

# CITY OF ARMADALE

## AGENDA

**OF DEVELOPMENT SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 20 MARCH 2018 AT 7PM.**

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*A meal will be served at 6:15 p.m.*

**PRESENT:**

**APOLOGIES:**

Cr K Busby (Leave of Absence)  
Cr C M Wielinga (Attendance at Conference)  
Cr M Silver (Attendance at Conference)

**OBSERVERS:**

**IN ATTENDANCE:**

**PUBLIC:**

*“For details of Councillor Membership on this Committee, please refer to the City’s website – [www.armadale.wa.gov.au/your\\_council/councillors](http://www.armadale.wa.gov.au/your_council/councillors).”*

## **DISCLAIMER**

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The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read.

## **DECLARATION OF MEMBERS' INTERESTS**

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## **QUESTION TIME**

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*Public Question Time is allocated for the asking of and responding to questions raised by members of the public. Minimum time to be provided - 15 minutes (unless not required) Policy and Management Practice EM 6 - Public Question Time has been adopted by Council to ensure the orderly conduct of Public Question time and a copy of this procedure can be found at <http://www.armadale.wa.gov.au/PolicyManual>. It is also available in the public gallery. The public's cooperation in this regard will be appreciated.*

## **DEPUTATION**

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## **CONFIRMATION OF MINUTES**

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### **RECOMMEND**

**Minutes of the Development Services Committee Meeting held on 20 February 2018 be confirmed.**

## **ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 4 / 2018**

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### **Outstanding Matters & Information Items**

Report on Outstanding Matters - Development Services Committee

Reviews before the State Administrative Tribunal (SAT)

ICTC Mainstreet 2017 - Conference Notes - Cr Geary

### **Health**

Health Services Manager's Report - February 2018

### **Planning**

Planning Applications Report - February 2018

Town Planning Scheme No.4 - Amendment Action Table

Subdivision Applications - WAPC Approvals/Refusals - February 2018

Subdivision Applications - Report on Lots Registered for 2017/2018

PAW Closure Report - Significant Actions during February 2018

Compliance Officer's Report - February 2018

### **Building**

Building Services Manager's Report - February 2018

Building Health/Compliance Officer's Report - February 2018

Building Applications Monthly Statistics - February 2018

*If any of the items listed above require clarification or a report for a decision of Council, this item to be raised for discussion at this juncture.*

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## DEVELOPMENT SERVICES COMMITTEE

20 MARCH 2018

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***1.1 - PROPOSED CLOSURE OF PORTION OF NAPIER ST ROAD RESERVE IN FORRESTDAL***

WARD : LAKE

FILE No. : - M/815/17

DATE : 13 March 2018

REF : KS

RESPONSIBLE MANAGER : EDDS

APPLN No. : Roads & Drainage/Closures

APPLICANT : Department of Planning, Lands and Heritage (DPLH)

LANDOWNER : State of Western Australia

SUBJECT LAND : Southern portion of Napier Street road reserve adjacent to Forrestdale Primary School, Forrestdale

ZONING  
MRS / : Parks and Recreation /  
TPS No.4 : No Zoning

**In Brief:**

- An application was received from the Department of Planning, Lands and Heritage (DPLH) to close the southern portion of Napier Street, adjacent to the western boundary of Forrestdale Primary School, Forrestdale.
- The Department of Planning, Lands and Heritage (DPLH) has included the road reserve in a Bush Forever for inclusion in the Forrestdale Nature Reserve.
- The Department of Education (DoE) initially opposed the closure however later in 2017 withdrew their objection.
- The City raised concerns over the impact of the closure and existing traffic management and parking issues related to the adjacent Forrestdale Primary School.
- Negotiations with the DPLH resulted in an area of the subject portion of Napier Street road reserve remaining open for future use, with the majority of the road reserve to be added to the Nature Reserve.
- Recommend that Council authorise a request being made to the Minister for Lands for the permanent closure of a portion of Napier Street road reserve as depicted on the attached map, subject to the land being amalgamated with Lot 372, the property adjoining the western boundary.

**Tabled Items**

Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

2.1 The natural environment is valued and conserved

2.3 Well managed infrastructure

**Legislation Implications**

Land Administration Act 1997

Land Administration Regulations 1998

**Council Policy/Local Law Implications**

Nil.

**Budget/Financial Implications**

Nil.

**Consultation**

- Technical Services Directorate
- City of Armadale Community
- Water Corporation
- Western Power
- ATCO Gas Australia
- Telstra
- Department of Education
- Forrestdale Primary School
- Department of Planning, Lands and Heritage

**BACKGROUND**

In October of 2015, the DPLH wrote to the City to request that the southern unmade portion of Napier Street road reserve that adjoins Forrestdale Primary School, be formally closed to enable its amalgamation with the adjoining Bush Forever site/Nature Reserve.

The road reserve was included as Bush Forever in 2011 to be part of the Forrestdale Nature Reserve. The unmade road reserve also lies wholly within Bush Forever Site 345 and was reserved under the Metropolitan Region Scheme as Parks and Recreation in 2011.

In accordance with the *Land Administration Act 1997*, the local government is responsible for requesting the Minister for Lands to permanently close a road. The request is to be prepared by the local government in accordance with the requirements of the *Land Administration Regulations 1998* and will include a copy of the relevant resolution agreeing to the request, copies of any submissions and a copy of the public notice advertising the closure. The Minister considers the request and informs the local government of the decision.

**DETAILS OF PROPOSAL**

The DPLH has requested the closure of the unconstructed southern portion of the Napier Street road reserve in Forrestdale as outlined in red on the Plans attached. After negotiations between the DPLH and the City, an amended closure was proposed to, and accepted by, the DPLH.

It is proposed that the subject land be amalgamated with the adjoining western property, Lot 372 Broome Street, and transferred to the State of WA for management by the Department of Biodiversity, Conservations and Attraction (Parks and Wildlife) as part of Forrestfield Nature Reserve.

## COMMENT

### **Technical Services**

The City's Parks team supported the proposed closure to facilitate the conservation of the bushland located in the subject land.

Similarly, the City's Environmental team acknowledged the existing parking and traffic management issues and requested that should a road be constructed, further consultation with their team occurs to minimize the impact to the Bush Forever site.

The City's Engineering and Design team raised concerns about the entire closure of the southern portion of Napier Street and the impact it would have on traffic management, parking and access to the Primary School site. Current parking restrictions have already been enforced to eliminate unsafe parking practices on Broome Street and with the expected increase in student numbers at Forrestdale Primary School, these issues will likely be exacerbated.

It was noted that currently, the Reserve site has been heavily disturbed through clearing and vehicle tracks representing approximately 60% of the road reserve area.

Further to this, it was noted that the reserve site may potentially be able to provide a direct connection for drainage from the residential areas to the north of Broome Street to Water Corporation's Forrestdale Main Drain to the south.

Based on this feedback, consultation between the Engineering and Planning teams occurred and a revised proposal was put forward to, and accepted by, the DPLH.

### **Department of Planning, Lands and Heritage**

Following the initial request from the DPLH, further consultation occurred to address the City's concerns.

The clearing within the site was undertaken by the DPLH as it was determined as the most appropriate location for a firebreak between the Bush Forever site and the school following consultation with the Primary School Principal.

The State Government's Development Control Policy (DCP) 2.4 – School Sites, outlines the general requirements for school sites in residential areas. According to the DPLH, in accordance with clause 3.5.1, Cul-de-sac or under width roads are not acceptable for this purpose and as such, the DPLH did not agree that this area would be suitable for an access road.

Furthermore the DPLH advised that as Forrestdale Lake is a Ramsar Wetland and includes Bush Forever site 345, it would be undesirable to place infrastructure within it if alternatives can be considered.

Despite the above advice, closing this road reserve contradicts the street network design requirements for schools under the DPLH's Liveable Neighbourhoods Policy, which supersedes DCP 2.4. Liveable Neighbourhoods specifically states that Primary school are to be bounded by a minimum of three streets.

Notwithstanding the comments from the DPLH, based on the significant growth expected in this area as outlined in the State Planning document *Perth and Peel @ 3.5million* as well as the requirements of *Liveable Neighbourhoods*, a revised option was proposed to, and accepted by, the DPLH. It is proposed that a portion of the road reserve measuring 15 metres by 70 metres be retained and remain open for future road/driveway construction whilst the remaining area of land be closed and amalgamated with the adjoining Reserve.

The DPLH has agreed to meet all costs associated with the road closure including relevant fees and survey costs.

### **Public Advertising**

The proposal was advertised in the *Comment News* and the *Examiner* on the 5<sup>th</sup> of November 2015 with submissions due by the 23<sup>rd</sup> of December 2015. The proposal was also advertised on the City's website and letters were sent to the surrounding landowners.

No submissions were received.

Advice from the DPLH confirmed that the revised proposal would not require re-advertising as the closure is less than what was initially proposed.

Letters were sent to external authorities for comment. The following responses were received.

Water Corporation – no objections to the proposed closure.

Western Power – no objections to the proposal.

ATCO Gas Australia – no objection to the proposed road closure.

Telstra – no response was received.

### **Forrestdale Primary School**

The Principal of the Primary School did not object to the closure however raised concerns over the impact of the proposal to their Stand Alone Bush Fire Plan and the importance of ensuring annual bushfire prevention works are carried out. This advice is relevant to the DPLH and has been forwarded accordingly.

### **Department of Education**

The DoE initially objected to the proposal in December 2015 due to it contradicting policy in relation to schools having frontage to through roads constructed on at least two sides. The DoE were concerned that closing the reserve would result in only frontage (Broome Street) and therefore limited vehicle and pedestrian access.

Following further consultation with the DPLH, in December 2017 the DoE withdrew their objection. The DoE acknowledged the conservation value of the area surrounding Forrestdale Primary School and that a road is unlikely to be constructed in the reserve due to it being part of Bush Forever 345. However, the DoE also commented that there may be future traffic management issues and requested that in future planning, a road be considered on the eastern boundary of the Primary School site.

## ANALYSIS

The southern portion of the Napier Street road reserve in Forrestdale is currently unconstructed and due to its classification as a Bush Forever site, future construction may be complex, however not unachievable.

The existing issues with parking and traffic management at the adjacent Forrestdale Primary School are likely to be exacerbated when considering the future urbanization of this area as outlined in the State Planning document, *Perth and Peel @ 3.5million*.

The closure of this road reserve and amalgamation with the adjacent land will facilitate the conservation of the bushland within the Bush Forever Site 345. However considering that the area is likely to see significant growth, it is important to consider further future traffic and circulation issues.

A suitable compromise could, and has, been achieved to retain a 15m by 70m part of the Napier Road Reserve that has been cleared to provide for future circulation and parking options for the School.

## OPTIONS

1. Council could authorise a request being made to the Minister for Lands for the permanent closure of the southern portion of Napier Street road reserve as outlined in red on the attached Location Plan, subject to the land being amalgamated with the adjoining, Lot 372 Broome Street, Forrestdale.
2. Council could resolve not to support the request to close the southern portion of Napier Street Road road reserve and advise the WAPC and the Department of Planning, Lands and Heritage of its decision.
3. Council could authorise a request being made to the Minister for Lands for the entire southern portion of the Napier Street road reserve to be closed.

## CONCLUSION

In accordance with the requirements of Section 58 of the *Land Administration Act 1997*, the local government is responsible for requesting the Minister for Lands permanently close a road, hence the WAPC's request. In this regard, it is recommended that Council should support the road closure in-accordance with Option 1.

## **RECOMMEND**

### **That Council:**

- 1. Authorise a request being made to the Minister for Lands pursuant to Section 58 of the *Land Administration Act 1997* for the permanent closure of part of the southern portion of Napier Street road reserve in Forrestdale, as outlined in red on the attached Location Plan, subject to:**
  - a. the land being amalgamated with the adjoining landholding at Lot 372 Broome Street, Forrestdale; and**
  - b. any relevant costs and/or fees being met by the Western Australian Planning Commission.**
- 2. Advise the applicant of its decision.**

## **ATTACHMENTS**

1. Location Plan - Proposed Closure of Portion of Napier St Road Reserve in Forrestdale
2. Aerial Photograph - Proposed Closure of Portion of Napier St Road Reserve in Forrestdale

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**2.1 - DEVELOPMENT CONTRIBUTION PLAN NO.3 INFRASTRUCTURE COST  
SCHEDULE REVIEW - FINAL ADOPTION**

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WARD : LAKE & RANFORD  
FILE No. : M/151/18  
DATE : 14 March 2018  
REF : CM  
RESPONSIBLE : EDDS  
MANAGER

**In Brief:**

- Council at its January 2018 meeting resolved to advertise the Draft Infrastructure Cost Schedule (ICS) 2018 and Proposed Land Values (Proposed Values) in accordance with the requirements of Town Planning Scheme No.4.
- The Draft ICS was advertised for public comment for a minimum of 28 days with submissions closing on 6 March 2018.
- No submissions were received during the advertising period.
- Council is required to consider final approval of the DCP No.3 ICS 2018, which includes:
  - Gross Cost of Common Infrastructure Works of \$106,610,561;
  - Common Infrastructure Works of \$25,891,115;
  - Payments to date of \$80,719,445;
  - Lots to be produced in the unsubdivided balance of 2416.7; and
  - Cost Contribution per Lot of \$10,713.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil, but it is noted that the Development Contribution Plan No.3 provides funding to the City for staff costs associated with administering DCP No.3. These costs are included in the Infrastructure Cost Schedule.

**Strategic Implications**

- 2.5.1.2 Implement the Developer Contribution Plan arrangements and review as required.  
4.3.2 Pursue non-rates revenue opportunities.

**Legislation Implications**

Planning and Development Act 2005  
Town Planning Scheme No.4  
Planning and Development (Local Planning Schemes) Regulations 2015

**Council Policy/Local Law Implications**

N/A

**Budget/Financial Implications**

Sourced funding to put towards essential facilities and infrastructure that deliver necessary benefits to the Harrisdale and Piara Waters communities. This accordingly has a positive impact on Council finances.

The City is required to cover the future recurrent costs for the facilities and infrastructure that is constructed in Harrisdale and Piara Waters.

### **Consultation**

Consultation occurred in accordance with the provisions of Schedule 9B in the City's Town Planning Scheme No.4, including a minimum 28 day submission period.

Invitations to comment were sent to known developers in the Development Contribution Area and landowners affected by a future land acquisition and proposed value. The ICS was available on the City's website and at the City's office. No submissions were received during the advertising period.

### **BACKGROUND**

The ICS is a table appurtenant to the Scheme and DCP No.3. The ICS itemises, calculates and apportions common infrastructure costs and the per lot contribution rate. The DCP No.3 ICS and Proposed Values have been reviewed in accordance with the provisions of Schedule 9B in the City's TPS No.4.

Council at its January 2018 meeting resolved to advertise the Draft ICS 2018 and Proposed Values in accordance with the requirements of Town Planning Scheme No.4. Following public consultation of the Draft ICS 2018 and Proposed Values, Council is required to determine if it wishes to adopt the ICS 2018 and Proposed Values or make further revisions.

### **DETAILS OF PROPOSAL**

The ICS that is being presented for final approval is essentially the same as the advertised version, however the lots to be produced in the unsubdivided balance total has changed from 2443 to 2416.7 as a result of two subdivisions progressing / new lots being created during the advertising period. The per lot contribution rate has not changed given the minor nature of the change and the Payments to Date and Common Infrastructure Works amounts changing accordingly.

The proposed ICS 2018 includes the following:

- Gross Cost of Common Infrastructure Works of \$106,610,561;
- Common Infrastructure Works of \$25,891,115;
- Payments to Date of \$80,719,445;
- Lots to be produced in the unsubdivided balance of 2416.7; and
- Cost Contribution per Lot of \$10,713. (a change from \$10,706.52)

### **COMMENT**

The City is required to act as the administrator of DCP No.3, which delivers significant benefits to developers and the community. The development contribution costs are calculated through the ICS and cover associated costs incurred by the City in managing DCP No.3 and the cost of DCP projects. The City aims to complete DCP projects in a timely manner and within the budgets allocated under the ICS. These allocations are reviewed as part of an ICS review and the ICS 2018 will continue to support the implementation of DCP No.3 program.

## **ANALYSIS**

No submissions were received during the public consultation period and the ICS has not changed in any material way to that presented to Council for consideration in January 2018.

## **OPTIONS**

1. Council may approve the ICS 2018 and Proposed Values (with or without modifications).
2. Council may resolve to further revise the ICS Items before adopting the ICS 2018 and Proposed Values.

## **CONCLUSION**

Council is required to consider final approval of the DCP No.3 ICS 2018. Given that no submissions were received during the public consultation period and the ICS has not changed in any material way, it is recommended that Option 1 is supported.

## **RECOMMEND**

### **That Council:**

1. **In accordance with Clauses 3.12 and 3.13 of Schedule 9B of the City's Town Planning Scheme No.4, adopt the proposed Assessed Values and the Infrastructure Cost Schedule 2018 which includes the following:**
  - **Gross Cost of Common Infrastructure Works of \$106,610,561;**
  - **Common Infrastructure Works of \$25,891,115;**
  - **Payments to Date of \$80,719,445;**
  - **Lots to be produced in the unsubdivided balance of 2416.7; and**
  - **Cost Contribution per Lot of \$10,713.**

## **ATTACHMENTS**

1. ICS 2018 for final approval
2. Indicative Staging Plan - Harrisdale & Piara Waters
3. Infrastructure Cost Schedule - Review Process - Flowchart
4. Specified Works Plan - DCP No.3
5. Special Control Area Map 3

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**2.2 - COUNCIL POLICY REVIEW - DEV 2 - NAMING OF ROADS, PARKS, PLACES AND BUILDINGS**

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WARD : ALL  
FILE No. : M/766/17  
DATE : 14 March 2018  
REF : KC  
RESPONSIBLE : EDDS  
MANAGER

**In Brief:**

- Landgate updated its Policies and Standards for Geographical Naming in Western Australia in July 2017.
- Amendments are required to the City's policy and management practice for the Naming of Roads, Parks, Places and Buildings (DEV 2) to reflect these changes.
- Recommend that Council approve the updated Policy and Management Practice - Naming of Roads, Parks, Places and Buildings (DEV 2) for a further three (3) years or such earlier date as Council may determine.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

4.1.2.1 Implement policies and associated delegations to improve transparency of decisions.

**Legislation Implications**

Local Government Act 1995  
Land Administration Act 1997  
Land Information Authority Regulations 2007

**Council Policy/Local Law Implications**

Council Policy - Naming of Roads, Parks, Places and Buildings (DEV 2)

**Budget/Financial Implications**

Nil.

**Consultation**

- City's Governance and Administration Department
- Landgate
- MANEX

## **BACKGROUND**

At its meeting on 28 July 2014 Council formally adopted (D38/7/14) Policy - Naming of Roads, Parks, Places and Buildings (DEV 2) and endorsed the associated Management Practices and Procedure.

The policy provides a consistent framework for the naming or renaming of Roads, Parks, Places and Buildings owned or managed by the City. This includes acknowledging local history and the contribution of individuals to the community as a valid basis for the naming of the City's various assets.

The policy and management practice were last reviewed on 8 May 2017 (D20/5/17) in accordance with the City's requirements, with no further changes proposed at the time.

Landgate and the Geographic Names Team updated its *Policies and Standards for Geographical Naming in Western Australia* in July 2017. Therefore amendments to the City's Policy and Management Practice to reflect these changes are required. The Policy Rationale remains unchanged.

## **DETAILS OF PROPOSAL**

Changes proposed to the Policy and associated Management Practice reflects the updated Geographic Names Team policies and standards.

***A copy of the current and proposed Policy and Management Practice - Naming of Roads, Parks, Places and Buildings (DEV 2) are included in the Attachments to this report.***

Proposed changes include:

- References to Geographic Names Committee (GNC) updated to Geographic Names Team (GNT);
- References to GNC's Guidelines updated to Landgate's *Policies and Standards for Geographical Naming in Western Australia*;
- Addition of process steps as required by GNT;
- Deletion of replications;
- Clarification that naming of roads may include private roads.

Changes also include clarifying GNT and Landgate's stance on naming of all parks and reserves regardless of size. Previously only parks and reserves larger than one (1) hectare required formal naming. Landgate's policies now allow components such as structures and buildings within parks and reserves to be named after living community members whom satisfy their criteria.

Landgate's updated policies stipulate roads and parks shall continue to be named posthumously, with the requirement to wait 2 years before commemoration being lifted. These changes to naming structures, roads and buildings are clear improvements on the previous guidelines where it was required that individuals were deceased for 2 years prior to being considered for commemoration. This adjustment to policy allows for the more timely honouring of those whom have contributed to the community.

It should be noted that a concurrent change to GNT's internal processes is that GNT will no longer maintain a list of names held in reserve. This onus is now transferred solely to the local governments to maintain a list of potential road names for applicants to draw from. Unfortunately, this will mean that the list of potential road names won't have any status with GNT, therefore removing some existing certainty in the current process.

## COMMENT

Council Policies are reviewed in accordance with the City's "*Policy Manual Procedures and Practices*", having regard for whether the policy:

- satisfies current organisational / operational requirements
- complies with current legislative requirements
- is consistent with other Council Policies

The revisions to the policy reflect the guidelines and requirements of Landgate's Geographic Names Team for the naming of all roads, parks, places and buildings. The proposed policy changes ensure the City continues effective administration of naming practices within the municipality and meets GNT criteria. The naming practices allow for the acknowledgement of local history; contributions of individuals in the community; and facilitate the identification of parks and reserves in the City.

## OPTIONS

Council could:

1. Approve the suggested amendments to the policy as proposed.
2. Not approve the suggested amendments to the policy.
3. Revoke the policy.

## CONCLUSION

It is recommended that the updated Council Policy - Naming of Roads, Parks, Places and Buildings (DEV 2) be reaffirmed with the suggested amendments in accordance with Council processes, and that it continue to apply and operate for a further three (3) years or such earlier date as Council may determine from time to time. Accordingly Option 1 is recommended.

## RECOMMEND

**That Council:**

- 1. Pursuant to section 2.7(2)(b) of the *Local Government Act 1995* reaffirm the continued application and operation of Council Policy - Naming of Roads, Parks, Places and Buildings (DEV 2) with the suggested amendments for a further three (3) years or such earlier date as Council may determine from time to time.**

## ATTACHMENTS

1. Proposed changes - Management Practice for Naming of Roads, Parks, Places and Buildings DEV 2
2. Proposed Policy - Management Practice for Naming of Roads, Parks, Places and Buildings DEV 2

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### ***2.3 - PERCENT FOR PUBLIC ART LOCAL PLANNING POLICY***

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WARD : ALL  
FILE No. : M/103/18  
DATE : 13 March 2018  
REF : AR/JR  
RESPONSIBLE : EDDS  
MANAGER

**In Brief:**

- At its 12<sup>th</sup> September 2016 meeting, amongst other matters, Council requested the City prepare a Percent for Public Art Policy under the City's Town Planning Scheme No.4.
- The Percent for Public Art Local Planning Policy will require private developers to provide public art on eligible development sites, or pay a monetary contribution to the City to go towards future public art projects.
- Recommend that Council endorse the Percent for Public Art Local Planning Policy PLN 3.11 for the purpose of public consultation and advertise the Local Planning Policy for a period of 21 days.

#### **Tabled Items**

Nil.

#### **Officer Interest Declaration**

Nil.

#### **Strategic Implications**

- 2.2.1 Deliver attractive and functional streetscapes, open spaces, City buildings and facilities.
- 2.2.2 Protect and enhance the character of the City's spaces and places.
- 2.2.3 Revitalise existing neighbourhoods whilst retaining the character of places.
- 2.5.1 Implement and administer the City's Town Planning Scheme and Local Planning Strategy to deliver quality development outcomes.
- 3.4.1 Promote the district and opportunities for visitors to the region.

#### **Legislation Implications**

- Planning and Development Act 2005.
- Planning and Development (Local Planning Schemes) Regulations 2015.
- Town Planning Scheme No.4.

#### **Council Policy/Local Law Implications**

Nil.

#### **Budget/Financial Implications**

Nil.

#### **Consultation**

- Planning Services.
- Community Development Services.
- Corporate Services.
- Technical Services.

## **BACKGROUND**

At its 12<sup>th</sup> September 2016 meeting, Council requested the City prepare a Percent for Public Art Policy under the City's Town Planning Scheme No.4. In order to implement a Policy under a Town Planning Scheme, the Policy would have to be created as a Local Planning Policy, in accordance with the provisions of the Planning and Development (Local Planning Schemes) Regulation 2015.

Currently, the City's Long Term Financial Plan (LTFP), periodically allocates funding for public art totalling \$800,000 over the life of the current LTFP (15 years). The City's Community Services Directorate have been responsible for the implementation of the City's Public Art Strategy utilising the funding provision in the LTFP, as noted above. In order to guide the City, Community Services, along with the Artist Foundation, created the City's Public Art Strategy, which prioritises key areas within the City for the installation of public art work and explores various types of public art themes and objectives for proponents and the City to address. The key strategic sites covered in the Public Art Strategy are recommended locations for the City to develop and install public art.

The Public Art Strategy also makes reference to the Public Art Policy as a guiding document. The Public Art Policy, approved in March 2016, clearly outlines the process of commissioning, installing, management, maintenance and decommissioning of all public art in the City of Armadale. The Public Art Policy is applicable to all public art commissioned by the City of Armadale.

## **DETAILS OF PROPOSAL**

The following sections cover the main provisions that define the proposed Percent for Public Art Local Planning Policy for Council's consideration for adoption and advertising purposes:

- Percentage applicable to development;
- Type of development required to provide public art contributions; and
- Public art policy requirements.

### ***Percentage***

The Western Australian State Government Percent for Art Scheme Guidelines provides Local Governments guidance for implementing contributions towards public art and commissioning public art for civic buildings and major infrastructure projects. Although the Percent for Public Art Local Planning Policy will be also applicable to private developments, it is worth noting that the Guidelines recommend providing 1% contributions towards buildings with a construction cost of over \$2 million. This is simply due to the cost associated with public art projects typically having a minimum cost of \$20,000 (cost includes: materials, design, construction, installation and engineering certification).

Local governments with a Percentage for Public Art Local Planning Policy in place, that have similar demographics, land uses, and area to the City of Armadale, tend to apply a 1% contributions to development costing \$1 million and over, with only the City of Swan recently amending the percentage for public art from \$1 million to \$2 million, as of 2016.

Of these Local Governments, all allow 1% contributions to be made via a monetary contribution or through the installation of public art. In accordance with the Local Government Act 1995, all money received by a local government, other than trust money, is to be held and brought into the municipal fund.

The 1% development cost refers to the approximate construction cost of the proposed development and has the same meaning as the “approximate cost of proposed development” under the MRS Form 1 and the City’s Application for Development Approval Form.

### *Development Type*

In addition to the percentage and the development cost, local governments also take into consideration the type of private development to which the contributions are applicable. The City of Cockburn and the City of Kwinana, for example, apply a 1% contribution to all development, whilst the City of Swan and the City of Fremantle do not apply contributions on single residential development (due to the majority of single residential development not requiring development approval and being below the \$1 million threshold). Further detail on other Local and State Government’s public art policies are provided below:

- Metropolitan Redevelopment Authority: On 16 August 2017, the MRA adopted a Public Art contribution policy to be applied to all sites within the MRA Armadale Redevelopment area (this area is outside of the City’s jurisdiction and includes the following areas; City Centre Project Area; Champion Lakes Project Area; Wungong Urban Water Project Area; Forrestdale Project Area; and, Kelmscott Project Area).

The MRA applies a 1% contribution either as public art or paid into the MRA Public Art Fund to all development with a construction cost between \$2 million and \$50 million. For developments with a construction cost over \$50 million, the proponent is required to make a contribution of \$500,000 plus 0.5% for every construction cost dollar over \$50 million, either as public art or paid into the public art fund for the project area.

Contributions made to the MRA Public Art Fund are then used by the MRA for the installation of public art within or immediately adjacent to the same project area as the contributing site.

- The City of Cockburn: 1% contribution applicable to development with a construction cost greater than \$1 million and to multiple dwellings with a cost of over \$2 million. Contributions are capped at \$250,000 and are not applied to industrial development.
- The City of Swan: 1% contribution is required for development with a cost of \$2 million or more. Contributions are capped at \$500,000 and contributions do not apply to single dwellings, grouped dwelling and multiple dwellings with less than 10 units. Additions or alterations to existing approved developments that do not increase the number of residents, customers or employees, are not required to pay the 1% contributions.
- City of Kwinana: 1% of contribution applied to all development over \$1 million.

- City of Fremantle: 1% contribution applies to certain commercial and multiple dwelling developments over \$1 million and must be located within a public art precinct area.

### **City's draft Percent for Public Art Local Planning Policy**

The details of the City's proposal Percent for Public Art Policy is summarised below. ***A copy of the proposed Local Planning Policy is included in the Attachments to this report.***

#### ***Proposed Application of Policy***

The Local Planning Policy will be applied to the following development applications (*in italics*):

- 1) *With the exception of single dwellings, proposals with a development cost of \$1 million or more, and below \$2 million, are required to make a monetary contribution to the City of Armadale Public Art Reserve Account equal to one per cent (1%) of the estimated total development cost.*

Due to the LPP being applicable to all projects that require a development approval, single dwellings are generally exempt development approval and therefore, generally exempt from providing public art contributions.

- 2) *Proposals with a development cost of \$2 million or more, are required to either:*
  - a. *make a monetary contribution to the City of Armadale Public Art Reserve Account equal to one per cent (1%) of the estimated total development cost; or,*
  - b. *provide public art work on the subject land to the value of one per cent (1%) of the total development cost and continuously maintain.*

The reasoning behind developments between \$1 million and \$2 million not being able to provide public artwork on site is based on the minimum cost associated with public art projects typically having a minimum cost of \$20,000 (as per the State Government's Percent for Art Scheme guidelines). By applying this mandatory monetary contribution, this will reduce the possibility of impromptu public art below the minimum public art cost, and therefore, improve the standard of public art being installed within the City.

- 3) *All development proposed within the 'General Industry', 'Industrial Development' and 'Industrial Business' zones, with a development cost of \$1 million and over, are required to pay the one percent (1%) development cost as a monetary contribution to the City of Armadale Public Art Reserve Account.*

The decision to exclude developments within the industrial zones from providing public art on site is due to a significant portion of proposals have a development cost of over \$1 million within these zones. As a result, the majority of public art being constructed could potentially be located in industrial areas and consideration should be given to the most appropriate location.

- 4) *In regard to developments with a development cost of \$2 million or over, at the discretion of the City, if the development is not considered to provide adequate public space to include public art, and does not address the Local Planning Policy design requirements, the proponent will be required to pay the 1% development cost as a monetary contribution to the City of Armadale Public Art Reserve Account.*

In order to further minimise ad-hoc public art and improve the quality of public artwork being installed within the City, this requirement will reduce the possibility of art being installed in undesirable, unused spaces and will instead aim to maximise visibility and awareness of the public artwork to the general public and provide opportunities for larger and more significant Art.

### ***Proposed Policy Statements***

The proposed policy statements include requirements for the proposed public art to address (included in section 4.1.1 of the Local Planning Policy). These requirements pertain to the location, functionality and maintenance of the proposed public artwork. By addressing these requirements, the public artwork will allow for increased community awareness of the public art. In addition, through the functional requirements, the public artwork will be more accessible to a wider audience and will encourage greater interaction between the local community members.

### ***Management***

With regards to implementation and administration of the percentage to be contributed towards public art, once the Percent for Public Art Local Planning Policy comes into effect, it will be the responsibility of Planning Services to enforce the Percentage for Public Art Local Planning Policy through a condition(s) of development approval, requiring the proponent to provide a contribution towards public art.

Once the development has been appropriately conditioned and approved, in order to satisfy the public artwork contribution condition, the monetary contribution, or public art submission will have to be lodged to the City's Community Services for assessment and approval. The City's Percent for Public Art Policy contains a Public Art Commission Flow Chart that provides further detail on the application process for private developers.

### ***Maintenance***

All development approvals on private land, which require contributions for public art to be made, will also contain a condition requiring ongoing maintenance of the public artwork by the landowner/applicant. This condition allows the City to administer infringement notices to the landowner by Planning Services if the public art is not being maintained to the satisfaction of the City.

Under the City's current framework, maintenance of public art funded and developed by the City, through the public art reserve account, will be carried out by the City for the life of the public art.

## COMMENT

Schedule 2, Part 2 , Clause 3 of the Planning and Development (Local Planning Schemes) Regulation 2015 allows Council to prepare a Local Planning Policy which:

- a) *may apply generally or in respect of a particular class or classes of matters specified in the policy;*
- b) *may apply to the whole of the Scheme area or to part or parts of the Scheme area specified in the policy; and*
- c) *A local planning policy must be based on sound town planning principles and may address either strategic or operational considerations in relation to the matters to which the policy applies.*

In this regard, the draft Local Planning Policy – PLN 3.11 has been prepared in accordance with Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.

Briefly, as outlined in the Planning and Development (Local Planning Schemes) Regulations 2015, the procedures for making a Local Planning Policy are:

- 1) Once the Council has resolved to prepare the local planning policy, the City must advertise the proposed policy in a newspaper circulating the Scheme area, with public submission period being not less than 21 days from the day on which the notice of local planning policy is published. The City may carry out such other consultation as considered appropriate.
- 2) Council is then required to review the proposed policy in light of any submissions made, and resolve to proceed (with or without modifications), or not proceed with the local planning policy.
- 3) If the Council resolves to proceed with the policy, the City must publish notice of the policy in a newspaper circulating in the Scheme area.

## OPTIONS

1. Council could resolve to advertise (with or without modification) the draft Local Planning Policy PLN 3.11 - Percent for Public Art.
2. Council could resolve not to initiate a draft Local Planning Policy PLN 3.11 - Percent for Public Art.

## CONCLUSION

The Percent for Public Art Local Planning Policy will provide a legislative framework for private developers to make contributions towards public art, be it through the installation of public art on site, or a monetary contribution. In addition, the Local Planning Policy will allow for the inclusion of provisions requiring public art to meet specific standards and design requirements in order to create a high standard of public art being installed within the City.

The existing Public Art Policy will be required to be updated to make reference to the Percent for Public Art Local Planning Policy. The Percent for Public Art Local Planning Policy will be finalised and prepared in accordance with the State's Planning and Development (Local Planning Schemes) Regulation 2015, once it has been supported by Council, and undergone a formal public consultation process.

It is recommended that Council proceed with option No.1.

## RECOMMEND

### **That Council:**

- 1. Advertise the draft Percent for Public Art Local Planning Policy PLN 3.11 for a period being not less than 21 days in accordance with Schedule 2, Part 2 of the Planning and Development (Local Planning Schemes) Regulation 2015.**
- 2. Note that the Public Art Policy will be amended to align with the Percent for Public Art Local Planning Policy PLN 3.11, when adopted.**
- 3. Create a new Public Art Reserve Account specifically for public art monetary contributions to be made by eligible private developers, once the Local Planning Policy has been adopted.**

## ATTACHMENTS

1. Draft Percent for Public Art LPP PLN 3.11

***COUNCILLORS' ITEMS***

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*Items to be submitted.*

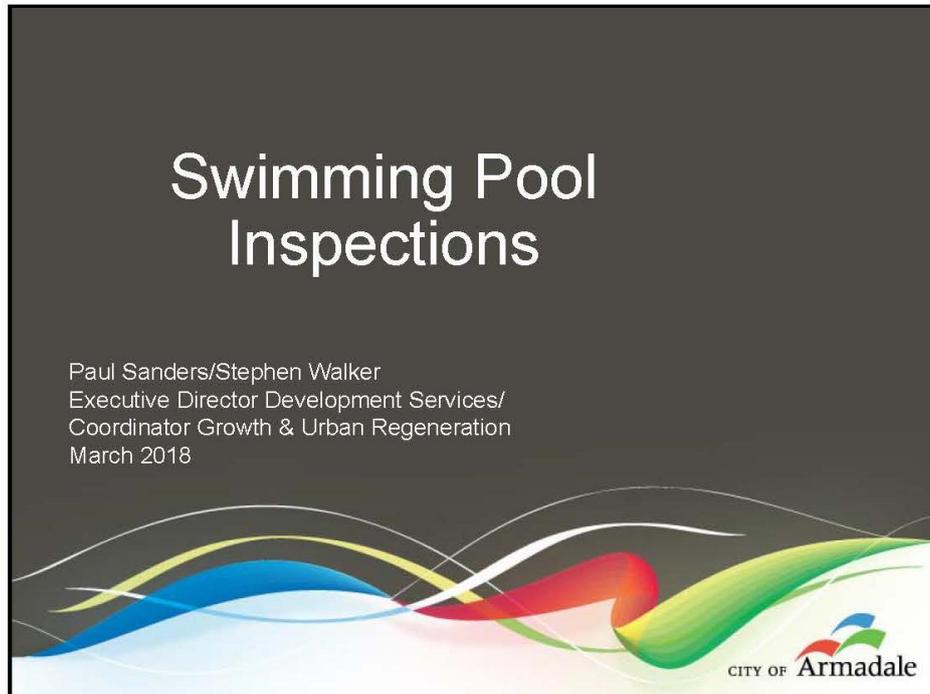
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***EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT***

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***4.1 - PRESENTATION - SWIMMING POOL INSPECTIONS***

---



## Statutory Requirements

- Providing an effective barrier around swimming pools (and spas) is an important means of preventing drowning
- In Western Australia the Building Act 2011 and Building Regulations 2012 set out requirements for installing and maintaining those barriers
- The requirements apply to both individuals *and local governments*
- They include:
  - each owner/occupier of premises with a private swimming pool must ensure that a barrier is installed or provided;
  - swimming pool barriers must comply with specifications in the *Building Regulations 2012*;
  - local governments are informed of the existence of a private swimming pool through a building permit application to construct it and submission of a notice of completion; and
  - local governments must arrange for an authorised person to inspect the swimming pool barrier at intervals of no more than four years.

## Swimming Pools in the City

- The City has approximately 5,023 swimming pools and spas in it's area which are 'active' and require the four yearly mandatory inspection.
- As a Growth Council, the number of swimming pools and spas is increasing rapidly in the City, with approximately 12 new applications received each month.
- As lot sizes get smaller there is likely to be a trend away from large swimming pools, to a greater number of plunge pools, lap pools and spas.



## Existing Swimming Pools

Total Swimming Pools and Spas - Suburbs

Suburb	Swimming Pools	Spas	Total Combined Pools & Spas
Armadale	476	22	498
Bedforddale	344	31	375
Brookdale	50	6	56
Camillo	289	12	301
Champion Lakes	73	2	75
Forrestdale	126	4	130
Harrisdale	427	28	455
Haynes	19	0	19
Hilbert	84	2	86
Karragullen	38	3	41
Kelmscott	727	34	761
Mount Nasura	329	27	356
Mount Richon	179	12	191
Piara Waters	349	19	368
Roleystone	808	55	863
Seville Grove	379	32	411
Wungong	36	1	37
	<b>4733</b>	<b>290</b>	<b>5023</b>

\*Data collected as @ 06/03/2018

## New Swimming Pools

- The majority of new pools are being installed in Harrisdale, Piara Waters, Roleystone and Bedforddale.

New Swimming Pools and Spas - Suburbs

2016/2017 Financial Year

Suburb	Swimming Pools	Spas	Total Combined Pools & Spas
Armadale	1	3	4
Bedforddale	11	1	12
Brookdale	1	0	1
Camillo	3	1	4
Champion Lakes	3	0	3
Forrestdale	4	0	4
Harrisdale	21	0	21
Haynes	2	0	2
Hilbert	6	2	8
Karragullen	2	0	2
Kelmscott	2	0	2
Mount Nasura	4	0	4
Mount Richon	6	1	7
Piara Waters	31	2	33
Roleystone	18	5	23
Seville Grove	3	1	4
Wungong	1	0	1
	124	16	140

\*Data collected as @ 06/03/2018

## Existing Inspection Contract

- In March 2015 , Council awarded a contract to C. E. Nicholls and Son Pty Ltd to undertake the swimming pool inspection program on its behalf.
- Their current contracted rate is \$42.90 per inspection which, based on the tenders received, was at the lower end of the range of tenders (range was \$42.90 to \$135).
- The City has provided some of the administrative support for this inspection program.
- The arrangement has been very successful.
- As per Council's decision in March 2015, the CEO has authorised a 12 month extension to the contract period.

## Ombudsman Findings

- In November 2017 the Ombudsman Western Australia published an *Investigation into ways to prevent or reduce deaths of children by drowning*.
- The Ombudsman's investigation resulted in 25 recommendations about ways to prevent or reduce deaths of children by drowning.
- When undertaking that investigation, the Ombudsman surveyed all local governments in Western Australia and obtained information about their swimming pool inspection regimes.
- Some of the City's key statistics in the Ombudsman's report are:
  - 3 children were admitted to hospital following a non-fatal drowning incident at private swimming pools in the City of Armadale: this is the lowest incidence recorded by any of those largest Metropolitan Local Governments;
  - **The City reported no child deaths by drowning within its jurisdiction;**
  - The City had one of the lowest numbers of overdue swimming pool inspections, at 0.5%, or just 23 out of 4,794 pools: see next page

## Ombudsman Findings (Cont'd)

Figure 41: Number and percentage of overdue inspections self-reported by metropolitan local governments

Local government	Number of recorded swimming pools at 30 June 2015	Number of inspections self-reported as overdue at 30 June 2015	Percentage of inspections self-reported as overdue at 30 June 2015
City of Armadale	4,794	23	0.5
City of Canning	6,186	120	1.9
City of Cockburn	6,688	188	2.8
The (then) Shire of Kalamunda <sup>178</sup>	6,290	2,360	37.5
City of Kwinana	1,645	20	1.2
City of Melville	9,640	7	0.1
Town of Mosman Park	746	55	7.4
Shire of Serpentine-Jarrahdale	1,681	562	33.4
City of South Perth	2,157	1,522	70.6
City of Stirling	10,499	34	0.3
City of Subiaco	706	3	0.4
City of Swan	3,773	1,174	31.1
Town of Victoria Park	697	23	3.3
City of Vincent	559	110	19.7

Source: Ombudsman Western Australia

- The City's overdue inspections were predominantly for new pools that had received an initial inspection at the time of reporting, but for various reasons had not yet been granted their final certification.

## Ombudsman Findings (Cont'd)

- The Ombudsman made many recommendations that the Building Commissioner should undertake certain actions in consultation with Local Government.
- One important recommendation in the context of this presentation, is that the Building Commissioner should clarify with Local Government the charges that they are able to impose for inspections of swimming pool barriers, including whether these charges may be imposed only in the year of an inspection, or each year.



## Inspection Fees

- Regulation 53 (2) of the Building Regulations 2012 enables Local Government to charge an annual fee for swimming pool inspections
- In their report the Ombudsman noted that these inspection fees are transparently passed onto pool-owning ratepayers (i.e. users of the system; ratepayers who have a swimming pool and should not be cross-subsidised by non-swimming pool owners).
- The Regulation states that the annual fee *must not exceed the estimated average cost of providing the service*, and not exceed \$57.45.
- The City currently charges an annual fee of \$23.75

## Inspection Fees (Cont'd)

- The following table is a comparison of the City's current inspection fee and what other Local Authorities are charging.

Council	New Pool Initial Inspection	New Pool Final Inspection	Mandatory Maintenance Inspections - (Charged annually to Rates Notices)	Additional Inspection	Property Sale Inspection	Copy of Inspection Report
City of Armadale	No charge	No charge	\$23.75	\$198.00	\$396.00	\$20.00
City of Canning	\$50.00	\$90.00	\$36.00	\$190.00	\$190.00	\$92.00
City of Cockburn	No charge	No charge	\$36.00	\$70.00	\$70.00	\$0.00
City of Gosnells	No charge	No charge	\$35.00	\$88.50	\$88.50	\$0.00
City of Kwinana	No charge	No charge	\$28.00	\$102.00	\$102.00	\$200.00
City of Kalamunda	No charge	No charge	\$44.00	\$135.00	\$57.45	\$0.00
City of Mandurah	No charge	No charge	\$30.00	\$57.45	\$58.45	\$85.00
City of Melville	No charge	No charge	\$42.30	\$57.45	\$57.45	\$0.00
City of Rockingham	No charge	No charge	\$33.00	\$135.00	\$135.00	\$20.00
Shire of Serpentine Jarrahdale	No charge	No charge	\$55.00	\$150.00	\$150.00	\$99.00
City of Swan	No charge	\$120.00	\$35.00	\$120.00	\$120.00	\$0.00
City of Wanneroo	No charge	\$40.00	\$18.00	\$0.00	\$185.00	\$24.50

- Generally, the City's fees are less than, or comparable to, other Local Authorities.
- The City is, however, charging substantially more for a Property Sale Inspection than other Local Authorities: given the low frequency of those inspections, the fee should be reconsidered.
- The fee is scheduled for review as part of the City's Budget processes.

## Inspection Fees (Cont'd)

- The table below shows the City's annual fee for the past 6 financial years
- It indicates that the last increase in fees was a \$5 increase which occurred in 2014/2015.

Swimming Pool Inspections Fee Increases

Financial Year	Fee
2017/2018	\$23.75
2016/2017	\$23.75
2015/2016	\$23.75
2014/2015	\$23.75
2013/2014	\$18.75
2012/2013	\$13.75

## Future Inspection Arrangements

- The current contract, which was awarded by tender (D11/3/15), expires on 22 March 2019.
- The City will need to call a new tender for swimming pool inspection services before Christmas 2018 and/or consider the appointment of staff to undertake the service.
- Following the close of that tender it will be necessary to determine if it will be more effective to use an external contractor or have City staff undertake the inspections.
- As the annual inspection fee is tied to the cost of providing the service, the cost structure will also need to be reviewed in advance of the tender expiring.

## Temporary Swimming Pools

- The Ombudsman's report states that 4 of the 16 child drownings in W.A. which they investigated occurred in a swimming pool which could be installed without a builder.
- Temporary pools, which may require fencing, are available for sale in many places.



## Temporary Swimming Pools (Cont'd)

- Because they can be erected without a builder/building permit, there is no means of tracking the installation of a temporary pool.
- Currently, the obligation is placed upon purchaser to investigate their legal requirements and fulfil them. The Ombudsman's report considered this issue but did not recommend any additional requirements for retailers.
- As a result, few portable swimming pools are enclosed by a barrier and it is difficult for the City to identify if non-compliance is occurring.
- The City should advocate for a change to the current legal framework so that the seller is obliged to provide further advice to the purchaser of the need to install the necessary fencing.



## Moving Forward

- Continue to educate the community on the importance of appropriate barriers for securing pools.
- Continue to ensure that the inspection of pools on a 4-yearly basis occurs, to meet statutory requirements and public safety.
- Advocate for improvement of the requirements for retailers/sellers of temporary pools to notify purchasers of the relevant legislation and associated risks.
- The City will need to review the Annual Pool Inspection Fee revenue and expenditure as part of the 2018-19 Budget adoption, to ensure that there is no cross-subsidisation and that appropriate resources are in place.



Thankyou, and any questions?



**ATTACHMENTS**

There are no attachments for this report.

***4.2 - PRESENTATION - ANSTEY-KEANE FUTURE URBAN PRECINCT DEVELOPER  
CONTRIBUTION ARRANGEMENTS***

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Presentation - Anstey-Keane Future Urban Precinct Developer Contribution Arrangements

**ATTACHMENTS**

There are no attachments for this report.

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**MEETING DECLARED CLOSED AT \_\_\_\_\_**

<b>DEVELOPMENT SERVICES COMMITTEE</b>		
<b>SUMMARY OF ATTACHMENTS</b>		
<b>20 MARCH 2018</b>		
<b>ATT NO.</b>	<b>SUBJECT</b>	<b>PAGE</b>
<b>1.1 PROPOSED CLOSURE OF PORTION OF NAPIER ST ROAD RESERVE IN FORRESTDALE</b>		
1.1.1	Location Plan - Proposed Closure of Portion of Napier St Road Reserve in Forrestdale	35
1.1.2	Aerial Photograph - Proposed Closure of Portion of Napier St Road Reserve in Forrestdale	36
<b>2.1 DEVELOPMENT CONTRIBUTION PLAN NO.3 INFRASTRUCTURE COST SCHEDULE REVIEW - FINAL ADOPTION</b>		
2.1.1	ICS 2018 for final approval	37
2.1.2	Indicative Staging Plan - Harrisdale & Piara Waters	69
2.1.3	Infrastructure Cost Schedule - Review Process - Flowchart	70
2.1.4	Specified Works Plan - DCP No.3	71
2.1.5	Special Control Area Map 3	72
<b>2.2 COUNCIL POLICY REVIEW - DEV 2 - NAMING OF ROADS, PARKS, PLACES AND BUILDINGS</b>		
2.2.1	Proposed changes - Management Practice for Naming of Roads, Parks, Places and Buildings DEV 2	73
2.2.2	Proposed Policy - Management Practice for Naming of Roads, Parks, Places and Buildings DEV 2	78
<b>2.3 PERCENT FOR PUBLIC ART LOCAL PLANNING POLICY</b>		
2.3.1	Draft Percent for Public Art LPP PLN 3.11	83



**NAPIER STREET, FORRESTDALE  
PROPOSED ROAD CLOSURE**

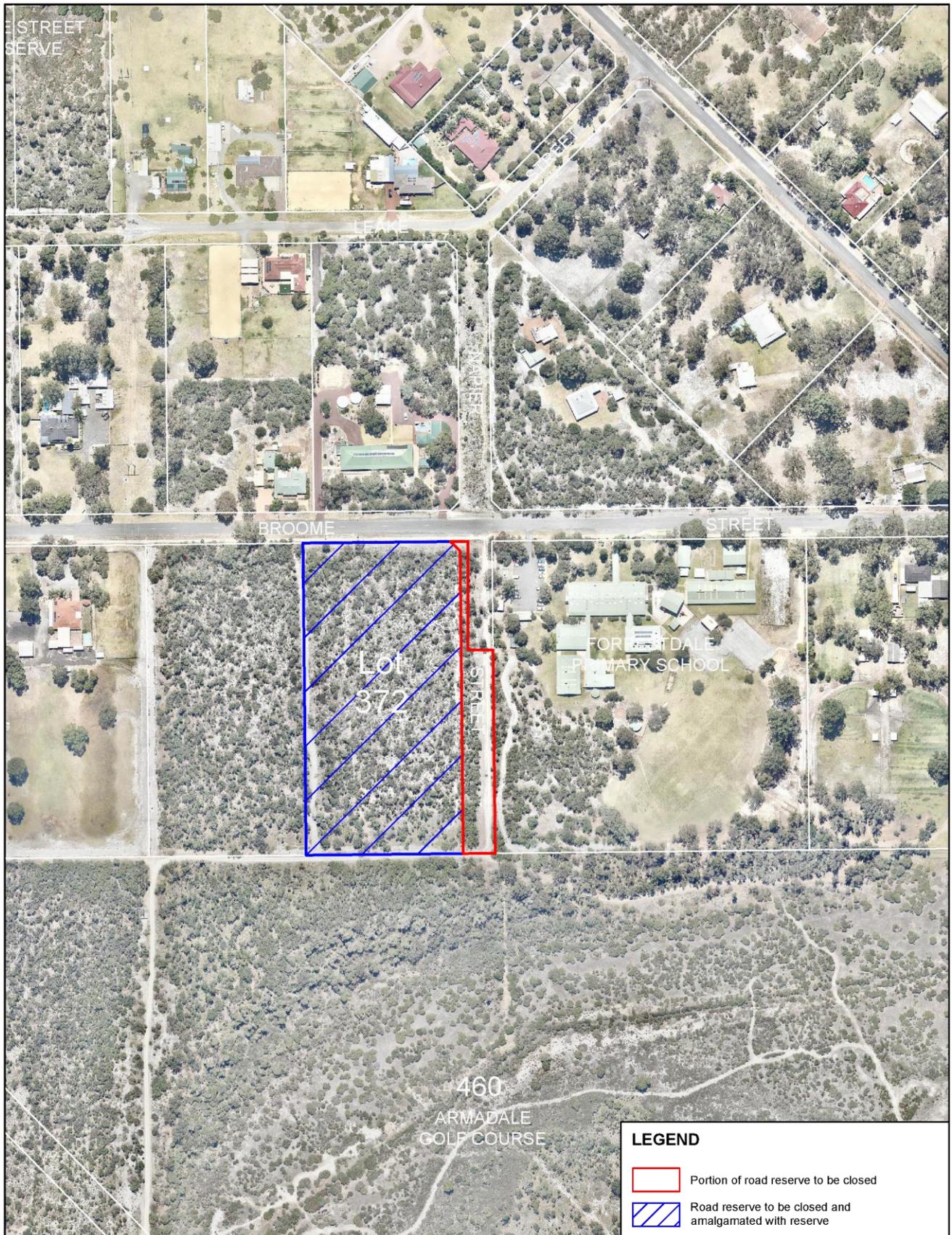


SCALE 1 : 5 000

DATE 1 February 2018 - REVISION 1801

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**NAPIER STREET, FORRESTDALE**  
PROPOSED ROAD CLOSURE



SCALE 1 : 3000

DATE 24 January 2018 - REVISION 1801  
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ICS 2018

**INFRASTRUCTURE COST SCHEDULE 2018**

**Contents**

Clause 3.4.2 - Calculation of Contribution Cost Per Lot
Clause 3.4 - Calculation of Payments to date "B" and Estimated Lot Yield "D"
Clause 3.3 - Deductions from Development Contribution Area
Clause 3.6 Common Infrastructure Works - Calculates "A"
Common Infrastructure Works - Summary
Clause 3.6.3 Specified Works
Arterial Roads
Regional Paths
Arterial Drainage
Community facilities
Sewer, power and CCW's
Clause 3.6.2 General Works
Clause 3.12.3 Proposed values

<b>Calculation of Contribution Cost Per Lot</b>		<b>Notes</b>
<b>A = Gross cost of Common Infrastructure Work</b>	\$106,610,561	Clause 3.6 Calculation of "A"
<b>B = Payments to Date</b>	\$80,719,445	
<b>C = Common Infrastructure Work Cost</b>	\$25,891,115	C = A - B
<b>D = Estimated Lot Yield (unsubdivided balance)</b>	2,416.7	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
<b>E = Contribution Cost Per Lot</b>	<b>\$10,713</b>	E = C/D

**INFRASTRUCTURE COST SCHEDULE 2018**

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

ICS 2018

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

Calculation Date	Parent Lot	Parcel area in DCA No 3 (see TFS 4 Special Control Area Map 3) (sqm)	C1.3 Deductions (sqm) (see over for Cals)	Net Area for calculation of B & D (sqm)	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)	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 12 Sheet Rd	150,178,404	16,203,36	133,975,04	133,975,04	13.3975							13.40			14.60
04-Apr-13	2 Sheet Rd						63	5.75	10.95	\$13,377.03	57.53	\$781,087.13	7.64		Powerline easement not yet ceded so still deducted	
04-Apr-13	2 Sheet Rd						62	4.42	14.04	\$13,377.03	46.81	\$635,578.52	3.23		Powerline easement not yet ceded so still deducted	
06-Dec-16	2 Sheet Rd						40	2.88	13.90	\$15,447.23	40.00	\$617,889.20	0.35		Powerline easement not yet ceded so still deducted	
15-Jan-18	2 Sheet Rd		0.00		97,403.85	9.7404	6	0.35	17.13	\$10,706.52	5.11	\$54,757.21	0.00		Powerline easement not yet ceded so still deducted	
12-May-08	8 Nicholson Rd	97,403,845			107,521.53	10.7522	39	8.72	4.47	\$9,578.80	39.00	\$373,456.20	1.02		DP 60224	
27-May-09	4 Nicholson Rd	107,521,531					189	10.75	17.58	\$9,578.80	107.52	\$1,029,604.68	0.00		DP63370 & DP64793	
26-May-10	3 Nicholson Rd						18	0.68	26.53	\$9,939.33	6.79	\$67,438.35	0.34		DP65277 & DP77447	
13-Jun-11	3 Nicholson Rd						35	1.64	21.39	\$11,504.29	16.36	\$188,244.70	0.00		DP71171	
04-Apr-13	6 Nicholson Rd						9	0.34	26.59	\$14,134.91	3.59	\$50,717.47	0.00		DP71201 & DP71793	
28-Jul-14	6 Nicholson Rd						71	3.70	19.19	\$13,577.03	39.21	\$532,375.98	14.95		DP74740 & DP76544	
06-Dec-16	6 Nicholson Rd						206	7.99	25.77	\$14,134.91	84.75	\$1,197,876.23	6.96		DP400646	
13-Jun-11	13 Mason Rd		0.00		473,563.22	47.3563	112	7.87	14.23	\$11,504.29	78.69	\$905,321.14	39.49			14.72
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	3.70	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						76	5.95	12.77	\$15,447.23	76.00	\$1,173,989.48	1.01			14.72
13-Jun-11	13 Mason Rd						277	27.71	27.7277				27.73			
06-Dec-16	13 Mason Rd						290	14.29	20.30	\$15,447.23	208.59	\$3,232,076.18	13.44			
15-Jan-18	13 Mason Rd						169	10.05	16.81	\$10,706.52	146.24	\$1,571,123.99	3.39		DP 412115	49.49
27-May-09	14 Mason Rd						238	9.01	6.25	\$9,939.33	124.00	\$1,232,476.92	10.67		DP65201	
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							200	10.99	18.20	\$11,504.29	109.89	\$1,264,242.53	26.76		DP65219	
13-Jun-11	14 Mason & 46 Wright Rd						67	4.54	14.76	\$12,678.87	45.40	\$575,620.70	22.22		DP73710	
04-May-12	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-May-09	48 Wright Rd															
12-May-08	15.8.48 Wright Rd						198	23.99	8.25	\$9,578.80	198.00	\$1,896,008.40	35.24		DP 58982	
27-May-09	15.8.48 Wright Rd						170	9.00	18.88	\$10,376.34	90.04	\$934,244.15	26.23		DP 50975	
26-May-10	15.8.48 Wright Rd						68	18.79	3.62	\$9,939.33	68.00	\$675,874.44	16.44		DP63326	
13-Jun-11	15.8.48 Wright Rd						56	2.23	25.11	\$11,504.29	22.30	\$256,568.68	14.21		DP63326	
28-Jul-14	15.8.48 Wright Rd														DP75190	
06-Dec-16	15.8.48 Wright Rd						109	6.89	15.82	\$15,447.23	100.59	\$1,553,831.00	0.08			
15-Jan-18	15.8.48 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						230	23.25	9.89	\$9,578.80	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		DP66306	
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						358	34.15	10.48	\$9,578.80	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	
26-May-10	50 Wright Rd						2	0.00	\$9,939.33	2.00	\$19,878.66	0.00				
27-May-09	113 Warton Rd															
27-May-09	114 Warton Rd						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			72.12
13-Jun-11	143 Warton Rd															
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	4.73	13.33	\$10,706.52	63.00	\$674,510.76	10.37		DP 412047	151.33
27-May-09	151 Wright Rd															
26-May-10	151 Wright Rd						120	9.16	13.10	\$9,939.33	91.59	\$910,373.05	9.16		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	\$9,578.80	96.06	\$919,870.50	6.01		DP 58901 Lot 9000	
13-Jun-11	Lot 153 & 154 Combined						34	2.14	15.86	\$11,504.29	21.44	\$246,686.49	3.86		DP68123	
07-Sep-11	Lot 153 & 154 Combined						48	3.88	12.43	\$12,678.87	38.62	\$489,607.24			DP71428	

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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"	Calculation of "D"	Calculation of "D"								
	Parcel area in DCA No 3 (see TFS 4 Special Control Area Map 3) (sqm)	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)	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
12-May-08	888 Wright Rd	323,501.117	12,017.00	311,484.12	31.1484	338	10.85	\$9,575.80	311.48	\$2,982,709.61			
27-May-09	888 Wright Rd					6		\$10,376.34	6.00	\$62,258.04			
26-May-10	888 Wright Rd					2		\$9,939.33	2.00	\$19,878.66			
04-May-12	888 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	115,675.000	115,675.00	0.00	0.0000					\$0.00	0.00		
13-Jun-11	Water Corp Mains Corridor	56,901.958	56,901.96	0.00									
		<b>4,675,556.378</b>	<b>500,593.51</b>	<b>4,175,022.87</b>	<b>417.5023</b>	<b>5161</b>	<b>12.30</b>			<b>\$47,626,390.07</b>			<b>288.89</b>
13-Jun-11	SP South East (SP SE)	118,993.244	101,463.00	17,530.24	1.7530						1.75		1.75
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	\$10,706.52	95.00	\$1,017,119.40	29.30	DP412669	427.78
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	\$11,504.29	119.67	\$1,376,718.38	33.39	DP70607 & DP70622	
07-Sep-11	22 Nicholson Rd (SP SE)					95	4.62	\$11,504.29	46.19	\$531,371.65	28.77		
04-Apr-13	22 Nicholson Rd (SP SE)					16	2.64	\$13,577.03	16.00	\$217,232.48	26.13		
04-Apr-13	22 Nicholson Rd (SP SE)					55	3.94	\$13,577.03	41.75	\$566,800.81	22.19	DP67676, DP71324 & DP75963	
28-Jun-14	22 Nicholson Rd (SP SE)					216	15.45	\$14,134.91	163.76	\$2,314,739.36	6.74	DP67676, DP71324 & DP77035	
06-Dec-16	22 Nicholson Rd (SP SE)					2.45	1.37	\$15,447.23	2.45	\$37,845.71	5.37	DP409276	78.35
	<b>Totals SP SE</b>	<b>981,206.244</b>	<b>160,174.55</b>	<b>821,131.69</b>	<b>82.1132</b>	<b>624.45</b>	<b>13.37</b>			<b>\$6,061,827.81</b>			<b>531.72</b>
	<b>SP South</b>												
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	\$10,706.52	38.96	\$417,150.68	0.00		
13-Jun-11	6 Nicholson (SP South)	99,965.833	582.84	99,383.00	9.9383						9.84		
15-Jan-18	6 Nicholson (SP South)					67.00	4.49	\$10,706.52	65.53	\$701,589.41	5.35		78.11
13-Jun-11	5 Nicholson (SP South)	11,776.792	433.75	11,343.04	1.1343						1.13		1.13
13-Jun-11	4 Nicholson (SP South)	10,998.000	1,857.18	9,140.82	0.9141						0.91		0.91
13-Jun-11	31 Armadale Rd (SP SE)	10,960.181	1,344.50	9,615.68	0.9616						0.96		0.96
13-Jun-11	30 Armadale Rd (SP SE)	25,500.076	2,787.90	22,712.18	2.2712						2.27		2.27
13-Jun-11	12 Armadale Rd (SP SE)	87,803.888	0.00	87,803.89	8.7804						8.78		8.78
15-Jan-18	12 Armadale Rd (SP SE)					67.00	3.77	\$10,706.52	55.07	\$589,619.15	5.01	DP 407813	73.12
13-Jun-11	11 Armadale Rd (SP SE)	49,237.336	1,728.90	47,508.44	4.7508								0.00
13-Jun-11	10 Armadale Rd (SP SE)	49,974.508	0.00	49,974.51	4.9975								0.00
13-Jun-11	88 Armadale Rd (SP SE)	343,828.123	27,080.70	316,747.42	31.6747						41.42		
04-Apr-13	88, 10 & 11 Armadale Rd					167.00	17.59	\$13,577.03	167.00	\$2,267,364.01	23.84		
06-Dec-16	88, 10 & 11 Armadale Rd					112	8.02	\$15,447.23	112.00	\$1,730,089.76	0.10		1.46
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	\$15,447.23	261.00	\$4,031,727.03	11.81	DP407767	
15-Jan-18	45 Wright					55	3.51	\$10,706.52	54.29	\$549,150.90	8.30	DP400948	121.13
13-Jun-11	25 Wright	4,285.321	308.30	3,977.02	0.3977						0.40		0.40
27-May-09	80 Wright	20,566.184	0.00	20,566.18	2.0566								5.81
13-Jun-11	80 Wright					1	0.23	\$11,504.29	1.00	\$0.00	1.83	DP68108	
15-Jan-18	80 Wright					34	1.83	\$10,706.52	28.75	\$286,447.59	0.00	DP407888	
13-Jun-11	4, 3 & 6 Wright	62,643.365	0.00	62,643.37	6.2643						6.26		
15-Jan-18	4, 3 & 6 Wright					41	1.71	\$10,706.52	25.03	\$267,976.84	4.55	DP407888	19.77
13-Jun-11	4, 3 & 6 Wright					73	3.20	\$10,706.52	46.66	\$499,520.83	1.35	DP407889	34.63
13-Jun-11	7 Wright	36,312.000	12,591.00	23,721.00	2.3721						2.37		
	<b>Totals SP South</b>	<b>1,244,068.071</b>	<b>111,424.06</b>	<b>1,132,644.01</b>	<b>113.2644</b>	<b>1,178.00</b>	<b>13.84</b>			<b>\$13,706,914.44</b>			<b>411.14</b>
	<b>SP East</b>												
04-Apr-13	5000 Rellly Rd (Balannup Drain Reserve)	30,603.000	30,603.00										
	800 Skeet Rd	538,547.000	0.00	538,547.00	53.8547						53.85		
	54 Skeet Rd	538,391.000	139,400.00	398,991.00	39.8991						39.90		
04-Apr-13	lot 800 Skeet & 54 Skeet Combined					170.00	17.96	\$13,577.03	170.00	\$2,308,095.10	75.80		
04-Apr-13	lot 800 Skeet & 54 Skeet Combined					80.00	4.21	\$13,577.03	44.63	\$605,974.89	71.58		
28-Jun-14	lot 800 Skeet & 54 Skeet Combined					432.00	23.26	\$14,134.91	246.60	\$3,485,616.22	48.32		
06-Dec-16	lot 800 Skeet & 54 Skeet Combined					394.00	25.24	\$15,447.23	368.50	\$5,692,253.28	23.08		
15-Jan-18	lot 800 Skeet & 54 Skeet Combined					140.00	7.88	\$10,706.52	115.10	\$1,232,373.34	15.20	DP 411175	221.88
	<b>Totals SP East</b>	<b>1,107,541.000</b>	<b>170,063.00</b>	<b>937,538.00</b>	<b>93.2538</b>	<b>1,216.00</b>	<b>15.48</b>			<b>\$13,324,312.84</b>			<b>221.88</b>

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

Calculation Date	Parent Lot	Location and Area in DCA 03			Net Area for calculation of B & D			Calculation of "B" (Insert Unsubdivided area first - Column D)					Calculation of "D"		
		Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)	Cl 3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus Cl 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
06-Dec-16	SP Balannup Lots 515, 516, 172 Street Road	157,089.00	12,035.00	145,034.00	14.5034						14.50	14.50		211.75	
06-Dec-16	Lots 514, 513, 512, 511, 510, 509, 173 Balannup Road	146,308.00	6,936.00	139,372.00	13.9372						13.94	13.94		203.48	
06-Dec-16	Lots 500, 501, 502, 503, 504, 505 Balannup Road	121,390.000	737.00	120,653.00	12.0653						12.07	12.07		176.15	
	<b>Totals SP Balannup</b>	<b>424,787.00</b>	<b>19,728.00</b>	<b>405,059.00</b>	<b>40.5059</b>									<b>591.39</b>	
06-Dec-16	SP Hatch Lots 113, 114, 115, 116, 117, 118, 119, 180, 123, 122, 179 Haggett Court	136,379.00	0.00	136,379.00	13.6379						13.64	13.64		199.11	
	<b>Totals SP Hatch</b>	<b>136,379.00</b>	<b>0.00</b>	<b>136,379.00</b>	<b>13.6379</b>									<b>199.11</b>	
06-Dec-16	SP Shepherd Lots 106, 107, 108, 109, 110, 111, 112, 124, 104, 103, 102, 101, 100 Shepherd Court	121,152.00	2,955.00	118,197.00	11.8197						11.82	11.82		172.57	
	<b>Totals SP Shepherd</b>	<b>121,152.00</b>	<b>2,955.00</b>	<b>118,197.00</b>	<b>11.8197</b>									<b>172.57</b>	
	<b>GRAND TOTAL</b>	<b>8,690,790</b>	<b>964,818</b>	<b>7,725,972</b>	<b>773</b>	<b>8,179</b>	<b>630</b>	<b>13</b>	<b>\$80,719,445</b>	<b>166</b>				<b>2,417</b>	

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**Clause 3.3 Deductions from Development Contribution Area**

Location and Area	Nominal contribution areas (sqm) (Sch 13B Cl 3.3)	CCWA (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													
<b>SP Balannup</b>													
Lots 515, 516, 172 Sheet Road		5,000.00				7,055.00						12,055.00	CCW on Lot 515 Sheet Road and Sheet Road Construction
Lots 514, 513, 512, 511, 510, 509, 173 Balannup Road						6,936.00						6,936.00	Deductions relate to land for Balannup Road
Lots 500, 501, 502, 503, 504, 505 Balannup Road						737.00						737.00	Deductions relate to land for Balannup Road
<b>Totals SP Balannup</b>												<b>19,728.00</b>	
<b>SP Hatch</b>													
Lots 113, 114, 115, 116, 117, 118, 119, 180, 123, 122, 179 Hatch Court													
<b>Totals SP Hatch</b>												<b>0.00</b>	
<b>SP Shepherd</b>													
Lots 106, 107, 108, 109, 110, 111, 112, 124, 104, 103, 102, 101, 100 Shepherd Court						2,955.00						2,955.00	Deductions relate to land at Lots 100 and 106 Wright Road and Lot 101 and 102 Shepherd Court
<b>Totals SP Shepherd</b>												<b>2,955.00</b>	
<b>GRAND TOTAL</b>												<b>942,135.12</b>	

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Common Infrastructure Works - Summary		
Clause	Scheme Provision	Notes
<b>3.6.2 General Works</b>		
		Cost
3.6.2a	(a) All costs incurred by the City associated with the preparation, processing and gazetting 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).	\$53,295.00
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 \$343,670.78
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.	\$469,710.75
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.	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.	-\$7,784,499.91
<b>Sub Total</b>		<b>-\$6,917,823.39</b>
<b>3.6.3 Specified Works</b>		
<b>1</b>	<b>Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road:</b>	
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
<b>2</b>	<b>Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road:</b>	
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
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
<b>3</b>	<b>Nicholson Road between Warton Road and Armadale Road:</b>	
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	\$4,545,721.29
3b	3b 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.	\$20,329,960.96
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
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
3e	3e A contribution towards landscaping works.	\$1,279,733.04
<b>4</b>	<b>Mason Road between Warton Road and 550 metres east of Warton Road</b>	
4a	4a 100% of the total cost to acquire any road widenings for the ultimate road reserve.	\$14,872.00
4b	4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures.	\$580,528.00
<b>5</b>	<b>Intersections with Ranford and Armadale Roads:</b>	
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
5b	5b A contribution to the cost of upgrading the intersection at Ranford Road and Wright Road and installing traffic signals.	\$312,900.00
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
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
<b>6</b>	<b>Regional Path Network:</b>	
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.	\$3,256,552.95
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)	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
6d	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.	\$245,834.50

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ICS 2018

**Common Infrastructure Works - Summary**

<b>7</b>	<b>Arterial Drainage and Water Management:</b>		
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	
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.	\$4,491,868.61	
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	
7d	7d Maintenance works in Balannup Drain.	\$973,306.00	
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.	\$2,542,793.24	
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.	\$1,013,228.00	
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	
<b>8</b>	<b>Community and Recreation Facilities:</b>		
8a	8a A contribution to the cost of district sporting and community facilities, including sporting/community buildings, change rooms, toilets, playground, multiple purpose courts,	\$3,687,850.00	
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	
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	
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	
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.	\$6,510,000.00	
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	\$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.	\$7,142,784.00	
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	
<b>9</b>	<b>Regional Sewer Infrastructure and 132KV Power Lines:</b>		
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	
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	
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	
<b>10</b>	<b>Conservation Category Wetlands:</b>		
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	
<b>11</b>	<b>Keane Road between Skeet Road and Anstey Road:</b>		
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.
<b>12</b>	<b>Balannup Road between the southern boundary of Lot 5000 Reilly Road and Ranford Road:</b>		
12a	12a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Balannup Road.	\$733,253.00	
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.	\$6,717,806.56	
<b>13</b>	<b>Reilly Road between the existing cul-de-sac of Reilly Road and Balannup Road:</b>		
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	
<b>14</b>	<b>Skeet Road:</b>		
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	
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	
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.	\$404,623.17	
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	\$791,050.00	
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.	\$2,339,471.00	
<b>15</b>	<b>Existing High Conservation Value Reserves:</b>		
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	
16a	16a 100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Balannup Lake Reserve south of Ranford Road.	\$149,162.00	
<b>Sub Total</b>		<b>\$113,528,384</b>	
<b>GRAND TOTAL</b>		<b>\$106,610,561</b>	

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ICS 2018

**ROADS - Common Infrastructure Works**

**TOTAL ROADS \$58,691,121.35**

Item	Cost
1a	\$93,719.12
1b	\$1,145,835.38
2a	\$2,170,570.71
2b	\$7,584,706.12
2c	\$0.00
3a	\$4,545,721.29
3b	\$20,329,960.96
3c	\$0.00
3d	\$0.00
3e	\$1,279,733.04
4a	\$14,872.00
4b	\$580,528.00

Item	Cost
5a	\$790,772.00
5b	\$312,900.00
5c	\$6,214,405.38
5d	\$821,687.67
11a	\$0.00
12a	\$733,253.00
12b	\$6,717,806.56
13a	\$540,418.97
14a	\$1,139,919.98
14b	\$0.00
14c	\$139,167.00
14d	\$404,623.17
14e	\$791,050.00
14f	\$2,339,471.00

**DCA03 1a Wright Road**

**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.**

**TOTAL COST \$93,719.12**

Parent Lot (New lot No.)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 100 Wright Rd				\$0.00	Acquired & funded from Ranford Rd project. (New Lot 174)
Lot 106 (East) Wright Rd	245.6	\$294.50	\$72,329.20	\$79,562.12	Information from engineering drawings
Lot 803 Wright Road				\$14,157.00	PD 2017

**Total \$93,719.12**

**DCA03 2a Warton Road**

**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.**

**TOTAL COST \$2,170,570.71**

Parent Lots (from North to South)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
388 Wright				\$387,530.00	PD 2007 (Thumb Drive No 53)
114 Warton				\$776,105.66	PD 2009 OUT/2670/09
114 Warton				-\$14,546.12	PD 2009 OUT/2670/09 Offset Above Payment
113 Warton				\$43,184.70	PD 2012 (INT/1432/12)
7001 Warton				\$78,416.22	PD 2012 (OUT/7232/11) Former Lot 150 Warton Road
9005 Warton				\$19,610.64	PD 2012 (OUT/11544/11) Former Lot 150 Warton Road
152 Warton (9001)				\$85,724.10	PD 2010 (OUT/2542/10)
155 Warton				\$135,382.50	PD 2009 (INT/10987/08)
143 Warton				\$219,743.70	PD 2012 (OUT/9508/11)
8 Warton (88)				\$100,974.50	PD 2010 (OUT/576/10)
9 Warton (99)				\$74,203.25	PD 2010 (OUT/8807/09)
10 Warton (100)				\$44,709.50	PD 2010 (OUT/8807/09)
51 Warton (151)				\$86,303.25	PD 2009 (IN/3327/09)
50 Warton (150)				\$91,476.00	PD 2009 (INT/6004/09)
<b>Sub total</b>				<b>\$2,128,817.90</b>	

**Survey and other fees**

	Value	Notes
150 (9001) Warton	\$3,511.50	PD 2010 (Authority records)
152 Warton	\$3,400.50	PD 2010 (Authority records)
155 Warton - Survey, DP Lodgement	\$4,508.00	PD 2008 (INT/4382/08)
143 Warton	\$10,654.71	PD 2012 (OUT/3859/12, OUT/6219/12 & INT/21458/11)
8 Warton - Survey, DP and Lodgement	\$2,294.00	PD 2010 (Authority records)
Survey fees, Landgate fees and bank fees Lots 9, 10, 155, 51 and 50 Warton	\$8,586.20	PD 2009 (Authority records)
Lot 10 Warton Lodgement fee	\$349.50	PD 2010 (Authority records)
Lot 9 Warton Lodgement, Landgate and bank	\$497.70	PD 2010 (Authority records)
555 Warton - Survey, DP Lodgement	\$1,838.00	PD 2011 (IN/15685/10)
150 Warton - Survey, DP Lodgement, Valuation	\$6,112.70	PD 2012 (IN/8086/11)
<b>Sub total</b>	<b>\$41,752.81</b>	

**Total Land and Survey and other fees \$2,170,570.71**

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ICS 2018

**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 \$4,545,721.29

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)	101	\$362.50	\$36,612.50	\$40,273.75	
2 Nicholson Rd (SP South)	110	\$320.00	\$35,200.00	\$38,720.00	
<b>Sub-total MRS areas</b>				<b>\$3,932,468.52</b>	

Area in excess of MRS	TS Drawing No.	Value	Notes
49 Keane Rd	PD 2011 OUT/4516/11 DP 65820	\$8,076.75	
6 Nicholson Rd	PD 2016 INT/3124/16	\$12,908.39	
6 Nicholson Rd	PD 2016 INT/3124/16	\$16,496.98	
6 Nicholson Rd	PD 2016 INT/3124/16	\$39,435.00	
6 Nicholson Rd	PD 2016 INT/7196/16	\$17,745.75	
6 Nicholson Rd	PD 2015 (INT/8072/15)	\$19,586.00	
48 Wright Rd	PD 2013 (OUT/613/13)	\$6,138.00	
48 Wright Rd	PD 2015 (INT/8072/15)	\$56,822.00	
48 Wright Rd	PD 2014 AWM/13377/13, INT/28430/13, INT/28431/13 DP75190	\$25,602.50	
15 Wright Rd	PD 2015 (INT/8072/15)	\$14,520.00	
13 Mason Road	PD 2017	\$247,937.00	
2 Skeet Rd	PD 2013 (OUT/7766/12)	\$20,416.00	
12 Piara Drive	PD 2017	\$8,624.00	
12 Piara Drive	PD 2011 (OUT/5699/11)	\$51,678.00	
6 Nicholson (SP South)	PD 2016 (INT/58663/15)	\$16,771.10	
6 Nicholson (SP South)	PD 2016 (INT/58663/15)	\$17,004.85	
<b>Sub total non MRS</b>		<b>\$579,762.32</b>	
<b>Sub total all areas</b>		<b>\$4,512,230.84</b>	

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 Searches, 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)
<b>Sub total survey costs</b>	<b>\$33,490.45</b>	
<b>Total</b>	<b>\$4,545,721.29</b>	

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)
<b>Total</b>				<b>\$14,872.00</b>	

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

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**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
<b>Sub Total</b>				<b>\$772,772.00</b>

Survey costs and Fees	Value	Notes
Survey and fees	\$18,000.00	
<b>Sub Total</b>	<b>\$18,000.00</b>	

**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 \$733,253.00**

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 500 Balannup Rd	113.00	\$100.00	\$11,300.00	\$12,430.00	
Lot 503 Balannup Rd	297.00	\$100.00	\$29,700.00	\$32,670.00	
Lot 504 Balannup Rd	327.00	\$100.00	\$32,700.00	\$35,970.00	
Lot 509 Balannup Rd	1125.00	\$85.00	\$95,625.00	\$105,187.50	
Lot 510 Balannup Rd	621.00	\$85.00	\$52,785.00	\$58,063.50	
Lot 511 Balannup Rd	628.00	\$100.00	\$62,800.00	\$69,080.00	
Lot 512 Balannup Rd	418.00	\$100.00	\$41,800.00	\$45,980.00	
Lot 513 Balannup Rd	418.00	\$100.00	\$41,800.00	\$45,980.00	
Lot 514 Balannup Rd	494.00	\$100.00	\$49,400.00	\$54,340.00	
Lot 173 Balannup Rd	3232.00	\$60.00	\$193,920.00	\$213,312.00	
<b>Sub Total</b>				<b>\$673,013.00</b>	

Survey costs and Fees	Value	Notes
Survey and fees	\$50,027.00	
Surveys	\$9,973.00	PD 2018
Titles	\$240.00	PD 2015 INT/5423/15
<b>Sub Total</b>	<b>\$60,240.00</b>	

**Total \$733,253.00**

**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
<b>Total</b>	<b>\$1,145,835.38</b>	

**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 (Quodling)	\$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	Clearing	-\$4,738.27	PD 2009 (Authority records)
Road construction	Western Power - relocation works	\$34,859.36	PD 2009 for works/ property reinstatement Lot 155 Warton & Lot 10 Warton Rd (Authority records)
Mason Rd Intersection	Replacement Shrubs Verges	\$616.65	PD 2009 (IN/725/08)
Lot 10 Warton Road	Noise survey	\$468.00	PD 2009 (OE/1202/09)
Lots 8-50	Construction cost	\$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/781/10 & INT/7845/09)
Lot 143 Warton Road	Relocation private infrastructure	\$160,000.00	PD 2010 (OUT/5433/10 & IE/9294/10)
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)

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ICS 2018

**ROADS - Common Infrastructure Works**

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	\$769,084.48	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	\$110,942.00	
	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
Mason Road Roundabout	Mason Road Roundabout Deflection	\$69,966.00	Contribution Only
<b>Sub TOTAL</b>		<b>\$7,584,705.12</b>	
Nicholson to Armadale	Grant	\$2,296,607.00	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/173271/13) 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	Haakea 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	

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**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 crossing and Footpaths on Western Side		\$83,864.00
<b>Total</b>		<b>\$20,329,960.96</b>

**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.**

<b>TOTAL COST</b>	<b>\$0.00</b>	Included in Nicholson Road Stage 5 Works
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**DCA03 3e Nicholson Road Landscaping**

**3e A contribution towards landscaping works.**

**TOTAL COST \$1,279,733.04**

All Remaining Works across the stages	<b>Total Cost</b>	\$584,188.00	Advice City Parks
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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
<b>Total Reimbursements</b>	<b>\$695,545.04</b>

**Total \$1,279,733.04**

**DCA03 4b Mason Road Construction**

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

**TOTAL COST \$580,528.00**

Survey	\$6,000.00 PD 2008 (OUT/1692/08)
Final Design	\$18,005.00 PD 2008 (S7 & OUT/1692/08)
Construction	\$309,673.00 PD 2008 (OUT 1796/07 & 1692/08)
Lighting	\$20,000.00 PD 2012 (OUT/10027/11)
Footpath	\$61,850.00 PD 2018
	\$165,000.00
<b>Total</b>	<b>\$580,528.00</b>

**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.**

**TOTAL COST**

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

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**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	Based on advice from Wood Grieve Engineers and Porters Consulting. Additional funding may still be required from Main Roads WA and / or developers to deliver the intersection.
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 Notes 3.12.5 or Final Value
Lot 35 Taylor Rd	155	\$15.75	\$2,441.25	\$2,685.38
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 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.

**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 \$6,717,806.56**

Item	Cost	Notes
Construction cost	\$3,467,059.00	Advice Civil Works and Design
Survey	\$3,500.00	PD 2013 (Authority Records) Technical Services Request for Design
Interim Works Claim	\$122,811.00	PD 2014 INT/15779/14
Preliminary Works	\$2,400.00	PD 2015 INT/12566/15
Balannup Drain Crossing progress Claim	\$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	\$341,000.00	
Landscaping	\$1,170,000.00	
Service Relocations	\$253,323.56	
Private Works Relocations	\$650,000.00	Advice Civil Works and Design
	\$166,000.00	In association with land acquisition to upgrade Balannup Road to 24.5m wide Road reserve - 8 properties. Allowance \$20k per lot for driveway, domestic services and fencing.

**Total \$6,717,806.56**

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**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	
<b>Reimbursements</b>		
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	\$1,099,919.98	
Reimbursements Remaining	\$40,000.00	Landscaping Consolidation Period
<b>Total</b>	<b>\$1,139,919.98</b>	

**DCA03 14b Skeet Road Ballanup 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
<b>Total</b>	<b>\$0.00</b>	

**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 Remainder	\$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
<b>Total</b>	<b>\$139,167.00</b>	

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**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 \$404,623.17

**Construction**

Item	Cost	Notes
Roundabout Construction	\$404,623.17	

Sub total Construction \$404,623.17

**Land**

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

Sub Total Land \$0.00

Total \$404,623.17

**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 \$791,050.00

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI Notes 3.12.5 or Final Value
Lot 515 Skeet Road	933.00	\$100.00	\$93,300.00	\$102,630.00
Lot 516 Skeet Road	3143.00	\$100.00	\$314,300.00	\$345,730.00
Lot 172 Skeet Road	2979.00	\$100.00	\$297,900.00	\$327,690.00
Surveys and Fees				\$15,000.00
<b>Total</b>				<b>\$791,050.00</b>

**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 \$2,339,471.00

Item	Cost	Notes
Construction Costs	\$1,952,056.00	CE/34203/16
Carriageway		
Landscaping	\$342,415.00	CE/5821/16
Private Works Relocations	\$45,000.00	
<b>Total</b>	<b>\$2,339,471.00</b>	

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Regional Paths

Cost per metre	\$125.00
Clause	Total
6a	\$3,256,552.95
6b	\$0.00
6c	\$544,676.30
6d	\$245,834.50
<b>TOTAL COST</b>	<b>\$4,047,063.75</b>

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

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.

Map Ref	Parent Lot or Nearest Lot No	Location	Distance (m)	Cost	Other information
<b>TOTAL COST</b> \$3,256,552.95					
Cost per m \$125.00					
6a01	50 Wright Rd	Harrisdale Drive (north)	479.09	\$79,504.00	PD 2012 (INT/15201/12 - Constructed by Council)
6a02	49 Keane Rd	Old Wright Road 225m north from 49 Keane Rd	225	\$18,000.00	PD 2009 (OE/1576/09 - Constructed by Council)
6a03	388 Wright Rd	Old Wright Road Nicholson to N boundary Lot 50	300	\$19,116.00	PD 2007 (Authority records)
6a04	50 Wright Rd	Old Wright Road Nicholson to N boundary Lot 50	402.34	\$27,429.55	PD 2009 (OUT/6169/08)
6a05	50 Wright Rd	Reilly Rd N boundary	764.9	\$76,490.00	PD 2010 (OUT/11223/09)
6a06	49 Keane Rd	New Wright Rd	916	\$82,440.00	PD 2007 (Authority records)
		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	317	\$30,432.00	PD 2014 INT/20290/13 & OUT/7240/13
		Wright Rd Primary School - Mason - Jolley Ave	295	\$21,504.00	PD 2014 (OUT/1672/14)
6a10	46 Wright Rd	Wright Rd - SP alignment	610	\$76,250.00	
6a11	45 Wright Rd	Wright Rd - SP alignment	106	\$10,176.00	PD 2014 (OUT/1672/14)
		Wright Rd Lot 46 Armadale Rd	733.7	\$91,712.50	
6a12	49 Keane Rd	Part of Gallinago Cnr	105.7	\$7,927.50	PD 2009 (OUT/6002/08)
6a13	49 Keane Rd	Pardalote Rd	369	\$25,456.84	PD 2007 (Authority records)
		Easthope Link/Broadway Nicholson Road to Keane Road	335	\$25,125.00	PD 2009 (OUT/6002/08)
6a14	6 Nicholson Rd	Wright Rd - SP alignment	124	\$15,500.00	PD 2017
		Broadway Blvd/Easthope Wright Road to Nicholson Road	307	\$38,375.00	PD 2017
		Keane Rd - Nicholson Rd to Yellowwood/ Gracefield Blvd	475	\$45,600.00	PD 2014 INT/20290/13 & OUT/724013
6a15	800 & 54 Skeet	Gracefield to Laverton	347	\$43,028.00	PD 2016
		Keane Rd - Yellowwood/ Gracefield Blvd to Skeet Rd Exchange Ave	165	\$20,625.00	PD 2017
6a16	6 Nicholson Rd	Internal to the lot	654	\$70,632.00	PD 2014 INT/20290/13 & OUT/724013
6a17	2 Skeet Rd	Mason Road - internal to lot	15	\$1,500.00	PD 2017
6a18	13 Mason Rd	Mason Road	400	\$50,000.00	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	\$48,500.00	To be constructed on southern side
6a23	Mason Rd - Rural	Mason Rd Rural area	500.9	\$62,612.50	To be constructed on southern side
6a24	6 Nicholson Rd	Skeet Road boundary	285	\$35,625.00	PD 2017
6a25	22 Nicholson Rd (SP SE)	Skeet Road boundary	304	\$29,184.00	PD 2014 INT/20290/13 & OUT/724013
6a26	46 Wright Rd	Road reserve	577	\$72,125.00	Consultants mapping (TRIM IN/3755/08)
			164	\$20,500.00	Length provided by CLE Piara Nature reserve - over Trunk Main
6a27			423	\$52,452.00	PD 2015 INT/41436/14
6a28					See SP South Paths, G-H
					See SP South Paths, C-D
6a29 & 6a30	Erade/CY O'Connor	Adjacent to Trunk Main - Erade Drive to Nicholson Road	260	\$32,500.00	
	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	\$91,000.00	
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
			90	\$11,250.00	
6a33	Erade/CY O'Connor	Erade Drive	492	\$61,500.00	
6a34	388 Wright Rd	N Side Nicholson Rd			PD 2007 & 2008 - Included in 3b

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**Regional Paths**

6a35	49 Keane Rd	Nicholson Rd - Both Sides				Included in 3b
6a36	6 Nicholson Rd					
6a37	2 Skeet Rd					
6a38	21 Nicholson Rd (SP SE)					
6a39	48 Wright Rd	Oval POS	29.2	\$14,278.10		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	\$12,500.00		
6a41	13 Mason Rd	Piara Drive - Trunk Main to boundary Lot 121 (Former 12)	335	\$41,875.00		
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	\$59,125.00		
6a44	15 Wright Rd	Yellowwood - Hillhouse to Nicholson	150	\$18,750.00		
<b>SP South East Paths</b>						
6a43	22 Nicholson Rd (SP SE)	Internal to the lot	30	\$3,750.00		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	\$101,625.00		Consultants mapping (IN/3755/08)
6a46	21 Nicholson Rd (SP SE)	Local Centre to School	374	\$46,750.00		Consultants mapping (IN/3755/08)
6a47	22 Nicholson Rd (SP SE)	Next to school	514	\$64,250.00		Consultants mapping (IN/3755/08)
		To private school	52	\$6,500.00		Consultants mapping (IN/3755/08)
<b>SP South Paths</b>						
6a48		A-B	564	\$70,500.00		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	\$23,750.00		Consultants mapping (IN/5656/08)
6a28	45 Wright Rd	Part claim	135	\$15,660.00		PD 2013 (OUT/8960/12)
		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)
		Part claim	177	\$21,886.00		PD 2016
6a27		G-H	805	\$100,625.00		Consultants mapping (IN/5656/08)
6a50		I-J	618	\$77,250.00		Consultants mapping (IN/5656/08)
6a51		N-M	367	\$45,875.00		Consultants mapping (IN/5656/08)
<b>SP East Paths</b>						
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 IE/33084/13)
6a54	800 & 54 Skeet Rd	F-G	210	\$26,250.00		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	\$30,125.00		Collared St POS to Gracefield

Fixed costs 15,272 \$1,731,344.54 Cost is excluding DUP's constructed in associated with road projects  
 Future costs 12,054 \$1,386,553.10  
 Contingency \$138,655.31

TOTAL 27,325 \$3,256,552.95

**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
6c		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

Total \$544,676.30

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ICS 2018

**Regional Paths**

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
6d	Lot 5000 Reilly Road	Wyoming Park Deviation	168	\$20,832.00	PD 2016 - Path around Wyoming Park

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		Adjacent to DOS		\$21,715.00	Paid 2016

Linear Metre Rate \$125.00

Item	Cost	50% Costs - Costs split 50/50 adjacent to schools
Construction adjoining Primary School (101m)	\$21,210.00	\$10,605.00 Paid 2016
Construction adjoining High School (365m)	\$36,865.00	\$18,432.50 Paid 2016

Total DoE Contribution \$29,037.50

Total DCP Contribution \$225,002.50

Sub Total \$225,002.50

Total \$245,834.50

ICS 2018

Arterial Drainage

TOTAL ARTERIAL \$15,725,991.12

Item	Total
7a	\$4,337,704.94
7b	\$4,491,868.61
7c	\$1,834,037.61
7d	\$973,306.00
7e	\$2,542,793.24
7f	\$1,013,228.00
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
<b>Mason Rd to western end Lot 53 Skeet Rd - Balannup Drain</b>						
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
<b>48 Wright Road Grouped Housing</b>						
48 Wright Road Playing Field Site	75					Deleted - non compliance with Schedule 13B
48 Wright Road	212					Deleted - non compliance with Schedule 13B
49 Keane Rd	48					
49 Keane Rd	318				\$28,756.99	PD 2013 Bond Transfer (OUT/2669/13) DP58342 Lot 8101
49 Keane Rd	215				\$224,076.91	PD 2009 (OUT/6002/08) DP59399 Lots 8113, 8104 & 8105
49 Keane Rd	48				\$125,599.82	PD 2011 (OUT/9723/10) Lot 8106 on DP 68520
50 Wright Rd	482				\$27,818.03	PD 2011 (OUT/9723/10) 50% of 96m Lot 8102 on DP 67299
					\$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
<b>Sub total</b>	<b>3013</b>				<b>\$1,424,599.06</b>	

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		\$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	
<b>Sub total</b>	<b>360</b>				<b>\$2,913,105.88</b>	
<b>Total</b>	<b>3373</b>				<b>\$4,337,704.94</b>	

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 \$4,491,868.61

Balannup Drain - Mason Rd to Western end Lot 53 Skeet Rd			\$329,169.32
Balannup Drain - Trunk Main crossings			\$745,195.21
Balannup Drain - Western end Lot 53 Skeet Rd to Baileys Branch			\$3,215,604.00
James Drain - Junction Point Lot 58 Armadale Road to northern boundary Armadale Road			\$201,900.08

Description	Length (m)	Rate	Cost	Notes
<b>Balannup Drain - Mason Rd to Western end Lot 53 Skeet Rd</b>				
14 Mason Rd	295	\$140.08	\$41,323.60	Construction Costs
15 Wright Rd	239	\$140.08	\$33,479.12	DP67225 Lot 1087
15 Wright Rd	485	\$124.00	\$60,140.00	Area north of Lot 737 to northern boundary of Lot 15
48 Wright Rd	145	\$140.08	\$20,311.60	PD 2013 (OUT/8258/12) Lot 737 DP63326
48 Wright Road Grouped Housing	75			Area south of Broadway Blvd
48 Wright Road Playing Field Site	212			Deleted - non compliance with Schedule 13B
49 Keane Rd	48			Deleted - non compliance with Schedule 13B
49 Keane Rd	318	\$127.00	\$6,096.00	PD 2013 Bond Transfer (OUT/2669/13) DP58342 Lot 8101
49 Keane Rd	215	\$100.00	\$31,800.00	PD 2009 (OUT/6002/08) DP59399 Lots 8113, 8104 & 8105
50 Wright Rd	482	\$122.00	\$58,604.00	PD 2011 (OUT/9723/10)
50 Wright Road	250	\$100.00	\$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
<b>Sub Total</b>	<b>2969</b>		<b>\$329,169.32</b>	

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ICS 2018

**Arterial Drainage**

<b>Balannup Drain Trunk Main Crossings</b>	
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

<b>Balannup Drain - Western end Lot 53 Skeet Rd to Baileys Branch Drain</b>	
Drain Survey pick-up (needed to prepare quote) below	\$1,036.00 PD 2009 (Authority records)
Relly Road and part Balannup Road Survey	\$5,376.00 PD 2011 (Authority records)
Balannup Drain As Con Survey East of Skeet Road	\$1,600.00 PD 2012 (Authority records)
Relly Road and Lot 5000 Relly Road Clearing Permits	\$2,000.00 PD 2012 (Authority records)
Geotechnical Report	\$21,484.00 PD 2012 (Authority records)
Hydraulic Capacity Modelling and Geotechnical Report	\$21,485.00 PD 2012 (Authority records)
Balannup Drain Realignment Design	\$14,332.34 PD 2012 (Authority records)
Claim Construction	\$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)
Cleaning Permits	\$2,465.00 PD 2009 (Authority records)
Julie Walling and Tube Stock	\$100.00 PD 2017, 2018
Landscaping within Lot 5000 Hardworks Stage 1	\$65,503.00 PD 2018
Landscaping within Lot 5000 Softworks Stage 2	\$645,385.00 Advice Parks
	\$1,051,500.00 Advice Parks

**Sub Total** \$3,215,604.00

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

<b>Description</b>	<b>Notes</b>
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/923/10) - 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.**

<b>Previous Costs</b>	<b>Advice Civil Works</b>
Water Flow Improvements Program Year 1	\$155,206.00
Water Flow Improvements Program Year 2	\$167,100.00
Water Flow Improvements Program Year 3	\$130,200.00
Water Flow Improvements Program Year 4	\$130,200.00
Water Flow Improvements Program Year 5	\$130,200.00
Water Flow Improvements Program Year 6	\$130,200.00

**TOTAL COST** \$973,306.00

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ICS 2018

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 \$2,542,793.24

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 LWMS	\$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	\$907,638.18	INT/6363/13 Based on advice from MWH Sampling and Analysis Plan.
Progress Claim #1	\$51,483.10	PD 2016 INT/2938/15
Progress Claim #2	\$65,599.00	PD 2016 CE/27804/16
Progress Claim #3	\$59,362.00	PD 2017
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 \$2,542,793.24

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 Armadale Road to Forrestdale Lake, as identified in the adopted Infrastructure Cost Schedule.

TOTAL COST \$1,013,228.00

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	\$100.00	\$60,000.00	\$66,000.00	
Lot 4 and Lot 27 Wright Road	131	786	\$150.00	\$117,900.00	\$129,690.00	

Total

\$1,013,228.00

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	\$502,183.00
Survey	\$7,283.00
Credit Works Aspiri Estate - Initial	\$21,541.72
Road Culvert Cleaning	\$2,045.00
	PD 2015 INT/22581/15

Total

\$533,052.72

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### Community facilities

COMMUNITY FACILITIES COST \$30,417,128.79

Item	Total
8a	\$3,687,850.00
8b	\$3,850,006.86
8c	\$1,722,107.46
8d	\$273,081.00
8e	\$6,510,000.00
8f	\$0.00
8g	\$7,142,784.00
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
<b>Stage 1</b>	
Bare 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/73855/15
<b>Stage 2</b>	
William Skeet Oval - Upgrade	\$1,050,226.00 Advice City Parks
William Skeet Play Space Upgrade	\$339,886.00 Advice City Parks
Mult Court	\$275,000.00 Advice City Parks
Forrestdale Sportsman Pavilion	\$1,176,220.00 Advice City Parks
<b>TOTAL COST</b>	<b>\$3,687,850.00</b>

#### 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

ICS 2018

**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

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### 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	\$3,410,000.00
<b>TOTAL COST</b>	<b>\$6,510,000.00</b>
Total Other Funding	\$500,000.00
<b>Total Project Cost</b>	<b>\$7,010,000.00</b>

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

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

**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
<b>Sub-total No.3</b>	<b>\$1,600,000.00</b>

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

**South East Site B TOTAL \$3,410,000.00**

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

**Playing Field and Other Items**

Project Management	\$350,000.00 Advice City Projects
Playing Field	\$1,000,000.00 Advice City Projects
Earthworks and Fill	\$400,000.00 Advice City Projects
Car Parking	\$200,000.00 Advice City Projects
Landscaping	\$100,000.00 Advice City Projects
Playground	\$110,000.00 Advice City Projects
Contingency	\$120,000.00 Advice City Projects
Other Funding	-\$500,000.00 Assumed DoE contribution towards shared playing field
<b>Sub-total No.3</b>	<b>\$1,780,000.00</b>

**Total \$3,410,000.00**

**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% PD 2009 Costed to 3.6.2 Scheme costs G (d) design

**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	<b>\$7,142,784.00</b>
Total Other Funding	\$1,000,000.00
Total Project Cost	<b>\$8,142,784.00</b>

Multi purpose Facility Item	Notes
Building - Sporting pavilion/ community meeting place	\$3,380,000.00 Advice Director City Projects
	<b>\$3,380,000.00</b>

Non-grant funded component	
Project management, design and documentation and fit out associated with building	\$400,000.00 Advice Director City Projects
Car parking	\$400,000.00 Advice Director City Projects
Lighting	\$250,000.00 Advice Director City Projects
Landscaping	\$159,000.00 Advice Director City Projects
Playground	\$132,000.00 Advice Director City Projects
Earthworks and Fill	\$972,820.00 Advice Director City Projects
Introduction and Marketing of the Facility to the Development Contribution Area Community Contingency	\$15,000.00 Advice Community Services
	\$477,300.00
<b>Sub-total No.2</b>	<b>\$2,806,120.00</b>

Playing Field 50% Funded	
Primary School Site C - 45 Wright/58 Armadale - Piara Waters (South) Community & Sporting Facility - SP South	\$1,800,000.00
Other Funding	-\$343,336.00 DoE contribution towards shared oval
Approved CSRFF Grant	-\$500,000.00
<b>Sub-total No.3</b>	<b>\$956,664.00</b>

Reimbursements City Projects	
Claim #1	\$13,034.00 PD 2015 INT/24375/15
Claim #2	\$31,097.00
Claim #3	\$43,260.00
Claim #4	\$48,110.00
Claim #5	\$134,230.00
Claim #6	\$1,004,378.00
Total Reimbursements	\$1,264,099.00
Reimbursements Remaining	\$5,878,685.00
<b>TOTAL</b>	<b>\$7,142,784.00</b>

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

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
<b>Sub Total</b>	<b>\$8,076,520.80</b>
Approved CSRFF Grant	-\$800,000.00
<b>Sub Total</b>	<b>-\$800,000.00</b>

TOTAL ESTIMATED DCP COSTS	<b>\$7,276,520.80</b>
TOTAL ACUTAL DCP COSTS	<b>\$7,231,299.47</b>

Reimbursements City Projects	
Claim #1	\$674,306.00 PD 2015 INT/18224/15
Claim #2	\$548,532.00 PD 2015 INT/22583/15
Claim #3	\$151,738.00 PD 2015 INT/24373/15
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	\$161,267.00
Claim #10	\$38,634.00
Claim #11	\$65,466.47
Total Reimbursements	\$7,231,299.47

TOTAL ESTIMATED DCP COSTS	<b>\$7,276,520.80</b>
TOTAL ACUTAL DCP COSTS	<b>\$7,231,299.47</b>

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**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/5987/09
50 Wright Rd	\$90,640.00	PD 2009 see OUT/595/09
<b>Total</b>	<b>\$167,332.00</b>	

**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	PD 2010 (IE/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 Turtledove/
<b>Total</b>	<b>\$654,899.50</b>	

**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		\$1,172,653.50	

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 \$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				\$202,468.75 See below
South Western Wetland				\$1,104,743.75 See below
Combined NW & SW Wetland				\$1,307,212.50 PD 2008, but \$300,000 withheld for Wetland rehabilitation (OUT/5987/07) Subdivision Bond Account
Eastern Wetland				\$243,625.94 PD 2012, as above Town Planning Bond INT/5713/12
<b>TOTAL</b>				<b>\$1,550,838.44</b>

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<b>DCA03 15a and 16a High Conservation Value Reserves</b>	
15a 100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and initial weed management of Shepherd Court Reserve.	
<b>TOTAL COST</b>	<b>\$149,162.00</b>
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 Ranford Road.	
<b>TOTAL COST</b>	<b>\$149,162.00</b>

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**3.6.2 General Works**

TOTAL COST **-\$6,917,823.39** Notes  
All future costs to 2022 (5 years)

Item	Total	Notes
a	\$53,295.00	Included under specified works
b		
c	\$343,670.78	
d	\$469,710.75	
e		Included under specified works
f		Included under specified works
g	<b>-\$7,784,499.91</b>	

(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).

Repayment to City	\$20,155.00	PD 2007
SP Balannup, SP Shepherd and SP Hatch	\$33,140.00	PD 2016, 2017

(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.

TOTAL COST **\$343,670.78**

(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.

Year	Amount	Notes
2007	\$69,005.00	PD 2007 Scoping and preliminary design fees for roads - Stephenson consulting and Opus (Authority records)
2008	\$5,110.00	PD 2008 Re-costing Nicholson Rd & Ovals (OE/929/08) & Drainage (Emerson Stewart)
2009	\$35,098.75	PD 2009 - Armadale Rd (5d & e) and Ovals 15% design and costing
2009	\$16,535.00	SP South East and SP South - LWMS Sampling and Analysis Plan
2010	\$3,470.00	Finalisation of LWMS Sampling and Analysis Plan & Re-costing of Item 5c & 5d
2011	\$0.00	No charges financial year ending 30 June 2011
2012	\$10,087.00	PD 2012
2013	\$64,575.00	PD 2013 Part Financial Year Charge
2014	\$24,678.00	PD 2013 / 2014 (Authority Records)
2015	\$10,845.00	PD 2015 (Authority Records)
2017	\$30,307.00	PD 2017 (Authority Records)
Skeet Road Environmental	\$0.00	Environmental remediation/studies in association with adjacent P&R Reserves / Budget removed as the P & R reserve boundary has been demarcated and all future works within Skeet Road are planned to take place within the existing road reserve.

Consulting fees included in Specified Works costs where practical

TOTAL COST **\$469,710.75**

Future fees **\$200,000.00** Cost estimate until 2022

(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.

TOTAL COST **-\$7,784,499.91**

Cost estimate	Value	Basis
Bank charges	\$0.00	
Audit fees	\$73,848.20	
2007	\$4,048.20	PD 2007 Audit by Barry Robbins (Authority records)
2008	\$5,500.00	PD 2009 Audit 2006 to 2008 by Macri Partners (Authority records)
2009	\$2,800.00	PD 2010 Audit 2009 by Macri Partners (Authority records)
2010	\$2,800.00	PD 2011 Audit 2010 by Macri Partners (Authority records)
2011	\$3,500.00	PD 2013 Audit 2011 by Macri Partners (Authority records)
2012	\$4,000.00	PD 2012 by Macri Partners (Authority records)
2013	\$4,000.00	PD 2014 Audit 2013 by Macri Partners (Authority records)
2014	\$4,000.00	PD 2015 Audit 2014 by Macri Partners (Authority records)
2015	\$4,000.00	PD 2016 Audit 2015 by Macri Partners (Authority records)
2016	\$4,200.00	PD 2017 Audit 2016 by Macri Partners (Authority records)
Future audit costs	\$35,000.00	
Office costs		Included in Sundries and Staff salaries & on-costs
Sundry	\$44,688.18	
Amd 12 Gazettal	\$1,818.18	PD 2007
Sundry 2008	\$649.57	PD 2008 - Includes construction cost index
Sundry 2009	\$658.44	PD 2009 (Authority records)
Sundry 2009	\$712.00	PD 2010 (Authority records)
Sundry 2010	\$1,194.12	PD 2010 (Authority records)
Sundry 2011	\$1,706.14	PD 2011 (Authority records)
Sundry 2013	\$2,486.69	PD 2013 (Authority records)
Sundry 2014	\$443.00	PD 2014 (Authority records)
Sundry 2015	\$3,270.00	PD 2015 (Authority records)
Sundry 2017	\$1,750.00	PD 2017 (Authority records)
Future Sundry	\$30,000.00	
Legal expenses	\$119,063.34	
Legal advice	\$137.04	PD 2007
Legal advice for Deed of Agreement	\$2,156.70	PD 2008 - Deeds of release
Legal Advice	\$1,078.00	PD 2009 to 27 May 2009 (Authority records), Lot 53 Skeet
Settlement Fees	\$706.00	PD 2010 (Authority records)
Legal Advice	\$980.50	PD 2011 (Authority records)
Legal Advice	\$1,613.10	PD 2013 (Authority records)
Legal Advice	\$6,334.00	PD 2015 (Authority records)
Legal Advice	\$1,497.00	PD 2016 (Authority records)
Legal Advice	\$4,561.00	PD 2017 (Authority records)
Future legal costs	\$100,000.00	
Valuation fees & reviews	\$211,345.76	
2007	\$23,061.31	PD 2007
2008	\$13,250.00	PD 2008
2009	\$20,500.00	PD 2009
2010	\$15,750.00	PD 2010 - updated during advertisement
2011	\$17,750.00	PD 2011
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
Future valuation fees	\$50,000.00	
Caveat & conveyancing	\$15,000.00	
Staff salaries & on-costs	\$2,411,957.95	The City of Armadale expressly disclaims liability for any loss or damage suffered by a person relying on this document.

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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)
Future on-costs	\$1,078,125.00	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	-\$10,682,946.18	
Loan Fees	\$0.00	
2008	-\$173,706.00	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	-\$824,211.45	Budget FFP Estimate
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	-\$666,839.88	Budget FFP Estimate
2024	-\$582,199.68	Budget FFP Estimate
2025	-\$540,738.38	Budget FFP Estimate

TOTAL

-\$7,784,499.91

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**ASSESSED VALUES**

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

**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.

Totals  
Grand total \$2,616,782.25

DO NOT EDIT BELOW THIS LINE

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

Lots	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5
3 Nicholson Rd (SP South)	101	\$362.50	\$36,612.50	\$40,273.75
2 Nicholson Rd (SP South)	110	\$320.00	\$35,200.00	\$38,720.00

\$78,993.75

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

Lots	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5
Lot 35 Taylor Rd	155	\$15.75	\$2,441.25	\$2,685.38

\$2,685.38

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

Lots	Length (m)	Area (sqm)	Assessed Value (per sqm)	Value plus 10% for CI 3.12.5
Lot 12 Armadale Rd	80	600	\$100.00	\$66,000.00
Lot 4 and Lot 27 Wright Road	131	786	\$150.00	\$129,690.00

\$195,690.00

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value
Lot 500 Balannup Rd	113.00	\$100.00	\$11,300.00	\$12,430.00
Lot 503 Balannup Rd	297.00	\$100.00	\$29,700.00	\$32,670.00
Lot 504 Balannup Rd	327.00	\$100.00	\$32,700.00	\$35,970.00
Lot 509 Balannup Rd	1125.00	\$85.00	\$95,625.00	\$105,187.50
Lot 510 Balannup Rd	621.00	\$85.00	\$52,785.00	\$58,063.50
Lot 511 Balannup Rd	628.00	\$100.00	\$62,800.00	\$69,080.00
Lot 512 Balannup Rd	418.00	\$100.00	\$41,800.00	\$45,980.00
Lot 513 Balannup Rd	418.00	\$100.00	\$41,800.00	\$45,980.00
Lot 514 Balannup Rd	494.00	\$100.00	\$49,400.00	\$54,340.00
Lot 173 Balannup Rd	3232.00	\$60.00	\$193,920.00	\$213,312.00

\$673,013.00

Lots	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5
Lot 515 Skeet Road	933.00	100.00	\$93,300.00	\$102,630.00
Lot 516 Skeet Road	3143.00	100.00	\$314,300.00	\$345,730.00
Lot 172 Skeet Road	2979.00	100.00	\$297,900.00	\$327,690.00

\$776,050.00

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

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

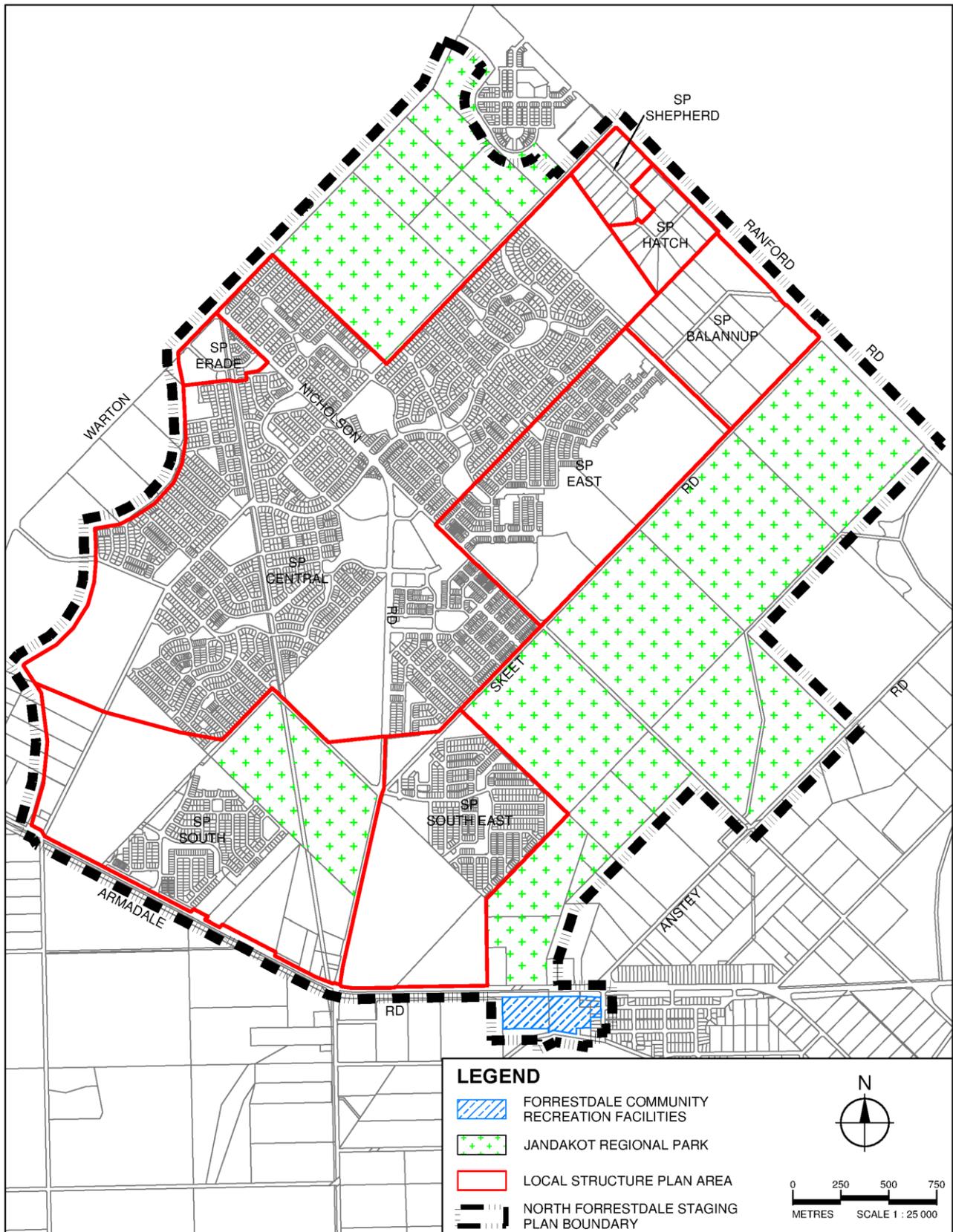
5c 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Wright Road, including any road widenings, minus any contributions and grants from external sources.

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.

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.

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

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.



**INDICATIVE STAGING PLAN  
 HARRISDALE AND PIARA WATERS**

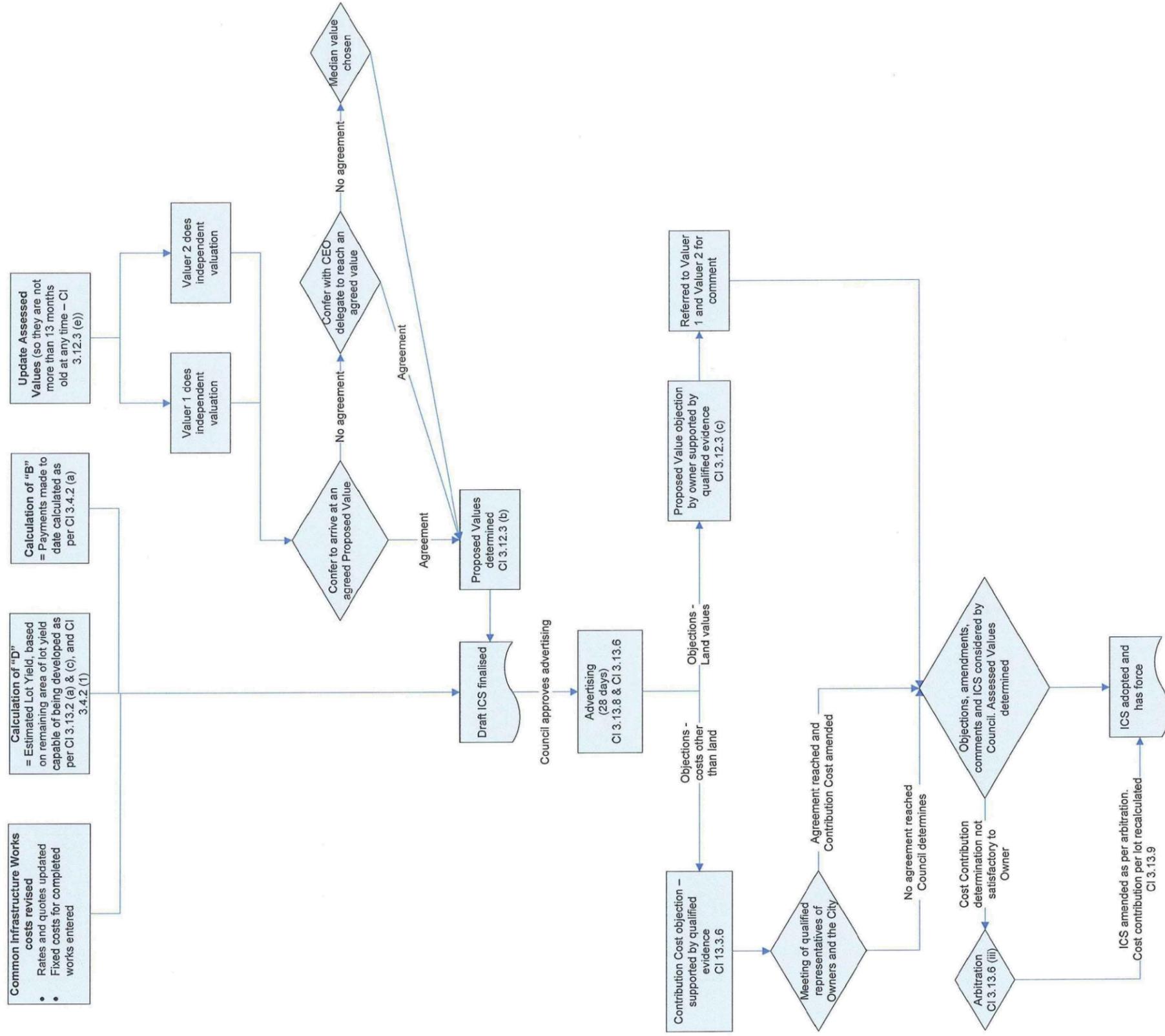
DATE 29 November 2012 - REVISION 1201

  
 CITY OF **Armadale**

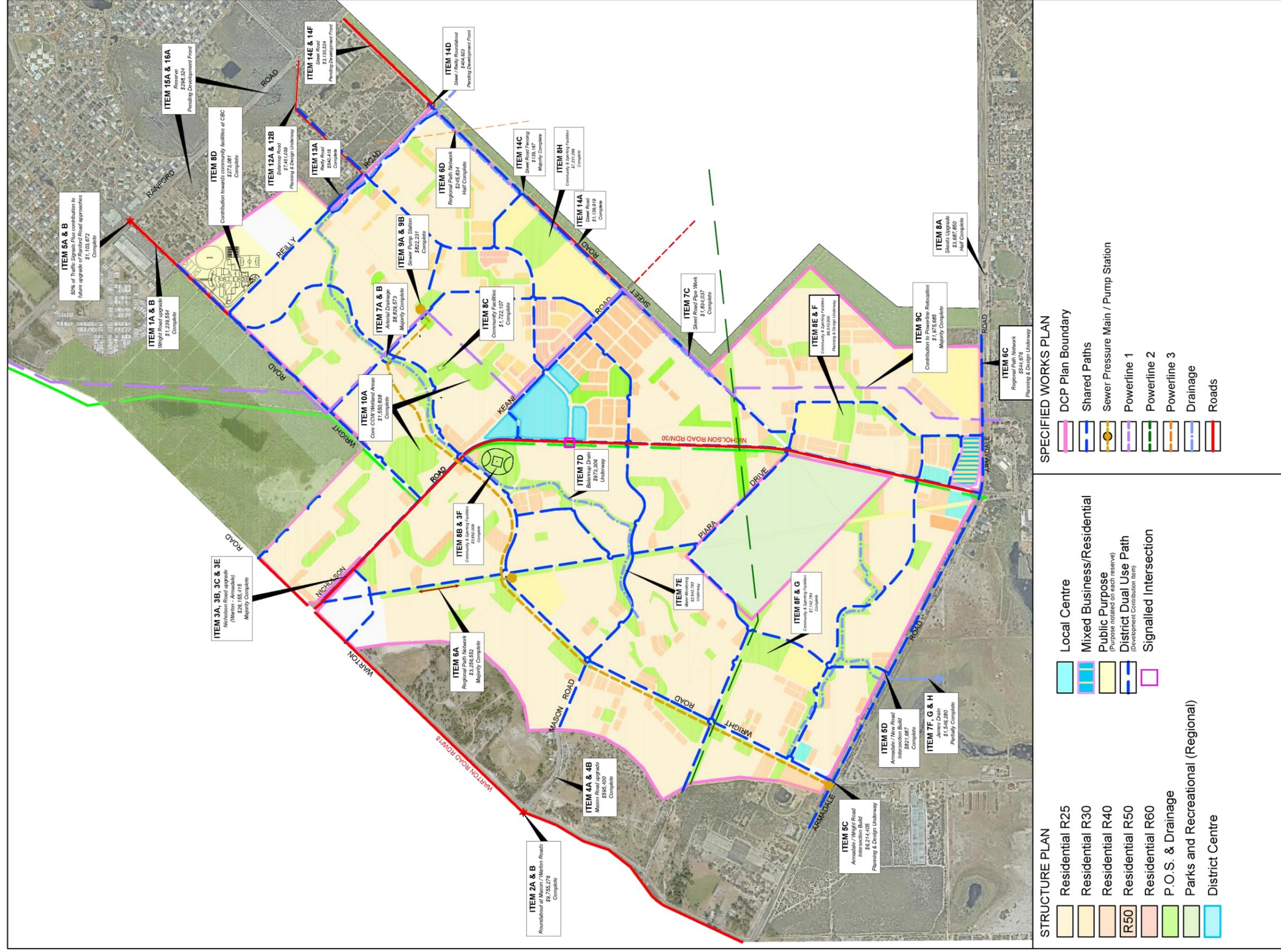
Aerial photograph supplied by Landgate, Photographs by NeerMap  
 Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012)

**INFRASTRUCTURE COST SCHEDULE – REVIEW PROCESS**

(Updated July 2007)



DISCLAIMER: This flowchart provides an interpretation of and guide to the process expected to be used in the administration of City of Armadale Town Planning Scheme No. 4. The City expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of this flowchart rather than on Town Planning Scheme No. 4.



- STRUCTURE PLAN**
- Residential R25
  - Residential R30
  - Residential R40
  - Residential R50
  - Residential R60
  - P.O.S. & Drainage
  - Parks and Recreational (Regional)
  - District Centre

- Local Centre
- Mixed Business/Residential
- Public Purpose (Purpose notated on each reserve)
- District Dual Use Path (Development Contribution Item)
- Signalled Intersection

- SPECIFIED WORKS PLAN**
- DCP Plan Boundary
  - Shared Paths
  - Sewer Pressure Main / Pump Station
  - Powerline 1
  - Powerline 2
  - Powerline 3
  - Drainage
  - Roads

**SPECIFIED WORKS PLAN**  
DCP No. 3

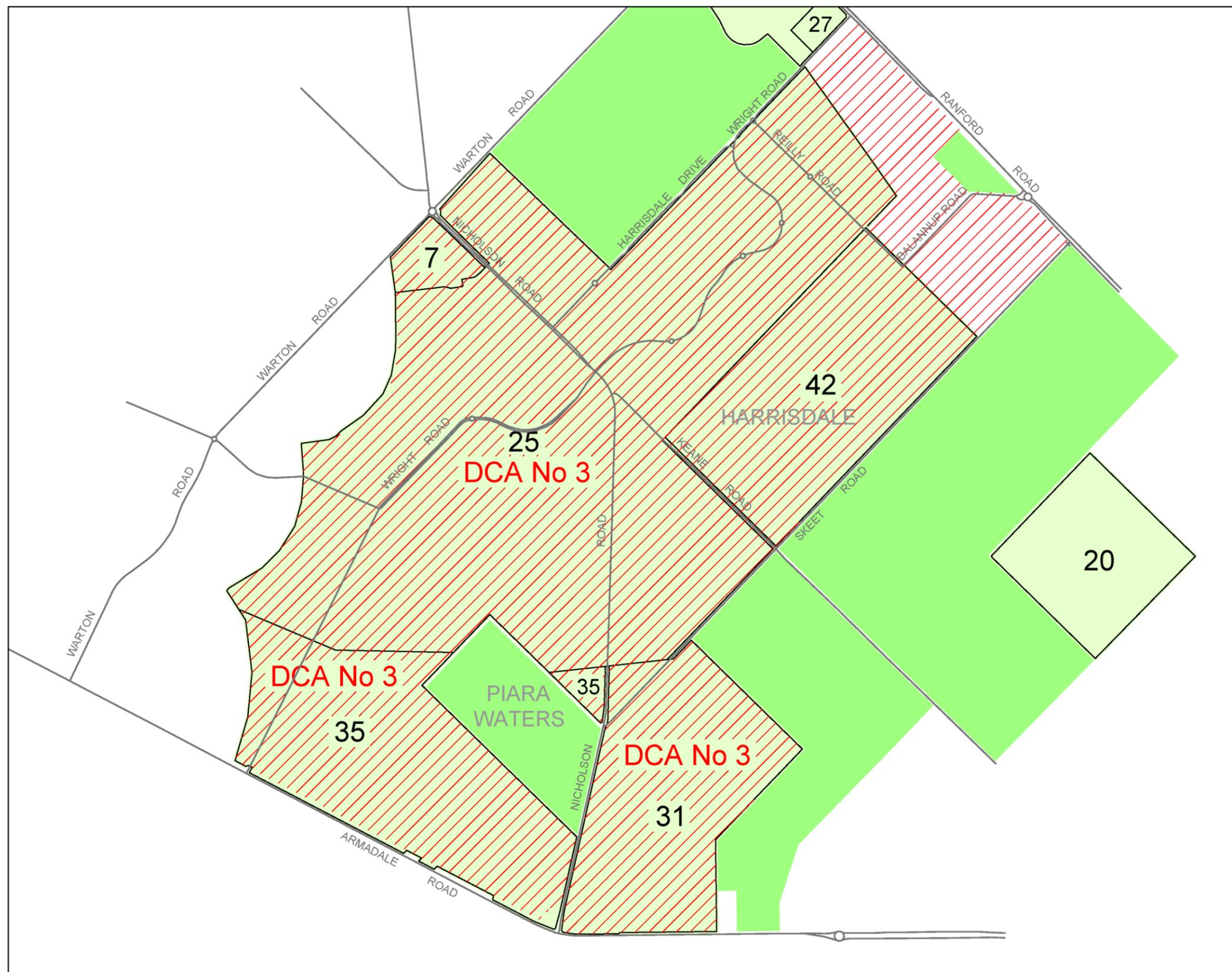


DATE 9 March 2018 - REVISION 1802  
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CITY OF



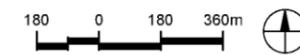
**LEGEND**

- 7 Development Area (Structure Plan) (Schedule 12)
- Development Contribution Area (Schedule 13)
- Metropolitan Regional Scheme Parks & Recreation

**CITY OF ARMADALE SPECIAL CONTROL AREA MAP 3**

Development (Structure Planning) Areas (refer to Part 6A of Scheme Text), Development Contribution Areas (refer to Part 6B of the Scheme Text), and Environmental Conditions (refer to Part 5.6 of Scheme Text).

DATE 3 April 2013 - REVISION 1302



SCALE 1 : 18000

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**POLICY**

**DEV 2 – Naming of Roads, Parks,  
Places and Buildings  
Management Practice**

**DEV 2**

**Relevant Delegation**

N/A

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**Rationale**

To provide a consistent framework for the naming or renaming of Roads, Parks, Places and Buildings owned or managed by the City. To enable the acknowledgement of local history, recognise the contribution of individuals to the community and facilitate the identification of parks and reserves in the City.

**Policy**

Proposed names for facilities developed and owned by the City or roads located within the City shall be in accordance with the current Management Practice and **Landgate's Policies and Standards for Geographic Naming in Western Australia** ~~Geographic Names Committee Guidelines~~. The following will be taken into consideration:

- a) The locality within which the facility is situated (eg – Kelmscott Hall);
- b) Any historical events associated with or near the site (eg – Martin's Cairn, Cole's Shaft);
- c) Indigenous and cultural heritage relevant to the site (eg - Minnowarra Park, Migrant Park);
- d) Marketing opportunities for the City (eg - Armadale Arena);
- e) Pioneering families (family names only) associated with the immediate area (5-10 kilometres radius) (eg - Fancote Park);
- f) Social or calendar events relevant to the place or building (eg – Kelmscott Agricultural Showgrounds);
- g) Individuals who have contributed substantially to the community, including business owners and service providers (eg - Harold King Community Centre); and
- h) Road name theme suitability of the proposed development and associated location.

A list will be updated / maintained by the City of names suitable for the naming of Roads, Parks, Places and Buildings. Preference should be given to the application of names on this list. Compilation of the list of names shall follow **Landgate's Policies and Standards for Geographic Naming in Western Australia** ~~the Geographic Names Committee of Western Australia's Principles, Guidelines and Procedures~~ (as amended).

For the purposes of this policy a "Place" is a geographical location such as a town or area.

~~Any approval by the City for the naming of Roads, Park, Place or Building is to be in accordance with the current Management Practice and the Geographic Names Committee Guidelines.~~

<b>Related Local Law</b>	N/A
<b>Related Policies</b>	N/A
<b>Related Budget Schedule</b>	N/A
<b>Last Reviewed</b>	May 2017
<b>Next Review Date</b>	March 2021
<b>Authority</b>	Council Meeting of 28 February 2011 (D14/2/11)

## **MANAGEMENT PRACTICE**

### **DEV 2 Naming of Roads, Parks, Places and Buildings**

#### **1. List of Possible Names**

A list of possible names for Roads, Parks, Places and Buildings within the City shall be maintained / updated as required by the Executive Director Development Services. Such list may be broken up into localities and types of facilities proposed within that locality with appropriate names based on the criteria set out below listed under each locality and type of facility. Other names may be deemed suitable for any part of the City. Names may be included on the list if they meet one or more of the criteria set out in the Policy. Names from this list will require preliminary validation via Landgate's 'Request Park/Reserve Name' and 'Request Road Name' online form.

#### **2. Geographical Names Committee Guidelines Policies and Standards for Geographic Naming in Western Australia**

The suitability of a chosen name including those on the 'List of Possible Names' is to be assessed using Landgate's Policies and Standards for Geographic Naming in Western Australia (Landgate's Policies) the Geographic Names Committee's (GNC) Principles, Guidelines and Procedures (refer: [www.landgate.wa.gov.au/corporate.nsf/web/Geographic+Names+Committee](http://www.landgate.wa.gov.au/corporate.nsf/web/Geographic+Names+Committee)) or any document that supersedes this document, where it is applicable.

In the event of conflict between this Management Practice and Landgate's Policies and Standards for Geographic Naming in Western Australia, then Landgate's Policies shall prevail.

#### **3. Selection of Names**

The selection of names for roads, a park, place or building can be made from the list maintained by the City or suggested by the developer or City.

#### **4. Naming of Roads (including private roads)**

Naming roads is an important part of the subdivision process where new roads are being created as part of a subdivision. Roads must be named in accordance with Landgate's Policies GNC Guidelines to obtain approval.

#### **5. Naming of Parks, Sporting Reserves and Places**

In accordance with Landgate's Policies, GNC Guidelines the naming of all parks and reserves, regardless of size, require approval from Landgate and the Minister of Lands. The naming of Parks, Sporting Reserves and Places within the City of Armadale should relate to one of the following:

- i An event which historically occurred or occurs regularly on the site;
- ii A geographical and/or environmental/landscape feature of the place;
- iii A Nyoongar language name for the place; ~~or~~
- iv Street or Suburb on which the park / reserve is located;
- v A person who resided on the site who is of historical significance.

**6. Naming of Buildings**

Naming of buildings on Parks and Sporting Reserves (eg the club room/changerooms on Frye Park) shall preferably be named after an individual meeting the criteria set out in 7. below. Naming of stand-alone buildings shall preferably be named after the suburb within which they are located (ie Karragullen Hall) although in larger buildings with multiple rooms particular rooms (ie the Bob Smith auditorium) or associated outdoor areas may be named after individuals and should be named in accordance with Landgate's Policies GNC Guidelines, and may honour living community members who have contributed towards the establishment of the particular feature or towards the community in general as per Landgate's Policies.

**7. Criteria for Assessment of New Proposed Name (City Asset)**

A request to name a City Asset after a person shall be in accordance with Landgate's Policies GNC Guidelines and should be assessed against the following criteria:

- a) Whether the person being honoured has been instrumental in the development of the City Asset or contributed in a significant way to the City Asset or the City.
- b) The views of the community with respect to honouring the person or event after which the City Asset is proposed to be named.
- c) The length of the residency of the person proposed. For the purposes of guidance, residency of ten (10) years or more in a relevant location and/or area is likely to be favourably looked upon.
- d) The contribution made by the person to the local community through education, representation on Council/State Government, voluntary input, association with a local group, sporting or service club or through business development or the like. ~~(If the person which the asset is being named after has passed away, the GNC require a period of 2 years to have lapsed in order for formal approval to be received from the Geographic Names Committee).~~ A significant contribution could include:
  - i Five (5) or more years or two (2) terms in office on Council.
  - ii Twenty (20) or more years association with a local community or sporting group, such as Scouts, Apex, Rotary, Chamber of Commerce, School P & C, business owners and business associations etc.
  - iii Actions by an individual to protect, restore, enhance, or maintain an area that produces substantial long-term improvements for the community or area.
  - iv Evidence of works undertaken being of a pioneering nature for the benefit of the community.
  - v Contributors to the community.

All requests to name a City Asset in acknowledgement of events of historical, environmental or cultural significance or a collective community action shall be in accordance with Landgate's Policies GNC Guidelines and shall be assessed against the following criteria:

- i Date and details of the event or activities of historical or environmental significance.
- ii Historical and/or media records of the event.

- iii Evidence of community involvement and/or community significance and spirit, if relevant.

**8. Renaming of Parks, Places and Buildings**

Names chosen for parks and reserves are expected to be **enduring permanent**, and renaming is discouraged. If renaming is proposed because of exceptional circumstance, the following general guideline will apply:

- a) Evidence of substantial community support for a change of name to be provided by the party making the renaming request; and
- b) The relevance and history of the existing name.
- c) Criteria set out in 7 above.

**9. Community Consultation**

Community Consultation may be undertaken in accordance with Council policy regarding the assignment or change of name of a public place / reserve prior to final adoption.

In newly developing urban areas (ie areas that do not have a longstanding residential population) or where a small park or reserve is involved, community consultation prior to the assignment of a name to a new park or facility will not generally be considered necessary.

**10. Approval Process**

Prior to a name being formally applied to a particular road, park, place or building, Councillors will be advised by memorandum of the proposal and given seven (7) days to advise of any objections / support or comments.

Naming or re-naming a road, park, place or building will generally only require a resolution of Council where a Councillor raises an objection to the use of a name on the list in a particular instance.

The City will then submit the proposal to **Landgate's Geographical Names Committee Team** for approval of any name for a road, park, place or facility.



**POLICY**

**DEV 2 – Naming of Roads, Parks,  
Places and Buildings**

**Management Practice**

**DEV 2**

**Relevant Delegation**

N/A

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**Rationale**

To provide a consistent framework for the naming or renaming of Roads, Parks, Places and Buildings owned or managed by the City. To enable the acknowledgement of local history, recognise the contribution of individuals to the community and facilitate the identification of parks and reserves in the City.

**Policy**

Proposed names for facilities developed and owned by the City or roads located within the City shall be in accordance with the current Management Practice and Landgate's Policies and Standards for Geographic Naming in Western Australia. The following will be taken into consideration:

- a) The locality within which the facility is situated (eg – Kelmscott Hall);
- b) Any historical events associated with or near the site (eg – Martin's Cairn, Cole's Shaft);
- c) Indigenous and cultural heritage relevant to the site (eg - Minnawarra Park, Migrant Park);
- d) Marketing opportunities for the City (eg - Armadale Arena);
- e) Pioneering families (family names only) associated with the immediate area (5-10 kilometres radius) (eg - Fancote Park);
- f) Social or calendar events relevant to the place or building (eg – Kelmscott Agricultural Showgrounds);
- g) Individuals who have contributed substantially to the community, including business owners and service providers (eg - Harold King Community Centre); and
- h) Road name theme suitability of the proposed development and associated location.

A list will be updated / maintained by the City of names suitable for the naming of Roads, Parks, Places and Buildings. Preference should be given to the application of names on this list. Compilation of the list of names shall follow Landgate's Policies and Standards for Geographic Naming in Western Australia.

For the purposes of this policy a "Place" is a geographical location such as a town or area.

<b>Related Local Law</b>	N/A
<b>Related Policies</b>	N/A
<b>Related Budget Schedule</b>	N/A
<b>Last Reviewed</b>	May 2017
<b>Next Review Date</b>	March 2021
<b>Authority</b>	Council Meeting of 28 February 2011 (D14/2/11)

## **MANAGEMENT PRACTICE**

### **DEV 2 | Naming of Roads, Parks, Places and Buildings**

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#### **2. Policies and Standards for Geographic Naming in Western Australia**

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Naming roads is an important part of the subdivision process where new roads are being created as part of a subdivision. Roads must be named in accordance with Landgate's Policies to obtain approval.

#### **5. Naming of Parks, Sporting Reserves and Places**

In accordance with Landgate's Policies, the naming of all parks and reserves, regardless of size, require approval from Landgate and the Minister of Lands. The naming of Parks, Sporting Reserves and Places within the City of Armadale should relate to one of the following:

- i An event which historically occurred or occurs regularly on the site;
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Naming of buildings on Parks and Sporting Reserves (eg the club room/changerooms on Frye Park) shall preferably be named after an individual meeting the criteria set out in 7. below. Naming of stand-alone buildings shall preferably be named after the suburb within which they are located (ie Karragullen Hall) although in larger buildings with multiple rooms particular rooms (ie the Bob Smith auditorium) or associated outdoor areas may be named after individuals and should be named in accordance with Landgate's Policies, and may honour living community members who have contributed towards the establishment of the particular feature or towards the community in general as per Landgate's Policies.

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- c) The length of the residency of the person proposed. For the purposes of guidance, residency of ten (10) years or more in a relevant location and/or area is likely to be favourably looked upon.
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  - iv Evidence of works undertaken being of a pioneering nature for the benefit of the community.
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All requests to name a City Asset in acknowledgement of events of historical, environmental or cultural significance or a collective community action shall be in accordance with Landgate's Policies and shall be assessed against the following criteria:

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Names chosen for parks and reserves are expected to be enduring, and renaming is discouraged. If renaming is proposed because of exceptional circumstance, the following general guideline will apply:

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**9. Community Consultation**

Community Consultation may be undertaken in accordance with Council policy regarding the assignment or change of name of a public place / reserve prior to final adoption.

In newly developing urban areas (ie areas that do not have a longstanding residential population) or where a small park or reserve is involved, community consultation prior to the assignment of a name to a new park or facility will not generally be considered necessary.

**10. Approval Process**

Prior to a name being formally applied to a particular road, park, place or building, Councillors will be advised by memorandum of the proposal and given seven (7) days to advise of any objections / support or comments.

Naming or re-naming a road, park, place or building will generally only require a resolution of Council where a Councillor raises an objection to the use of a name on the list in a particular instance.

The City will then submit the proposal to Geographical Names Team for approval of any name for a road, park, place or facility.

*Draft Percent for Art LPP (CD/63245/17)*

## **PLN 3.11 PERCENT FOR PUBLIC ART**

### **1. INTRODUCTION**

The purpose of this Local Planning Policy is to require eligible developments within the City of Armadale to contribute a percentage of development cost towards the installation of public art.

The City of Armadale recognises the ability for public art to improve the quality of the built environment and enhance the sense of place and the character of an area. This Local Planning Policy seeks to deliver public art within the urban environment that is vibrant and able to activate public spaces through community engagement as an interactive functional piece and not only through passive observation.

The Local Planning Policy has been prepared in accordance with Schedule 2, Part 2, Clause 4 of the Planning and Development (Local Planning Schemes) Regulation 2015, and should be read in conjunction with the City's Public Art Strategy and Public Art Policy (COM 8).

### **2. APPLICATION OF POLICY**

- 2.1 With the exclusion of single dwellings, proposals with a developments cost of \$1 million or more, and below \$2 million, are required to make a monetary contribution to the City of Armadale Public Art Reserve Account equal to one per cent (1%) of the estimated total development cost.
- 2.2 Proposals with a development cost of \$2 million or more, are required to either:
  - a) make a monetary contribution to the City of Armadale Public Art Reserve Account equal to one per cent (1%) of the estimated total development cost; or
  - b) provide public art work on the subject land to the value of one per cent (1%) of the total development cost and continuously maintain the public art work.
- 2.3 All development proposed within the 'General Industry', 'Industrial Development' and 'Industrial Business' zones, with a development cost of \$1 million and over, are required to pay the one per cent (1%) development cost as a monetary contribution to the City of Armadale Public Art Reserve Account.

- 2.4 In regard to developments with a development cost of \$2 million or over, at the discretion of the City, if the development is not considered to provide adequate public space to include public art, and does not address section 4 of this Local Planning Policy, the proponent will be required to pay the 1% development cost as a monetary contribution to the City of Armadale Public Art Reserve Account.
- 2.5 Development cost has the same meaning as the “approximate cost of proposed development” under the MRS Form 1 and the City’s Application for Development Approval Form.

### **3. POLICY OBJECTIVES**

The objectives of the Local Planning Policy are:

- a) To provide new Public Art within the City through City funded projects and private investment;
- b) To promote excellence, creativity and innovation in the delivery of public art, which enhances the public amenity of public spaces;
- c) To provide opportunities for a wide variety of artistic outcomes, including permanent, temporary and mural artworks, that engage and interact with the community; and,
- c) To enhance the local community identity and cultural tourism.

### **4. POLICY STATEMENT**

- 4.1 In relation to proposals which are eligible to provide public art on site, the following requirements are applicable to the proposed public artwork:
- 4.1.1 Public artworks are to be situated so that:
- a) The artworks are clearly visible to the public from the subject land and adjacent public areas.
  - b) The artwork is encouraged to be located at eye level with the viewer.
  - c) In order to create a public meeting area, artworks are encouraged to be located in public spaces which contain public amenities (i.e. public benches and playgrounds).
  - d) Artworks are encouraged to be located in places which experience high levels of pedestrian traffic.

- e) Artworks should not obstruct openings to buildings, or obstruct pedestrian circulation.
  - f) Artworks are encouraged to be located in areas which do not create conflicts with surrounding advertisement signs.
- 4.1.2 Artworks located on private land are to be maintained by the land owner(s) to the satisfaction of the City.
- 4.1.4 Artworks should be low maintenance and consist of materials which are durable and resistant, or discourage vandalism.
- 4.1.5 Artworks are encouraged to have a functional and interactive element, such as; seating, lighting, play/recreational element, shade structures etc. The following link provides precedent images to assist with the design development process:  
*(website link to be created)*
- 4.1.6 Artworks are to be produced by a professional artist in accordance with the City's Public Art Strategy.
- 4.1.7 The artwork is to consist of plaque acknowledging the artist, and who funded the artwork.
- 4.1.8 The contributions towards the creation of public artwork is to be in accordance with the City's Public Art Strategy and Public Art Policy.
- 4.2 Where the applicant either chooses, or is required to pay a monetary contribution, as per section 2 of this Local Planning Policy, a monetary contribution shall be paid into a reserve account to enable the City to provide public art within the municipality, in accordance with the City of Armadale Public Art Strategy. Individual funds contributed may be accrued for more comprehensive or detailed public art projects within the City of Armadale, as outlined in the City's Public Art Strategy. Funds contributed may be used to meet any costs reasonably associated with the production, installation and documentation/identification of a public art work.
- 4.3 Where a development is staged, the proponent may enter into a bond agreement with the intention to complete the artwork(s) at a later stage as agreed by the City. Such agreements shall include a completion date for provision of the contribution, and must be secured via means acceptable to the City (such as a monetary bond, bank guarantee or caveat on land).

## **5. ARTWORK APPROVAL PROCESS**

- 5.1 Depending on the eligibility of the proposed development, the City may condition the development approval to pay a monetary contribution, or apply a condition giving the landowner/applicant the option to either:
- a) lodge public art submission to the City prior to the Building Permit being issued;  
or,
  - b) pay a monetary-contribution.
- 5.2 If a public art submission is lodged, the details of the artist, along with all the required information set out in the City's Artwork Application Form shall be submitted.
- 5.3 The City assesses and approves the public art proposal, addressing the required elements outlined in this Local Planning Policy and Public Art Strategy.
- 5.4 Once the public art approval has been issued, the applicant can apply for a Building Permit.
- 5.5 Unless a bond agreement has been made between the City and the applicant/owner, installation of the public art work is required prior to the occupation of the building.