	Start Date	End Date	Delivered by the Shire
Keirnan Park DSS	A	27/07/2025	27/07/2027	<input type="checkbox"/>
Taylor Road/Adams St	A	27/07/2026	27/07/2028	<input type="checkbox"/>
Town Centre Distributor Road	A	27/07/2027	27/07/2029	<input type="checkbox"/>
Bishop Road East	A	27/07/2027	27/07/2029	<input type="checkbox"/>
North South Road	A	27/07/2030	27/07/2032	<input type="checkbox"/>
Whitby (Reilly Road) DSS	A	27/07/2031	27/07/2033	<input type="checkbox"/>
Taylor/Scott Rd PS NOS	A	27/07/2033	27/07/2034	<input type="checkbox"/>
Skyline Boulevard	A	27/07/2019	27/07/2034	<input type="checkbox"/>
Tinspar Avenue	A	27/07/2019	27/07/2037	<input type="checkbox"/>
Water Monitoring	A	27/07/2028	27/07/2038	<input checked="" type="checkbox"/>

Appendix D - Lots/m2 Area Report

DCA 3 Revision 2

ItemName	Precinct	Parent Lots	Res Lots	Non Res m2	Non Res Lot Equivalent	Total Lots	Total Cleared	Remaining Lots
Whitby Estate - Precinct A	A	0	2,448	22,500	64.29	2,512	499	2,014
Watkins Road South - Precinct D	A	0	0	0	0.00	0	0	0
Watkins Road North - Precinct C	A	0	0	0	0.00	0	0	0
Mundijong Town Centre - Precinct F	A	0	0	3,500	10.00	10	1	9
Mundijong Rd, Adams St, Taylor Rd, Scott Rd (E1 &	A	0	1,095	0	0.00	1,095	0	1,095
Mundijong North - Precinct G1	A	0	2,897	2,500	7.14	2,904	0	2,904
Lot 30 Soldiers Road	A	0	0	0	0.00	0	0	0
Lang Road - Precinct G3	A	0	0	0	0.00	0	0	0
L9503 Mundijong Road - Precinct E3	A	0	0	0	0.00	0	0	0
Keirnan Street - Precinct G2	A	0	700	0	0.00	700	0	700
Keirnan Street - Precinct B	A	0	0	0	0.00	0	0	0
Totals		0	7,140	28,500	81.43	7,221	499	6,722

Appendix E - Cost Reconciliation Report

DCA 3

Revision 2

At close of previous revision	Gross Contributions	Interest Credited	Administration Costs	Works Settled	POS/Drainage Land Credited	Infra Land Credited	Cleared Lots	Surplus or Deficit
Cost Reconciliation	\$4,704,229	\$14,155	-\$805,914	-\$2,585,000	-\$964,950	-\$114,264	499	\$248,256

Appendix F - Administration Detail Report

DCA 3

Revision 2

Budget This FY	Legal Expenses	Loan Interest	Consultancy	Wages	Annual Forecast	Years Remaining	Total Future Cost	Completed Cost	Total Cost
Administration	\$4,000	\$42,847	\$3,000	\$42,410	\$92,257	13.28	\$1,225,170	\$805,914	\$2,031,084

Admin Spend to Date

DCAID	Revision	Order Date	Description	Amount
3	1	27/07/2022	Administration	-\$652,295.42
3	1	9/10/2025	Estimated costs spent to date this FY	-\$56,618.00
3	1	27/07/2023	Administration	-\$54,202.94
3	1	30/06/2024	Administration	-\$42,797.68
				-\$805,914.04

Appendix G - Infrastructure Cost Detail Report

DCA 3
Revision 2

ItemName	Precinct	Total Cost	Grants	Shire %	DCP %	Shire Cost	DCP Cost	DCP Completed	DCP Remaining
Whitby (Reilly Road) DSS	A	\$4,418,888	\$0	0%	100%	\$0	\$4,418,888	\$0	\$4,418,888
Water Monitoring	A	\$641,532	\$0	0%	100%	\$0	\$641,532	\$0	\$641,532
Town Centre Distributor Road	A	\$17,852,956	\$0	0%	100%	\$0	\$17,852,956	\$0	\$17,852,956
Tinspar Avenue	A	\$6,280,758	\$0	0%	100%	\$0	\$6,280,758	-\$1,265,000	\$5,015,758
Taylor/Scott Rd PS NOS	A	\$4,418,888	\$0	0%	100%	\$0	\$4,418,888	\$0	\$4,418,888
Taylor Road/Adams St	A	\$11,937,873	\$0	0%	100%	\$0	\$11,937,873	\$0	\$11,937,873
Skyline Boulevard	A	\$2,791,573	\$0	0%	100%	\$0	\$2,791,573	-\$1,320,000	\$1,471,573
North South Road	A	\$6,965,434	\$0	0%	100%	\$0	\$6,965,434	\$0	\$6,965,434
Keirnan Park DSS	A	\$4,359,146	-\$2,000,000	0%	100%	\$0	\$2,359,146	\$0	\$2,359,146
Bishop Road East	A	\$11,655,694	\$0	0%	100%	\$0	\$11,655,694	\$0	\$11,655,694
Totals		\$71,322,741	-\$2,000,000			\$0	\$69,322,741	-\$2,585,000	\$66,737,741

Appendix H - Infrastructure Land Detail Report

DCA 3
Revision 2

ItemName	Precinct	Res m2 Total	Non Res m2 Total	Res m2 Cleared	Non Res m2 Cleared	Res m2 Remaining	Non Res m2 Remaining	Total Cost Cleared Land	Total Cost Remaining	Total Cost All Land
Bishop Road East	A	12,450	0	0	0.00	12,450	0	\$0	\$402,384	\$402,384
Keirnan Park DSS	A	0	0	0	0.00	0	0	\$0	\$0	\$0
North South Road	A	13,000	0	0	0.00	13,000	0	\$0	\$420,160	\$420,160
Skyline Boulevard	A	7,800	0	2,544	0.00	5,256	0	-\$76,314	\$169,874	\$246,188
Taylor Road/Adams St	A	33,000	0	0	0.00	33,000	0	\$0	\$1,066,560	\$1,066,560
Taylor/Scott Rd PS NOS	A	40,000	0	0	0.00	40,000	0	\$0	\$1,292,800	\$1,292,800
Tinspar Avenue	A	8,275	0	1,265	0.00	7,010	0	-\$37,950	\$226,563	\$264,513
Town Centre Distributor Road	A	36,150	0	0	0.00	36,150	0	\$0	\$1,168,368	\$1,168,368
Water Monitoring	A	0	0	0	0.00	0	0	\$0	\$0	\$0
Whitby (Reilly Road) DSS	A	0	0	0	0.00	0	0	\$0	\$0	\$0
Totals		150,675	0	3,809	0.00	146,866	0	-\$114,264	\$4,746,709	\$4,860,973

Appendix I - Public Open Space and Drainage Land Detail Report

DCA	3	Revision	2									
ItemName	Precinct	Res m2 Total	Non Res m2 Total	Res m2 Cleared	Non Res m2 Cleared	Res m2 Remaining	Non Res m2 Remaining	Total Cost Cleared	Total Cost Remaining	Total Cost All Land		
Keirnan Street - Precinct B	A	0	0	0	0.00	0	0	\$0	\$0	\$0		
Keirnan Street - Precinct G2	A	18,797	0	0	0.00	18,797	0	\$0	\$607,519	\$607,519		
L9503 Mundijong Road - Precinct	A	0	0	0	0.00	0	0	\$0	\$0	\$0		
Lang Road - Precinct G3	A	0	0	0	0.00	0	0	\$0	\$0	\$0		
Lot 30 Soldiers Road	A	0	0	0	0.00	0	0	\$0	\$0	\$0		
Mundijong North - Precinct G1	A	220,027	0	0	0.00	220,027	0	\$0	\$7,111,273	\$7,111,273		
Mundijong Rd, Adams St, Taylor R	A	88,468	0	0	0.00	88,468	0	\$0	\$2,859,286	\$2,859,286		
Mundijong Town Centre - Precinct	A	0	0	0	0.00	0	0	\$0	\$0	\$0		
Watkins Road North - Precinct C	A	0	0	0	0.00	0	0	\$0	\$0	\$0		
Watkins Road South - Precinct D	A	0	0	0	0.00	0	0	\$0	\$0	\$0		
Whitby Estate - Precinct A	A	281,938	0	32,165	0.00	249,773	0	-\$964,950	\$8,072,663	\$9,037,613		
Totals		609,230	0	32,165	0.00	577,065	0	-\$964,950	\$18,650,741	\$19,615,691		

Appendix J - Infrastructure Designs

To reduce file size, only designs for uncompleted infrastructure projects will be shown, where available.