

DCA 1 - BRABHAM

Brabham (DCA 1) - Changes to the Development Contribution Plan

Change to the Cost Contribution Rate

Values are presented in June 2017 dollars

Network	Prev. Contribution hectare	DCP per	Jun 2017 Contribution hectare	DCP per	Difference hectare	per	Summary of Key Changes
Transport	\$54,332 <i>(\$3,696 / per dwelling) *</i>		\$59,011 <i>(\$4,014 / per dwelling) *</i>		\$4,679 <i>(+\$318 / per dwelling) *</i>		Increase in service relocation cost justified by investigation and increased intersection cost based on refined design offset by decrease in road unit rate.
Land for POS & Community Facilities	\$28,867 <i>(\$1,964 / per dwelling) *</i>		\$28,484 <i>(\$1,938 / per dwelling) *</i>		-\$383 <i>(-\$26 / per dwelling) *</i>		Minimal decrease in englobo land value offset by reduced POS area.
Local Community Infrastructure	\$57,333 <i>(3,900 / per dwelling) *</i>		\$57,865 <i>(3,936 / per dwelling) *</i>		\$532 <i>(+\$36 / per dwelling) *</i>		Change in timing of asset delivery and impact of NPV.
Sub Regional Community Infrastructure	\$33,701 <i>(\$2,293 / per dwelling) *</i>		\$30,954 <i>(\$2,106 / per dwelling) *</i>		-\$2,747 <i>(-\$187 / per dwelling) *</i>		Change in timing of asset delivery and impact of NPV.
Admin.	\$7,518 <i>(\$511 / per dwelling) *</i>		\$7,602 <i>(\$517 / per dwelling) *</i>		\$84 <i>(+\$6 / per dwelling) *</i>		Refinement and streamlining of cost review.
Totals	\$181,751 <i>(\$12,364 / per dwelling) *</i>		\$183,916 <i>(\$12,511 / per dwelling) *</i>		\$2,165 <i>(\$147 / per dwelling) *</i>		

* The Brabham (Albion) DCP Contribution Rates apportioned as per dwelling cost is to 14.7 (rounded) units per hectare. It should be noted that these are irrelevant to the cost per hectare and are for information purposes only and therefore provided in brackets.

Change to Demand Assumptions

	Previous DCP (CCA)	Jun 2017 DCP (CCA)	Difference	Approx. Demand for Sub-Regional Items	Justification for changes to the Cost Contribution Area (CCA)
Brabham (DCA 1)	378 ha	378 ha	0 ha	Approx. 48% (prev. 47%)	Immaterial adjustment.

Changes to Infrastructure Costs and Timing

Transport						
Code	Description	Previous DCP (\$)	Jun. 2017 DCP (\$)	Difference	Est. year of construction	Justification for Changes
A-ITF02	Signalised Intersection – Henley Brook Avenue and Youle Dean Road	977,002	610,668	-37%	No change	Based on independent quantity surveyors cost review and assessment of current market rates for this specific intersection indicating a 5% total cost decrease. The additional 33% total cost decrease is attributed to "Dial Before You Dig" assessment indicating no service relocation.
A-ITF05	Signalised Intersection - Henley Brook Avenue and Woollcott Avenue - South	1,187,716	1,784,993	50%	2024 (prev. 2023)	Based on independent quantity surveyors cost review and assessment of current market rates for this specific Intersection indicating a 61% total cost increase. The balance 11% total cost decrease is attributed to "Dial Before You Dig" assessment indicating reduced service relocation cost.
A-ITF07	Priority T (Dual Carriageway) – Henley Brook Avenue and Future Neighbourhood Connector B – North	835,386	523,483	-37%	2025 (prev. 2024)	Based on independent quantity surveyors cost review and assessment of current market rates for this specific Intersection indicating a 2% total cost increase. The balance 39% total cost decrease is attributed to "Dial Before You Dig" assessment indicating no service relocation.
A-ITF09	Priority T (Dual Carriageway) – Henley Brook Avenue and Future Neighbourhood Connector B – South	835,386	602,093	-28%	No change	Based on independent quantity surveyors cost review and assessment of current market rates for this specific Intersection indicating a 11% total cost increase. The balance 39% total cost decrease is attributed to "Dial Before You Dig" assessment indicating no service relocation.
A-ITF11	Roundabout - Henley Brook Avenue and Park Street	835,386	2,257,958	170%	2025 (prev. 2024)	Based on independent quantity surveyors cost review and assessment of current market rates for this specific Intersection indicating a 77% total cost increase. The additional 93% total cost increase is attributed to "Dial Before You Dig" assessment indicating increased service relocation cost.
A-ITF14	Roundabout - Henley Brook Avenue and Woollcott Avenue - North	835,386	814,451	-3%	2025 (prev. 2024)	Based on independent quantity surveyors cost review and assessment of current market rates for this specific Intersection indicating a 12% total cost increase. The balance 15% total cost decrease is attributed to "Dial Before You Dig" assessment indicating reduced service relocation cost.
A-TRF03	Henley Brook Avenue	4,505,817	4,345,385	-4%	2025 (prev. 2024)	Based on independent quantity surveyors cost review and assessment of current market rates for road rate indicating a 4% total cost decrease.
A-TRF05	Henley Brook Avenue	1,635,228	1,576,972	-4%	2024 (prev. 2023)	As above.
A-TRF06	Henley Brook Avenue	3,302,965	3,185,065	-4%	No change	As above.

Transport						
Code	Description	Previous DCP (\$)	Jun. 2017 DCP (\$)	Difference	Est. year of construction	Justification for Changes
A-TRF07	Henley Brook Avenue	2,132,623	2,056,499	-4%	2024 (prev. 2023)	As above.
A-TRF09	Henley Brook Avenue	1,069,562	1,031,384	-4%	2025 (prev. 2024)	As above.
S-TRF01	Lord Street	1,137,014	2,046,826	80%	2020 (prev. 2019)	Based on independent quantity surveyors cost review and assessment of current market rates for road rate indicating a 4% total cost decrease. The additional 84% total cost increase is attributed to "Dial Before You Dig" assessment indicating increased service relocation cost.
A-ACQ02	Henley Brook Avenue Land Acquisitions	67,342	67,100	0%	2018 (prev. 2017)	Immaterial adjustment based on valuation report.
A-ACQ03	Henley Brook Avenue Land Acquisitions	83,902	83,600	0%	2018 (prev. 2017)	As above.
A-TPF032	Pathway	152,519	147,645	-3%	No change	Based on independent quantity surveyors cost review indicating cost decrease in pathway rates.
Land for Public Open Space and Community Facilities						
Code	Description	Previous DCP (\$)	Jun. 2017 DCP (\$)	Difference	Est. year of construction	Justification for Changes
A-CIF1	Local Community Centre	270,976	270,000	0%	No change	Immaterial adjustment based on valuation report.
A-POSF1	Neighbourhood Park - Active (3 Ha)	2,709,755	2,700,000	0%	No change	As above.
A-POSF2	Neighbourhood Park - Active (5.87 Ha)	5,302,088	5,283,000	0%	No change	As above.
A-POSF3	Neighbourhood Park - Active (3.12 Ha)	2,818,146	2,695,899	-4%	2017 (prev. 2016)	Completed
Local Community Infrastructure						
Code	Description	Previous DCP (\$)	Jun. 2017 DCP (\$)	Difference	Est. year of construction	Justification for Changes
A-POSF1	Neighbourhood Park - Active (3 Ha)	7,549,682	7,446,979	-1%	2022 (prev. 2023)	Immaterial
A-POSF2	Neighbourhood Park - Active (5.87 Ha)	8,540,132	8,410,312	-2%	2027 (prev. 2026)	Immaterial
A-POSF3	Neighbourhood Park - Active (3.12 Ha)	6,563,701	6,504,391	-1%	2019 (prev. 2018)	Immaterial

Sub Regional Community Infrastructure

Code	Description	Previous DCP (\$)	Jun. 2017 DCP (\$)	Difference	Est. year of construction	Justification for Changes
S-CIF1	District Park Active	10,005,469	10,273,944	3%	2023 (prev. 2018)	Based on an independent consultant assessment of cost in Sep 15 indexed to June 2017, land contamination remediation works and refinements of the Cost Contribution Area that effects apportionment of shared district costs.
S-CIF2a	District Centre Community	1,748,425	1,694,934	-3%	2025 (prev. 2024)	Based on an independent consultant assessment of current market rates for similar facilities and refinements of the Cost Contribution Area that effects apportionment of shared district costs.
S-CIF2b	District Centre - Land only Community	214,514	215,334	0%	No change	Immaterial adjustment based on valuation report and refinements of the Cost Contribution Area that effects apportionment of shared district costs.

Administration

Code	Description	Previous DCP (\$)	Jun. 2017 DCP (\$)	Difference	Est. year of construction	Justification for Changes
	Administration charges	2,659,531	2,726,785	3%		Refinement and streamlining of cost review.