

INFRASTRUCTURE COST SCHEDULE 2019

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Calculation of Contribution Cost Per Lot		Notes
A = Gross cost of Common Infrastructure Work	\$105,160,099	Clause 3.6 Calculation of "A"
B = Payments to Date	\$83,330,896	
C = Common Infrastructure Work Cost	\$21,829,203	C = A - B
D = Estimated Lot Yield (unsubdivided balance)	2,254	Calculated at 14.6 lots per hectare excluding land uses in Clause 3.3 of Schedule 9B and Clause 5A.4.4. See worksheet Clause 3.4 Calculation of "B" and "D" and Clause 3.3 Deductions from Development Contribution Area
E = Contribution Cost Per Lot	\$9,683	E = C/D

INFRASTRUCTURE COST SCHEDULE 2019

Clause 3.4 - Calculation of "B" and "D"

Calculation Date	Location and Area in DCA 03			Net Area for calculation of B & D			Calculation of "B" (Insert Unsubdivided area first - Column O)					Calculation of "D"			
	Parent Lot	Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)	C1.3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus C1.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation date)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of date	Unsubdivided area of Lot (ha)	Unsubdivided area source & notes	"D" at 14.6 lots per ha
07-Sep-11	SP Central 2 Skeet Rd	150,178,404	16,203.36	133,975.04	13.3975							13.40			14.60
04-Apr-13	2 Skeet Rd					63	5.75	10.95	\$13,577.03	57.53	\$781,087.13	7.64		DP74618 Powerline easement not yet ceeded so still deducted	
04-Apr-13	2 Skeet Rd					62	4.42	14.04	\$13,577.03	46.81	\$635,578.52	3.23		DP76205 Powerline easement not yet ceeded so still deducted	
06-Dec-16	2 Skeet Rd					40	2.88	13.90	\$15,447.23	40.00	\$617,889.20	0.35		DP402674 Powerline easement not yet ceeded so still deducted	
15-Jan-18	2 Skeet Rd	97,403.845	0.00	97,403.85	9.7404	6	0.35	17.13	\$10,706.52	5.11	\$54,757.21	0.00		DP412026	
12-May-08	3 Nicholson Rd	107,521.531	0.00	107,521.53	10.7522	39	8.72	4.47	\$9,575.80	39.00	\$373,456.20	1.02		DP 60224	
27-May-09	4 Nicholson Rd					189	10.75	17.58	\$9,575.80	107.52	\$1,029,604.68	0.00			
26-May-10	3 Nicholson Rd					18	0.68	26.53	\$9,939.33	6.79	\$67,438.35	0.34		DP63370 & DP64793	
13-Jun-11	3 Nicholson Rd					35	1.64	21.39	\$11,504.29	16.36	\$188,244.70	0.00		DP65277	
28-Jul-14	3 Nicholson Rd					9	0.34	26.59	\$14,134.91	3.59	\$50,717.47	0.00		DP77447	
13-Jun-11	6 Nicholson Rd	481,758.351	8,195.13	473,563.22	47.3563	112	7.87	14.23	\$11,504.29	78.69	\$905,321.14	39.49		DP71171	
07-Sep-11	6 Nicholson Rd					121	6.10	19.82	\$12,678.87	61.05	\$774,006.98	33.38		DP71201 & DP71793	
04-May-12	6 Nicholson Rd					138	12.74	10.83	\$12,678.87	127.37	\$1,614,856.96	20.65		DP71201 & DP71793	
04-Apr-13	6 Nicholson Rd					36	1.99	18.08	\$13,577.03	19.92	\$270,386.55	18.65		DP74740	
04-Apr-13	6 Nicholson Rd					71	3.78	19.19	\$13,577.03	39.21	\$532,375.98	14.95		DP76544	
28-Jul-14	6 Nicholson Rd					206	7.99	25.77	\$14,134.91	84.75	\$1,197,876.23	6.96		DP400646	
06-Dec-16	6 Nicholson Rd					26	5.95	12.77	\$15,447.23	76.00	\$1,173,989.48	1.01			14.72
13-Jun-11	13 Mason Rd	277,277.135	0.00	277,277.14	27.7277							27.73			
06-Dec-16	13 Mason Rd					290	14.29	20.30	\$15,447.23	208.59	\$3,222,076.18	13.44			
15-Jan-18	13 Mason Rd					169	10.05	16.81	\$10,706.52	146.74	\$1,571,123.99	3.39		DP 412115	
17-Oct-18	13 Mason Rd					86	3.39	25.37	\$10,713.00	49.49	\$530,229.22	0.00	0.00	DP 415093	
27-May-09	14 Mason Rd	238,901.625	0.00	238,901.63	23.8902							23.89			
26-May-10	14 Mason Rd					124	13.22	9.38	\$9,939.33	124.00	\$1,232,476.92	10.67		DP65201	
46 Wright Rd		310,820.138	40,000.00	270,820.14	27.0820		0.00				\$0.00	27.08			
13-Jun-11	14 Mason & 46 Wright Rd					200	10.99	18.20	\$11,504.29	109.89	\$1,264,242.53	26.76		DP65219	
04-May-12	14 Mason & 46 Wright Rd					67	4.54	14.76	\$12,678.87	45.40	\$575,620.70	22.22		DP73710	
04-Apr-13	14 Mason & 46 Wright Rd					40	3.09	12.96	\$13,577.03	30.87	\$419,163.65	19.14		DP75188	
04-Apr-13	14 Mason & 46 Wright Rd					87	5.83	14.92	\$13,577.03	61.83	\$839,450.66	13.30		DP76569	
28-Jul-14	14 Mason & 46 Wright Rd					131	12.83	10.21	\$14,134.91	131.00	\$1,851,673.21	0.47		DP401607 (Lot 1504 Kellogg drive deducted as contribution paid)	
06-Dec-16	14 Mason & 46 Wright Rd					8	0.39	20.66	\$15,447.23	5.65	\$87,347.60	0.08			1.23
15 Wright Rd															
48 Wright Rd		382,814.438	64.00	382,750.44											
210,419.033			876.00	209,543.03											
12-May-08	15 & 48 Wright Rd					198	23.99	8.25	\$9,575.80	198.00	\$1,896,008.40	35.24		DP 58982	
27-May-09	15 & 48 Wright Rd					170	9.00	18.88	\$10,376.34	90.04	\$934,244.15	26.23		DP 50975	
26-May-10	15 & 48 Wright Rd					68	18.79	3.62	\$9,939.33	68.00	\$675,874.44	16.44		DP63326	
13-Jun-11	15 & 48 Wright Rd					56	2.23	25.11	\$11,504.29	22.30	\$256,568.68	14.21		DP63326	
28-Jul-14	15 & 48 Wright Rd											6.97		DP75190	
06-Dec-16	15 & 48 Wright Rd					109	6.89	15.82	\$15,447.23	100.59	\$1,553,831.00	0.08			
15-Jan-18	15 & 48 Wright Rd					1	0.08	12.66	\$10,706.52	1.00	\$10,706.52	0.00		DP 412136	
12-May-08	49 Keane Rd	538,206.000	31,238.91	506,967.09	50.6967	230	23.25	9.89	\$9,575.80	230.00	\$2,202,434.00	27.45		DP 59398	
27-May-09	49 Keane Rd					149	9.69	15.37	\$10,376.34	96.93	\$1,005,747.51	17.75		DP63035	
26-May-10	49 Keane Rd					116	22.88	5.07	\$9,939.33	116.00	\$1,152,962.28	4.57		DP63036	
13-Jun-11	49 Keane Rd					53	4.57	11.61	\$11,504.29	45.66	\$525,228.36	0.00		DP70108	
12-May-08	50 Wright Rd					348	34.15	10.48	\$9,575.80	341.45	\$3,269,685.69	19.71		DP 57664 & 57670	
27-May-09	50 Wright Rd					14	1.44	9.71	\$10,376.34	14.00	\$145,268.76	18.27		DP57664	
26-May-10	50 Wright Rd					228	18.27	12.48	\$9,939.33	182.70	\$1,815,945.41	0.00		DP58941 & DP58940	
27-May-09	113 Warton Rd	145,657.995	40,000.00	105,658.00	10.5658		0.00					10.57			
27-May-09	114 Warton Rd	65,353.803	59,351.15	6,002.65	0.6003	1	0.30	3.35	\$10,376.34	1.00	\$10,376.34	0.30		SUB/13190	
08-Apr-11	113 & 114 Warton Rd					32	3.18	10.07	\$9,939.33	31.79	\$315,971.30	10.01		DP65356	
13-Jun-11	113 & 114 Warton Rd					42	4.04	10.39	\$11,504.29	40.43	\$465,091.44	5.97		DP 66788	
04-May-12	113 & 114 Warton Rd					2	0.16	12.71	\$12,678.87	1.57	\$19,956.54	5.81		DP 69461	
04-Apr-13	113 & 114 Warton Rd					29	3.02	9.59	\$13,577.03	29.00	\$393,733.87	2.79		DP 72808 & DP 72816	
04-Apr-13	113 & 114 Warton Rd					32	2.47	12.97	\$13,577.03	26.16	\$355,171.57	0.32		DP 74553, DP 72816 & DP 74550	
28-Jul-14	113 & 114 Warton Rd					4	0.32	12.53	\$14,134.91	3.38	\$47,840.73			DP 75425	
06-Dec-16	113 & 114 Warton Rd					17	1.59	10.69	\$15,447.23	17.00	\$262,602.91	4.94	4.94		72.12
13-Jun-11	143 Warton Rd	266,866.000	0.00	266,866.00	26.6866							26.69			
06-Dec-16	143 Warton Rd					198	11.60	17.07	\$15,447.23	169.31	\$2,615,376.07	15.09			
15-Jan-18	143 Warton Rd					63	3.53	17.85	\$10,706.52	51.54	\$551,792.63	11.56		DP 412047	
17-Oct-18	143 Warton Rd					23	1.20	19.17	\$10,713.00	17.52	\$187,691.76	10.36		DP 401809	151.26
27-May-09	151 Wright Rd											9.16			
26-May-10	151 Wright Rd					120	9.16	13.10	\$9,939.33	91.59	\$910,373.05			DP 65130 & DP 66319	
27-May-09	153 Wright Rd														
154 Mason Rd															
12-May-08	Lot 153 & 154 Combined					103	9.61	10.72	\$9,575.80	96.06	\$919,870.50	6.01		DP 58901 Lot 9000	
13-Jun-11	Lot 153 & 154 Combined											3.86		DP68123	

The City of Adelaide expressly disclaims liability for any loss or damage suffered by a person relying on this document.

Clause 3.4 - Calculation of "B" and "D"

Location and Area in DCA 03		Net Area for calculation of B & D				Calculation of "B" (Insert Unsubdivided area first - Column O)				Calculation of "D"					
Calculation Date	Parent Lot	Parcel area in DCA No 3 (See TPS 4 Special Control Area Map 3) (sqm)	CI 3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus CI 3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation date)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Lot (ha)	Source & notes	"D" at 14.6 lots per ha
07-Sep-11	Lot 153 & 154 Combined					48	3.86	12.43	\$12,678.87	38.62	\$489,607.24			DP71428	
12-May-08	388 Wright Rd	323,501.117	12,017.00	311,484.12	31.1484	338	31.15	10.85	\$9,575.80	31.48	\$2,982,709.61				
27-May-09	388 Wright Rd					6			\$10,376.34	6.00	\$62,258.04				
26-May-10	388 Wright Rd					2			\$9,939.33	2.00	\$19,878.66				
04-May-12	388 Wright Rd					1			\$12,678.87	1.00	\$12,678.87				
13-Jun-11	1000 Wright Rd	120,011.000	120,011.00	0.00	0.0000						\$26,550.00	0.00			
13-Jun-11	1001 Wright Rd	100,125.000	40,000.00	60,125.00	6.0125						\$0.00	6.01	6.01		87.75
13-Jun-11	Water Corp Mains Corridor	56,901.958	56,901.96	0.00											
		4,660,006.378	424,858.51	4,235,147.87	423.5148	5270	423.05	12.46			\$48,221,592.92				327.07
	SP South East														
13-Jun-11	334 Armadale Rd (SP SE)	118,993.244	101,463.00	17,530.24	1.7530							1.75	1.75		25.59
13-Jun-11	21 Nicholson Rd (SP SE)	388,401.000	28,299.00	360,102.00	36.0102							36.01			
15-Jan-18	21 Nicholson Rd (SP SE)					95	6.71	14.16	\$10,706.52	95.00	\$1,017,119.40	29.30		DP412669	
22-Nov-18	21 Nicholson Rd (SP SE)					29	1.70	17.06	\$10,713.00	24.82	\$265,896.66	27.60	27.60		402.96
27-May-09	22 Nicholson Rd (SP SE)	473,912.000	30,412.55	443,499.45	44.3499							45.35			
13-Jun-11	22 Nicholson Rd (SP SE)					145	11.97	12.12	\$11,504.29	119.67	\$1,376,718.38	33.39		DP70607 & DP70622	
07-Sep-11	22 Nicholson Rd (SP SE)					95	4.62	20.57	\$11,504.29	46.19	\$531,371.65	28.77			
04-Apr-13	22 Nicholson Rd (SP SE)					16	2.64	6.06	\$13,577.03	16.00	\$217,232.48	26.13			
04-Apr-13	22 Nicholson Rd (SP SE)					55	3.94	13.97	\$13,577.03	41.75	\$566,800.81	22.19		DP67676, DP71324 & DP75963	
28-Jul-14	22 Nicholson Rd (SP SE)					216	15.45	13.98	\$14,134.91	163.76	\$2,314,739.36	6.74		DP67676, DP71324 & DP77035	78.35
06-Dec-16	22 Nicholson Rd (SP SE)					2.45	1.37	1.78	\$15,447.23	2.45	\$37,845.71	5.37	5.37	DP409276	
	Totals SP SE	981,306,244	160,174,55	821,131,69	82.1132	653.45	48.40	13.50			\$6,327,724.47				506.90
	SP South														
13-Jun-11	12 Para - Former Mason (SP South)	40,140.509	13,454.00	26,686.51	2.6687							2.67			
15-Jan-18	12 Para - Former Mason (SP South)					39.00	2.67	14.61	\$10,706.52	38.96	\$417,150.68	0.00	0.00		
13-Jun-11	6 Nicholson (SP South)	98,965.833	582.84	98,383.00	9.8383							9.84			
15-Jan-18	6 Nicholson (SP South)					67.00	4.49	14.93	\$10,706.52	65.53	\$701,589.41	5.35			
22-Nov-18	6 Nicholson (SP South)					60.00	5.35	11.21	\$10,713.00	60.00	\$642,780.00	0.00	0.00		0.00
13-Jun-11	5 Nicholson (SP South)	11,776.792	433.75	11,343.04	1.1343							1.13			
19-Dec-18	5 Nicholson (SP South)					18.00	1.13	15.87	\$10,713.00	16.56	\$177,416.29	0.00	0.00		0.00
13-Jun-11	4 Nicholson (SP South)	10,998.000	1,857.18	9,140.82	0.9141							0.91	0.91		13.35
13-Jun-11	31 Armadale Rd	10,960.181	1,344.50	9,615.68	0.9616							0.96	0.96		14.04
22-Nov-18	30 Armadale Rd	25,500.076	0.00	25,500.08	2.5500							2.55			0.00
	Totals SP South					39.00	2.55	15.29	\$10,713.00	37.23	\$398,846.18	0.00	0.00		0.00
13-Jun-11	12 Armadale Rd	87,803.888	0.00	87,803.89	8.7804							8.78			
15-Jan-18	12 Armadale Rd					67.00	3.77	17.76	\$10,706.52	55.07	\$589,619.15	5.01	5.01	DP 407813	73.12
13-Jun-11	11 Armadale Rd	49,237.336	1,728.90	47,508.44	4.7508										0.00
13-Jun-11	10 Armadale Rd	49,974.508	0.00	49,974.51	4.9975										0.00
13-Jun-11	58 Armadale Rd	343,828.123	27,080.70	316,747.42	31.6747							41.42			
04-Apr-13	58, 10 & 11 Armadale Rd					167.00	17.59	9.50	\$13,577.03	167.00	\$2,267,364.01	23.84			
28-Jul-14	58, 10 & 11 Armadale Rd					261.00	15.72	16.61	\$14,134.91	166.59	\$2,354,773.95	8.12			
06-Dec-16	58, 10 & 11 Armadale Rd					112	8.02	13.96	\$15,447.23	112.00	\$1,730,089.76	0.10			
22-Nov-18	58, 10 & 11 Armadale Rd					2	0.10	20.04	\$10,713.00	1.46	\$15,609.70	0.00	0.00		0.00
13-Jun-11	45 Wright	391,075.955	49,255.00	341,820.96	34.1821							34.18			
06-Dec-16	45 Wright					261	22.37	11.67	\$15,447.23	261.00	\$4,031,727.03	11.81		DP407767	
15-Jan-18	45 Wright					55	3.51	15.66	\$10,706.52	51.29	\$549,150.90	8.30		DP400948	
22-Nov-18	45 Wright					49	3.29	14.91	\$10,713.00	47.99	\$514,150.29	5.01	5.01	DP 414079 & 415237	73.14
13-Jun-11	25 Wright	4,285.321	308.30	3,977.02	0.3977							0.40	0.40		5.81
27-May-09	30 Wright	20,566.184	0.00	20,566.18	2.0566										
13-Jun-11	30 Wright					1	0.23	4.30	\$11,504.29	1.00	\$11,504.29	1.83		DP68108	
15-Jan-18	30 Wright					34	1.83	18.55	\$10,706.52	26.75	\$286,447.59	0.00		DP407088	
13-Jun-11	4, 5 & 6 Wright	62,643.365	0.00	62,643.37	6.2643							6.26			
15-Jan-18	4, 5 & 6 Wright					41	1.71	23.92	\$10,706.52	25.03	\$267,976.84	4.55		DP407088	19.77
15-Jan-18	4, 5 & 6 Wright					73	3.20	22.84	\$10,706.52	46.66	\$499,520.83	1.35	1.35	DP407089	34.63
13-Jun-11	7 Wright	36,312.000	12,591.00	23,721.00	2.3721							2.37			
	Totals SP South	1,244,068,071	108,656,16	1,135,431,91	113.5432	1,346.00	97.53	13.80			\$15,455,716.91				233.86
	SP East														
	5000 Reilly Rd (Balemup Drain Reserve)	30,603.000	30,603.00												
	800 Skeet Rd	538,547.000	0.00	538,547.00	53.8547							53.85			
04-Apr-13	Lot 800 Skeet & 54 Skeet Combined	538,391.000	139,400.00	398,991.00	39.8991							39.90			
	Lot 800 Skeet & 54 Skeet Combined					170.00	17.96	9.47	\$13,577.03	170.00	\$2,308,095.10	75.80			
04-Apr-13	Lot 800 Skeet & 54 Skeet Combined					80.00	4.21	19.00	\$13,577.03	44.63	\$605,974.89	71.58			
28-Jul-14	Lot 800 Skeet & 54 Skeet Combined					432.00	23.26	18.57	\$14,134.91	246.60	\$3,485,616.22	48.32			
06-Dec-16	Lot 800 Skeet & 54 Skeet Combined					394.00	25.24	15.61	\$15,447.23	368.50	\$5,692,253.28	23.08			
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Clause 3.4 - Calculation of "B" and "D"

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	Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)	CI 3.3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus CI 3.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation date)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Lot (ha)	Unsubdivided area source & notes	"D" at 14.6 lots per ha
15-Jan-18	Parent Lot Lot 800 Skeet & 54 Skeet Combined				100.00	5.71	17.51	\$10,708.37	83.39	\$892,948.49	17.37		DP 411175	
22-Nov-18	Lot 800 Skeet & 54 Skeet Combined				40.00	2.18	18.35	\$10,713.00	31.83	\$340,973.36	15.19	15.19	DP 413452	221.77
	Totals SP East	1,107,541,000	937,538.00	93.7538	1,216.00	76.38	15.92			\$13,325,861.34				221.77

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06-Dec-16	SP Balannup Lots 515, 516, 172 Skeet Road	157,089.00	9,093.00	147,996.00	14,7996							14.80	14.80		216.07
06-Dec-16	Lots 514, 513, 512, 511, 510, 509, 173 Balannup Road	146,308.00	6,895.00	139,413.00	13,9413							13.94	13.94		203.54
06-Dec-16	Lots 500, 501, 502, 503, 504, 505 Balannup Road	121,390.000	619.00	120,771.00	12,0771							12.08	12.08		176.33
	Totals SP Balannup	424,787.00	16,607.00	408,180.00	40.8180										595.94
06-Dec-16	SP Hatch Lots 113, 114, 115, 116, 117, 118, 119, 180, 123, 122, 179 Hatch Court	136,379.00	0.00	136,379.00	13,6379							13.64	13.64		199.11
	Totals SP Hatch	136,379.00	0.00	136,379.00	13.6379										199.11
06-Dec-16	SP Shepherd Lots 106, 107, 108, 109, 110, 111, 112, 124, 104, 103, 102, 101, 100 Shepherd Court	121,152.00	4,876.00	116,276.00	11,6276							11.63	11.63		169.76
	Totals SP Shepherd	121,152.00	4,876.00	116,276.00	11.6276										169.76
	GRAND TOTAL	8,675,240	885,155	7,790,084	779	8,485	645	13	\$83,350,896	154	154				2,254

Clause 3.3 Deductions from Development Contribution Area

Location and Area	Nominal contribution areas (sqm) (Sch 13B CI 3.3)	CCWs (Sch13B CI 3.3)	Drainage Reserves (Sch13B CI 3.3)	Public Utility Sites (CI 6B4.4 (c) & Sch13B CI 3.3)	Community purpose sites (Sch13B CI 3.3)	Common Infrastructure Sites (Sch13B CI 3.3)	Primary & Other Regional Roads (CI 6B4.4 (a - e))	Road notes	Government Schools (CI 6B4.4 (c))	Other Developments (CI 6B4.4 (e))	Notes	Total Deductions (area in sqm)	Notes
Parent Lot													Cost contribution averaged to account for lots charged at \$10,713
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													
Totals SP East												170,003.00	

Clause 3.3 Deductions from Development Contribution Area

Location and Area	Nominal contribution areas (sqm) (Sch 13B Cl 3.3)	CCWs (Sch13B Cl 3.3)	Drainage Reserves (Sch13B Cl 3.3)	Public Utility Sites (Cl 6B4.4 (c) & Sch13B Cl 3.3)	Community purpose sites (Sch13B Cl 3.3)	Common Infrastructure Sites (Sch13B Cl 3.3)	Primary & Other Regional Roads (Cl 6B4.4 (a - e))	Road notes	Government Schools (Cl 6B4.4 (c))	Other Developments (Cl 6B4.4 (e))	Notes	Total Deductions (area in sqm)	Notes
Parent Lot													
SP Balannup Lots 515, 516, 172 Skeet Road		5,000.00				4,093.00						9,093.00	CCW on Lot 515 Skeet Road and Skeet Road Construction
Lots 514, 513, 512, 511, 510, 509, 173 Balannup Road						6,895.00						6,895.00	Deductions relate to land for Balannup Road
Lots 500, 501, 502, 503, 504, 505 Balannup Road						619.00						619.00	Deductions relate to land for Balannup Road
Totals SP Balannup												16,607.00	
SP Hatch Lots 113, 114, 115, 116, 117, 118, 119, 180, 123, 122, 179 Hatch Court													
Totals SP Hatch												0.00	
SP Shepherd Lots 106, 107, 108, 109, 110, 111, 112, 124, 104, 103, 102, 101, 100 Shepherd Court						4,876.00						4,876.00	Deductions relate to land for Renford and Wright Road
Totals SP Shepherd												4,876.00	
GRAND TOTAL												863,672.22	

Common Infrastructure Works - Summary

Clause	Scheme Provision	Cost	Notes
3.6.2 General Works			
3.6.2a	(a) All costs incurred by the City associated with the preparation, processing and gazettal of the Development Contribution Plan No.3 and subsequent amendments, Infrastructure Cost Schedule and provisions under this scheme or former Town Planning Scheme No.2, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).	\$53,512.00	
3.6.2b	(b) The acquisition of land, including associated infrastructure and structures, for the roads, intersections, sewerage pumping station(s), arterial drainage land for multiple use corridor, community facilities and Conservation Category Wetlands included in the Specified Works in Clause 3.6.3 of Schedule 13B.	Included under specified works	
3.6.2c	(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 6B and Schedule 13B of the Scheme for this Development Contribution Plan.	\$343,670.78	
3.6.2d	(d) Any consulting fees agreed to by the City associated with designing and undertaking of the Common Infrastructure Works, including but not limited to surveying, engineering, planning, quotes and certification of estimated costs, environmental, project management and landscaping.	\$472,090.75	Consulting fees included in Specified Works costs where practical
3.6.2e	(e) The provision of any road listed in the Specified Works in Clause 3.6.3 of Schedule 13B, including but not limited to land acquisition, earthworks, shared paths, cycleways, footpaths, traffic management devices, limited landscaping, stabilisation of verges, the formation, preparation, priming and sealing of the road and the provision of kerbing, drainage, service ducts, intersection treatments and lighting and costs associated with the relocation of existing services in connection with the road or in the road reserve.	Included under specified works	
3.6.2f	(f) Any environmental remediation or improvement including the removal of any contaminant and peat associated with the Specified Works referred to in Clause 3.6.3 of Schedule 13B.	Included under specified works	
3.6.2g	(g) All costs incurred by Council associated with the preparation, administration and management of the Development Contribution Plan and Infrastructure Cost Schedule including but not limited to bank charges, audit fees, office and sundry costs, legal expenses, valuation fees, reviews of land values and costs, caveat and conveyancing fees, Council staff salaries including a Co-ordinator/Manager of the Development Contribution Plan, any interest costs incurred by Council in respect to loan funds required to provide timely implementation of any of the listed Common Infrastructure Works or related costs, any claims for injurious affection and the costs of establishing any required system to facilitate the administration and the ongoing management of Development Contribution Plan and Infrastructure Cost Schedule along with the specific requirements of the Scheme pertaining thereto.	-\$7,771,145.46	
Sub Total		-\$6,901,871.94	
3.6.3 Specified Works			
1 Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road:			
1a	1a 100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 106 and 107 Wright Road.	\$93,719.12	
1b	1b 100% of the total cost of all road works and structures between the northern boundary of Lot 50 and Ranford Road, minus contributions or land ceded free of cost from adjoining lots and / or from any other developments or subdivisions with a nexus to the road works.	\$1,145,835.38	Complete
2 Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road:			
2a	2a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.	\$2,170,570.71	Complete
2b	2b 100% of the total cost of constructing the full earthworks, one carriageway, roundabout intersection, cycle facilities and all structures, minus any contributions and grants from external sources.	\$7,584,706.12	Landscaping Consolidation Remaining.
3 Nicholson Road between Warton Road and Armadale Road:			
3a	3a 100% of the total cost to acquire any road widenings for the ultimate road reserve and the ultimate traffic signalised intersection in the proposed North Forrestdale town centre	\$4,545,721.54	Complete
3b	3b 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.	\$20,329,960.96	Final Stage Remaining.
3c	3c 100% of the total cost of upgrading the intersection and installing traffic signals in the proposed North Forrestdale town centre. (Included under Item 3b Nicholson Road Construction Project)	\$0.00	Cost of signalised intersection treatment including within in Item 3b.
3d	3d 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Nicholson Road, including any road widenings, minus any contributions and grants from external sources.	\$0.00	Included in 3b.
3e	3e A contribution towards landscaping works.	\$1,286,159.11	Final Stage Remaining.
4 Mason Road between Warton Road and 550 metres east of Warton Road			
4a	4a 100% of the total cost to acquire any road widenings for the ultimate road reserve.	\$14,872.00	Complete
4b	4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures.	\$415,528.00	Allocation for a footpath remaining.
5 Intersections with Ranford and Armadale Roads:			
5a	5a 100% of the total cost to acquire any road widenings located within the City of Armadale for the ultimate traffic signalised intersection, at Ranford Road and Wright Road except those areas ceded free of cost from adjacent lots.	\$790,772.00	Shepherd Court Lots Acquisitions Remaining.
5b	5b A contribution to the cost of upgrading the intersection at Ranford Road and Wright Road and installing traffic signals.	\$312,900.00	Complete
5c	5c 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Wright Road, including any road widenings, minus any contributions and grants from external sources.	\$6,214,405.38	Allocation to MRWA remaining.
5d	5d 75% of the cost of temporary intersection works/ upgrading of the intersection of Armadale Road and the distributor road to the Primary School, including any road widenings, minus any contributions and grants from external sources.	\$821,687.67	Complete
6 Regional Path Network:			
6a	6a A contribution towards the total cost of constructing the Regional Path Network within Development Control Area No.3 as identified in the adopted Infrastructure Cost Schedule.	\$3,296,331.44	Ongoing
6b	6b A contribution towards the total cost of constructing the principal shared path on Wright Road between Nicholson Road and Ranford Road. (Included under Item 1b Wright Road Construction Project)	\$0.00	Included in 1b Wright Road Project
6c	6c A contribution towards the cost of a shared path along Armadale Road from Warton Road to Anstey Road.	\$544,676.30	Allocation to MRWA remaining.
6d	6d A contribution towards the cost of shared paths within Lot 5000 Relly Road and Skeet Road between Keane Road and Ranford Road as identified in the adopted Infrastructure Cost Schedule.	\$245,834.50	Skeet Road Allocation Remaining.

Common Infrastructure Works - Summary

7	Arterial Drainage and Water Management:		
7a	7a 100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for Balannup Drain and the arterial drainage land for the open channel adjacent to Reilly Road as identified in the adopted Infrastructure Cost Schedule.	\$4,337,704.94	One Allocation Remaining.
7b	7b A contribution of approximately 100% of the cost of constructing an open channel in the multiple use corridor and 100% of the cost of constructing the arterial drainage channel adjacent to Reilly Road.	\$3,956,750.69	Two James Drain Allocations Remaining.
7c	7c 100% of the cost of constructing Skeet Road pipe work, culverts and pavement reconstruction and reinstatement of Nicholson Road, Mason Road and any other portion of road pavement modified to install arterial drainage.	\$1,834,037.61	Complete
7d	7d Maintenance works in Balannup Drain.	\$973,306.00	Ongoing
7e	7e A contribution to the cost of providing pre and/or post development water quality data, monitoring and Water Management initiatives as specified in the Infrastructure Cost Schedule.	\$2,542,601.82	Ongoing
7f	7f 100% of the cost of acquiring land or easements for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for part of James Drain north of the Armadale Road, and James Drain south of Armadale Road to Forrestdale Lake, as identified in the adopted Infrastructure Cost Schedule.	\$1,018,178.00	Two James Drain Allocations Remaining.
7g	7g 100% of the cost of implementing administrative measures to ensure access in perpetuity along James Drain from Armadale Road to Commercial Road for the City of Armadale and any other drainage utilities responsible for management of the drain. (Included under General	\$0.00	Covered by General Works (CI 3.6.2)
7h	7h Initial maintenance works in James Drain from the northern boundary of Armadale Road to Forrestdale Lake including upgrading of the drainage channel and including upgrading culverts at the road crossings including those at Armadale Road and Nicholson Road.	\$533,052.72	Under Review.
8	Community and Recreation Facilities:		
8a	8a A contribution to the cost of district sporting and community facilities, including sporting/community buildings, change rooms, toilets, playground, multiple purpose courts, associated facilities and the upgrade of an existing multiple purpose sporting oval.	\$3,719,104.65	Allocations for Alfred Skeet Remaining
8b	8b 100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.	\$3,850,006.86	Complete
8c	8c 100% of the total cost to acquire the land and existing building on Lot 49 Keane Road and 72% of the cost of the refurbishment of the existing homestead dwelling, car parking, playground and landscaping for a community facility.	\$1,722,107.46	Complete
8d	8d Contribution towards the provision of sporting facilities at Carey Baptist College - Lot 1000 Wright Road to provide public sporting facilities including 50% of the cost of car parking, change rooms and toilets.	\$273,081.00	Complete
8e	8e 100% of the total cost to construct sporting and community facilities, including sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools.	\$6,332,638.00	
8f	8f A contribution as defined in Infrastructure Cost Schedule to the total cost to construct a senior multiple purpose sporting oval adjoining each of the public primary schools minus contributions from the Department of Education when they become available for ovals shared with public primary schools and a senior multiple purpose sporting oval on Lot 48 Nicholson Road.	\$0.00	Allocations included in individual projects.
8g	8g 100% of the cost of building a combined sporting pavilion / community meeting rooms on the proposed public open space in the area known as Structure Plan (SP) South, inclusive of change rooms, toilets, storage, community meeting space, car parking, a playground and landscaping, minus any probable or received grant funding.	\$6,675,473.00	One Allocation Remaining.
8h	8h 100% of the cost of building a combined sporting pavilion / community building on the proposed open space in the area known as Structure Plan (SP) East, including, but not limited to, change rooms, ovals, toilets, storage, community meeting spaces, car parking, a playground, landscaping, irrigation, earthworks and site fill minus any probable or received grant funding, and any contribution obtained from the Department of Education for a shared oval facility as specified in the Infrastructure Cost Schedule.	\$7,231,299.47	Complete
9	Regional Sewer Infrastructure and 132KV Power Lines:		
9a	9a 100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.	\$167,332.00	Complete
9b	9b Reimbursement of the portion of the cost of constructing the sewer pumping station and temporary pressure mains, which are not prefunded by the Water Corporation.	\$654,899.50	Complete
9c	9c Contribution towards the cost to reconfigure the 132 KV power lines to an urban standard on current alignment as specified in the Infrastructure Cost Schedule. Other relocation costs to be met by individual subdividers.	\$1,975,685.00	
10	Conservation Category Wetlands:		
10a	10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.	\$1,550,838.44	Complete
11	Keane Road between Skeet Road and Anstey Road:		
11a	11a A 33% contribution to the total cost of constructing this section of Keane Road, including any roundabouts and/or traffic management devices. If environmental approval is not granted for the construction of Keane Road, then the City is required to refund the contributions paid by subdividers towards the construction of Keane Road (together with any interest earned), with the exception of the roundabout at Skeet Road and Keane Road.	\$0.00	Contributions refunded for this item, as it did not get EPA environmental approval.
12	Balannup Road between the southern boundary of Lot 5000 Reilly Road and Ranford Road:		
12a	12a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Balannup Road.	\$729,600.50	Roundabout Acquisitions Remaining
12b	12b 100% of the total cost of constructing the full earthworks, one carriage way and all structures, including a culvert, shared path, pedestrian crossings over Balannup Drain and a roundabout at the intersection of Reilly Road.	\$6,819,317.00	Commencing 2019
13	Reilly Road between the existing cul-de-sac of Reilly Road and Balannup Road:		
13a	13a 100% of the total cost of constructing the full earthworks, one carriage way and all structures including shared path, roundabout, traffic calming devices and associated road pavement tie-in.	\$540,418.97	Complete
14	Skeet Road:		
14a	14a 100% of the cost of constructing Skeet Road, the full earthworks, one carriage way and all structures (including roundabouts) between Keane Road and the northern boundary of the proposed primary school in the area referred to as Structure Plan (SP) East, minus a 50% contribution from the Department of Education for the portion(s) of Skeet Road directly abutting the proposed primary school site and high school sites.	\$1,139,919.98	Landscaping Consolidation Remaining.
14b	14b 100% of the cost of constructing the Skeet Road culverts, pedestrian crossings, associated road pavement tie in, and pavement reconstruction between the southern boundary of Lot 5000 Reilly Road and the existing Skeet Road pavement adjacent to Lot 515 Skeet Road.	\$0.00	Now Included in Item 7b
14c	14c 100% of the cost of fencing along the Skeet Road reserve abutting Lots 171, 67 and 65 Skeet Road, Forrestdale	\$139,167.00	Final stage awaiting developers connection from the south.
14d	14d 100% of the total cost of constructing a roundabout at the intersection of Skeet Road and Reilly Road including the cost to acquire any road widenings for the ultimate road reserve.	\$409,074.02	Awaiting developers connection from the south.
14e	14e 100% of the total cost to acquire any road widenings for the ultimate road reserve for Skeet Road between Reilly Road and Ranford Road	\$459,167.00	Awaiting developers connection from the south.
14f	14f 100% of the total cost of constructing Skeet Road between Reilly Road and Ranford Road, including the full earthworks, drainage, one carriage way, intersection at Ranford Road and all structures.	\$2,365,205.18	Awaiting developers connection from the south.
15	Existing High Conservation Value Reserves:		
15a	100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Shepherd Court Reserve.	\$149,162.00	Pending Development of Adjoining Land.

Common Infrastructure Works - Summary		
16a	16a. 100% of the cost of fencing / bollards, gates and signage, dielback management / mapping, revegetation / landscaping and weed management of Balannup Lake Reserve south of Ranford Road.	\$149,162.00
		Pending Development of Adjoining Land.
Sub Total		\$112,061,971
GRAND TOTAL		\$105,160,099

ROADS - Common Infrastructure Works

DCA03 3a Nicholson Road

3a 100% of the total cost to acquire any road widenings for the ultimate road reserve and the ultimate traffic signalised intersection in the proposed North Forrestdale town centre

TOTAL COST \$4,545,721.54

Parent Lots (from North to South)	Area (sqm)	Assessed Value (\$sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
114 Warton Rd					Part of DP57861 - See 2a Warton Rd above
388 Wright Rd				\$934,340.00	PD 2007 (Thumb Drive No 53)
49 Keane Rd				\$427,009.66	PD 2007 (Thumb Drive No 45 & 54)
6 Nicholson Rd				\$837,100.00	PD 2009 (OUT/3772/09)
2 Skeet Rd				\$648,648.00	PD 2013 (OUT/7766/12) (IE/5644/11)
22 Nicholson Rd (SP SE)				\$27,035.25	PD 2011 (OUT/5512/11)
21 Nicholson Rd (SP SE)				\$814,290.00	PD 2016, 2017
6 Nicholson Rd (SP South)				\$55,799.86	PD 2016 (INT/58663/15)
5 Nicholson Rd (SP South)				\$48,730.00	PD 2014 IE/16165/14 INT/16583/14
4 Nicholson Rd (SP South)				\$60,522.00	PD 2015 INT/35168/14
3 Nicholson Rd (SP South)				\$40,274.00	PD 2018
2 Nicholson Rd (SP South)				\$38,720.00	PD 2018

Sub-total MRS areas **\$3,932,468.77**

Area in excess of MRS	TS Drawing No.
49 Keane Rd	PD 2011 OUT/4516/11 DP 65820
6 Nicholson Rd	PD 2016 INT/3124/16
6 Nicholson Rd	PD 2016 INT/3124/16
6 Nicholson Rd	PD 2016 INT/3124/16
6 Nicholson Rd	PD 2016 INT/3124/16
6 Nicholson Rd	PD 2015 (INT/8072/15)
48 Wright Rd	PD 2013 (OUT/613/13)
48 Wright Rd	PD 2015 (INT/8072/15)
48 Wright Rd	PD 2014 AWM/13377/13, INT/28430/13, INT/28431/13 DP75190
15 Wright Rd	PD 2015 (INT/8072/15)
13 Mason Road	PD 2017
2 Skeet Rd	PD 2013 (OUT/7766/12)
12 Piara Drive	PD 2017
12 Piara Drive	PD 2011 (OUT/5699/11)
6 Nicholson (SP South)	PD 2016 (INT/58663/15)
6 Nicholson (SP South)	PD 2016 (INT/58663/15)

Sub total non MRS **\$579,762.32**Sub total all areas **\$4,512,231.09**

Survey costs	Value	Notes
6 Nicholson Rd survey costs (McMullen Nolan) and fees	\$3,051.42	PD 2009 (Authority records)
Lot 12 Piara Drive survey costs and fees	\$2,547.80	PD 2011 (Authority records)
Various Title Seraches, DP Fees and Survey Costs	\$1,727.50	PD 2013 (Authority Records)
Survey Costs Nicholson Road	\$3,200.00	PD 2013 (Authority Records)
Legal fees Taking Order Lot 21 Nicholson	\$1,924.00	PD 2015 (Authority Records)
Survey and Coveyancing Costs	\$6,503.73	PD 2014 (Authority Records)
Survey and Coveyancing Costs	\$14,536.00	PD 2015, 2016, PD 2017 (Authority Records)

Sub total survey costs **\$33,490.45**Total **\$4,545,721.54**

DCA03 4a Mason Road

4a 100% of the total cost to acquire any road widenings for the ultimate road reserve.

TOTAL COST \$14,872.00

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 155 (747) Warton Rd				\$4,867.50	PD 2009 (INT/10987/08)
Lot 143 (765) Warton Rd				\$10,004.50	PD 2012 (OUT/9508/11)

Total **\$14,872.00**

DCA03 5a Wright Road and Ranford Road Intersection

5a 100% of the total cost to acquire any road widenings located within the City of Armadale for the ultimate traffic signalised intersection, at Ranford Road and Wright Road except those areas ceded free of cost from adjacent lots.

TOTAL COST \$790,772.00

ROADS - Common Infrastructure Works

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value
Lot 100 Wright Road	1061.00	\$320.00	\$339,520.00	\$373,472.00
Lot 101 Shepherd Court	825.00	\$220.00	\$181,500.00	\$199,650.00
Lot 102 Shepherd Court	825.00	\$220.00	\$181,500.00	\$199,650.00
			Sub Total	\$772,772.00

Survey costs and Fees	Value	Notes
Survey and fees	\$18,000.00	
	Sub Total	\$18,000.00

Total **\$790,772.00**

DCA03 12a Balannup Road

12a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Balannup Road.

TOTAL COST **\$729,600.50**

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
<i>Lot-500 Balannup Rd</i>				<i>\$12,320.00 PD 2018</i>	
Lot 503 Balannup Rd	153.00	\$100.00	\$15,300.00	\$16,830.00	For future ultimate roundabout.
Lot 504 Balannup Rd	466.00	\$100.00	\$46,600.00	\$51,260.00	For future ultimate roundabout.
<i>Lot-509 Balannup Rd</i>				<i>\$105,094.00 PD 2018</i>	
<i>Lot-510 Balannup Rd</i>				<i>\$39,083.00 PD 2018</i>	
Lot 510 Balannup Rd	353.00	\$85.00	\$30,005.00	\$33,005.50	For future ultimate roundabout.
<i>Lot-511 Balannup Rd</i>				<i>\$45,980.00 PD 2018</i>	
Lot 511 Balannup Rd	60.00	\$100.00	\$6,000.00	\$6,600.00	For future ultimate roundabout.
<i>Lot-512 Balannup Rd</i>				<i>\$45,980.00 PD 2018</i>	
<i>Lot-513 Balannup Rd</i>				<i>\$45,980.00 PD 2018</i>	
<i>Lot-514 Balannup Rd</i>				<i>\$53,892.00 PD 2018</i>	
<i>Lot-173 Balannup Rd</i>				<i>\$213,576.00 PD 2018</i>	
			Sub Total	\$669,600.50	

Survey costs and Fees	Value	Notes
Survey and fees	\$33,738.00	
Survey and fees	<i>\$16,949.00 PD 2018</i>	
Survey and fees	<i>\$9,073.00 PD 2018</i>	
Titles	<i>\$240.00 PD 2015 INT/5423/15</i>	
	Sub Total	\$60,000.00

Total **\$729,600.50**

DCA03 1b Wright Road Construction

1b 100% of the total cost of all road works and structures between the northern boundary of Lot 50 and Ranford Road, minus contributions or land ceded free of cost from adjoining lots and / or from any other developments or subdivisions with a nexus to the road works.

TOTAL COST **\$1,145,835.38** Fixed Cost 2011

Feature survey	\$3,670.00	PD 2007 - Opus International
Construction to date	\$320,364.46	PD 2008
Construction to 28 May 09	\$688,713.96	PD 2009
Construction to 10 June 10	\$153,339.93	PD 2010 INT/5510/10
Less contribution	-\$20,252.97	PD 2011 (DA 10.2009.10.1) Less contribution for intersection upgrades for Lots 106 & 107

Total **\$1,145,835.38**

DCA03 2b Warton Road Construction

2b 100% of the total cost of constructing the full earthworks, one carriageway, roundabout intersection, cycle facilities and all structures, minus any contributions and grants from external sources.

TOTAL COST **\$7,584,706.12**

Section	Item	Cost	Notes
All	Feature survey (Quodding)	\$7,780.00	PD 2008 (Authority records)
All	Geotech Survey - Golder	\$19,907.00	PD 2008 (IE/919/08 & IE 1953/08)
All	Final design (L&L Design and SJR Civil)	\$30,308.55	PD 2008 (Authority records)
All	Design Services/ Final Design (SJR Civil)	\$6,570.00	PD 2009 (Authority records)
Mason/ Jandakot	Western Power Design Fee	\$19,088.19	PD 2008 (Authority records)
Accruals 2007/08		\$4,737.27	PD 2008 (Authority records)
Accrual Reversal 2008		-\$4,738.27	PD 2009 (Authority records)
Road construction	Clearing	\$34,859.36	PD 2009 for works/ property reinstatement Lot 155 Warton & Lot 10 Warton Rd (Authority records)
Mason Rd Intersection	Western Power - relocation works	\$616.65	PD 2009 (IN/725/08)
Lot 10 Warton Road	Replacement Shrubs Verge	\$468.00	PD 2009 (OE/1202/09)
Lots 8-50	Noise survey	\$4,630.00	PD 2008 (OUT/936/08 and related files)
Nicholson to Armadale	Construction cost	\$1,884,654.36	PD 2011 (INT/6614/11)
Nicholson to Armadale	Construction cost	\$942,295.68	PD 2011 (INT/14280/11)
Nicholson to Armadale	Construction cost	\$397,268.00	PD 2012 (INT/17131/11 & INT/17142/11) Fixed Cost Progress Payment 1 July 2011 to 26 August 2011
Nicholson to Armadale	Construction cost	\$1,001,256.00	PD 2012 (INT/23115/11 & INT/23114/11) Fixed Cost Progress Payment 26 August 2011 to 18 Nov 2011
Nicholson to Armadale	Construction cost	\$871,719.00	PD 2012 (INT/15105/12 & INT/15201/11) Fixed Cost Progress Payment 18 Nov 2011 TO 30 June 2012
Nicholson to Armadale	Construction cost	\$372,569.00	PD 2013 (INT/173271/13) Fixed Cost Progress Payment Final 2012/13
Nicholson to Armadale	Construction cost	\$31,591.73	PD 2014 (INT/15777/14)
Nicholson to Armadale	Relocation of private infrastructure	\$58,817.00	PD 2010 (INT/7811/10 & INT/7845/09)
Lot 143 Warton Road	Relocation private infrastructure	\$160,000.00	PD 2010 (OUT/5433/10 & IE/9294/10)

ROADS - Common Infrastructure Works

Lot 8 Warton Road	Relocation planting	\$12,000.00	PD 2011 (IE/21113/10 & INT/16666/10)
Lot 8 Warton Road	Relocation bore & pump	\$26,930.00	PD 2011 (IE/21113/10 & INT/16666/10)
Lot 8 Warton Road	Relocation infrastructure driveway	\$70,000.00	PD 2011 (IE/21113/10 & INT/16666/10)
Lot 555 Warton Road	Survey Cost	\$1,838.00	PD 2011
Nicholson to Armadale	Relocation private infrastructure	\$141,554.96	PD 2011 (INT/6614/11)
Nicholson to Armadale	Relocation private infrastructure	\$11,641.00	PD 2011 (INT/14280/11)
Lot 143 Warton Road	Relocation private infrastructure	\$25,228.36	PD 2012 (OUT/3859/12, OUT/6219/12 & INT/21458/11)
Stage 1 Adjacent to Arion	Construction cost	\$768,084.48	PD 2012 (INT/7942/12 & INT/5906/12)
Stage 1 (Arion)	Landscaping	\$45,000.00	PD 2014 (INT/15777/14) (INT/7942/12)
Total Length	2Yr Consolidation Period Costs	\$83,224.00	
	Contribution to Landscaping - Nicholson Road to Armadale Road Forecast Costs	\$390,640.80	PD 2018
Southern End	Lighting Jandakot Road to Armadale Road	\$66,482.00	PD 2018
Landscaping Consolidation		\$27,718.00	PD 2018
Mason Road Roundabout	Mason Road Roundabout Deflection	\$69,966.00	Contribution Only
Sub TOTAL		\$7,584,705.12	
Nicholson to Armadale	Grant	\$2,296,608.00	Expenditure Construction Civil Works covered under grant shown below
Nicholson to Armadale	Grant	-\$2,296,607.00	Fixed cost; external funding grant expended 2009/10 Warton Road (Nicholson Road to Warton Road). Total project cost \$7,589,308.76 (DCP \$5,292,641.76 & Grant \$2,296,607.00)

Total **\$7,584,706.12**

DCA03 2c Armadale Road and Warton Road Intersection

2c 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Warton Road, including any road widenings, minus any contributions and grants from external sources.

TOTAL COST **\$0.00**

DCA03 3b Nicholson Road Construction

3b 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.

TOTAL COST **\$20,329,960.96**

Includes Specified Work (3c - Intersection).

Section	Item	Cost	Notes
Harrisdale Drive to Piara Drive (Former Mason)	Final Design (including sub-consultants)		Advice from Manager Engineering and Design INT/17697/11
Stage 2 & 3 Design	Final Design progress payment	\$1,200.00	PD 2012 - SJR Civil (Authority records)
	Water Main Design	\$700.00	PD 2012 - (Authority records)
	Water Main Design	\$3,430.00	PD 2013 - (Accumulative)
	Water Main Design	\$10,850.00	PD 2013 - (Authority records)
	Sidra Analysis	\$7,230.00	PD 2012 - (Authority records)
	Final Design progress payment	\$7,000.00	PD 2009 - SJR Civil (Authority records)
	Survey (Robert Quodling)	\$11,340.00	PD 2009 - SJR Civil (Authority records)
	Nicholson Road Design Costs	\$43,040.00	PD 2010 - SJR Civil (Authority records)
	Final Design progress payment	\$480.00	PD 2011 - SJR Civil (Authority records)
	Preparation of Final Design project brief	\$3,115.00	PD 2009 Opus International Consultants - under Tender 33/08. (Authority records)
	Stage 4 Design progress payment	\$60,437.67	PD 2013 - (Authority records)
Wright Rd to Armadale Rd	Construction road and paths		
Stage 1 Construction	Survey and Construction by Council	\$914,519.00	PD 2007 & 2008 including variations (INT/4528/08) - includes regional path & square end
Stage 1 Construction	Earthworks by Perron	\$131,167.23	PD 2007 (Thumb Drive NO 44)
Stage 1 Construction	Street lighting	\$80,950.41	PD 2007 (IN/895/07)
Stage 2 Construction	Construction road and paths	\$1,085,982.74	PD 2011 (INT/6614/11) Fixed Cost
Stage 2 Construction	Construction road and paths	\$318,046.26	PD 2011 (INT/14280/11) Fixed Cost End of Financial Year 2011 Payment
Stage 2 Construction	Construction road and paths	\$179,366.00	PD 2012 (INT/17131/11 & INT/17142/11) Fixed Cost Progress Payment 1 July 2011 to 26 August 2011
Stage 2 Construction	Construction road and paths	\$460,581.00	PD 2012 (INT/23115/11 & INT/23114/11) Fixed Cost Progress Payment 26 August 2011 to 18 Nov 2011
Stage 2 Construction	Construction road and paths	\$1,159,053.00	PD 2012 (INT/15105/12 & INT/15201/11) Fixed Cost Progress Payment 18 Nov 2011 TO 30 June 2012
Stage 2 Construction	Construction road and paths	\$862,635.00	PD 2013 (INT/6422/13 & INT/6420/13) Fixed Cost Progress Payment to April 2013
Stage 2 Construction	Construction road and paths	\$155,133.00	PD 2013 (INT/17327/13) Fixed Cost Progress Payment Final 2012/13
Stage 2 Construction	Construction road and paths	\$66,353.00	PD 2014 (INT/8203/14)
Stage 2 Construction	Construction road and paths	\$311,364.00	PD 2015, 2016, 2017
Stage 2 Construction	Hakea Water Main	\$334,022.50	PD 2015, 2016, 2017
Stage 3 Construction	Construction road and paths	\$179,977.00	PD 2012 (INT/23115/11 & INT/23114/11) Fixed Cost Progress Payment 26 August 2011 to 18 Nov 2011
Stage 3 Construction	Construction road and paths	\$63,973.00	PD 2012 (INT/15105/12 & INT/15201/11) Fixed Cost Progress Payment 18 Nov 2011 TO 30 June 2012
Stage 3 Survey	Lot 13 Piara Drive - Drainage	\$4,402.40	PD 2012 Survey Lot 13
Stage 3 Construction	Construction road and paths	\$2,178,894.00	PD 2013 (INT/6422/13 & INT/6420/13) Fixed Cost Progress Payment to April 2013
Stage 3 Construction	Construction road and paths	\$625,735.00	

ROADS - Common Infrastructure Works

Stage 3 Construction	Construction road and paths	\$241,267.00	PD 2014 (INT/8202/14)
Stage 3 Construction	Construction road and paths	\$320,817.00	PD 2015, 2016, 2017
Stage 3 Construction	Hakea Water Main	\$334,022.50	PD 2015, 2016, 2017
Stage 4 Construction	Road Reserve Clearing	\$43,612.75	PD 2012
Stage 4 Construction	Road Reserve Tree Survey	\$7,840.00	PD 2012
Stage 4 Construction	Road Reserve Clearing Permit	\$100.00	PD 2012
Stage 4 Construction	Construction road and paths	\$4,051,578.00	PD 2015, 2016, 2017
Stage 3 / 4 Construction	Construction road and paths	\$2,300,235.30	PD 2017
Lighting Claim		\$46,401.00	PD 2017
Refund from Western Power		-\$11,625.00	PD 2018
Stage 3 / 4 Construction	Construction road and paths	\$981,027.00	PD 2017 2018
All remaining works across all stages (excluding pedestrian crossings and Stage 5)		\$896,954.00	
Stage 5		\$842,985.00	
Hakea Water Main		\$57,343.00	PD 2017
Hakea Water Main		\$632,000.00	
Pedestrian crossings and Footpaths on Western Side		\$240,562.20	PD 2017 2018
Pedestrian crossings		\$64,484.00	PD 2018
Pedestrian crossing and Footpaths on Western Side		\$19,380.00	

Total **\$20,329,960.96**

DCA03 3c Nicholson Road Town Centre Intersection

3c 100% of the total cost of upgrading the intersection and installing traffic signals in the proposed North Forrestdale town centre. (Included under Item 3b Nicholson Road Construction Project)

TOTAL COST **\$0.00** Cost of signalised intersection treatment including within in Item 3b under Stage 2 construction works

DCA03 3d Armadale Road and Nicholson Road Intersection

3d 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Nicholson Road, including any road widenings, minus any contributions and grants from external sources.

TOTAL COST	\$0.00	Included in Nicholson Road Stage 5 Works
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DCA03 3e Nicholson Road Landscaping

3e A contribution towards landscaping works.

TOTAL COST **\$1,286,159.11**

All Remaining Works across the stages	Total Cost	\$590,614.07	Advice City Parks - Increased by LGCI
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Reimbursements to Parks	Notes
Contribution - Warton Rd to Harrisdale Dr	\$191,858.04 PD 2009 (OUT/5319/08)
Claim #1	\$503,687.00 PD2015 INT/17248/15
Total Reimbursements	\$695,545.04

Total **\$1,286,159.11**

DCA03 4b Mason Road Construction

100% of the total cost of constructing the full earthworks, one carriageway and all structures

TOTAL COST **\$415,528.00**

Survey	\$6,000.00	PD 2008 (OUT/1692/08)
Final Design	\$18,005.00	PD 2008 (57 & OUT/1692/08)
Construction	\$309,673.00	PD 2008 (OUT 1796/07 & 1692/08)
Lighting	\$20,000.00	PD 2012 (OUT/10027/11)
	\$61,850.00	PD 2018

Total **\$415,528.00**

DCA03 5b Ranford Road and Wright Road Intersection

5b A contribution to the cost of upgrading the intersection at Ranford Road and Wright Road and installing traffic signals.

ICS 2019

ROADS - Common Infrastructure Works

TOTAL COST **\$312,900.00** PD 2009 to Technical Services Account PC 81.21.8138.56.2 (Authority records)

ROADS - Common Infrastructure Works

DCA03 5c Armadale Road and Wright Road Intersection

5c 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Wright Road, including any road widenings, minus any contributions and grants from external sources.

TOTAL COST \$6,214,405.38

Upgrading of intersection	\$5,973,120.00	Fixed Contribution to MRWA
Claim for Prelim works Completed	\$26,880.00	

Sub total Construction \$6,000,000.00

Parent Lots	Area (sqm)	Assessed Value (per sqm)	Cost	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 35 Taylor Rd				\$2,685.38	Fixed Cost - Pending Claim from MRWA
Lot 45 Wright Rd				\$211,720.00	PD 2015 (OE/9143/15)

Sub total - Land \$214,405.38

Total \$6,214,405.38

DCA03 5d Armadale Road and Primary School Distributor Road Intersection

5d 75% of the cost of temporary intersection works/ upgrading of the intersection of Armadale Road and the distributor road to the Primary School, including any road widenings, minus any contributions and grants from external sources.

TOTAL COST \$821,687.67

Item	Cost	Notes
Preliminary design brief and 15% design		PD 2009 Costed to 3.6.2 Scheme costs G (d)
Part Claim Temporary Intersection Construction	\$643,296.31	PD 2013 OUT/8960/12
Final Claim Temporary Intersection Construction	\$178,391.36	PD 2013 OUT/12008/12

Total \$821,687.67

DCA03 11a Keane Road Construction

11a 33% contribution to the total cost of constructing this section of Keane Road, including any roundabouts and/or traffic management devices. If environmental approval is not granted for the construction of Keane Road, then the City is required to refund the contributions paid by subdivider's towards the construction of Keane Road (together with any interest earned), with the exception of the roundabout at Skeet Road and Keane Road.

TOTAL COST \$0.00

Item	Cost	33% Contribution	Notes
Construction cost	\$0.00	\$0.00	EPA recommended against proposal

Total \$0.00

DCA03 12b Balannup Road Construction

12b 100% of the total cost of constructing the full earthworks, one carriage way and all structures, including a culvert, shared path, pedestrian crossings over Balannup Drain and a roundabout at the intersection of Reilly Road.

TOTAL COST \$6,819,317.00

Item	Cost	Notes
Construction cost	\$3,464,779.00	Advice Civil Works and Design
Interim Works Claim	\$3,500.00	PD 2013 (Authority Records) Technical Services Request for Design
Preliminary Works	\$122,811.00	PD 2014 INT/15729/14
Balannup Drain Crossing progress Claim	\$2,400.00	PD 2015 INT/12566/15
Reilly Roundabout	\$71,792.00	PD 2016 - Remainder of crossing costs moved to 7b
Lighting at Reilly Roundabout	\$404,984.00	PD 2017, 2018
Design and Prelims	\$64,937.00	PD 2018
Remediation Costs	\$2,280.00	PD 2018
Landscaping	\$170,500.00	PD 2018
Service Relocations	\$1,170,000.00	
Private Works Relocations	\$312,076.00	
	\$42,758.00	PD 2018
	\$650,000.00	Advice Civil Works and Design
	\$166,000.00	Allowance \$20k per lot for driveway, domestic services and fencing.

Total \$6,819,317.00

ROADS - Common Infrastructure Works

DCA03 13a Reilly Road Construction

13a 100% of the total cost of constructing the full earthworks, one carriage way and all structures including shared path, roundabout, traffic calming devices and associated road pavement tie in.

TOTAL COST \$540,418.97

Item	Cost	Notes
Claim	\$171,963.00	PD 2013 (INT/173271/13) Fixed Cost Progress Payment Final 2012/13
Claim	\$327,969.97	PD 2014 INT/15780/14 IE/7402/13 - previous IE/21576/11 Porter
Claim Lighting	\$40,486.00	PD 2018

Total \$540,418.97

DCA03 14a Skeet Road South Construction

14a 100% of the cost of constructing Skeet Road, the full earthworks, one carriage way and all structures (including roundabouts) between Keane Road and the northern boundary of the proposed primary school in the area referred to as Structure Plan (SP) East, minus a 50% contribution from the Department of Education for the portion(s) of Skeet Road directly abutting the proposed primary school site and high school sites.

TOTAL COST \$1,139,919.98

Item	Cost	Notes
DCP Contribution to Total Construction and Landscaping	\$1,139,919.98	
Reimbursements		
Claim #1	\$29,614.00	PD 2015 - Costs apportioned from Skeet Road Drain Works INT/24680/15, INT/24679/15, INT/24696/15
Claim #2	\$908,701.98	PD 2016
Claim Landscaping	\$211,305.00	PD 2017
DoE Contribution / Credit to Landscaping	-\$49,701.00	Other DoE contribution to Road Construction (Civil Works) paid to / negotiated with Satterley
Total Reimbursements minus Credits	\$1,116,927.98	\$17,008.00 PD 2018
Reimbursements Remaining	\$22,992.00	Landscaping Consolidation Period

Total \$1,139,919.98

DCA03 14b Skeet Road Balannup Drain Culvert Construction

14b 100% of the cost of constructing the Skeet Road culverts, pedestrian crossings, associated road pavement tie in, and pavement reconstruction between the southern boundary of Lot 5000 Reilly Road and the existing Skeet Road pavement adjacent to Lot 515 Skeet Road.

TOTAL COST \$0.00

Item	Cost	Notes
Construction cost	\$0.00	Now Included in Item 7b

Total \$0.00

DCA03 14c Skeet Road Fencing Construction

14c 100% of the cost of fencing along the Skeet Road reserve abutting Lots 171, 67 and 65 Skeet Road, Forrestdale

TOTAL COST \$139,167.00

Item	Cost	Notes
Construction Costs Remaining	\$50,000.00	
Construction cost	\$89,127.00	PD 2015 INT/24680/15, INT/24679/15, INT/24696/15
Gate Locks	\$40.00	PD 2014 INT/13980/14

Total \$139,167.00

ROADS - Common Infrastructure Works

DCA03 14d Skeet Road and Reilly Road Intersection

14d 100% of the total cost of constructing a roundabout at the intersection of Skeet Road and Reilly Road including the cost to acquire any road widenings for the ultimate road reserve.

TOTAL COST \$409,074.02

Construction

Item	Cost	Notes
Roundabout Construction	\$409,074.02	Increased by LGCI

Sub total Construction \$409,074.02

Land

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 515 Skeet Rd				\$0.00	Land Now included in 14e
Sub Total Land			\$0.00		
Total			\$409,074.02		

DCA03 14e Skeet Road North Land Acquisition

14e 100% of the total cost to acquire any road widenings for the ultimate road reserve for Skeet Road between Reilly Road and Ranford Road

TOTAL COST \$459,167.00

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 515 Skeet Road				\$51,370.00	PD 2019
Lot 516 Skeet Road				\$207,790.00	PD 2019
Lot 172 Skeet Road				\$191,070.00	PD 2019
Surveys and Fees				\$8,937.00	PD 2019
Total				\$459,167.00	

DCA03 14f Skeet Road North Construction

14f 100% of the total cost of constructing Skeet Road between Reilly Road and Ranford Road, including the full earthworks, drainage, one carriage way, intersection at Ranford Road and all structures.

TOTAL COST \$2,365,205.18

Item	Cost	Notes
Construction Costs	\$1,973,528.62	CE/34203/16 - Increased by LGCI
Carriageway		
Landscaping	\$346,181.57	CE/5821/16 - Advice City Parks - Increased by LGCI
Private Works Relocations	\$45,495.00	
Total	\$2,365,205.18	

Regional Paths

Construction to **2.5m wide**, advice from Manager Civil Works 2011 IE/5653/11, INT/6385/13, INT/22833/14

Cost per metre	\$126
Clause	Total
6a	\$3,296,331.44
6b	\$0.00
6c	\$544,676.30
6d	\$245,834.50
TOTAL COST	\$4,086,842.24

6a A contribution towards the total cost of constructing the Regional Path Network within Development Control Area No.3 as identified in the adopted Infrastructure Cost Schedule.

TOTAL COST \$3,296,331.44
Cost per m \$126.38

Some path costs included in road calculations. Cost assumes constructed as part of subdivision & then credited at the cost

Map Ref	Parent Lot or Nearest Lot No	Location	Distance (m)	Cost	Other information
SP Central Paths					
6a01	50 Wright Rd	Harrisdale Drive (north) Old Wright Road 225m north from 49 Keane Rd	479.09 225	\$79,504.00 \$18,000.00	PD 2012 (INT/15201/12 - Constructed by Council) PD 2009 (OE/1576/09 - Constructed by Council)
6a02	49 Keane Rd	Old Wright Road Nicholson to N boundary Lot 50	300	\$19,116.00	PD 2007 (Authority records)
6a03	388 Wright Rd	Old Wright Road Nicholson to N boundary Lot 50	402.34	\$27,429.55	PD 2009 (OUT/6169/08)
6a04	50 Wright Rd	Reilly Rd N boundary	764.9	\$76,490.00	PD 2010 (OUT/11223/09)
6a05	50 Wright Rd	New Wright Rd	916	\$82,440.00	PD 2007 (Authority records)
6a06	49 Keane Rd	New Wright Rd	108.6	\$8,095.64	PD 2009 (OUT/595/09)
		Wright Rd - SP alignment	407.9	\$37,853.12	PD 2014 (OUT/2669/13)
		Part of New Wright Rd	367	\$27,525.00	PD 2009 (OUT/6002/08)
6a07	48 Wright Rd	Wright Rd - SP alignment	154	\$14,610.75	PD 2013 Part Reimbursement DUP construction Piara Waters (North) portion Wright Road construction -INT/17339/13
		Wright Rd - SP alignment	73	\$7,517.82	PD 2014 Path Adjacent to Grouped Dwelling Site at Northern end of Oval along Wright Road INT/29159/13 INT/29161/13
6a08	15 Wright Rd	New Wright Rd	360.7	\$33,472.96	PD 2013 (OUT/8258/12) South side Wright Road
6a09	14 Mason Rd	Wright Rd Primary School - Columbia Pwy Jolley Ave Wright Rd Primary School - Mason - Jolley Ave	317 295	\$30,432.00 \$21,504.00	PD 2014 INT/20290/13 & OUT/7240/13 PD 2014 (OUT/1672/14)
6a10	46 Wright Rd	Wright Rd - SP alignment	610	\$77,088.75	
6a11	45 Wright Rd	Wright Rd - SP alignment	106	\$10,176.00	PD 2014 (OUT/1672/14)
		Claim	275.3	\$34,412.50	PD 2019
		Wright Rd Lot 46 Armadale Rd	458.4	\$57,930.30	
6a12	49 Keane Rd	Part of Gallinago Cnr	105.7	\$7,927.50	PD 2009 (OUT/6002/08)
6a13	49 Keane Rd	Part of Gallinago Cnr	369	\$25,456.84	PD 2007 (Authority records)
		Pardalote Rd	335	\$25,125.00	PD 2009 (OUT/6002/08)
6a14	6 Nicholson Rd	Easthope Link/Broadway Nicholson Road to Keane Road	124	\$15,670.50	PD 2017
		Broadway Bvd/Easthope Wright Road to Nicholson Road	307	\$38,797.13	PD 2017
6a15	800 & 54 Skeet	Keane Rd - Nicholson Rd to Yellowwood/ Gracefield Blvd	475	\$45,600.00	PD 2014 INT/20290/13 & OUT/724013
		Gracefield to Laverton	347	\$43,028.00	PD 2016
		Keane Rd - Yellowwood/ Gracefield Bvd to Skeet Rd	165	\$20,851.88	PD 2017
6a16	6 Nicholson Rd	Exchange Ave	654	\$70,632.00	PD 2014 INT/20290/13 & OUT/724013
6a17	2 Skeet Rd	Internal to the lot	15	\$1,500.00	PD 2017
6a18	13 Mason Rd	Mason Road - internal to lot	400	\$50,550.00	PD 2017
6a19	15 Wright Rd	Mason Road	201	\$19,296.00	PD 2014 INT/20290/13 & OUT/724013
6a20	14 Mason Rd	Mason Road	670	\$64,320.00	PD 2014 INT/20290/13 & OUT/724013
6a21	15 Wright Rd	Hillhouse Way & Yellowwood Ave	230	\$27,600.00	PD 2014 INT/20290/13 & OUT/724013 Hillhouse Way - Wright Rd to Yellowwood Ave.
6a22	154 Mason Rd	Mason Rd	388	\$49,033.50	
6a23	Mason Rd - Rural	Mason Rd Rural area	500.9	\$63,301.24	
6a24	6 Nicholson Rd	Skeet Road boundary	285	\$36,016.88	PD 2017
6a25	22 Nicholson Rd (SP SE)	Skeet Road boundary	304	\$29,184.00	PD 2014 INT/20290/13 & OUT/724013
		Skeet Road boundary	577	\$72,918.38	Consultants mapping (TRIM IN/3755/08)
		Road reserve	164	\$20,725.50	Length provided by CLE Piara Nature reserve - over Trunk Main
6a26	46 Wright Rd	Road reserve	423	\$52,452.00	PD 2015 INT/41436/14
				\$52,959.00	PD 2018 - Cost to relocate path due to inundation from wetland at the previous alignment. ICS 2018/2019
6a27					See SP South Paths, G-H
6a28					See SP South Paths, C-D
6a29 & 6a30	Erade/CY O'Connor	Adjacent to Trunk Main - Erade Drive to Nicholson Road	260	\$32,857.50	
	3 Nicholson Newhaven	Adjacent to Trunk Main - Erade Drive to Chapel Way			
	4 Nicholson Rd	Adjacent to Trunk Main N side - Chapel to Wright Rd	728	\$92,001.00	
6a31					Deleted
6a32	15 Wright Rd	Adjacent to Trunk Main N side - Mason Road to Piara Drive	678	\$81,360.00	PD 2014 INT/20290/13 & OUT/724013 Constructed by Stockland, 12 month claim period.
			235	\$29,140.00	PD 2015 INT/41436/14

Regional Paths

6a33	Erade/CY O'Connor	Erade Drive	90	\$11,373.75	
6a34	388 Wright Rd	N Side Nicholson Rd	492	\$62,176.50	PD 2007 & 2008 - Included in 3b
6a35	49 Keane Rd				
6a36	6 Nicholson Rd	Nicholson Rd - Both Sides			Included in 3b
6a37	2 Skeet Rd				
6a38	21 Nicholson Rd (SP SE)				
6a39	48 Wright Rd	Oval POS	29.2	\$14,803.35	Eastern boundary Nicholson Road remaining links at Wright Road & Broadway Blvd minus paid. Including linear metre surplus from paid for tie in construction
		Oval POS	352.8	\$33,471.90	PD 2013 Part Reimbursement DUP construction Piara Waters (North) internal to lot (Nicholson to Wright Road link) & portion Nicholson Road - INT/17339/13
		Oval POS	67	\$10,510.46	PD 2014 Path Adjacent to Grouped Dwelling Site at Northern end of Oval along Wright Road INT/29159/13 INT/29161/13
6a40	Trunk Main	Piara Drive	100	\$12,637.50	
6a41	13 Mason Rd	Piara Drive - Trunk Main to boundary Lot 121 (Former 12)	335	\$42,335.63	
6a42	121 (Former 12)	Piara Dr - Lot 13 to Nicholson Rd			Included under SP South 6a51
6a43	13 Mason Rd	Mason Road - Bedbrook to Nicholson	473	\$59,775.38	
6a44	15 Wright Rd	Yellowwood - Hillhouse to Nicholson	150	\$18,956.25	
6a43	22 Nicholson Rd (SP SE)	Internal to the lot	30	\$3,791.25	Consultants mapping (IN/3755/08)
6a44	21 Nicholson Rd (SP SE)	Riva Entrance	450	\$41,760.00	PD 2013 INT/1452/13
6a45	21 Nicholson Rd (SP SE)	Internal to Armadale Rd	813	\$102,742.88	Consultants mapping (IN/3755/08)
6a46	21 Nicholson Rd (SP SE)	Local Centre to School	374	\$47,264.25	Consultants mapping (IN/3755/08)
6a47	22 Nicholson Rd (SP SE)	Next to school	514	\$64,956.75	Consultants mapping (IN/3755/08)
		To private school	52	\$6,571.50	Consultants mapping (IN/3755/08)
6a48		A-B	564	\$71,275.50	Consultants mapping (IN/5656/08)
		Part claim	298.6	\$35,832.00	PD 2014 (OE/5671/14)
		Part claim	309	\$38,316.00	PD 2017
		C-D	190	\$24,011.25	Consultants mapping (IN/5656/08)
		Part claim	135	\$15,660.00	PD 2013 (OUT/8960/12)
6a28	45 Wright Rd	Part claim	338.1	\$40,572.00	PD 2014 (OE/5671/14)
		Part claim	49.5	\$6,138.00	PD 2016
		Part claim	154	\$19,096.00	PD 2017
6a49		E-F	469	\$56,318.00	PD 2016
		E-F	85.3	\$10,236.00	PD 2014 (OE/5671/14)
6a27		Part claim	177	\$21,886.00	PD 2016
		Claim	437.4	\$54,675.00	PD 2019
6a50		G-H	367.6	\$46,455.45	Consultants mapping (IN/5656/08)
6a51		I-J	618	\$78,099.75	Consultants mapping (IN/5656/08)
		N-M	367	\$46,379.63	Consultants mapping (IN/5656/08)
6a15	800 & 54 Skeet Rd	Keane Road			Refer above under 6a15
6a52	800 & 54 Skeet Rd	A-I	1529	\$189,596.00	PD 2016
6a53	800 & 54 Skeet Rd	D-E	209	\$25,916.00	PD 2016
		D-E	337	\$40,440.00	PD 2014 (OE/26118/13 1E/33084/13)
6a54	800 & 54 Skeet Rd	F-G	210	\$26,538.75	PD 2017
			40	\$4,200.00	PD 2017 2.1m wide
6a55	800 & 54 Skeet Rd	H-J	317	\$39,308.00	PD 2016
6a56	800 & 54 Skeet Rd	B-C	241	\$30,456.38	Collared St POS to Gracefield

Fixed costs \$2,087,473.42 Cost is excluding DUP's constructed in associated with road projects.
 Future costs \$1,098,961.84
 Contingency \$109,896.18

TOTAL 27,325 **\$3,296,331.44**

DCA03 6b Wright Road Dual Use Path

6b A contribution towards the total cost of constructing the principal shared path on Wright Road between Nicholson Road and Ranford Road. (Included under Item 1b Wright Road Construction Project)

TOTAL COST \$0.00

Included in 1b Wright Road Project

Map Ref	Parent Lot or nearest Lot No	Location	Distance (m)	Cost
6b01	106 & 107 Wright Rd		263.6	Included in 1b
6b02	82 Ranford Rd		94.7	Included in 1b
6b03	82 Ranford to 50 Wright		361.4	Included in 1b
	Total		719.7	

DCA03 6c Armadale Road Dual Use Path

6c A contribution towards the cost of a shared path along Armadale Road from Warton Road to Anstey Road.

TOTAL COST \$544,676.30

Map ref	Section	Location	Distance (m)	Cost	Other information & Notes

Regional Paths

6c	Anstey Rd to Warton Rd	Northern side of Armadale Rd	4212	\$544,676.30	Advice from Manager Civil Works INT/6385/13 - IN/3791/09, INT/7734/10, IE/5653/11 2011 & INT/17069/11, INT/22833/14. Fixed Contribution to MRWA
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Total **\$544,676.30**

DCA03 6d Lot 5000 Reilly Road and Skeet Road Dual Use Path

6d A contribution towards the cost of shared paths within Lot 5000 Reilly Road and Skeet Road between Keane Road and Ranford Road as identified in the adopted Infrastructure Cost Schedule.

TOTAL COST **\$245,834.50**

Lot 5000 Reilly Road

Map ref	Section	Location	Distance (m)	Cost	Other information & Notes
6d	Lot 5000 Reilly Road	Both Sides of Channel	N/A	\$0.00	Cost Now included in 7b Landscaping
<i>6d</i>	<i>Lot 5000 Reilly Road</i>	<i>Wyoming Park Deviation</i>	<i>168</i>	<i>\$20,832.00</i>	<i>PD 2016 - Path around Wyoming Park</i>

Sub Total **\$20,832.00**

Skeet Road

Map ref	Section	Location	Distance (m)	Cost	Other information & Notes
6d	Skeet Road between Keane Road and Ranford Road		1394	\$174,250.00	
6d		<i>Adjacent to DOS</i>		<i>\$21,715.00</i>	<i>PD 2016</i>

Linear Metre Rate \$125.00

Item	Cost	50% Costs - Costs split 50 /50 adjacent to schools
<i>Construction adjoining Primary School (101m)</i>	<i>\$21,210.00</i>	<i>\$10,605.00</i>
<i>Construction adjoining High School (365m)</i>	<i>\$36,865.00</i>	<i>\$18,432.50</i>

Total DoE Contribution **\$29,037.50**
Total DCP Contribution **\$225,002.50**

Sub Total **\$225,002.50**
Total **\$245,834.50**

Arterial Drainage

TOTAL ARTERIAL \$15,195,631.78

Item	Total
7a	\$4,337,704.94
7b	\$3,956,750.69
7c	\$1,834,037.61
7d	\$973,306.00
7e	\$2,542,601.82
7f	\$1,018,178.00
7g	\$0.00
7h	\$533,052.72

DCA03 7a Drainage Land Acquisition

7a 100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for Balannup Drain and the arterial drainage land for the open channel adjacent to Reilly Road as identified in the adopted Infrastructure Cost Schedule.

TOTAL COST \$4,337,704.94

Parent Lot	Length (m)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes Updated Newhaven Estate drainage calculations following structure plan modification (30/05/2012)
Mason Rd to western end Lot 53 Skeet Rd - Balannup Drain						
14 Mason Rd	313				\$172,786.95	PD 2017
15 Wright Rd	291				\$180,113.86	PD 2017
15 Wright Rd	485				\$158,775.75	PD 2013 (OUT/8258/12) Lot 737 DP63326
48 Wright Rd	71				\$34,469.43	PD 2017
48 Wright Road Grouped Housing	75					Deleted - non compliance with Schedule 13B
48 Wright Road Playing Field Site	212					Deleted - non compliance with Schedule 13B
49 Keane Rd	48				\$28,756.99	PD 2013 Bond Transfer (OUT/2669/13) DP58342 Lot 8101
49 Keane Rd	318				\$224,076.91	PD 2009 (OUT/6002/08) DP59399 Lots 8113, 8104 & 8105
49 Keane Rd	215				\$125,599.82	PD 2011 (OUT/9723/10) Lot 8106 on DP 68520
49 Keane Rd	48				\$27,818.03	PD 2011 (OUT/9723/10) 50% of 96m Lot 8102 on DP 67299
50 Wright Rd	482				\$267,751.71	PD 2009 (OUT/3454/10) Lot 8014 DP51248, Lots 8009 & 8012 DP64280 482m
50 Wright Road	250				\$77,918.72	PD 2007 250m PD 2007 Lots 8001 & 8006 DP50041
50 Wright Road	205				\$126,530.89	PD 2009 (OUT/6717/09) Lots 8001 & 8003 DP59399
Sub total	3013				\$1,424,599.06	

Western end Lot 53 Skeet to Baileys Drain

Lot 53 Skeet - Legal Fees					\$1,569.20	PD 2008
Lot 53 Skeet - Payment for land					\$2,861,100.00	PD 2009 (IN/5253/08)
Lot 53 Skeet - Legal Agreement					\$255.00	PD 2010 (OUT/4660/10)
Lot 53 Survey, DP & fees					\$6,894.43	PD 2009 (Authority records)
Lot 53 Settlement Fee, application for New Title and Transfer of Land					\$271.25	PD 2010 (Authority records) Registration of Western Power Easement Lot 53 Skeet Road
East of MRS P&R to Forrestdale Main Drain (Lot 67)	360	11520	\$3.00	\$34,560.00	\$38,016.00	Based on North Forrestdale Structure Plan cross sections need 36m wide at eastern end and 20m at western end - Assumed need 32m wide average because no information on ground levels in this distance.
Lot 67 - Fees					\$5,000.00	
Sub total	360				\$2,913,105.88	
Total	3373				\$4,337,704.94	

DCA03 7b Drainage Construction

7b A contribution of approximately 100% of the cost of constructing an open channel in the multiple use corridor and 100% of the cost of constructing the arterial drainage channel adjacent to Reilly Road.

TOTAL COST \$3,956,750.69

Balannup Drain - Mason Rd to Western end Lot 53 Skeet Rd				\$328,609.00
Balannup Drain - Trunk Main crossings				\$745,195.21
Balannup Drain - Western end Lot 53 Skeet Rd to Baileys Branch				\$2,681,046.40
James Drain - Junction Point Lot 58 Armadale Road to northern boundary Armadale Road				\$201,900.08

Description	Length (m)	Rate	Cost	Notes
Balannup Drain - Mason Rd to Western end Lot 53 Skeet Rd				
14 Mason Rd, 15 Wright Rd, 48 Wright Rd	675	\$140.08	\$94,554.00	PD 2019
15 Wright Rd	485	\$124.00	\$60,140.00	PD 2013 (OUT/8258/12) Lot 737 DP63326
48 Wright Road Grouped Housing	75			Deleted - non compliance with Schedule 13B
48 Wright Road Playing Field Site	212			Deleted - non compliance with Schedule 13B
49 Keane Rd	48	\$127.00	\$6,096.00	PD 2013 Bond Transfer (OUT/2669/13) DP58342 Lot 8101
49 Keane Rd	318	\$100.00	\$31,800.00	PD 2009 (OUT/6002/08) DP59399 Lots 8113, 8104 & 8105
49 Keane Rd	215	\$122.00	\$26,230.00	PD 2011 (OUT/9723/10)
50 Wright Rd	482	\$61,214.00	\$61,214.00	PD 2014 INT/6632/14
50 Wright Road	250	\$25,000.00	\$25,000.00	PD 2007 250m PD 2007 Lots 8001 & 8006 DP50041
50 Wright Road	205	\$115.00	\$23,575.00	PD 2009 (OUT/6717/09) Lots 8001 & 8003 DP59399
Sub Total	2965		\$328,609.00	

Arterial Drainage

Balannup Drain Trunk Main crossings	
Trunk main crossing - Wright Road - Pipe lowering Design work	\$18,162.83 PD 2008 (OE/842/07 & OUT/1692/08)
Trunk Main Crossing - Wright Road - Siphon Construction	\$59,535.53 PD 2010 (OUT/5888/09)
Trunk main crossing - Balannup Drain	\$667,496.85 PD 2010 (OUT/5021/10 & INT/7797/10)

Sub Total **\$745,195.21**

Balannup Drain - Western end Lot 53 Skeet Rd to Baileys Branch Drain	
Drain Survey pick-up (needed to prepare quote) below Reilly Road and part Balannup Road Survey	\$1,026.00 PD 2009 (Authority records)
Balannup Drain As Con Survey East of Skeet Road	\$5,376.00 PD 2011 (Authority records)
Reilly Road and Lot 5000 Reilly Road Clearing Permits	\$1,600.00 PD 2012 (Authority records)
Geotechnical Report	\$200.00 PD 2012 (Authority records)
Hydraulic Capacity Modelling and Geotechnical Report	\$21,484.00 PD 2012 (Authority records)
Balannup Drain Realignment Design	\$21,485.00 PD 2012 (Authority records)
Claim Construction	\$14,332.34 PD 2012 (Authority records)
Balannup Drain Realignment Design	\$352,662.66 PD 2017
Claim Construction	\$804,597.00 PD 2017, 2018, \$71,792.00 allocated 12b.
Balannup Drain Realignment Design	\$37,529.00 PD 2013 (Authority Records)
Balannup Drain Realignment	\$107,412.00 PD 2013 (INT/6422/13 & INT/6420/13)
Balannup Drain Realignment Design Review	\$48,817.00 PD 2014 (INT/7742/14)
Survey (Parks)	\$32,330.00 PD 2016 CD/1111/16
Lot 53 Skeet Rd - Consultancy advice on size of culverts under powerlines	\$1,800.00 PD 2017 (Authority records)
Clearing Permits	\$2,465.00 PD 2009 (Authority records)
Jute Matting and Tube Stock	\$100.00 PD 2017, 2018
Access Structure and Insurance Excess	\$65,503.00 PD 2018
Lot 5000 Conveyancing Fees	\$4,765.00 PD 2018
Landscaping within Lot 5000 Hardworks Stage 1	\$1,126.00 PD 2018
Landscaping within Lot 5000 Softworks Stage 2	\$607,882.00 PD 2018
Landscaping within Lot 5000 Softworks Stage 2	\$451,804.40 PD 2019
Landscaping within Lot 5000 Softworks Stage 2	\$96,750.00 Consolidation Works - Advice Parks

Sub Total **\$2,681,046.40**

James Drain Description	Rate	Length (m)	Rate	\$0.00	Cost	Notes
Main arterial drainage corridor SP South				140.08		Information from Emerson Stewart and SP South LWMS IE/7049/11
Lot 45 Wright Rd		317			\$43,180.00	PD 2016 CE/32429/16
		120			\$16,809.60	PD 2019
Lot 58 Armadale Rd		282			\$37,506.00	PD 2014 (OE/5671/14 INT/9522/14)
		298			\$40,528.00	PD 2015 INT/36280/14
Lot 10 Armadale Rd		135			\$18,910.80	PD 2019
Lot 3/4 Armadale Rd		110			\$15,408.80	PD 2019
Lot 12 Armadale Rd		80		\$140.08	\$11,206.40	
Lot 4 and Lot 27 Wright Road		131		\$140.08	\$18,350.48	

Sub Total **1473** **\$201,900.08**

DCA03 7c Skeet Road Arterial Drain

7c 100% of the cost of constructing Skeet Road pipe work, culverts and pavement reconstruction and reinstatement of Nicholson Road, Mason Road and any other portion of road pavement modified to install arterial drainage.

TOTAL COST **\$1,834,037.61**

Description	Notes
Stage 2 Final Claim	\$49,149.00 PD 2017
Stage 1	\$325,935.00 PD 2015 INT/37970/14
Stage 2 Claim #1	\$1,114,293.00 PD 2015 INT/24680/15, INT/24679/15, INT/24696/15
Skeet Road Flora Study and Clearing Permit	\$9,962.00 PD 2012
Nicholson Road Culvert Installation	\$228,111.83 PD 2011 (OUT/937/11) - Newhaven Estate Nicholson Road Culvert
Nicholson Road Culvert Installation	\$77,111.18 PD 2011 (OUT/9723/10) - Northern side of culvert to Heron Park
Nicholson Road Culvert Installation	\$29,475.60 PD 2008 (OUT/7588/07)

Total **\$1,834,037.61**

DCA03 7d Balannup Maintenance

7d Maintenance works in Balannup Drain.

Previous Costs	\$155,206.00	
Water Flow Improvements Program Year 1	\$162,890.00	Advice Civil Works
Water Flow Improvements Program Year 2	\$130,200.00	Advice Civil Works
Water Flow Improvements Program Year 3	\$130,200.00	Advice Civil Works
Water Flow Improvements Program Year 4	\$130,200.00	Advice Civil Works
Water Flow Improvements Program Year 5	\$130,200.00	Advice Civil Works
Water Flow Improvements Program Year 6	\$130,200.00	Advice Civil Works
Reimbursement Remaining	\$809,680.00	
Progress Claim	\$4,210.00	

TOTAL COST **\$973,306.00**

Arterial Drainage

DCA03 7e Water Management Initiatives

7e A contribution to the cost of providing pre and/or post development water quality data, monitoring and Water Management initiatives as specified in the Infrastructure Cost Schedule.

TOTAL COST \$2,542,601.82

Approach proposed is that DCP responsible for Local Water Management Strategy post development monitoring & developers responsible for pre-development and UWMS monitoring

Item	Cost	Information source
North Forrestdale Stage 1 Structure Plan UWMS	\$164,239.77	PD 2008 (OUT/639/08)
Surface and Groundwater Monitoring Costs to August 2006	\$50,965.77	PD 2008 (OUT/639/08)
SP Central Surface water monitoring point installation (Western end Lot 53 Skeet) - Channel upgrade to provide required smooth flow	\$6,720.00	PD 2009 (Authority records) Works by COA Technical Services
SP Central, East & Erade - LWMS Surface & Ground Water Monitoring Costs	\$828,942.76	INT/6363/13 Based on advice from MWH Sampling and Analysis Plan.
Progress Claim #1 Phase 1	\$51,483.10	PD 2016 INT/73938/15
Progress Claim #2 Phase 1	\$65,599.00	PD 2016 CE/27804/16
Progress Claim #3 Phase 1	\$59,362.00	PD 2017
Progress Claim #1 Phase 2	\$78,504.00	PD 2018
SP South East and SP South - Establishment and LWMS monitoring ground and surface water monitoring	\$938,644.51	INT/6363/13 Based on advice from Sampling and Analysis Plan JDA IN/5693/09 & IN/5694/09.
Community Education Scoping Document	\$3,140.91	PD 2007 (Authority records)
Community Education Year 2008	\$7,500.00	PD 2008 (IE/2055/08)
Community Education Year 2009	\$37,351.66	PD 2009 (Authority records)
Community Education Year 2009	\$20,148.34	PD 2010 (IN/6369/09)
Community Education Year 2010	\$10,000.00	PD 2011 (OUT/2637/11)
Community Education to 2022	\$220,000.00	
Signage to explain drainage system to residents	\$0.00	Now incorporated under the new Community Education Budget

Total \$2,542,601.82

DCA03 7f James Drain Land Acquisition

7f 100% of the cost of acquiring land or easements for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for part of James Drain north of the Armadale Road, and James Drain south of Forrestdale Lake, as identified in the adopted Infrastructure Cost Schedule.

TOTAL COST \$1,018,178.00

Description	Length (m)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 45 Wright Rd	317				\$201,692.00	Main arterial drainage corridor SP South. Advice from Emerson Stewart IE/7049/11
Lot 58 Armadale Rd	139				\$77,408.00	PD 2016 CE/32429/16
Lot 58 Armadale Rd	155				\$70,246.00	PD 2017
Lot 58 Armadale Rd	425				\$274,152.00	PD 2013 OUT/6175/12 DP74054 Lot 8001
Lot 10 Armadale Rd	160				\$106,920.00	PD 2015 INT/36280/14
Lot 3/4 Armadale Rd	153				\$87,120.00	PD 2017
Lot 12 Armadale Rd	80	600	\$107.50	\$64,500.00	\$70,950.00	
Lot 4 and Lot 27 Wright Road	131	786	\$150.00	\$117,900.00	\$129,690.00	

Total

\$1,018,178.00

DCA03 7g James Drain Administration

7g 100% of the cost of implementing administrative measures to ensure access in perpetuity along James Drain from Armadale Road to Commercial Road for the City of Armadale and any other drainage utilities responsible for management of the drain. (Included under General Work Items)

TOTAL COST \$0.00 Covered by General Works (CI 3.6.2)

Covered by General Works (CI 3.6.2)

DCA03 7h James Drain Realignment

7h Initial maintenance works in James Drain from the northern boundary of Armadale Road to Forrestdale Lake including upgrading of the drainage channel and including upgrading culverts at the road crossings including those at Armadale Road and Nicholson Road.

TOTAL COST \$533,052.72

James Drain Water Flow Improvements Implementation	\$470,008.00
Scoping Study	\$32,175.00
Survey	\$7,283.00
Credit Works Aspiri Estate - Initial	\$21,541.72
Road Culvert Cleaning	\$2,045.00
	PD 2015 INT/2581/15

Total

\$533,052.72

Community facilities

COMMUNITY FACILITIES COST \$29,803,710.44

Item	Total
8a	\$3,719,104.65
8b	\$3,850,006.86
8c	\$1,722,107.46
8d	\$273,081.00
8e	\$6,332,638.00
8f	\$0.00
8g	\$6,675,473.00
8h	\$7,231,299.47

Included as consolidated projects under associated Multi Purpose Facility Item

DCA03.8a District Sporting Field Contribution

8a A contribution to the cost of district sporting and community facilities, including sporting/ community buildings, change rooms, toilets, playground, multiple purpose courts, associated facilities and the upgrade of an existing multiple purpose sporting oval.

Item	Notes
Stage 1	
Bone and Skate Park	\$109,463.00 PD2015 INT/18544/15
Lighting @ Alfred Skeet Oval 2	\$162,364.00 PD2015 INT/21598/15
Alfred Skeet Carpark	\$130,000.00 INT/22584/15, INT/18039/15
Alfred Skeet Change Rooms	\$280,623.00 INT/24677/15
Lighting @ Alfred Skeet Oval 1	\$164,068.00 INT/73655/15
Stage 2	
William Skeet Oval - Upgrade	\$1,061,778.49 Advice City Parks
William Skeet Play Space Upgrade	\$343,624.75 Advice City Parks
Mult Court	\$278,025.00 Advice City Parks
Forrestdale Sportsman Pavilion	\$1,189,158.42 Advice City Parks
TOTAL COST	\$3,719,104.65

DCA03.8b Piara Waters (North) Community & sporting Facility

8b 100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.

TOTAL COST \$3,850,006.86

Item	Notes
Concept plan design and documentation	\$25,740.00 PD 2010 - Fixed Cost (OUT/6176/09 & TEN/31/09)
Fees Stage 1 & 2	\$17,756.00 PD 2012 - Fixed Cost
Preliminaries	\$439,605.11
Building	\$2,300,000.00
Head Works	\$79,161.57
Playground	\$170,000.00
Floodlighting	\$315,000.00
Cricket Nets & AFL Goal Posts	\$110,000.00
Cricket Wicket	\$9,000.00
Project management, design and documentation and fitout associated with building	\$380,000.00
Parking	\$342,900.00
Bin Store	\$5,000.00
Landscaping	\$302,404.00
Site Furniture	\$75,000.00
Irrigation	\$131,178.00
Drainage Swales and Silcrete	\$176,407.50
Other Contribution	-\$1,429,775.32
Stage 2 Grant	-\$500,000.00
Car Parking	\$54,576.00 PD 2017, 2018
Sub-total No.1	\$2,960,456.86
	Fixed Cost

Oval 50% Funding (Item 8f)	
Former Lot 48 - Piara Waters (North) Community & Sporting Facility - SP Central	\$1,000,000.00 Fixed Cost
Stage 1 Grant - CSRF	-\$500,000.00 Fixed Cost
Sub-total No.2	\$500,000.00

Works outside City project	
Earthworks (not covered under City project funds)	\$278,099.18 Fixed Cost
Earthworks (not covered under City project funds)	\$111,450.82 Fixed Cost

Total \$3,850,006.86

Community facilities

DCA03 8c Baker's House Community Facility

8c 100% of the total cost to acquire the land and existing building on Lot 49 Keane Road and 72% of the cost of the refurbishment of the existing homestead dwelling, car parking, playground and landscaping for a community facility.

TOTAL COST \$1,722,107.46

Building and land cost

Item	Notes
Building Purchase	\$150,000.00 PD 2007 & 2008 as per legal agreement (Authority records)
Land Acquisition(4019sqm)	\$442,090.00 PD 2009 (OUT/6002/08)

Sub total \$592,090.00

Refurbishment of existing homestead	
Total Refurbishment Cost	\$1,193,879.00
Reimbursement City Project 1	\$86,738.81 PD 2012 (INT/9395/12)
Reimbursement City Project 2	\$13,744.18 PD 2012 (INT/15106/12 & INT/15195/12)
Reimbursement City Project 3	\$62,795.04 PD 2013 (INT/22304/12 & INT/22556/12)
Reimbursement City Project 4	\$649,025.85 PD 2013 (INT/1754/13 & INT/1758/13)
Final Reimbursement City Project	\$40,827.14 PD 2013 (INT/8925/13 & INT/8926/13)
28% Contribution (Other) Cost	-\$334,286.12 Lotterywest Grant Funding
Total Reimbursements	\$853,131.02

Prior Fixed Costs	
Kitchen	\$16,823.01 PD 2009 (INT/11602/08)
Gutters and downpipes	\$4,633.20 PD 2009 (INT/11602/08)
Re-roofing and lighting	\$7,497.00 PD 2009 (OUT/9630/09)
Alarm system	\$590.40 PD 2009 (INT/11602/08)
Roller blinds	\$1,277.02 PD 2009 (INT/11602/08)
Sewerage connection	\$7,293.60 PD 2009 (INT/11602/08)
Air conditioning	\$12,429.81 PD 2009 (INT/11602/08)
Ecosmart fireplace	\$13,666.32 PD 2009 (INT/11602/08)
Connect water	\$5,400.00 PD 2009 (INT/11602/08)
Connect power	\$12,890.53 PD 2009 (INT/11602/08)
Service Connections	\$1,514.16 PD 2009 (INT/11602/08)
Connect broadband	\$3,556.80 PD 2009 (INT/11602/08)
Car Parking	\$53,652.78 PD 2009 (INT/11602/08)
Landscaping	\$57,454.81 PD 2009 (INT/11602/08)
Development Application Fee	\$3,755.00 PD 2012
Playground	\$29,796.00 PD 2013 (INT/5671/13)
DCP Fixed costs	\$232,230.44 Total Fixed Cost of Items
Car Park Lighting	\$44,656.00

Total \$1,722,107.46

DCA03 8d Carey Baptist College Community Use

8d Contribution towards the provision of sporting facilities at Carey Baptist College – Lot 1000 Wright Road to provide public sporting facilities including 50% of the cost of car parking, change rooms and toilets.

TOTAL COST \$273,081.00 PD 2015 OUT/11860/14

Community facilities

DCA03 8e Harrisdale North & Piara Waters South East Community Facility

8e 100% of the total cost to construct sporting and community facilities, including sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools.

Harrisdale North - Site A	\$3,100,000.00
South East - Site B	\$3,232,638.00
TOTAL COST	\$6,332,638.00
Total Other Funding	\$343,000.00
Total Project Cost	\$6,675,638.00

Harrisdale North Site A TOTAL **\$3,100,000.00**

Multi purpose Facility Item	Notes
Building	\$1,500,000.00 Advice City Projects
Sub-total No.1	\$1,500,000.00

Playing Field and Other Items

Harrisdale North Site A (1001 Wright Rd)	\$1,100,000.00 Advice City Projects
Earthworks and Fill	\$500,000.00
Sub-total No.3	\$1,600,000.00

TOTAL **\$3,100,000.00**

South East Site B TOTAL **\$3,232,638.00**

Multi purpose Facility Item	Notes
Building	\$1,630,000.00 Advice City Projects
Sub-total No.1	\$1,630,000.00

Playing Field and Other Items

Project Management	\$316,000.00 Advice City Projects
Project Management for Playing Field and Carpark	\$34,000.00
Playing Field and Carpark Earthworks and Fill	\$968,882.00 Complete - Claim Pending Jan 19
Playing Field Lighting	\$96,756.00 PD 2018
Landscaping	\$200,000.00
Playground	\$100,000.00 Advice City Projects
Contingency	\$110,000.00 Advice City Projects
Other Funding	\$120,000.00 Advice City Projects
	-\$343,000.00 Assumed DoE contribution towards playing field based on contribution made to Piara Waters South.
Sub-total No.3	\$1,602,638.00

Total **\$3,232,638.00**

DCA03 8f Playing Field Development

8f A contribution as defined in Infrastructure Cost Schedule to the total cost to construct a senior multiple purpose sporting oval adjoining each of the public primary schools minus contributions from the Department of Education when they become available for ovals shared with public primary schools and a senior multiple purpose sporting oval on Lot 48 Nicholson Road.

TOTAL COST **\$0.00**

Location	Cost
Harrisdale North Site A (1001 Wright Rd)	Included under Item 8e
Piara Waters South East Site B (21 Nicholson Rd)	Included under Item 8e
Piara Waters (South) Community & Sporting Facility Site C (45 Wright/58 Armadale)	Included under Item 8g
Piara Waters (North) Community & Sporting Facility (Former Lot 48 Wright)	Included under Item 8b

Design fees (3.6.2 d)

Preliminary design brief and 15% design PD 2009 Costed to 3.6.2 Scheme costs G (d)

Community facilities

DCA03.8g Piara Waters (South) Community & Sporting Facility

8g 100% of the cost of building a combined sporting pavilion / community meeting rooms on the proposed public open space in the area known as Structure Plan (SP) South, inclusive of change rooms, toilets, storage, community meeting space, car parking, a playground and landscaping, minus any probable or received grant funding.

TOTAL COST	\$6,675,473.00
Total Other Funding	\$843,336.00 DoE 343k and Grant 500k
Total Project Cost	\$7,518,809.00

Reimbursements City Projects		PD 2015 INT/24375/15
Claim #1	\$13,034.00	
Claim #2	\$31,097.00	
Claim #3	\$43,260.00	
Claim #4	\$48,110.00	
Claim #5	\$124,220.00	
Claim #6	\$1,004,378.00	
Claim #7	\$1,778,964.00	
Claim #8	\$3,683,444.00	
Opening	\$14,827.00	
Grant Reimbursement	-\$265,861.00	
Total Reimbursements	\$6,475,473.00	
Allocation Remaining for Landscaping	\$200,000.00	

TOTAL \$6,675,473.00

DCA03.8h Harrisdale (East) Community & Sporting Facility

8h 100% of the cost of building a combined sporting pavilion / community building on the proposed open space in the area known as Structure Plan (SP) East, including, but not limited to, change rooms, ovals, toilets, storage, community meeting spaces, car parking, a playground, landscaping, irrigation, earthworks and site fill minus any probable or received grant funding, and any contribution obtained from the Department of Education for a shared oval facility as specified in the Infrastructure Cost Schedule.

TOTAL ESTIMATED DCP COSTS	\$7,276,520.80
TOTAL ACUTAL DCP COSTS	\$7,231,299.47
Total Other Funding	\$800,000.00
Total Project Cost	\$8,031,299.47

Item		Notes
Stage 2 - Pavilion, Play Ground, Car Park Stage 2, Landscaping Stage 2, DCA Community Introduction	\$3,703,398.00	Advice Director City Projects
Stage 1 - Playing field, Lighting, Earthworks and Fill, Irrigation, Car Park Stage 1, Landscaping Stage 1	\$3,602,783.00	Advice Director City Projects
Project management, design and documentation and fit out associated with building	\$400,000.00	Advice Director City Projects
Contingency	\$370,339.80	
Sub Total	\$8,076,520.80	

Approved CSRFF Grant	-\$800,000.00
Sub Total	-\$800,000.00

Reimbursements City Projects		PD 2015 INT/18224/15
Claim #1	\$674,306.00	
Claim #2	\$548,532.00	
Claim #3	\$151,738.00	
Claim #4	\$162,885.00	
Claim #5	\$1,485,950.00	
Claim #6	\$802,917.00	
Claim #7	\$900,286.00	
Claim #8	\$2,204,642.00	
DCA Community Introduction	\$14,106.00	
Claim #9	\$161,767.00	
Claim #10	\$38,674.00	
Claim #11	\$85,496.47	
Total Reimbursements	\$7,231,299.47	

TOTAL ESTIMATED DCP COSTS \$7,276,520.80
TOTAL ACUTAL DCP COSTS \$7,231,299.47

Sewer, power & CCWs

\$4,647,078.94

TOTAL SEWER & POWER \$2,797,916.50

TOTAL CCW & RESERVES \$1,849,162.44

Item	Total
9a	\$167,332.00
9b	\$654,899.50
9c	\$1,975,685.00

Item	Total
10a	\$1,550,838.44
Item 15a & 15b	\$298,324.00

9a 100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.

TOTAL COST \$167,332.00 Water corp to buy land for pump station, scheme to buy buffer only. Fixed cost

Location	Final Value	Notes
49 Keane Rd	\$76,692.00	PD 2009 see OUT/3987/09
50 Wright Rd	\$90,640.00	PD 2009 see OUT/595/09
Total	\$167,332.00	

9b Reimbursement of the portion of the cost of constructing the sewer pumping station and temporary pressure mains, which are not prefunded by the Water Corporation.

TOTAL COST \$654,899.50

Section/ works	Final Value	Notes
Plara Waters	\$542,419.10	PD 2010 (1E/2960/09) Wright/ Nicholson Rd to Bartram Rd (~ 3.4km) and a type 40 pump station
49 Keane Road	\$112,480.40	PD 2009 See OUT/4000/09; Covers Wright/ Nicholson Rd to Turtle dove/
Total	\$654,899.50	

9c Contribution towards the cost to reconfigure the 132 KV power lines to an urban standard on current alignment as specified in the Infrastructure Cost Schedule. Other relocation costs to be met by individual subdividers.

TOTAL COST \$1,975,685.00

Western (Cannington to Marriot Road) (CT-MRR 81)- Developers no longer expected to fund any further relocations (CE/5637/17) - Budget Reallocated

Lot	Length of powerline (m)	Cost per m	Predicted current cost	Powerline
49 Keane Rd	700		\$229,600.00	Western (Cannington to Marriot Road)
Sub total	700		\$229,600.00	PD 2007

Eastern (Cannington to Pinjarra) (CT-MSS/PNJ 81)

Lot	Length of powerline (m)	Cost per m	Predicted current cost	Powerline
50 Wright Rd	200		\$58,408.00	Eastern (Cannington to Pinjarra)
49 Keane Rd	980		\$274,400.00	Eastern (Cannington to Pinjarra)
6 Nicholson Rd	830		\$256,146.30	Eastern (Cannington to Pinjarra)
2 Nicholson (Skeet) Rd	380	\$339.36	\$128,956.80	Eastern (Cannington to Pinjarra)
22 Nicholson Rd (S2)	420	\$339.36	\$142,531.20	Eastern (Cannington to Pinjarra)
21 Nicholson Rd (S2)	620	\$339.36	\$210,403.20	Eastern (Cannington to Pinjarra)
334 Armadale Rd (S2)	120	\$339.36	\$40,723.20	Eastern (Cannington to Pinjarra)
Skeet Road Reserve	180	\$339.36	\$61,084.80	Eastern (Cannington to Pinjarra)
Sub total	3730		\$1,172,693.50	

Southern (Wagerup to Alcoa Pinjarra)

Lot	Length of powerline (m)	Cost per m	Predicted current cost	Powerline
5000 Reilly Rd & 800 & 54 Skeet Rd	296		\$117,790.24	Southern (Wagerup to Alcoa Pinjarra)
SP Balannup, SP Hatch - Reilly to Ranford	1083	\$397.94	\$430,969.02	Southern (Wagerup to Alcoa Pinjarra)
Skeet Road Section	26		\$10,346.40	Southern (Wagerup to Alcoa Pinjarra)
Road Reserves	36		\$14,325.84	Southern (Wagerup to Alcoa Pinjarra)
Sub total	1441		\$573,431.50	

TOTAL 5871 \$1,975,685.00

DCA03 10a Conservation Category Wetlands

10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.

TOTAL COST \$1,550,838.44

Area (sqm)	Assessed Urban Value (per sqm)	Value at Assessed Urban Value	Assessed Value (62.5% of urban value - as per CI 3.12.4 (f))	Value plus CI Allowance; or Value Paid
North Western Wetland				3.12.5
South Western Wetland				See below
Combined NW & SW Wetland				\$202,468.75
Eastern Wetland				\$1,104,743.75
				See below
				\$1,307,212.50
				PD 2008, but \$300,000 withheld for Wetland rehabilitation (OUT/5987/07) Subdivision Bond Account
				PD 2012, as above Town Planning Bond INT/5713/12

TOTAL \$1,550,838.44

ICS 2019

DCA03 15a and 16a High Conservation Value Reserves

15a 100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and initial weed management of Shepherd Court Reserve.

TOTAL COST \$149,162.00

16a 100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and initial weed management of Balannup Lake Reserve south of Ramford Road.

TOTAL COST \$149,162.00

ICS 2019

2011 No.2	\$10,454.55	PD 2012 - Amendment No. 64
2013	\$20,700.00	PD 2013 Authority records
2014	\$19,100.00	PD 2015 Authority records
2016	\$20,780.00	PD 2017 Authority records
2017	\$20,500.00	PD 2018 Authority records
Future valuation fees	\$50,000.00	
Caveat & conveying	\$15,000.00	
Staff salaries & on-costs	\$2,411,957.95	
2006	\$74,089.00	PD 2006 (Authority records)
2007	\$82,053.06	PD 2007 (Authority records)
2008	\$93,386.59	PD 2008 (Authority records)
2009	\$103,505.38	PD 2009 (Authority records)
2010	\$92,290.20	PD 2010 (Authority records)
2011	\$93,323.36	PD 2011 (Authority records)
2012	\$106,246.92	PD 2012 (Authority records)
2013	\$149,075.44	PD 2013 (Authority records)
2014	\$144,894.00	PD 2014 (Authority records)
2015	\$127,314.00	PD 2015 (Authority records)
2016	\$121,486.00	PD 2016 (Authority records)
2017	\$146,169.00	PD 2017 (Authority records)
2018	\$157,630.00	PD 2018 (Authority records)
Future on-costs	\$920,495.00	Project Manager Contribution Arrangements plus allowance for other staff supporting DCP No. 3 at the City.
Recruitment contingency	\$22,542.84	
Recruitment	\$2,542.84	PD 2010 (Authority records)
Future Recruitment Fees	\$20,000.00	Staff recruitment
Loan fees and interest	-\$10,678,427.73	
Loan Fees	\$0.00	
2008	-\$172,706.00	PD 2008 (Actual)
2009	-\$234,735.63	PD 2009 (Actual)
2010	-\$241,728.73	PD 2010 (Actual)
2011	-\$512,184.45	PD 2011 (Actual)
2012	-\$800,200.00	PD 2012 (Actual)
2013	-\$397,800.00	PD 2013 (Actual)
2014	-\$709,000.00	PD 2014 (Actual)
2015	-\$732,000.00	PD 2015 (Actual)
2016	-\$968,900.00	PD 2016 (Actual)
2017	-\$995,460.00	PD 2017 (Actual)
2018	-\$819,693.00	PD 2018 (Actual) - Includes and Muni Funds Transfer
2019	-\$731,344.86	Budget FFP Estimate
2020	-\$447,548.01	Budget FFP Estimate
2021	-\$521,985.76	Budget FFP Estimate
2022	-\$603,363.25	Budget FFP Estimate
2023	-\$666,839.98	Budget FFP Estimate
2024	-\$582,199.68	Budget FFP Estimate
2025	-\$540,738.38	Budget FFP Estimate

TOTAL

-\$7,771,145.46

ASSESSED VALUES

Only shows Assessed Values - Fixed costs and negotiated agreement prices not shown

Grand total
Totals
\$1,198,685.62

DO NOT EDIT BELOW THIS LINE

Scheme Text

1a 100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 106 and 107 Wright Road.

Lots	Area (sqm)	Assessed Value (per sqm)	Cost	Value plus 10% for CI 3.12.5
Lot 106 (East) Wright Rd	245.6	\$294.50	\$72,329.20	\$79,562.12

\$79,562.12

5a 100% of the total cost to acquire any road widenings located within the City of Armadale for the ultimate traffic signalised intersection, at Ranford Road and Wright Road except those areas ceded free of cost from adjacent lots

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value
Lot 100 Wright Road	1061	320.00	\$339,520.00	\$373,472.00
Lot 101 Shepherd Court	825	220.00	\$181,500.00	\$199,650.00
Lot 102 Shepherd Court	825	220.00	\$181,500.00	\$199,650.00

\$772,772.00

7a 100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for Balannup Drain and the arterial drainage land for the open channel adjacent to Reilly Road as identified in the adopted Infrastructure Cost Schedule.

Lots	Length (m)	Area (sqm)	Assessed Value (per sqm)	Value plus 10% for CI 3.12.5
East of MRS P&R to Forrestdale Main Drain (Lot 67)	360	11,520	\$3.00	\$38,016.00

\$38,016.00

7f 100% of the cost of acquiring land or easements for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for part of James Drain north of the Armadale Road and James Drain south of Armadale Road to Forrestdale Lake, as identified in the adopted Infrastructure Cost Schedule.

Lots	Length (m)	Area (sqm)	Assessed Value (per sqm)	Value plus 10% for CI 3.12.5
Lot 12 Armadale Rd	80	600	\$107.50	\$70,950.00
Lot 4 and Lot 27 Wright Road	131	786	\$150.00	\$129,690.00

\$200,640.00

12a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Balannup Road.

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value
Lot 503 Balannup Rd	153.00	\$100.00	\$15,300.00	\$16,830.00
Lot 504 Balannup Rd	466.00	\$100.00	\$46,600.00	\$51,260.00
Lot 510 Balannup Rd	353.00	\$85.00	\$30,005.00	\$33,005.50
Lot 511 Balannup Rd	60.00	\$100.00	\$6,000.00	\$6,600.00

\$107,695.50