



**Business Plan – Major Land Transaction
(including headworks) at Lot 186 (2)
Burrowes Street West, Darkan
OCTOBER 2025**



Forest to Wheatbelt

Contents

Introduction	3
Background	4
Site Summary	4
Proposal Details	5
Design	5
Infrastructure and Servicing.....	6
Project Objectives.....	6
Expected Effect on Local Governments Planning for the Future	6
Financial Considerations	7
Expected Net Income	8
Expect Project Costs	8
Risk Assessment.....	9
Expected Effect on the Provision of Facilities and Services by the Shire.....	11
Expected Effect on Other Persons Providing Facilities and Services	11
Impact on Existing Businesses	12
Expected Financial Effect on the Shire	12
Potential Liabilities	12
Effect on Matters Referred to in the Shire’s Strategic Community Plan and Corporate Business Plan	13
Corporate Business Plan 2021-2025.....	13
Strategic Community Plan – Towards 2031	13
Ability of the Shire to Manage the Undertaking.....	14
Public Consultation Process	14
Promotions and Advertising.....	14
Recommendation	15
Appendices	16
Appendix 1 Engineering Order of Costs.....	16
Appendix 2 Indicative Concept Design.....	23

Introduction

This Business Plan has been prepared by Council in regard to a proposal to enter into a major land transaction. Council is proposing to develop 5 houses on 2 (Lot 186) Burrowes Street, Darkan. The development of these houses may occur in a two-stage approach with three houses being built initially and the following two being built at a later stage. The lot is currently owned by the State of WA. The Shire is in the process of purchasing the crown land from the state and converting it to freehold. Upon completion of the project, the ownership of the land will be transferred to West Arthur Cottage Homes to manage it similar to how it manages the existing West Arthur Cottage Homes houses.

The following Business Plan has been formulated in compliance with section 3.58 – Disposal of property and section 3.59 – Commercial enterprises by local governments as outlined in the *Local Government Act 1995*.

land transaction means an agreement, or several agreements for a common purpose, under which a local government is to —

- (a) acquire or dispose of an interest in land; or
- (b) develop land;

major land transaction means a land transaction other than an exempt land transaction if the total value of —

- (a) the consideration under the transaction; and
- (b) anything done by the local government for achieving the purpose of the transaction,

is more, or is worth more, than the amount prescribed for the purposes of this definition;

The document aims to offer community members the chance to review this proposal and provide feedback before Council makes any decisions. It is a legal obligation for Local Government to announce its intention to engage in a major land transaction or any significant trading activity through Statewide advertising, inviting public submissions. The submissions received during the public consultation period will be considered by Council before any decision is made.

Background

Site Summary

Item	Description
Lot Details	Lot 186 on Deposited Plan 169054, comprised in Certificate of Title Volume LR3020 Folio 802
Address	2 Burrowes Street, Darkan
Distance from town centre	0.30km
Site Area	0.6761ha

The land in question is designated as Recreation & Open Space according to the Shire of West Arthur Local Planning Scheme No. 2. The zoning was sanctioned by the Minister for Planning on April 27, 2006.

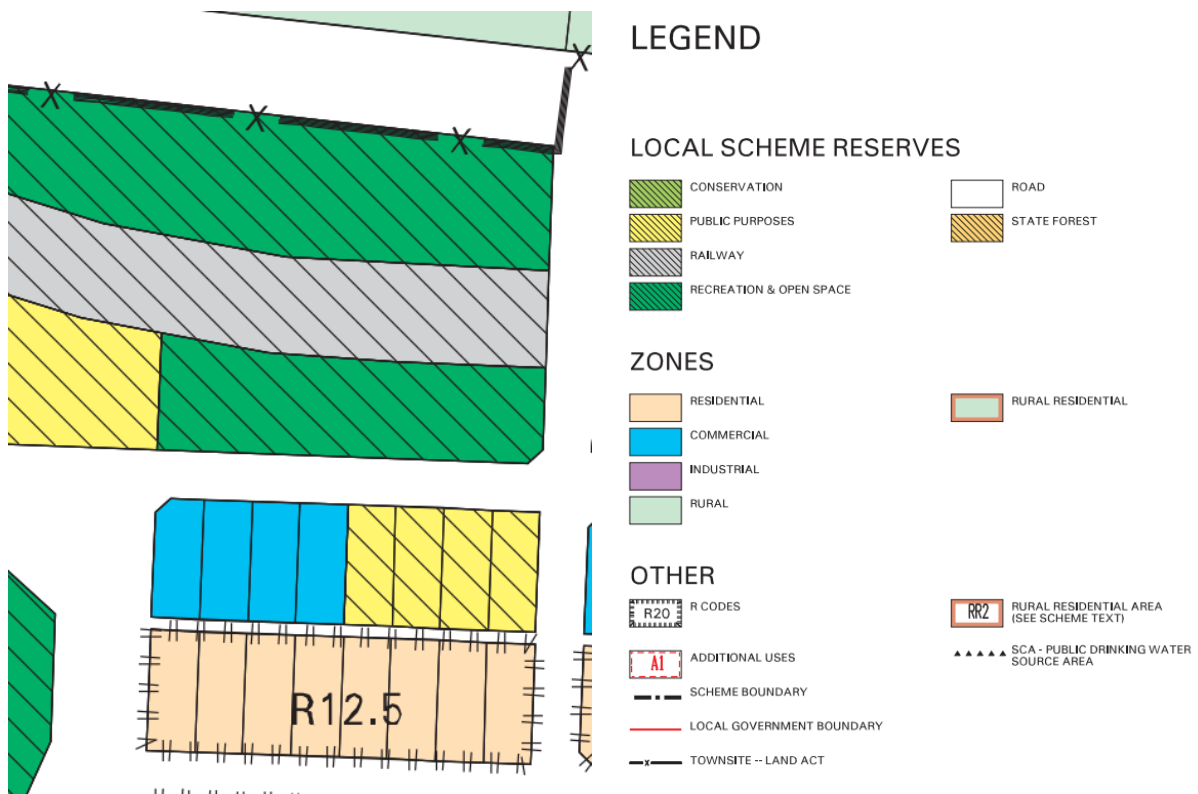


Figure 1: Local Planning Scheme No. 2 Zoning

The proposed subdivision will align with strategic documents prepared by the Shire of West Arthur in consultation with key stakeholders, businesses, and residents of the West Arthur community.

- Outcome 1.2 of the *Shire of West Arthur Strategic Community Plan – Towards 2031* - Support available for people of all ages and abilities – maintain and

support the growth of medical facilities, childcare, and aged services in the district.

- Outcome 2.2 of the *Shire of West Arthur Strategic Community Plan – Towards 2031* – A growing, diverse business community – promote the Shire to people outside the area as a fantastic place to live, work and visit.
- Outcome 1.2 of the *Shire of West Arthur Corporate Business Plan 2021-2025* – Support available for people of all ages and abilities – Investigate issues associated with housing and identify opportunities to provide additional housing or upgrade existing housing within the Darkan townsite where financially viable.
- Section 6 of the *Shire of West Arthur Economic Development Strategy 2023-2033* – Housing and Land Affordability.

Proposal Details

Design

The site under consideration, located directly opposite the existing West Arthur Cottage Homes development, is proposed to become Shire-owned land. The property, identified as Lot 186 (2) Burrowes Street, comprises a total land area of approximately 6,761m².

The proposed residential development is designed to deliver five dwellings, in accordance with a conceptual layout plan that provides for individual lot sizes ranging from 1,056m² to 2,422m². To enhance accessibility and functionality, a rear access laneway will be constructed parallel to Coalfields Highway, situated along the northern boundary of the site. This will ensure convenient rear access for residents and service vehicles.

At this stage, the land is intended for a group housing development rather than immediate subdivision. While subdivision may be considered at a later phase, the current proposal focuses on the construction of five standalone residences within the existing lot boundaries.

Development may proceed in two stages, with the initial phase comprising the construction of three dwellings, followed by the remaining two as funding becomes available. It is essential that all service connections including water, power, and sewerage are established during the initial stage to accommodate future expansion efficiently and cost-effectively.

A summary of the proposed lots is provided in the table below. The construction of all dwellings will align with the indicative concept plan to ensure consistency in design, access, and overall site functionality.

Lot No.	Area (m ²)
1	2422
2	1114
3	1086
4	1077
5	1056

Infrastructure and Servicing

The servicing component of the proposed development will include earthworks, internal road construction, and the establishment of water and power connections. As the existing power and water infrastructure currently runs along the frontage of the site, service extensions will be required to ensure adequate provision across the entire development area.

Western Power is responsible for the connection, network management, maintenance, and operational oversight of the power supply within the Shire, including all works necessary to connect the development to the local electricity network. Water Corporation will manage the water service connection to the town's existing water main. Contractors and the Shire of West Arthur will jointly undertake responsibilities for waste management and road construction, ensuring compliance with relevant design and environmental standards.

In addition, the property developer will be responsible for the delivery of ancillary infrastructure, including fencing, landscaping, and other site enhancement works necessary to complete the development to the required standard.

Project Objectives

Expected Effect on Local Governments Planning for the Future

As of 2023, the Shire of West Arthur recorded a total of 334 dwellings, of which approximately 12.3% were unoccupied. Many of these unoccupied dwellings are considered uninhabitable, contributing to the limited availability of suitable housing stock within the region. Furthermore, 29% of occupied dwellings are home to single-person households, highlighting a demographic trend toward smaller household compositions.

Between 2017 and 2021, the Shire received no residential building approvals, resulting in a constrained supply of new housing. Consequently, there is now a significant demand for residential accommodation within Darkan and the broader Shire area.

The Shire has also experienced increasing interest from elderly residents, drawn by its safe community environment, strong social capital, clean air, open spaces, and overall quality of life.

Looking ahead, national demographic projections indicate that by 2050, approximately 5% of Australia's population will be aged 85 years and over. This trend underscores the growing need for suitable, accessible, and affordable housing options for elderly residents.

The proposed development directly responds to this need by increasing the availability of age-appropriate housing in Darkan. This initiative will enable elderly residents to remain within their hometowns and close to their families, delivering substantial social, emotional, and economic benefits for individuals, families, and the broader community. Remaining in familiar surroundings and maintaining established social networks fosters a strong sense of belonging, security, and wellbeing, with positive impacts on both physical and mental health outcomes. The project therefore aligns with the Shire's strategic priorities to promote ageing in place, strengthen community resilience, and enhance the overall liveability of the region.

Financial Considerations

In alignment with the National Housing Accord, which targets the construction of 1.2 million new homes across Australia over a five-year period commencing on 1 July 2024, the Australian Government launched the Housing Support Program (HSP) to assist local governments in delivering housing-enabling infrastructure and development projects.

The Shire of West Arthur applied for Stream 1 of the Housing Support Program and was successfully awarded funding, along with five other local governments within the Wheatbelt region. Through this stream, the Shire received \$176,765 to support planning and servicing works for Lot 186 Burrowes Street (Old Bowling Green) and Lot 309 Burrowes Street West.

In addition, the Shire's application for Stream 2 of the program was also approved, with an allocation of \$718,136 in funding. This funding is designated for land acquisition, headworks and utility connections, site works, internal services, and contingencies associated with the development of Lot 186 Burrowes Street.

To progress to the construction phase, the Shire will be required to secure additional grant funding to support project delivery. Should external funding not be obtained, the Shire may need to access loan financing to enable the project to proceed. This approach would mirror the successful financial model used for the existing West Arthur Cottage Homes development.

Upon completion of construction, it is envisioned that ownership of the newly developed dwellings would be transferred to West Arthur Cottage Homes, in accordance with the established governance and operational framework. The existing self-supporting loan model has proven effective, resulting in no net financial cost to the Shire.

At present, West Arthur Cottage Homes does not have the financial capacity to independently undertake new housing construction. Therefore, the Shire will continue to explore external funding opportunities, including state and federal grants, or consider securing an additional loan through the WA Treasury Corporation to ensure the project's successful delivery.

Expected Net Income

The Shire plans to transfer the land directly to the existing managers of the local independent living units, enabling them to continue the delivery of senior housing services.

The West Arthur Cottage Homes Committee possesses extensive knowledge of the needs and challenges facing seniors within the community and is well-positioned to manage and operate local aged care and independent living facilities effectively. As a result of this transfer, the project is not expected to generate revenue for the Shire; the primary objective is to support community wellbeing, social outcomes, and the sustainability of local senior housing services.

Expect Project Costs

The estimated project costs are as follows:

Housing Support Program – Stream 1

Planning Action Item	Funding received
Geotechnical Engineering Report	\$4,200
Bushfire Planning	\$6,800
Utility Survey	\$3,000
Contour and Feature Survey	\$3,000

Housing Support Program – Stream 2

Planning Action Item	Funding received
Land Acquisition <i>(Purchase of Lot 186 from the State)</i>	\$35,000
Headworks and Connections <i>(Power extension & connection, water extension & connection)</i>	\$106,607
Site Works and Internal Services	\$286,000

<i>(Earthworks, septic, road construction & internal site servicing)</i>	
Contingency <i>(20% regional weighting, 12% cost contingency & 5% design and professional fees)</i>	\$290,529

For the proposed housing development, the Shire of West Arthur has obtained two quotes from two separate prefabricated modular home suppliers. The quotes cover the construction of one 3-bedroom, 2-bathroom dwelling and two 2-bedroom, 2-bathroom dwellings.

Each quote includes the following standard features:

- Base price of the house (built to silver spec liveable housing standard)
- Vinyl flooring throughout (excluding tiled wet areas)
- Roller blinds
- Split-system air conditioning
- In-ground installation of the modular home
- Provision for earthworks to accommodate modular homes partially dug into the ground
- Plumbing connections
- Polyethylene septic tank and leach drain system
- Single-phase electrical connection
- Carport and concrete slab for carport area
- Upgrade solar hot water systems
- Fencing
- Concrete driveways and paths

It should be noted that the quotes do not include allowances for:

- Western Power line relocation or upgrades (if required)
- Landscaping

These additional works would be undertaken internally by the Shire.

The estimated construction cost for each dwelling is as follows: 2-bedroom, 2-bathroom dwellings: approximately \$250,000-\$300,000 per unit. A 3-bedroom, 2-bathroom dwelling: approximately \$350,000-\$400,000 per unit.

Risk Assessment

Although the proposed development is anticipated to provide significant social, economic, and community benefits, particularly for elderly residents within the Shire, it

is essential to recognise and proactively manage the potential risks associated with the project. This plan below identifies the associated risks.

Risk	Action to Mitigate
Finance Risk	Follow the Shire’s Procurement Policy. Obtain multiple quotes prior to the commencement of work. Apply for multiple funding streams. Consider self-supporting loan through WA Treasury if necessary.
Construction Risk <i>(cost overruns, delays)</i>	Efficient project planning and management. Engage early with Western Power, Water Corporation, and local contractors; include service connection allowances in project planning. Hold regular meetings to review the current stage of the project. To avoid delays with external bodies such as Western Power and the housing developer, ensure prompt responses to their information requests.
Environmental/Heritage Constraints	If necessary, consult with the Department of Planning, Lands & Heritage / Department of Biodiversity, Conservation and Attractions.
Legislative/Compliance Risks	The Shire of West Arthur will manage legislative and compliance risks associated with the residential subdivision by ensuring that all planning, procurement, financial management and reporting obligations under the Local Government Act 1995, relevant State planning frameworks, and the conditions of the Federal Government’s Housing Support Program are strictly followed. Independent legal and statutory advice will be sought where required, and transparent governance processes will be maintained to demonstrate accountability and compliance at each stage of the project. Early engagement with the Shire’s planning and building departments will ensure all documentation meets statutory requirements.

Expected Effect on the Provision of Facilities and Services by the Shire

The development of the site will be overseen by experienced professional personnel within the Shire of West Arthur. The Shire's Projects Officer, with the support and guidance of the CEO, will coordinate all aspects of the project to ensure timely delivery, compliance with statutory requirements, and alignment with Shire objectives.

Additional Shire services involved in the project include:

- Works & Services Department – potentially responsible for road design, earthworks, landscaping, and ongoing maintenance of infrastructure.
- Planning & Building Services – providing planning approvals, building compliance and regulatory guidance.
- Environmental Health Officers – overseeing the installation and compliance of septic and wastewater systems in accordance with health regulations.

The proposed housing is targeted at individuals aged 55 and over, addressing the growing demand for accessible and supportive accommodation in Darkan. Increasing the stock of aged care housing will enable older adults to maintain their independence while remaining within their community, contributing to enhanced quality of life and improved physical and cognitive health outcomes.

In addition, these housing arrangements help reduce the physical and emotional burden on families by minimising the need for long-distance caregiving. Families can monitor the health, wellbeing, and daily needs of their elderly relatives more effectively, while also supporting local caregivers, such as those from Wagin Home Care Program, and the West Arthur Community Resource Centre InCasa and Mable program in fulfilling their responsibilities.

Expected Effect on Other Persons Providing Facilities and Services

The proposed development aligns closely with State Government objectives for regional service provision and coordinated infrastructure planning. The subdivision and housing design will be progressed in consultation with key service agencies to ensure that lots are developed in a manner consistent with both existing and planned capacity for essential services.

Key agencies involved include:

- Water Corporation – for water supply and wastewater connections

- Western Power – for electricity supply and network capacity

Early engagement with these agencies will confirm service availability, identify any necessary infrastructure upgrades, and support coordinated planning to ensure reliable, sustainable delivery of essential utilities.

In addition, consultation will be undertaken with the West Arthur Cottage Homes, West Arthur Community Resource Centre Committee (InCasa and Mable) and Wagin Home Care Program to ensure that new residents have access to trusted community facilities and support services. This collaborative and integrated approach will enhance health outcomes, wellbeing and social inclusion for older residents, while ensuring alignment with State and regional strategic priorities for aged care and community service delivery across the Wheatbelt region.

Impact on Existing Businesses

Several local businesses within the Shire have previously indicated that a shortage of suitable housing in Darkan has constrained their ability to expand and attract employees. The retention of elderly residents within the Shire will help sustain local economic activity by maintaining consistent demand for goods and services. Seniors typically contribute steady expenditure on everyday essentials such as groceries, fuel, and household items, supporting the viability of local retailers and service providers.

The West Arthur Community Resource Centre currently coordinates the delivery of key health and wellbeing services, including a visiting doctor on a weekly basis, a community health nurse twice weekly, and a chiropractor every six weeks. In addition, the Centre facilitates a range of social and wellbeing programs such as seniors' exercise classes and community bingo. An increase in the elderly population is expected to drive greater demand for these services, creating opportunities for business expansion, local employment, and the establishment of new enterprises to meet growing community needs.

Expected Financial Effect on the Shire

Potential Liabilities

Indicative cost estimates provided by prefabricated modular home builders suggest that age-appropriate housing can be delivered at an approximate cost of \$350,000–\$400,000 for a three-bedroom, two-bathroom transportable dwelling, and \$250,000–\$300,000 for a two-bedroom, two-bathroom design. To facilitate the commencement of this project, it will be necessary to secure loan funding for the construction of the proposed dwellings. Initially, the Shire will assume responsibility for obtaining the loan to enable timely project delivery. However, the West Arthur Cottage Homes organisation

will be responsible for servicing and repaying the loan over the coming years. Consequently, this self-supporting loan arrangement is not expected to result in any additional long-term financial burden to the Shire.

In parallel, the Shire and West Arthur Cottage Homes will actively pursue external funding opportunities to assist with the capital costs associated with housing construction and to reduce the overall reliance on a loan.

A cost benefit analysis may be something that needs to be considered.

Effect on Matters Referred to in the Shire's Strategic Community Plan and Corporate Business Plan

The proposed project aligns strongly with the Shire of West Arthur's key strategic documents, which outline the community's long-term vision and priorities

Corporate Business Plan 2021-2025

The *Corporate Business Plan 2021-2025* translates these community aspirations into actionable priorities. Relevant outcomes and responses include:

Outcome 1.2 – Support available for people of all ages and abilities

- Support for Seniors - investigate and instigate, where possible, support to enable seniors to stay in our community including, transport (e.g. social or medical), and home maintenance;
- Continue to support Wagin Homecare in the provision of home care services to those that require assistance. Investigate alternative options for aged care.
- Investigate issues associated with housing and identify opportunities to provide additional housing or upgrade existing housing within the Darkan townsite where financially viable

Strategic Community Plan – Towards 2031

The *Strategic Community Plan – Towards 2031* identifies the need to ensure that support is available for people of all ages and abilities. Relevant strategies include:

Outcome 1.2 - Support available for people of all ages and abilities

- Maintain and support the growth of medical facilities, childcare and aged services in the district
- Provide services and infrastructure to meet the needs of the community

Ability of the Shire to Manage the Undertaking

The Shire of West Arthur has a qualified and experienced team capable of effectively managing and overseeing the proposed development activities. Key personnel contributing to the project's successful completion include the Chief Executive Officer, Projects Officer, and Manager Works and Services, who collectively bring extensive experience in project planning, infrastructure delivery and community development.

To ensure all aspects of the project are delivered to the highest standard, the Shire will engage specialist external consultants and contractors to provide expertise beyond in-house capacity. This may include the Shire's contract building surveyor, planning consultant, and environmental health officer. This combined approach will ensure robust governance, accuracy and compliance with all statutory and regulatory requirements throughout the project's life.

Public Consultation Process

Section 3.59 of the *Local Government Act 1995* mandates that the Local Government publicise its intention to engage in any Major Land Transaction or Major Trading Undertaking. This is to be done through State-wide advertising, seeking public submissions upon this intent.

Submissions collected during the six-week public consultation period must be considered by the Council before any decisions are made on this issue. All public submissions will be compiled into a report that will be presented to the Council as part of an Ordinary Council Meeting, where they will be formally reviewed.

Promotions and Advertising

The anticipated tenants for the proposed development are expected to comprise primarily of existing residents currently on the West Arthur Cottage Homes waiting list. West Arthur Cottage Homes presently manages 10 seniors' housing units, all of which are fully tenanted, with approximately eight applicants currently awaiting accommodation. Priority allocation of the new dwellings will be given to individuals on this waiting list.

If vacancies remain following allocation to existing applicants, the Shire and West Arthur Cottage Homes will promote the availability of the housing more broadly through established communication channels, including the Shire's website, local newsletters, and community noticeboards. This approach ensures that occupancy levels are maintained while continuing to prioritise residents and those with established connections to the community.

Recommendation

- Proposed resolution for Council to adopt the Business Plan (following public advertising period and consideration of submissions).

Appendices

Appendix 1 Engineering Order of Costs



Project #: 25184

Engineering Order of Costs Lot 186 Burrowes St, Darkan - 5 Lot Strata Subdivision

5 lots

Item	Description	Detail	Amount	GST applicable	GST
1.0 Local Government Statutory Fees and Charges (GST exclusive)					
1.1	WAPC planning application	\$3,743 plus \$63 per lot - rounded	\$ 4,200.00	No	\$ -
1.2	Deposited plan fees	\$950 plus \$93 per lot created - rounded	\$ 900.00	No	\$ -
1.3	Clearance fees	\$73 per lot for the first 5 lots and then \$35 per lot - rounded	\$ 400.00	No	\$ -
1.4	Council Engineering supervision fees	1.5% of R&D construction estimate - rounded	\$ 3,100.00	No	\$ -
1.5	Council Engineering maintenance bond (refundable)	5% of R&D construction estimate - rounded	\$ 10,300.00	No	\$ -
1.6	Public Open Space contribution (cash in lieu)	Not included	\$ -	No	\$ -
1.7	Council Developer Contributions fees	Estimated \$1500/lot	\$ 7,500.00	No	\$ -
2.0 Water Corporation Fees and charges					
2.1	Water contributions	Standard infrastructure charge for water \$2,756/lot (\$ new) - rounded	\$ 11,100.00	No	\$ -
2.2	40mm water meter Water Supply connection		\$ 11,000.00	No	\$ -
2.3	5 x Submeter Application Fee and Installation	Application Fee \$130.39, Installation Fee \$203.93 per meter	\$ 1,160.00	No	\$ -
2.4	Water Corporation maintenance bond (refundable)	Not included	\$ -	No	\$ -
3.0 Infrastructure Works					
3.1	Construction (Earthworks and Water only)	Developer funded construction - refer breakdown attached	\$ 205,900.00	Yes	\$ 20,590.00
3.2	Construction cost Contingency	20% surplus on construction works estimate	\$ 41,180.00	Yes	\$ 4,118.00
3.3	Electrical Services	Refer to: 25184 - 3E25106-R-01 Servicing Report (Rev B)	\$ 110,000.00	Yes	\$ 11,000.00
3.4	Communications Services (If Required)	Refer to: 25184 - 3E25106-R-01 Servicing Report (Rev B)	\$ 18,000.00	Yes	\$ 1,800.00
4.0 Professional Services Fees					
4.1	Town Planning	WAPC/Council application - estimate	\$ 10,000.00	Yes	\$ 1,000.00
4.2	Surveyor	Subdivision fees including peg & repeg - estimate	\$ 15,000.00	Yes	\$ 1,500.00
4.3		Feature Survey	\$ 5,000.00	Yes	\$ 500.00
4.4	Acoustic Engineer	Not included	\$ -	Yes	\$ -
4.5	Traffic Engineer	Not included	\$ -	Yes	\$ -
4.6	Flora & Fauna	Not included	\$ -	Yes	\$ -
4.7	Arboreal	Not included	\$ -	Yes	\$ -
4.8	Archaeological & Heritage	Not included	\$ -	Yes	\$ -
4.9	Landscape Architecture	Not included	\$ -	Yes	\$ -
4.11	Geotechnical Engineer	Inspection, testing and reporting Design, Tender and Contract Administration (excluding construction support and supervision)	\$ 10,000.00	Yes	\$ 1,000.00
4.12	Civil Engineer		\$ 35,000.00	Yes	\$ 3,500.00
4.13	Electrical Engineer	Electrical and telecommunications design - estimate	\$ 20,000.00	Yes	\$ 2,000.00
4.14	Structural Engineer	Not included	\$ -	Yes	\$ -
4.15	Project Manager	Not included	\$ -	Yes	\$ -
5.0 Reimbursements					
5.1	Council roadworks maintenance bonds		\$ -	No	\$ -
6.0 Total					
	Subtotal		\$ 519,740.00		
	GST		\$ 47,008.00		
	Total		\$ 566,748.00		

Assumptions, Exclusions and Clarifications

- An 'engineering order of cost' is an opinion only. No liability is accepted by DWA for any variance in actual costs. If a more accurate cost estimate is required, a qualified Quantity Surveyor should be commissioned. Detailed design may be required for Quantity Surveyor to undertake the task.
- The costing is based on the proposed subdivision of Lot 186 Burrowes St, Darkan. Lot is to be subdivided into 5 Strata lots. Refer to attached plan showing outline of proposed lots.
- This construction costing is a preliminary estimate only, based on rates extracted from Rawlinson's Australian Construction Handbook 2023 and recent experience on similar projects.
- The costing is based on the entire project undertaken as a single contract.
- The following items are excluded:
 - Fencing, landscaping, site re-vegetation
 - Excavation in rock
 - Construction of retaining walls
 - Removal of asbestos and contaminated waste
 - Gravity Sewer reticulation
 - Stormwater disposal

Engineering Order of Costs - Construction Costs
Lot 186 Burrows St, Darkan - 5 Lot Strata Subdivision

Item	Description	Unit	Qty	Rate	Price
3.1.1	General				
3.1.1.1	Comply with Conditions of Contract	Item	1	\$15,000.00	\$15,000.00
3.1.1.2	Insurances and CTF Levy	Item	1	\$5,000.00	\$5,000.00
3.1.1.3	Site establishment, site stabilisation, dust control - mobilisation, fortnightly site meetings and de-mobilisation of equipment, project management	Item	1	\$15,000.00	\$15,000.00
3.1.1.4	Location and protection of all existing services within & adjacent to the site	Item	1	\$4,000.00	\$4,000.00
3.1.1.5	Survey control and Setout	Item	1	\$8,000.00	\$8,000.00
3.1.1.6	Submit Traffic Management to Local Authority	Item	1	\$2,500.00	\$2,500.00
3.1.1.7	Traffic Management for the duration of the works.	Item	1	\$5,000.00	\$5,000.00
Subtotal General:					\$64,600.00

Construction		Unit	Qty	Rate	Price
3.1.2	Siteworks and Earthworks				
3.1.2.1	Remove topsoil and dispose of 6900m ² x 100mm average thickness	m ²	690	\$23.00	\$15,870.00
3.1.2.2	Demolish Existing shed	m ²	65	\$72.31	\$4,700.00
3.1.2.3	Demolish Existing Concrete Water Tank (Assume 200mm thick x 2m high walls and inground infrastructure)	m ³	9	\$640.00	\$10,760.00
3.1.2.4	Demolish Existing concrete slabs and rock retaining wall (Assume avg 150mm thick)	m ²	500	\$100.00	\$50,000.00
3.1.2.5	Disposal of demolished materials	t	200	\$160.00	\$32,000.00
3.1.2.6	Bulk Earthworks - Cut to fill to remove step	m ³	600	\$30.00	\$18,000.00
Subtotal Construction:					\$131,330.00

3.1.3	Water Reticulation				
3.1.3.1	Supply and install fittings to Water Corporation requirements, including 25mm Dia PE80 water main from Water Meter to Lots	No.	1	\$10,000.00	\$10,000.00
3.1.3.2	Pressure testing, disinfection and testing	Item	1	\$5,000.00	\$5,000.00
3.1.3.3	Provide "As-Constructed" information of completed water reticulation	Item	1	\$5,000.00	\$5,000.00
Subtotal Water Reticulation:					\$20,000.00

TOTAL excluding GST	\$205,900.00
Contingency 20%	\$41,180.00
GST	\$24,708.00
3.1 TOTAL - Construction (Earthworks and Water only)	\$271,788.00

Assumptions, Exclusions and Clarifications

- An "engineering order of cost" is an opinion only. No liability is accepted by DWA for any variance in actual costs. If a more accurate cost estimate is required, a qualified Quantity Surveyor should be commissioned. Detailed design may be required for Quantity Surveyor to undertake the task.
- The costing is based on the proposed subdivision of Lot 186 Burrows St, Darkan. Lot is to be subdivided into 5 Strata lots. Refer to attached plan showing outline of proposed lots.

3. This construction costing is a preliminary estimate only, based on rates extracted from Rawlinson's Australian Construction Handbook 2023 and recent experience on similar projects.
4. The costing is based on the entire project undertaken as a single contract.
5. The following items are excluded:
 - a) Fencing, landscaping, site re-vegetation
 - b) Excavation in rock
 - c) Construction of retaining walls
 - d) Removal of asbestos and contaminated waste
 - e) Gravity Sewer reticulation
 - f) Stormwater disposal

LOT 186 BURROWES ST, DARKAN

REPORT FOR:
ELECTRICAL & COMMUNICATIONS SERVICES

RESIDENTIAL REDEVELOPMENT
3E25106-R-01



Electrical Engineering Excellence

DOCUMENT HISTORY AND STATUS

Revision	Date issued	Author	Reviewed by	Approved by	Revision Description
A	14/01/2026	JH	JH	JH	For Information
B	20/02/2026	JH	JH	JH	For Information

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INTERNAL REF:

3E-DT-01_0

CONTENTS

1 SCOPE..... 1

2 ELECTRICAL..... 1

3 COMMUNICATIONS 1

1 SCOPE

We understand that a residential redevelopment of the subject site, Lot 186 Burrowes St, Darkan, is planned to comprise of 5 residential dwellings, perhaps in a survey or built strata arrangement (or similar). This report covers the likely order of the electrical & telecommunications services demand, and comments on the likely ability of the existing power & telco networks to meet the demands of the proposed development, or proposes the likely upgrades required to provide the supplies. It then provides the order of cost estimate for the supply scenario.

2 ELECTRICAL

- 1) Existing Western Power distribution power network adjacent to the site comprises HV (22kV) & LV overhead network on the south side of Burrowes St and LV overhead network on the west side of Fisher St. The LV network is fed from a 315kVA/22kV pole top transformer on a wooden power pole on Fisher St, south of the subject site.
- 2) The estimated electrical demand for the proposed development is likely to be in the order of 80A/phase.
- 3) Based on network information procured from Western Power via the DIP feasibility process, the existing adjacent LV network is at or over capacity in that the volt drop is at or just over prescribed limits. Any additional load added to the adjacent LV network will exacerbate this. The existing pole top transformer does have sufficient capacity to supply the proposed development. The HV network has sufficient capacity to supply the proposed development.
- 4) The electrical supply arrangement may then comprise a new underground LV cable direct from the existing pole top transformer to the site, should WP allow such a connection.
- 5) One wooden power pole exists in the western verge of Fisher St and will sit adjacent to the eastern most building of the subject site. The pole may remain if the crossover of the house can be located with sufficient clearance to the existing pole. Consideration should be given to allowing for clearances between the existing LV overhead wires in the western verge of Fisher St and the future house building envelope on the eastern side of the subject site.
- 6) The likely order of cost of the identified WP network supply scenario is **\$110k**. Note that this is for a WP LV pillar to be installed on the site by WP, with WP LV cable installed by WP, subject to detailed design by WP. This would be procured by a DQA application being submitted to WP to initiate their detailed design & quoting for the works. The cost estimate here does not cover the cost of the required Site Main Switchboard, and wiring to the houses and so on.

3 COMMUNICATIONS

- 1) Existing communications network adjacent to the site comprises underground Telstra pipes and several pits in the northern verge of Burrowes St.
- 2) NBN Co. broadband services in the area are provided by Satellite, through the NBN Co. Sky Muster service.
- 3) There are likely to be no constraints if a Telstra POTs copper phone connection is desired. There will be no constraints in accessing broadband through NBN Co.'s Sky Muster service.
- 4) Existing pits may need to be relocated to avoid the proposed housing crossovers.
- 5) A Pit and pipe fallback exemption may apply to this Development. An exemption request can be requested to the default Statutory Infrastructure Provider of the area – in this case, NBN. Please note that exemption not guaranteed until formally granted.

- 6) If exemption is not pursued, each lot must be provided with fibre-ready facilities in accordance with the requirements of the Telecommunications Act.
- 7) In the unlikely even that an exemption is not achieved, pit and pipe infrastructure is likely to cost in the order of **\$15k**, with NBN Co. fees of in the order of **\$3k** likely to be payable.

Appendix 2 Indicative Concept Design

