



Breese Pitt Dixon

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BPD Ref: 8890E/SYN

3rd March 2016

The Directors
Peet Funds Management Limited
Level 7
200 St Georges Terrace
Perth WA 6000

Dear Sirs

**RE: 383 BLACK FOREST ROAD, WERRIBEE
ENGINEERING REPORT AND OPINION OF REASONABLE
DEVELOPMENT COSTS**

INTRODUCTION

Breese Pitt Dixon Pty Ltd has been engaged by Peet Funds Management Limited to prepare this report and opinion of reasonable development costs (Costing) for inclusion in a Product Disclosure Statement (PDS) to be issued for the Peet Werribee Land Syndicate (Syndicate).

Breese Pitt Dixon Pty Ltd is a leading recognised consulting firm providing services in Civil Engineering, Land Surveying, Town Planning, Landscape Architecture and Project Management.

The property is located on the south side of Black Forest Road approximately 240 metres west of the Regional Rail Link ("RRL") and is known as 383 Black Forest Road, Werribee (the "Property").

An existing planning permit for the land north of the central waterway (Planning Permit Number WYP7570/14) was issued by the Wyndham City Council (the responsible authority) for the Property on 5th May 2015.

This report is based on the Subdivision Concept Plan prepared by Breese Pitt Dixon (Version 30A) ("Concept Plan") and includes the land in both the permit 1 and balance land planning applications.

A Concept Plan generally dealing with the northern portion of the land was resubmitted to Council in order to optimise lot yield. This plan was endorsed by Wyndham City Council on the 1st March 2016.

A Concept Plan for the balance of the land was submitted as part of a planning application on 22nd December 2015.

The Costing detailed in this report is based on known construction costs in the Black Forest Road vicinity and Wyndham City Council area and are GST exclusive.

The information on civil construction costs and statutory costs and fees contained in this report reflects Breese Pitt Dixon Pty Ltd.'s discussions with officers of the various servicing authorities and agencies (including private sector utilities) referred to in this report and may be subject to change as formal development agreements are entered into and development approvals are obtained prior to subdivision.

Whilst our Costing may vary following receipt of formal advice from the servicing authorities and completion of detailed designs, the Costing is considered reasonable based on conceptual design, and are consistent with other developments in the area.

THE PROPERTY

The Property is within the Black Forest Road South Precinct Structure Plan (PSP) prepared by the Metropolitan Planning Authority (MPA) in consultation with Wyndham City Council, Government agencies, servicing authorities and major stakeholders.

The Property is located on the south side of Black Forest Road approximately 240 metres west of the RRL railway reserve.

Primary access to the Property is from Black Forest Road and the future Ison Road.

The land is within a rapidly developing area of the City of Wyndham and in the vicinity of significant amenity, transport links and servicing.

The topography of the property is generally flat to the north with falls to a maximum of 1 metre in 16 metres south of the proposed drainage reserve, which generally runs in an east-west direction through the centre of the Property.

A limited number of farm sheds, dams and trees exist on the Property, with dry stone walls located on various parts of the Property.

GEOTECHNICAL CONDITIONS

A comprehensive geotechnical investigation has been completed for the Property. In summary the geotechnical conditions are typical of this area with basalt rock or boulders being encountered at depths of 0.6 to 4.3 metres.

The silty clays are typical of this area with Californian bearing ratios of 1 for the silty clays and 10 for weathered basalt giving total pavement depths for access streets of between 0.29m and 0.48m which is typical for residential streets in Wyndham City Council areas. Allowances have been made in the Costings to reflect the geotechnical conditions described in the geotechnical investigation referred to above.

We do not anticipate any significant impediment to development as a result of geotechnical conditions of the property.

DEVELOPMENT CONTRIBUTIONS PLAN

The Property is within the Wyndham West Development Contributions Plan ("DCP"). The DCP establishes a framework for developers to make a financial contribution towards the cost of the identified infrastructure projects, such as, arterial roads, bridges, major intersections, open space and community facilities.

The DCP ensures that the cost of providing new infrastructure is shared equitably between the various development proponents and the wider community.

The DCP will be charged on the net developable area of the property. The latest (2014) DCP rate for Wyndham West DCP is \$233,986 per Net Developable Hectare. Wyndham City Council is the collection agency for DCP's and is responsible for the provision of all projects identified in the DCP.

The DCP levy must be paid prior to the issue of a statement of compliance for each stage unless an arrangement has been entered into with Council to construct works for infrastructure projects in lieu of the cash contribution.

The capital cost of all infrastructure items will be indexed by Council quarterly for inflation in line with the following price indexes:

- Roads, intersections and bridges – indexed in line with the Australian Bureau of Statistics Consumer Price Indexes ("CPI"), Road and Bridge Construction Index, Victoria.
- All other infrastructure items – indexed in line with the Australian Bureau of Statistics CPI, Non-Residential Building Construction Index, Victoria.

COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy of \$900 per lot has not been included in the Costing as it is assumed that this will be paid by home builders and not the Syndicate.

GROWTH AREAS INFRASTRUCTURE CONTRIBUTIONS ("GAIC")

GAIC applies to land brought into the Melbourne Urban Growth Boundary ("UGB") prior to 2006 and which is zoned for urban development.

The subject land has a GAIC liability calculated on the gross area of the Property at a current 2015/16 rate of \$90,470 per hectare.

The GAIC contribution rate is indexed as published in the Government Gazette at the start of each financial year.

INFRASTRUCTURE WORKS

The following provides an overview of the servicing requirements for the Property at the date of this report.

Developer Contribution Plan Works

- Construction of Black Forest Road from eastern to western boundary of the Property including staged intersection works.
- It is anticipated that the intersection works with the north-south connector into the property will be staged consistent with timing of development of surrounding properties to the west and north.
- Construction of the northern connector of the Ison Road intersection.
- Construction of the southern connector of the Ison Road intersection through Active Open Space

It is noted that the Wyndham City Council has advised that the developer will not be required to construct Ison Road as part of this development.

City West Water Key Infrastructure

City West Water ("CWW") is the metropolitan water utility providing sewerage, water and recycled water infrastructure for this area.

CWW's growth strategy for this area requires infrastructure to be constructed both internally and externally to provide servicing for immediate and future development.

This report identifies and costs the relevant CWW infrastructure required to service the development of the Property.

Reimbursements for external servicing and upsizing of internal mains to facilitate future developments are included in the Costing.

In line with CWW policy, a provision has been made in the Costing for payment of sewerage, water and recycled water connection charges and per lot contributions.

These contributions are subject to annual CPI increases and every 5 years there is a joint CWW and Essential Services Commission review of fees and process costs.

(a) Potable Water

Whilst water supply is not immediately available to the Property, CWW has prepared a formal offer relating to the 830 metre extension of a 300mm diameter main in Black Forest Road from a proposed 450mm diameter main in Armstrong Road which is currently being designed and scheduled for construction by CWW in 2016, at no cost to the developer.

If the 450mm diameter main is not completed at the time that water supply is required CWW will allow a temporary connection to the existing 150mm diameter main further to the East. The temporary connection will be capable of servicing the first 150 lots in the development, an allowance for which has been included in the Costings.

A 225mm diameter main will then be required in the main connector road in the estate connecting to a future 600mm and 300mm diameter main in Ison Road.

As a condition of making water supply available CWW will require the new Customer Contribution Fee of \$668.15 per lot to be paid prior to the issue of a statement of compliance.

(b) Recycled Water

Similar to Potable Water, recycled water is not immediately available and CWW have prepared a formal offer relating to the 830 metre extension of a 300mm diameter main in Black Forest Road from a proposed 600mm diameter main in Armstrong Road which is currently being designed and scheduled for construction by CWW in 2016, at no cost to the developer.

If the 600mm diameter main in Armstrong Road is not completed at the time that water supply is required, CWW will allow a temporary connection to the existing 150mm diameter recycled main further to the East. The temporary connection will be capable of servicing the first 150 lots in the development, an allowance for which has been included in the Costings.

A 225mm diameter main will then be required in the main connector road in the estate connecting to a future 450mm and 300mm diameter main in Ison Road.

As a condition of making recycled water available CWW will require a new Customer Contribution Fee of:

\$1,871.30 per lot for lots under 450m² in area; and
\$2,298.35 per lot for lots over 450m² in area

to be paid prior to the issue of a statement of compliance.

(c) Sewerage

Sewerage facilities to the northern part of the development can be provided by the construction of approximately 850 metres of 300mm and 375 mm diameter outfall sewer east and north to an existing access chamber in Armstrong Road. This sewer will service stages 1 – 7 and 15 (approximately 298 lots).

The balance of the land will be serviced by either a temporary pump station or the extension of a 375mm and 450mm branch sewer through the Harpley Estate and under the RRL to the east.

The branch sewer will follow the route of the proposed Melbourne Water Waterway.

If the pump station is installed, CWW will require an operating fee of approximately \$48,636 depending on the timing of construction.

For the purposes of the Costing, we have assumed that a temporary pump station will be installed.

As a condition of making sewerage facilities available, CWW will require the New Customer Contribution Fee of \$668.15 per lot to be paid prior to the issue of a statement of compliance.

STORM WATER DRAINAGE

Melbourne Water Corporation ("MWC") is the responsible authority for the construction of major drainage infrastructure and Wyndham City Council is responsible for local drainage.

Approximately 90% of the developable area of the Property drains to the east and is within the Black Forest Road Drainage Scheme for which the following contributions are payable.

Hydraulic	\$51,974 per hectare
Water Quality	\$32,583 per hectare

Where a stage of development has an average lot size less than 300m², Melbourne Water will increase the scheme contribution for that stage by 15%. There are currently no stages averaging less than 300m².

A linear waterway to be constructed as part of the Melbourne Water Drainage Scheme Works will run through the property and will consist of a meandering landscaped channel with strategically placed sediment basins to assist with the removal of suspended solids and water quality.

As no permanent outfall drainage is available at this time, arrangements for temporary outfall(s) to the East are required.

The balance of the Property is not within a drainage scheme, however as it is probable that the land will be included in one as PSP's to the south are prepared contributions at the Black Forest Road drainage Scheme rate have been included in the Costings.

In the absence of a drainage scheme some temporary retardation may be required which could be placed in the land quarantined by the quarry buffer or with Council approval in the open space south of Ison Road. If this was required, the cost is not expected to be material.

Council drainage will be designed to cater for a 1 in 5 year storm event and road reserves will be designed to cater for the 1 in 100 year overland flow storm events.

INTERNAL ROAD WORKS AND DRAINAGE

Wyndham City Council is the responsible authority for all road and drainage construction, other than the Melbourne Water main drainage.

An allowance for all road and drainage construction has been included in the Costing.

The Costing is based on and consistent with road cross-sections detailed in the Precinct Structure Plan, Wyndham City Council design guidelines and the Metropolitan Planning Authority Infrastructure Design Manual.

ELECTRICAL SERVICES

Powercor Australia is the electrical supply authority for this area.

Powercor will provide for network connection services and the Syndicate will arrange for an electrical design consultant to prepare the underground power and substation network to Powercor's requirements.

To enable underground power to be made available, Powercor will require the extension of high voltage cables along Black Forest Road from Haines Street, a distance of approximately 1,300 metres.

The extension of the high voltage cables will require the bored crossing of the RRL at Black Forest Road, with both the extension and crossing of the RRL having been provided for in the Costing.

An electrical engineer has prepared Preliminary electrical plans showing sub-station locations and they have completed a preliminary design for stage 1 of the estate.

TELECOMMUNICATIONS

National Broadband Network Company ("NBN") will be the telecommunications provider within the subdivision.

The developer will be required to install conduits, pipes and distribution pits to enable communication cables to be installed.

NBN will require a network contribution of \$600 per lot, together with the cost to provide the underground service network.

An agreement for the provision of NBN services will be entered into between the developer and NBN at the appropriate time.

GAS

AusNet Services operates the gas distribution network for this area.

AusNet has advised that gas is immediately available and will be provided at no cost to the estate provided a gas main trench is provided at no cost to AusNet, together with the necessary service conduits to supply each newly created lot.

MISCELLANEOUS MATTERS

Peet has commissioned independent consultants to undertake contamination, and cultural heritage assessments with resulting recommendations included in the Costing.

OPINION OF PROBABLE COST

Staged cost estimates for the development have been prepared as at 11/02/2016 and based on the Concept Plan— please refer to Appendix 1.

It is noted that the northern portion of the Property as shown in the Concept Plan has been endorsed by Council and the southern portion of the Property is subject to Council's approval.

Costs are based on known construction costs and contributions within the City of Wyndham and include a 5% contingency allowance, which is considered reasonable, please refer to Appendix 2.

The information contained in this report reflects Breese Pitt Dixon's discussion with officers of the various servicing authorities and in most instances is based on formal servicing conditions for Stage 1 of the development.

The Costing for stage 1 includes the construction of a temporary intersection for the north south connector road with Black Forest Road. No allowance has been included for the fully signalized intersection (DCP Item), which will be required at some time in the future. If Council require the fully or staged signalized intersection to be constructed by the developer, arrangements will need to be put in place regarding the crediting of DCP's against these works or appropriate reimbursements after completion of construction.

The Costing is at present day values and is GST exclusive.

The Costing allows for the construction of civil engineering works including earthworks, roads, drainage, drainage channels and associated works, intersection treatment, sewer, water, recycled water, gas, electrical and telecommunication services, together with the construction of a pedestrian footbridge over the waterway in stage 14.

The Costing allows for DCP items such as construction of Black Forest Road and the northern connector of the Ison Road intersection. Timing for reimbursements for DCP items is not known at this stage. Peet has advised that the largest DCP credit (for Active Open Space in the Southern portion of the Property) has been assumed after the final stage in the project which based on our experience is reasonable.

The Costing also includes Biodiversity Conservation Strategy offsets, Developer Contributions, GAIC, CWW and MWC contributions and charges. Allowance has also been made for engineering and survey fees together with miscellaneous consulting fees.

No allowance has been included for town planning and project management, costs and fees.

The Costing excludes fees for marketing, legal, financing, development management, holding costs and taxes.

We have been advised that allowances for the above excluded items have been considered and where relevant included in the financial forecasts by the Responsible Entity.

The overall development costs of \$81,306,979 or \$89,842 per lot is considered reasonable and is consistent with development costs of other or similar properties within the Wyndham City Council.

The Costing does not include land reimbursements to be received for the Property pursuant to the DCP, albeit we understand that the Responsible Entity has received planning advice on this matter and included the reimbursements in their financial forecasts.

DEVELOPMENT PROGRAMS

As a Planning Permit has issued for the Property, it is anticipated that construction works could commence on site by April/May 2016, subject to:

- (i) endorsement of the revised plan for the northern portion of the Property;
- (ii) certification of Plan of Subdivision;
- (iii) preparation of road, drainage, sewer, water, recycled water and other services plans;
- (iv) approval of construction plans;
- (v) calling for tenders; and
- (vi) approval of service crossings of RRL.

Subsequent stages could commence at any interval consistent with the rate of sales.

RISK TO TIMING OF DEVELOPMENT

Potential risks that could possibly delay commencement of development are:

ISSUE	POSSIBLE OUTCOME
Crossing of RRL with various services	Negotiations are well advanced for the crossing of the RRL. Water, recycled water, sewer and drainage crossings exist whilst plans have been submitted for both electricity supply and NBN to the RRL Authority. There are no unforeseen delays anticipated with these works.
Temporary outfall drainage to east	Negotiations are well advanced with Lend Lease, the developer of the adjoining Harpley Estate. Melbourne Water has powers under their Act to serve notice on downstream land owners to enable temporary outfall to be constructed if negotiations fail.

CONCLUSION


As a Planning Permit has issued and all services can be made available, the land is ready for immediate residential development, subject to the various matters mentioned above.

Servicing conditions have been received for water, recycled water, sewer, electrical, gas and telecommunications and therefore the Property has a servicing strategy advanced to enable development to commence in the first half of 2016.

The remaining authority approval, for MWC main drainage, is anticipated in the next four (4) weeks and will have no impact on the timing of the development.

In summary, there are no cost or development timing risks that materially affect the ability to commence development on the property in the first half of 2016.

Yours faithfully,
Breese Pitt Dixon Pty Ltd



Ken Breese

DISCLAIMER

Breese Pitt Dixon Pty Ltd has consented to the inclusion of this report in the Product Disclosure statement but is not providing advice about the financial products or the suitability of the investment as set out in the Product Disclosure statement. Such an opinion can only be provided by a person who holds an Australian Financial Services Licence. Breese Pitt Dixon Pty Ltd does not hold such a licence and is not operating under any such licence in providing this report.

Breese Pitt Dixon Pty Ltd has been retained by Peet Funds Management Limited and no other party to provide this report. We do not have a financial interest in either Peet Limited or Peet Funds Management Limited and have provided this report solely in our capacity as an independent professional firm of consultants. We will receive a fee for our professional services in preparing this report.

Appendix 1

Concept Plan



LOT MIX

PRODUCT	LOTS	TOTAL	% MIX
10 X 32	3	5	0.6%
10 X 32	2		
10 X 32	140		
10 X 32	8	169	18.3%
10 X 32	16		
10 X 32	255		
10 X 32	19	293	32.4%
10 X 32	18		
12.5 X 32	240		
12.5 X 28	35	265	31.6%
12.5 X 21	11		
10 X 32	58		
10 X 32	30	98	10.8%
10 X 21	4		
10 X 21	7	20	2.2%
10 X 21	13		
10 X 21	8	8	0.9%
10 X 21	29	29	3.2%
TOTAL	905	905	100%

DESIGN STATISTICS

LOT RANGE	NO. LOTS	LOTS %
200 - 299m²	67	7.4%
300 - 399m²	149	16.5%
400 - 499m²	523	57.8%
500 - 599m²	157	17.3%
>600	9	1.0%
Total	905	100%

Total site Area	86.58ha
Transport	
Westbrook Drive / Ison Road - 6 Lane Arterial	2.20ha
Black Forest Road - Additional Lane Take	0.39ha
Open Space	
Drainage Reserve	5.65ha
Passive Open Space	2.16ha
Active Open Space	16.15ha
Landscaping Reserve	0.23ha
Shared Path	
Total Net Developable Area	59.80ha
Conventional Residential	38.08ha
Future Application Area (Super Lots)	3.56ha
Road Network	18.15ha
Total Lots	905 Lots
Average Lot Size	420m²
Dwellings/Net Developable Area	15 Dwellings/NDHA

REVISIONS

VER	DATE	COMMENTS	CHD
31	1/1/10	The layout has been amended	AJ
30	1/1/10	The layout has been amended	SA
29	1/1/10	The layout has been amended	AJ
28	1/1/10	The layout has been amended	AJ
27	1/1/10	The layout has been amended	AJ
26	1/1/10	The layout has been amended	AJ
25	1/1/10	The layout has been amended	AJ
24	1/1/10	The layout has been amended	AJ
23	1/1/10	The layout has been amended	AJ
22	1/1/10	The layout has been amended	AJ
21	1/1/10	The layout has been amended	AJ
20	1/1/10	The layout has been amended	SA
19	1/1/10	The layout has been amended	SA
18	1/1/10	The layout has been amended	AJ
17	1/1/10	The layout has been amended	AJ
16	1/1/10	The layout has been amended	SA
15	1/1/10	The layout has been amended	SA
14	1/1/10	The layout has been amended	SA
13	1/1/10	The layout has been amended	SA
12	1/1/10	The layout has been amended	SA
11	1/1/10	The layout has been amended	SA
10	1/1/10	The layout has been amended	SA
9	1/1/10	The layout has been amended	SA
8	1/1/10	The layout has been amended	SA
7	1/1/10	The layout has been amended	SA
6	1/1/10	The layout has been amended	SA
5	1/1/10	The layout has been amended	SA
4	1/1/10	The layout has been amended	SA
3	1/1/10	The layout has been amended	SA
2	1/1/10	The layout has been amended	SA
1	1/1/10	The layout has been amended	SA

SCALE @ A1 1:2500

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Date: 1/11/2015
Drawn by: MA
Project No: 8909
Drawing Ref: 8890_UC_SLP01_V30A



BLACK FOREST ROAD, WERRIBEE INDICATIVE MASTER PLAN

CIVIL ENGINEERS LAND SURVEYORS TOWN PLANNERS
URBAN DESIGNERS LANDSCAPE ARCHITECTS

PREPARED UNDER A QUALITY SYSTEM CERTIFIED COMPLYING WITH ISO 9001

SFILE

Appendix 2

Staged Development Costs

Black Forest Rd, Werribee
Residential Development Cost Estimate

Ref 8890E
11-Feb-15

Site Area: 83.5 ha approx
Developable Area: 56.7 ha approx
Number of lots: 905
Average lot size: 424 m2
Lot density: 16 lots/ha approx.

Revision No 18
Plan Ref 8890_UD_SLP01-V30A



Item	Description	Stage 1 & 1A	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Stage 15	Stage 16	Stage 17
1	Construction Costs	26	18	18	24	16	20	16	18	18	8	16	16	18	18	18	20	20
1.1	Internal Estate Works																	
1.1.1	Road and Drainage	\$20,764,108	\$715,000	\$1,069,501	\$1,057,178	\$932,571	\$761,731	\$666,871	\$749,968	\$205,404	\$989,729	\$1,312,162	\$1,030,670	\$868,218	\$52,500	\$1,082,586	\$696,324	
1.1.2	Sewerage Retention	\$4,298,654	\$444,918	\$181,585	\$267,680	\$370,461	\$169,666	\$247,208	\$58,051	\$0	\$218,182	\$203,459	\$92,405	\$68,147	\$0	\$220,706	\$188,456	
1.1.3	Water Supply Retention (potable)	\$48,084	\$1,175,000	\$36,020	\$36,177	\$69,291	\$36,063	\$48,878	\$31,300	\$13,042	\$70,198	\$68,157	\$50,239	\$0	\$68,735	\$61,012		
1.1.4	Water Supply Retention (recycled)	\$1,300,000	\$53,199	\$40,025	\$33,877	\$57,215	\$76,682	\$39,900	\$54,078	\$34,630	\$14,429	\$77,666	\$75,408	\$57,215	\$55,583	\$0	\$94,856	\$67,503
1.1.5	Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.1.6	Contingencies (5%)	\$1,467,400	\$72,500	\$72,500	\$42,400	\$76,300	\$76,700	\$53,800	\$47,400	\$12,200	\$71,700	\$88,200	\$65,700	\$55,100	\$4,100	\$79,300	\$54,700	
1.2	External Estate Works																	
1.2.1	External Road Works	\$2,004,000	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$990,000	\$0	\$264,000
1.2.2	Internal Collector Road Works	\$5,033,200	\$0	\$0	\$0	\$993,000	\$0	\$764,600	\$0	\$0	\$443,600	\$0	\$0	\$0	\$0	\$1,132,000	\$1,056,000	\$0
1.2.3	Outfall Drainage Works	\$250,000	\$100,000	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.2.4	Internal Major Drainage Works	\$2,850,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080,000	\$0	\$0	\$940,000	\$830,000	\$0	\$0	\$0
1.2.5	Outfall Sewer Works	\$1,155,400	\$515,400	\$0	\$0	\$75,000	\$0	\$565,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.2.6	Internal Branch Sewer Works	\$360,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,500	\$103,500	\$99,000	\$0	\$0	\$0	\$0	\$0
1.2.7	External Water Main Extension	\$1,080,000	\$858,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$222,000	\$0	\$0
1.2.8	Internal Water Service Main	\$680,000	\$168,750	\$0	\$0	\$187,500	\$0	\$143,750	\$0	\$0	\$39,000	\$0	\$0	\$0	\$0	\$27,000	\$69,000	\$0
1.2.9	HV Electrical Extension	\$425,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.2.10	Gas Main Extension	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.2.7	Contingencies (5%)	\$700,380	\$181,560	\$0	\$0	\$62,775	\$0	\$81,165	\$0	\$0	\$86,005	\$5,175	\$4,950	\$102,100	\$57,950	\$69,450		
2	Development Charges, Fees and Costs																	
2.1	State Government																	
2.1.1	Growth Area Infrastructure Contribution	\$8,094,704	\$416,609	\$250,096	\$148,281	\$228,967	\$391,740	\$184,931	\$211,203	\$195,683	\$37,772	\$507,766	\$294,973	\$235,792	\$393,983	\$216,532	\$343,403	\$293,384
2.2	Municipal																	
2.2.1	Development Contribution	\$13,953,521	\$995,610	\$801,812	\$371,102	\$753,032	\$748,287	\$462,824	\$528,574	\$489,733	\$94,530	\$603,684	\$738,226	\$590,113	\$453,699	\$161,918	\$859,431	\$717,167
2.2.2	Construction Supervision & Checking Fees	\$1,026,236	\$34,170	\$34,760	\$35,347	\$50,664	\$40,060	\$43,595	\$40,060	\$43,595	\$7,069	\$45,952	\$61,269	\$48,308	\$35,347	\$17,674	\$60,090	\$47,130
2.2.3	Public Open Space Contribution (Habitat Fees)	\$672,608	\$34,617	\$20,781	\$12,826	\$19,025	\$32,551	\$15,366	\$17,549	\$16,260	\$3,139	\$42,191	\$24,510	\$19,592	\$32,737	\$17,992	\$28,534	\$24,378
2.2.4	Expected Reimbursement	(\$264,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$264,000)
2.3	Main Drainage																	
2.3.1	Admin. & Scheme/Area Contributions	\$5,216,406	\$376,785	\$226,190	\$134,107	\$207,080	\$354,294	\$167,254	\$191,014	\$176,978	\$34,161	\$300,177	\$266,777	\$213,253	\$163,956	\$71,704	\$310,578	\$265,340
2.3.2	Expected Reimbursement	(\$1,505,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$700,000)	\$0	\$0	(\$500,000)	\$0	\$0	\$0
2.4	Sewerage																	
2.4.1	Admin. & Charges/Contributions	\$652,390	\$40,920	\$30,900	\$22,210	\$32,900	\$30,900	\$24,890	\$24,890	\$26,890	\$6,180	\$28,230	\$36,910	\$29,560	\$20,050	\$12,190	\$36,240	\$28,900
2.4.2	Expected Reimbursement	(\$817,000)	(\$403,000)	\$0	\$0	\$0	\$0	\$0	(\$126,000)	\$0	\$0	(\$126,000)	(\$82,800)	(\$79,200)	\$0	\$0	\$0	\$0
2.5	Water Supply (potable)																	
2.5.1	Admin. & Charges/Contributions	\$852,390	\$40,920	\$30,900	\$22,210	\$32,900	\$30,900	\$24,890	\$24,890	\$26,890	\$6,180	\$28,230	\$36,910	\$29,560	\$20,050	\$12,190	\$36,240	\$28,900
2.5.2	Expected Reimbursement	(\$573,000)	(\$337,900)	\$0	\$0	\$0	(\$67,600)	\$0	(\$51,800)	\$0	\$0	(\$14,000)	\$0	\$0	(\$68,000)	(\$9,700)	(\$24,000)	\$0
2.6	Water Supply (recycled)																	
2.6.1	Admin. & Charges/Contributions	\$2,076,180	\$132,030	\$98,450	\$69,340	\$105,160	\$98,450	\$78,290	\$78,290	\$85,010	\$15,600	\$89,490	\$118,600	\$93,970	\$69,340	\$35,750	\$116,360	\$91,730
2.6.2	Expected Reimbursement	(\$615,100)	(\$359,400)	\$0	\$0	\$0	(\$73,000)	\$0	(\$56,000)	\$0	\$0	(\$15,200)	\$0	\$0	\$0	(\$74,000)	(\$10,500)	(\$27,000)
2.7	Other services																	
2.7.1	Electricity Supply Retention (Net) & Fees	\$2,811,000	\$226,900	\$131,200	\$91,500	\$140,300	\$131,200	\$103,700	\$103,700	\$112,900	\$18,300	\$119,000	\$158,600	\$125,100	\$91,500	\$45,800	\$155,600	\$122,000
2.7.2	Telecommunications (FTTH pit & pipe)	\$1,357,500	\$64,500	\$43,500	\$45,000	\$69,000	\$64,500	\$51,000	\$51,000	\$55,500	\$9,000	\$58,500	\$78,000	\$45,000	\$22,500	\$76,500	\$60,000	\$60,000
2.7.3	Gas Retention	\$439,100	\$28,100	\$20,900	\$14,600	\$22,300	\$20,900	\$16,500	\$16,500	\$17,900	\$2,900	\$18,900	\$25,200	\$19,900	\$14,600	\$7,300	\$24,700	\$19,400
3	Professional Consultancy Fees																	
3.1.1	Survey	\$724,000	\$46,400	\$23,200	\$24,000	\$36,800	\$34,400	\$27,200	\$27,200	\$29,600	\$4,800	\$31,200	\$41,600	\$32,800	\$24,000	\$12,000	\$40,800	\$32,000
3.1.2	Engineering Survey Incl. Asset Recording & D-Spec	\$471,100	\$30,200	\$22,400	\$15,600	\$23,900	\$22,400	\$17,700	\$17,700	\$19,300	\$3,100	\$20,300	\$27,100	\$21,300	\$15,600	\$7,800	\$26,500	\$20,800
3.1.3	Engineering Design & Construction	\$2,896,700	\$137,600	\$92,800	\$96,000	\$147,300	\$137,600	\$108,800	\$108,800	\$118,400	\$19,200	\$124,800	\$166,500	\$131,200	\$96,000	\$46,000	\$163,300	\$128,000
3.1.4	Planning	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1.5	Miscellaneous Consultants	\$454,910	\$228,420	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295
3.1.6	Expected Authority Reimbursement of Fees	(\$280,908)	(\$88,024)	\$0	\$0	\$0	(\$11,248)	\$0	(\$18,704)	\$0	\$0	(\$68,416)	(\$6,624)	(\$6,336)	(\$40,000)	(\$35,760)	(\$1,616)	(\$4,080)
Total Above Costs		\$81,306,979	\$7,018,669	\$3,151,042	\$1,943,220	\$3,213,244	\$4,851,194	\$2,394,860	\$3,975,010	\$2,346,283	\$517,300	\$4,338,680	\$3,852,107	\$2,978,360	\$3,030,445	\$2,417,585	\$5,046,888	\$4,096,790
Cost per Lot		\$89,842	\$119,960	\$73,280	\$64,774	\$69,853	\$112,818	\$70,437	\$116,912	\$63,413	\$96,217	\$111,248	\$74,079	\$72,643	\$101,015	\$161,172	\$98,959	\$102,420

* Approx. Land Acq. \$5,703,600 reimbursement

Black Forest Rd, Werribee
Residential Development Cost Estimate

Ref 8890E
11-Feb-15
Revision No 18
Plan Ref 8890_UD_SLP01-V30A

Site Area: 83.5 ha approx
Developable Area: 56.7 ha approx
Number of lots: 905
Average lot size: 424 m²
Lot density: 16 lots/ha approx.

2,019 1,678 2,281 3,547 3,653 3,744 16,151 2,203
2,019 1,678 2,281 3,547 3,653 3,435 0,000 0,000
29 29 37 57 62 63

Item	Description	Active OS										Isbn Rd
		Stage 18 16	Stage 19 16	Stage 20 16	Stage 21 18	Stage 22 20	Stage 23 16	Stage 24	Stage 25	16:151	2:203	
1	Construction Costs											
1.1	Internal Estate Works											
1.1.1	Road and Drainage	\$916,193	\$727,743	\$847,758	\$1,462,430	\$1,510,778	\$1,688,913		\$0	\$0		
1.1.2	Sewerage Reticalcation	\$220,005	\$84,272	\$131,947	\$294,742	\$207,876	\$382,801		\$0	\$0		
1.1.3	Water Supply Reticalcation (potable)	\$55,909	\$28,352	\$40,032	\$79,951	\$67,703	\$97,529		\$0	\$0		
1.1.4	Water Supply Reticalcation (recycled)	\$61,857	\$31,368	\$44,291	\$88,457	\$74,906	\$107,905		\$0	\$0		
1.1.5	Landscaping	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
1.1.6	Contingencies (5%)	\$65,600	\$46,500	\$56,900	\$102,000	\$99,300	\$120,200		\$0	\$0		
1.2	External Estate Works											
1.2.1	External Road Works	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
1.2.2	Internal Collector Road Works	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
1.2.3	Outfall Drainage Works	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
1.2.4	Internal Major Drainage Works	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
1.2.5	Outfall Sewer Works	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
1.2.6	Internal Branch Sewer Works	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
1.2.7	External Water Main Extension	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
1.2.8	Internal Water Service Main	\$45,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
1.2.9	HV Electrical Extension	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
1.2.10	Gas Main Extension	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
1.2.7	Contingencies (5%)	\$2,250	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
2	Development Charges, Fees and Costs											
2.1	State Government											
2.1.1	Growth Area Infrastructure Contribution	\$188,764	\$156,883	\$213,260	\$331,623	\$341,533	\$350,041	\$94,242	\$196,898	\$1,510,020	\$205,967	
2.2	Municipal											
2.2.1	Development Contribution	\$472,418	\$392,629	\$533,722	\$829,948	\$854,751	\$803,742		\$482,479	\$207,780		
2.2.2	Construction Supervision & Checking Fees	\$34,169	\$34,169	\$43,595	\$67,160	\$73,051	\$74,229		\$0	\$0		
2.2.3	Public Open Space Contribution (Habitat Fees)	\$15,685	\$13,036	\$17,720	\$27,555	\$28,379	\$29,086	\$7,831	\$16,361	\$17,114	\$125,471	
2.2.4	Expected Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
2.3	Main Drainage											
2.3.1	Admin. & Scheme/Area Contributions	\$170,721	\$141,887	\$192,875	\$299,924	\$308,887	\$316,581		\$0	\$186,279		
2.3.2	Expected Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
2.4	Sewerage											
2.4.1	Admin. & Charges/Contributions	\$21,550	\$21,550	\$26,880	\$40,250	\$43,590	\$44,260		\$0	\$0		
2.4.2	Expected Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
2.5	Water Supply (potable)											
2.5.1	Admin. & Charges/Contributions	\$21,550	\$21,550	\$26,880	\$40,250	\$43,590	\$44,260		\$0	\$0		
2.5.2	Expected Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
2.6	Water Supply (recycled)											
2.6.1	Admin. & Charges/Contributions	\$67,100	\$67,100	\$85,010	\$129,790	\$140,990	\$143,230		\$0	\$0		
2.6.2	Expected Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
2.7	Other services											
2.7.1	Electricity Supply Reticalcation (Net) & Fees	\$88,500	\$88,500	\$112,900	\$173,900	\$189,200	\$192,200		\$0	\$0		
2.7.2	Telecommunications (FTTH pit & pipe)	\$43,500	\$43,500	\$55,500	\$85,500	\$93,000	\$94,500		\$0	\$0		
2.7.3	Gas Reticalcation	\$14,100	\$14,100	\$17,900	\$27,600	\$30,100	\$30,600		\$0	\$0		
3	Professional Consultancy Fees											
3.1.1	Survey	\$23,200	\$23,200	\$29,600	\$45,600	\$49,600	\$50,400		\$0	\$0		
3.1.2	Engineering Survey Incl. Asset Recording & D-Spec	\$15,100	\$15,100	\$19,300	\$29,700	\$32,300	\$32,800		\$0	\$0		
3.1.3	Engineering Design & Construction	\$92,800	\$92,800	\$118,400	\$182,500	\$198,500	\$201,700		\$0	\$0		
3.1.4	Planning	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
3.1.5	Miscellaneous Consultants	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295	\$10,295		\$0	\$0		
3.1.6	Expected Authority Reimbursement of Fees	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0		
Total Above Costs		\$2,646,266	\$2,054,533	\$2,624,785	\$4,348,175	\$4,398,329	\$4,815,272		\$2,009,613	\$725,497		
Cost per Lot		\$91,251	\$70,846	\$70,940	\$76,301	\$70,941	\$76,433					
		\$676,200	\$1,042,650	\$802,830	\$465,780	\$1,188,600	\$1,108,800		\$787,500	\$1,039,500	\$277,200	

* Approx. Land Acq. \$5,703,600 reimbursement

Black Forest Rd, Werribee
Residential Development Cost Estimate

Ref 8890E
11-Feb-15
Site Area: 83.5 ha approx
Developable Area: 56.7 ha approx
Number of lots: 905
Average lot size: 424 m²
Lot density: 16 lots/ha approx

Revision No 18
Plan Ref 8890_UD_SLP01-V30A

Plan Ref 8890_UD_SI P01-V30A																					
Lot density: 16 lots/ha approx.																					
Item	Description	Major Culverts			Outfall Drainage			Internal Major Drainage Works			Outfall Sewer Works			Internal Branch Sewer Works			External Watermain Extension		Internal		
		Stage 11	Stage 14	Stage 15	Stage 1&1A	Stage 8	Stage 11	Stage 14	Stage 15	Stage 1&1A	Stage 6	Stage 8	Stage 11	Stage 12	Stage 13	Stage 1&1A	Stage 15	Stage 1&1A	Stage 6	Stage 8	
1 Construction Costs																					
1.1 Internal Estate Works																					
1.1.1	Road and Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.1.2	Sewerage Retreatment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.1.3	Water Supply Retreatment (potable)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.1.4	Water Supply Retreatment (recycled)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.1.5	Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.1.6	Contingencies (5%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2 External Estate Works																					
1.2.1	External Road Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.2	Internal Collector Road Works	\$0	\$0	\$0	\$0	\$0	\$100,000	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.3	Outfall Drainage Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.4	Internal Major Drainage Works	\$400,000	\$200,000	\$350,000	\$0	\$0	\$680,000	\$740,000	\$480,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.5	Outfall Sewer Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.6	Internal Branch Sewer Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.7	External Water Main Extension	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.8	Internal Water Service Main	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.9	HV Electrical Extension	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.10	Gas Main Extension	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.7	Contingencies (5%)	\$20,000	\$10,000	\$17,500	\$5,000	\$7,500	\$34,000	\$37,000	\$24,000	\$25,770	\$3,750	\$28,250	\$7,875	\$5,175	\$4,950	\$42,900	\$11,100	\$8,438	\$9,375	\$7,188	
2 Development Charges, Fees and Costs																					
2.1 State Government																					
2.1.1	Growth Area Infrastructure Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.2 Municipal																					
2.2.1	Development Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.2.2	Construction Supervision & Checking Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.2.3	Public Open Space Contribution (Habitat Fees)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.2.4	Expected Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.3 Main Drainage																					
2.3.1	Admin. & Scheme/Area Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.3.2	Expected Reimbursement	(\$250,000)	\$0	\$0	\$0	\$0	(\$450,000)	(\$500,000)	(\$305,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.4 Sewerage																					
2.4.1	Admin. & Charges/Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.4.2	Expected Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.5 Water Supply (potable)																					
2.5.1	Admin. & Charges/Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.5.2	Expected Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.6 Water Supply (recycled)																					
2.6.1	Admin. & Charges/Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.6.2	Expected Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.7 Other services																					
2.7.1	Electricity Supply Retreatment (Net) & Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.7.2	Telecommunications (FTTH pit & pipe)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.7.3	Gas Retreatment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3 Professional Consultancy Fees																					
3.1.1 Survey		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.2 Engineering Survey incl. Asset Recording & D-Spec		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.3 Engineering Design & Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.4 Planning		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.5 Miscellaneous Consultants		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.6	Expected Authority Reimbursement of Fees	(\$20,000)	\$0	\$0	\$0	\$0	(\$36,000)	(\$40,000)	(\$24,400)	\$0	(\$10,080)	(\$6,336)	(\$10,080)	(\$10,080)	(\$6,336)	(\$44,627)	(\$11,360)	(\$11,157)	(\$11,248)	(\$8,624)	
Total Above Costs		\$150,000	\$210,000	\$367,500	\$105,000	\$157,500	\$228,000	\$237,000	\$174,600	\$105,930	\$78,750	\$457,170	\$29,295	\$19,251	\$18,414	\$298,433	\$79,740	\$26,571	\$45,027	\$34,514	
Cost per Lot																					

* Approx. Land Acq. \$5,703,600 reimbursement

Black Forest Rd, Werribee
Residential Development Cost Estimate

Ref 8890E Site Area: 83.5 ha approx
11-Feb-15 Developable Area: 56.7 ha approx
 Number of lots: 905
Revision No 18 Average lot size: 424 m2
Plan Ref 8890_UD_SLP01-V30A Lot density: 16 lots/ha approx.

Plan Ref 8890_UD_SLDP01-V30A		Lot density: 16 lots/ha approx.		Water Service Main					External Electrical Extension		External Gas Main Extension	
Item	Description	Stage 11	Stage 16	Stage 17	Stage 18	Stage 1&1A	Stage 1&1A	Stage 1&1A	Stage 1&1A	Stage 1&1A	Stage 1&1A	
1 Construction Costs												
1.1 Internal Estate Works												
1.1.1	Road and Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.1.2	Sewerage Reticalulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.1.3	Water Supply Reticalulation (potable)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.1.4	Water Supply Reticalulation (recycled)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.1.5	Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.1.6	Contingencies (5%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2 External Estate Works												
1.2.1	External Road Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.2	Internal Collector Road Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.3	Outfall Drainage Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.4	Internal Major Drainage Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.5	Outfall Sewer Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.6	Internal Branch Sewer Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.7	External Water Main Extension	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.8	Internal Water Service Main	\$39,000	\$27,000	\$69,000	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	
1.2.9	HV Electrical Extension	\$0	\$0	\$0	\$0	\$0	\$0	\$425,000	\$0	\$0	\$0	
1.2.10	Gas Main Extension	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,000	\$0	
1.2.7	Contingencies (5%)	\$1,950	\$1,350	\$3,450	\$2,250	\$0	\$0	\$21,250	\$0	\$8,500	\$0	
2 Development Charges, Fees and Costs												
2.1 State Government												
2.1.1	Growth Area Infrastructure Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.2 Municipal												
2.2.1	Development Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.2.2	Construction Supervision & Checking Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.2.3	Public Open Space Contribution (Habitat Fees)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.2.4	Expected Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.3 Main Drainage												
2.3.1	Admin. & Scheme/Area Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.3.2	Expected Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.4 Sewerage												
2.4.1	Admin. & Charges/Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.4.2	Expected Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.5 Water Supply (potable)												
2.5.1	Admin. & Charges/Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.5.2	Expected Reimbursement	(\$14,000)	(\$9,700)	(\$24,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.6 Water Supply (recycled)												
2.6.1	Admin. & Charges/Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.6.2	Expected Reimbursement	(\$15,200)	(\$10,500)	(\$27,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.7 Other services												
2.7.1	Electricity Supply Reticalulation (Net) & Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.7.2	Telecommunications (FTTH pit & pipe)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2.7.3	Gas Reticalulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3 Professional Consultancy Fees												
3.1.1	Survey	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.2	Engineering Survey Incl. Asset Recording & D-Spec	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.3	Engineering Design & Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.4	Planning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.5	Miscellaneous Consultants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.6	Expected Authority Reimbursement of Fees	(\$2,336)	(\$1,616)	(\$4,080)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Above Costs		\$9,414	\$6,534	\$17,370	\$47,250	\$446,250		\$178,500				
Cost per Lot												

* Approx. Land Acq. \$5,703,600 reimbursement