CITY OF ARMADALE

A G E N D A

OF **DEVELOPMENT SERVICES COMMITTEE** TO BE HELD IN THE **COMMITTEE ROOM**, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **MONDAY, 21 JUNE 2010** AT **7:00 PM.**

A meal will be served at 6:15 pm

PRESENT:

APOLOGIES:

OBSERVERS:

IN ATTENDANCE:

DISCLAIMER

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

DECLARATION OF MEMBER'S INTERESTS

QUESTION TIME

Minimum time to be provided – 15 minutes (unless not required).

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the Development Services Committee Meeting held on 17 May 2010, to be confirmed.

Moved Cr _____
Carried/Lost ( )

ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUE No.10/2010

The following items were included for information in the "Development Services" section -

- **Outstanding Matters & Information Items**
  Report on Outstanding Matters - Development Services Committee
- **Health**
  Health Services Manager's Report for the month of April 2010
- **Planning**
  Planning Services Manager's Report for the month of April 2010
  Planning & Building Applications Processing Times
  Reviews before the State Administrative Tribunal (SAT)
  Town Planning Scheme No.4 - Amendment Action Table
  Subdivision Applications - WAPC Approvals/Refusals – April 2010
  Subdivision Applications - Rpt on Lots Registered for 05/06, 06/07, 07/08 & 08/09
  PAW Closure Report - Significant Actions during April 2010
  Road Naming Report 2008/09 & consequential action of Council Recommendation
  Compliance Officer's Report for the month of April 2010
- **Building**
  Building Services Manager's Report for the month of April 2010
  Building Compliance Report for the month of April 2010
  Building Applications Monthly Statistics – April 2010

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

DEVELOPMENT SERVICES COMMITTEE

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DEVELOPMENT SERVICES COMMITTEE

HEALTH

APPLICATION FOR MEMBERSHIP OF THE PERTH AIRPORTS MUNICIPALITIES GROUP INC

WARD	ALL
FILE REF	GR/LRL/11
DATE	June 2010
REF	JE
RESPONSIBLE MANAGER	HSM

In Brief:

- A request has been received from the Chairman of the Perth Airports Municipalities Group for the City to consider becoming a member.
- That Council apply for membership of the Perth Airports Municipalities Group Inc. and nominate Member and Deputy Member to represent the City of Armadale if the application is successful.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

1. Community Wellbeing
   Optimum quality of life for all citizens.

4. Good Governance and Direction
   An informed and engaged community

Legislation Implications

Nil

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Annual membership fee – currently $500. This can be accommodated within current budgets.

Consultation

Chairman: Perth Airports Municipalities Group Inc.(PAMG)

BACKGROUND

As a result of changed flight paths to and from Perth Airport since approximately November last year, residents of the City's hills suburbs including Roleystone, Mt Nasura, Karragullen, Bedfordale and Kelmscott have been adversely impacted by aircraft noise.

This has occurred without any consultation with the City or the affected residents it represents. In order to express extreme concern about the lack of consultation, the City lodged a submission to the Senate Standing Committee on Rural and Regional Affairs and Transport, which was conducting an inquiry into the effectiveness of Airservices Australia's management of aircraft noise.

The City's submission also noted that it was not represented on the PAMG, which was established by the Minister for Transport and Regional Services in 1999 and could have provided a forum for consultation to take place.

Subsequently the City's Principal Environmental Health Officer testified before the Senate Committee, where the City's concerns were further highlighted.

REPORT

Further to appearing before the Senate Inquiry into the Effectiveness of Airservices Australia's Management of Aircraft Noise, an invitation has been extended to the City to attend the next meeting of the PAMG, with the view to becoming a member.

Member Councils currently comprise of Bassendean, Bayswater, Belmont, Cockburn, Gosnells, Kalamunda, Melville, Mundaring, South Perth and Swan and the objects of the Association are:

(a) To provide a forum of meaningful discussion on issues which affect Metropolitan Airports and their environs;

(b) To investigate, report and formulate recommendations in respect of matters affecting or likely to affect the development of Metropolitan Airports;

(c) To monitor the use and environmental impact of Metropolitan Airports on neighbouring communities;

(d) To advise relevant State and Federal ministers, State and Commonwealth Government departments, the Noise Management Committee, and the Owner/s of Perth and Jandakot airports on issues of major concern affecting airports and the surrounding communities;

(e) To establish and maintain a strong partnering relationship with the owner/s of Perth and Jandakot airports for the purpose of open and effective dialogue to identify, discuss, advise, research and seek proactive resolutions to issues affecting the airports and the immediate local community;

(f) To provide a conduit and consultation mechanism for the expression of community views and a proper exchange of information with members of the community;

(g) To consider all proposals affecting airport development and operations before policy decisions are made and before changes are effected in relevant legislation and regulations;

(h) To liaise with the airport emergency procedures committees where necessary on matters involving emergency co-ordination and rescue response;

(i) To pursue active participation on PAMG and such other bodies that may come into existence for the purpose of fostering participation in the development, use and monitoring the impact of airports;

(j) To promote the economic benefits of civil aviation airports; and

(k) To liaise with local government on issues of concern to the community, and to provide a forum for discussion of planning and development issues affecting future communities close to the major municipal airports.

Should the City wish to become a member of PAMG, Council must resolve to apply for membership in writing, signed by the Chief Executive Officer and accompanied by the minutes of the Council meeting where it was resolved to apply for membership.

Should the application be successful, an annual membership fee is payable, which is currently set at $500 (GST not applicable). Meetings are held on the third Thursday of the month in which they are scheduled and on average there are three meetings held each year.

Member councils host the meetings on a rotation basis and the next meeting of the group is scheduled for Thursday 15 July 2010 at the City of Belmont.

OPTIONS

Council may elect to:

1. Apply for membership of PAMG; or
2. Not apply for membership of PAMG

CONCLUSION

In order to effectively advocate on behalf of residents adversely affected by recent changes to airline flight paths it is important that the City is properly informed and involved in consultation opportunities provided through membership of PAMG. It is therefore recommended that the City should apply for membership.

RECOMMEND

That Council apply for membership of the Perth Airports Municipalities Group Inc. and that Cr _____ and Cr _____ be nominated as Member and Deputy Member respectfully to represent the City of Armadale if the application is successful.

Moved Cr _____
Carried/Lost ( )

DEVELOPMENT SERVICES COMMITTEE

PLANNING

RESPONDANT PLAN

PAW BETWEEN LOTS 239 AND 240 DRAYTON COURT, KELMSCOTT

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PEDESTRIAN ACCESS WAY (PAW) BETWEEN LOTS 239 (NO.18) AND 240 (NO.17) DRAYTON COURT, KELMSCOTT

WARD	:	HERON
FILE REF	:	WAY/5/09
DATE	:	1 June 2010
REF	:	MF
RESPONSIBLE MANAGER	:	EMPS
APPLICANTS	:	Mr M Fusco & Ms A Murray
LAND OWNER	:	Crown
SUBJECT LAND	:	Pedestrian access way (PAW) between Lots 239 (No.18) & 240 (No.17) Drayton Court, Kelmscott
ZONING		
MRS	:	Urban
TPS No.4	:	unzoned

In Brief:-

- Request received to close above PAW due to anti-social behaviour.
- The PAW closure has been advertised in the 'Comment News' and to the surrounding landowners and Government agencies for comment.
- The Department of Planning has only recently provided its support for the PAW closure.
- Recommend that Council request the State Land Services of the Department of Regional Development and Lands to proceed with the closure of the PAW, subject to several conditions including the PAW land being amalgamated with the adjoining property and the payment of the costs of cutting off and capping the water main by the purchasers of the PAW land.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.5.1 Provide a safe and efficient movement network including local and arterial roads and associated infrastructure.
2.5.2 Implement pathway strategies, in accordance with community needs and the City's financial resources.
2.5.4 Promote transport infrastructure that reduces car dependency.

Legislation Implications

Land Administration Act 1997.

Council Policy / Local Law Implications

Technical Services – Policy No.ENG 7 – Public Access Ways - Management.

AERIAL PHOTOGRAPH
PAW BETWEEN LOTS 240 AND 239
DRAYTON COURT, KELMSCOTT

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Budget / Financial Implications

Nil.

Consultation

- Technical Service Directorate.
- Government Agencies.
- Surrounding Landowners.
- Newspaper Advertising and signs-on site.
- Department of Planning (DoP).

DETAILS OF PROPOSAL

The applicants (being the landowners of Lot 239 (No.18) Drayton Court, Kelmscott) have submitted a request to have the PAW closed on the following grounds:

- Antisocial behaviour;
- Burglary
- Theft ; and
- Property damage.

The PAW is approximately 3 metres wide and about 32 metres long and connects Drayton Court to the Abingdon Reserve. The fencing along the PAW consists of super six and colorbond of three varying heights. The PAW is reasonably straight and contains very little vegetation in the PAW. The surface of the PAW is in poor condition and consists of a combination of loose blue metal and tarmac. Lighting in the PAW is also inadequate. There is a light pole outside Lot 240 (No.17) Drayton Court. There are two small wooden bollards at the Drayton Court end of the PAW. The wooden bollard at the Abingdon Reserve end of the PAW has been removed. This PAW provides access to the Abingdon Reserve but there is no play equipment in this reserve. There is a system of brick paved footpaths in very good condition which connects the reserve to the three other PAWs. There is no footpath connecting the subject PAW to this footpath system.

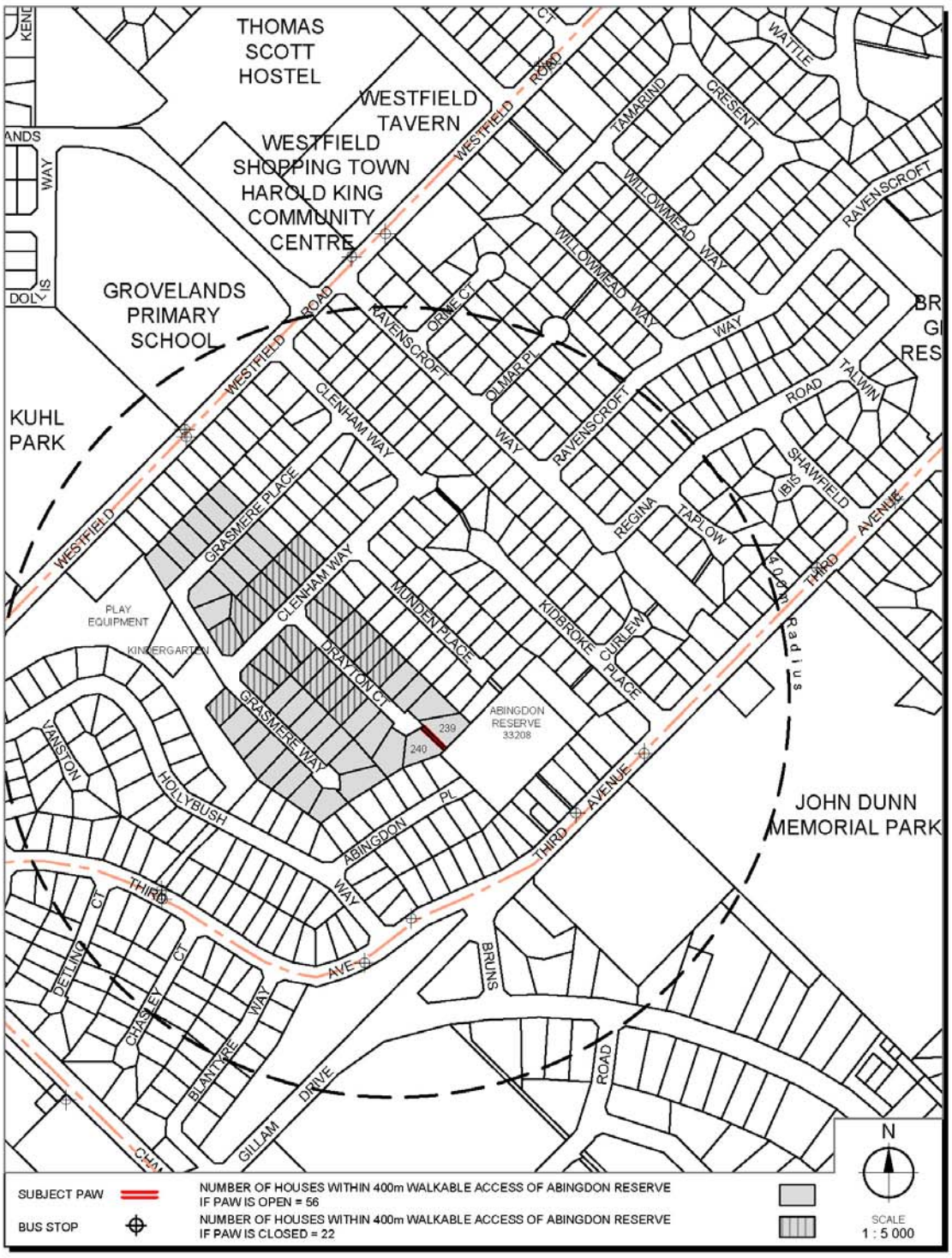
The applicants have indicated their interest in purchasing the full width of the PAW.

COMMENT

The proposal was advertised in the 'Comment News' and to the surrounding landowners/occupiers and Government Service Agencies for comment. The advertising period extended from 3 September to 8 October 2009.

Results of Advertising

No. of Landowners/Occupiers Notified:	63
No. of Government Agencies Notified:	4
No. of Submissions Received:	18



PEDSHED PLAN

PAW BETWEEN LOTS 239 AND 240 DRAYTON COURT, KELMSCOTT

No. of Private Submissions objecting to Closure:	0
No. of Private Submissions supporting/not objecting to closure:	13
Government Agency Submissions:	4
No. of Government Agencies objecting to closure	1
No. of Government Agencies supporting closure:	3

Refer to the Confidential Attachment "B1" of the Agenda for a Location Plan of the respondents.

In respect of the private submissions received during the advertising period, no objections to the proposed closure were received.

Western Power and ***Telstra*** have indicated no objections to the closure and ***Alinta Gas*** have stated that if existing property boundaries and levels are maintained, their mains will not be affected.

The Water Corporation has objected to the closure on the grounds that an existing water main located within the closure is affected. Investigation has revealed that the main can be cut, capped and the reticulation system modified at a cost of $6336, inclusive of GST. This fee was valid until 15 August 2009 and will now need to be reviewed. If this condition is met, the Water Corporation will withdraw its objection to the closure. The applicants/purchasers would need to meet this cost, which is a standard requirement.

Technical Services Directorate has no objection to the closure proposal.

The Department of Planning **(DoP)** wrote to the City on 10 May 2010 indicating its support for the closure. In accordance with the West Australian Planning Commission's (WAPC) Planning Bulletin No.57: Closure of PAW, the City prepared a PAW Closure report and referred the report to the then Department of Planning and Infrastructure (DPI) in October 2009.

ANALYSIS

Local Connectivity

The subject PAW provides a direct link for residents of Drayton Court to access the Abingdon Reserve. If the PAW is closed, residents of Drayton Court will need to access Abingdon Reserve via Munden Place which will involve an extra walking distance of up to 480 metres. However, given the fact that there were no objections to the closure proposal and alternative access via Munden Place, the closure of this PAW is unlikely to cause any inconvenience to residents of Drayton Court.

Quality of Alternative Routes

The alternative access routes include the PAW situated in Munden Place and the street system in Abingdon Place, Clenham Way, Hollybush Way and Kidbroke Place. These provide sufficient access to the reserve.

FENCE ALONG LOT 240 DRAYTON COURT, KELMSCOTT

HEAD OF ABINGDON RESERVE LOOKING TOWARDSSUBJECT PAW IN DRAYTON COURT, KELMSCOTT

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LEADING TO ABINGDON RESERVE FROM ABINGDON COURT, KELMSCOTT

LOOKING TOWARDS DRAYTON COURT FROM RESERVE, KELMSCOTT

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RESERVE 33208 FROM ABINGDON PLACE LOOKING TOWARDS KIDBROKE PLACE, KELMSCOTT

RESERVE 33208 FROM DRAYTON COURT, KELMSCOTT LOOKING TOWARDS THIRD AVENUE, KELMSCOTT

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VIEW OF PAW ENTRY FROM DRAYTON COURT, KELMSCOTT

VIEW OF WOODEN BOLLARDS DRAYTON COURT END OF PAW

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FENCE ALONG LOT 239 DRAYTON COURT, KELMSCOTT

FENCE ALONG LOT 240 DRAYTON COURT, KELMSCOTT

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Resume of Support for PAW Closure

The supporters of the PAW closure have cited anti-social behaviour, burglary, theft and property damage and feel that the closure will alleviate the problems currently being experienced by the local community on the grounds specified earlier in this report.

Resume of Objections to PAW Closure

There were no objections to the proposed closure.

OPTIONS

1. Council could resolve to decline the closure of the PAW on the grounds that the PAW provides convenient and safe access to community facilities, including the local POS.

2. Council could resolve to request the State Land Services of the Department of Regional Development and Lands to close the PAW based on the submissions of support for closure received during the advertising period, subject to the PAW land being amalgamated with the abutting properties.

CONCLUSION

It is recommended that Council should adopt Option 2 on the grounds that all the submissions received supported the PAW closure. No objections to the closure proposal were received which seems to suggest that the closure will not cause inconvenience to any residents in the immediate vicinity.

RECOMMEND

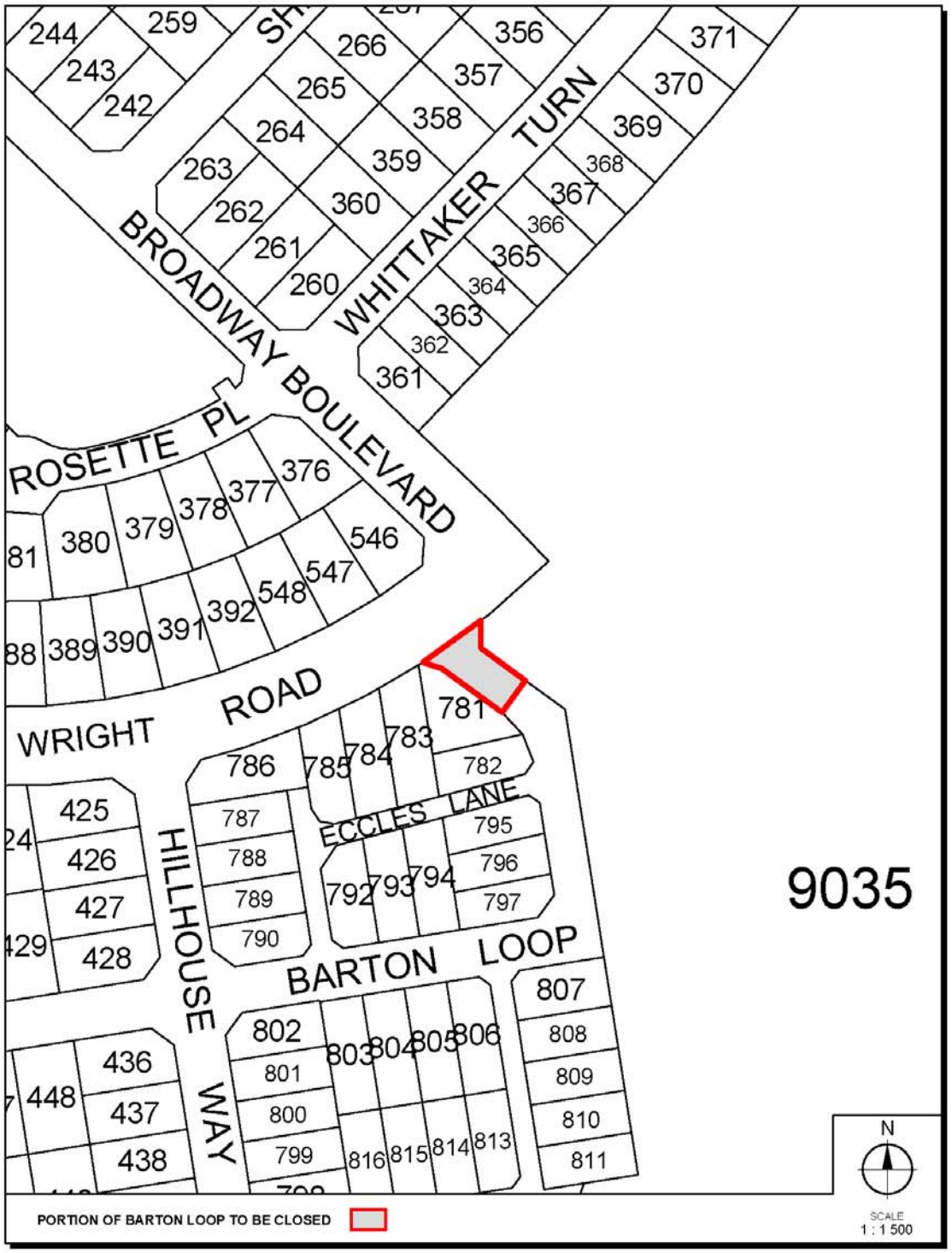
That Council:

1. **Request the State Land Services of the Department of Regional Development and Lands to close the pedestrian access way (PAW) between Lots 239 (No.18) and 240 (No.17) Drayton Court, Kelmscott, subject to the land being amalgamated with Lot 239 (No.18) Drayton Court, Kelmscott.**

2. **Advise the applicants (being the landowners of Lot 239 (No.18) Drayton Court, Kelmscott) that the closure is subject to State Government requirements including the payment of the purchase price of the PAW land together with the payment of all costs associated with the closure proposal, including the costs as determined by the Water Corporation of cutting off and capping the water mains.**

3. **Advise the applicants and respondents of Council's decision.**

Moved Cr _____
Carried/Lost ( )



PROPOSED ROAD CLOSURE
PORTION BARTON LOOP, PIARA WATERS

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PROPOSED CLOSURE OF A PORTION OF BARTON LOOP AND THE EXTENSION OF THE ROAD NAME "BROADWAY BOULEVARD", PIARA WATERS

WARD	:	LAKE
DATE	:	31 May 2010
REF	:	MF
RESPONSIBLE MANAGER	:	EMPS
APPLICANT	:	Wood & Grieve Engineers on behalf of Stocklands
LAND OWNER	:	CROWN
SUBJECT LAND	:	Portion of Barton Loop, Piara Waters from its intersection with Wright Road for a distance of approximately 30 metres in a south-easterly direction and the application of the road name "Broadway Boulevard" to the future road which links Wright Road to Nicholson Road, Piara Waters and which abuts the southern boundary of the District Playing Field.
ZONING		
MRS	:	Urban
TPS No.4	:	Urban Development

In Brief:-

- An application has been received to close a portion of Barton Loop road reserve, Piara Waters.
- The proposed closure is required due to the inadequate separation distance of this intersection to the relocated four-way roundabout at Wright Road/Broadway Boulevard, Piara Waters proposed under the approved North Forrestdale Structure Plan Stage 1.
- The four-way roundabout was relocated further south at the City's request to provide a larger public open space (POS) area to accommodate the City's proposed Piara Waters Sporting Pavilion and Oval (District Playing Field).
- It is also proposed to apply the road name "Broadway Boulevard" to the future road which links Wright Road to Nicholson Road and which abuts the southern boundary of the District Playing Field.
- Recommend that Council authorises a request being made

1) To the Minister for Lands for the permanent closure of a portion of Barton Loop road reserve and

2) To the Geographic Names Committee (GNC) seeking approval for the application of the road name "Broadway Boulevard" to the future road reserve which links Wright Road to Nicholson Road and which abuts the southern boundary of the District Playing Field.

Tabled Items

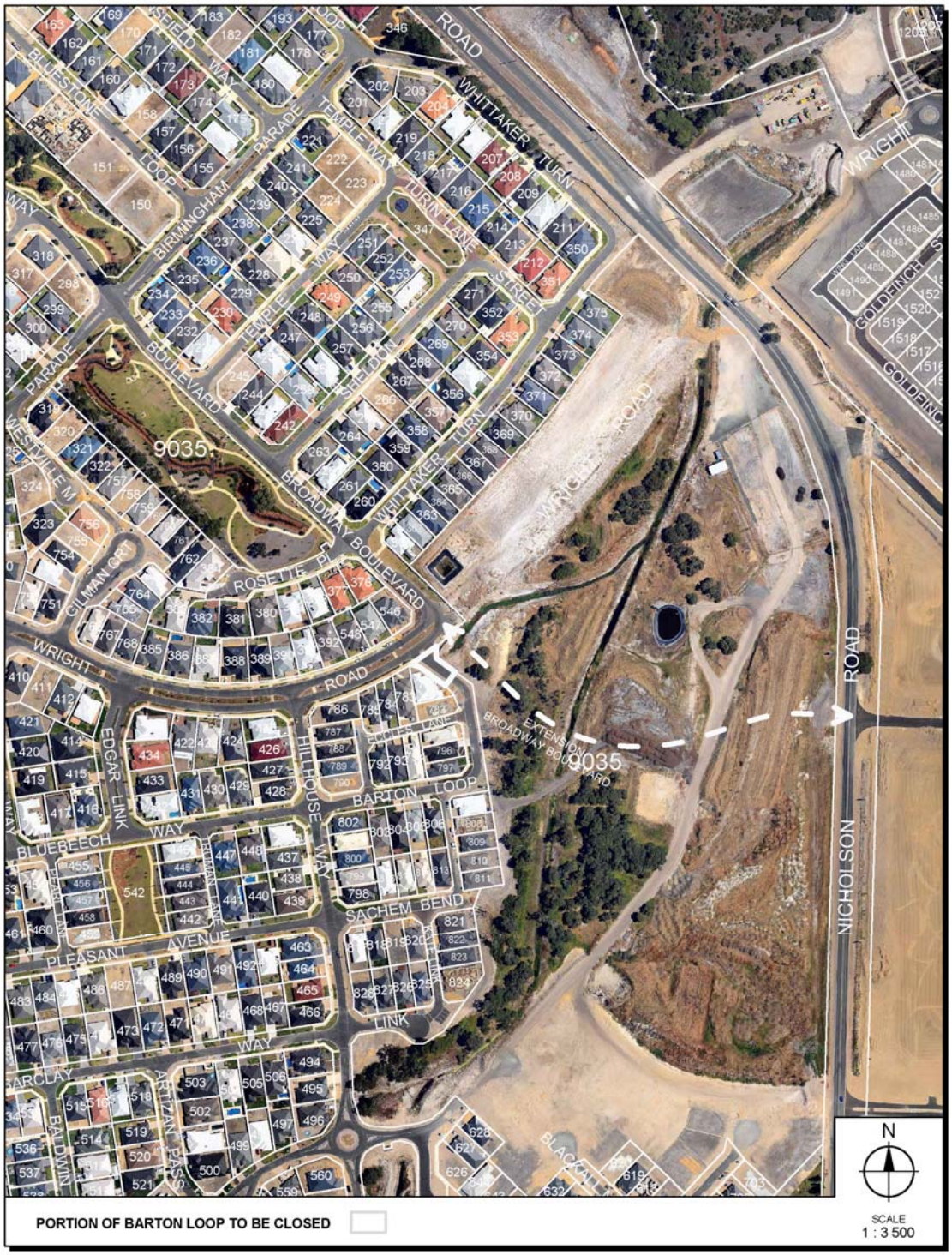
Nil.

Officer Interest Declaration

Nil.

Strategic Implications

"Provide a safe and efficient movement network including local and arterial roads and associated infrastructure".



CLOSURE OF A PORTION OF BARTON LOOP AND
ROAD NAME EXTENSION, PIARA WATERS

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Legislation Implications

Land Administration Act 1997.

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Nil.

Consultation

- Technical Services Directorate.
- Newspaper Advertising.

BACKGROUND

The Western Australian Planning Commission (WAPC) approved 'Revision 7' of Stage 1 of the North Forrestdale Structure Plan pursuant to Clause 6A3.10 of the City's Town Planning Scheme No.4. The Structure Plan proposes (among other things) the removal of two intersections in close proximity to each other (that is to say, Wright Road/Broadway Boulevard T-intersection and the Wright Road/District Playing Field South Road three-way roundabout) to be replaced with one consolidated four-way roundabout with Wright Road/ Broadway Boulevard and District Playing Field South Road.

The District Playing Field South Road was relocated further south to create a four-way roundabout with this road at the request of the City to provide a larger public open space (POS) area to accommodate the City's proposed Piara Waters Sporting Pavilion and Oval (District Playing Field).

The proposed relocation of this four-way roundabout will require a minor amendment to the lower order road network namely the closure of a portion of Barton Loop road reserve, Piara Waters. This closure is required due to the inadequate separation distance of this intersection to the relocated four-way roundabout and the resultant safety and amenity concerns should this intersection remain open.

DETAILS OF PROPOSAL

The applicant proposes the closure of a portion of Barton Loop road reserve, Piara Waters from its intersection with Wright Road for a distance of approximately 30 metres in a south easterly direction with the land being incorporated into the adjoining public open space (POS). The proposed closure is shown shaded on the attached Location Plan. The remaining portion of Barton Loop is being retained as it forms part of the new road network for the Newhaven Estate.

It is also proposed to apply and extend the existing road name "Broadway Boulevard" to the future road which links Wright Road to Nicholson Road and which abuts the southern boundary of the District Playing Field. The applicant has agreed with this proposal.

COMMENT

The proposed road closure was advertised in the 'Comment News' on 12 January 2010. No submissions were received.

The State Government servicing authorities were not invited to comment because the applicants have confirmed that the road closure will not affect water, power, Telstra, gas and sewer services as these will remain in their existing positions.

The Technical Services Directorate has no objection to the road closure proposal on the grounds that a structure plan for this area has been approved and the proposal is consistent with the City's request for changes to the Structure Plan in this area.

The closure of a portion of Barton Loop road reserve and its subsequent incorporation into the adjoining public open space land will facilitate and guide the subdivision of the Newhaven Estate Precinct 4B in accordance with the North Forrestdale Structure Plan adopted by Council and approved by the WAPC. The portion of Barton Loop road reserve to be closed is a constructed road and involves the removal of approximately 250m² of asphalt.

The City has requested changes to the road network to provide a larger public open space (POS) area for the City's Piara Waters Sporting Pavilion and Oval (District Playing Field). The portion of road reserve to be closed is not required by the City for road purposes and therefore its permanent closure should be supported.

The road closure has been processed in accordance with the requirements of the Land Administration Act 1997. The State Land Services of the Department of Regional Development and Lands is responsible for the disposal of the closed road reserve.

The proposal to extend the road name "Broadway Boulevard" to the future road which links Wright Road to Nicholson Road and abuts the southern boundary of the proposed District Playing Field has the support of the City and the applicant.

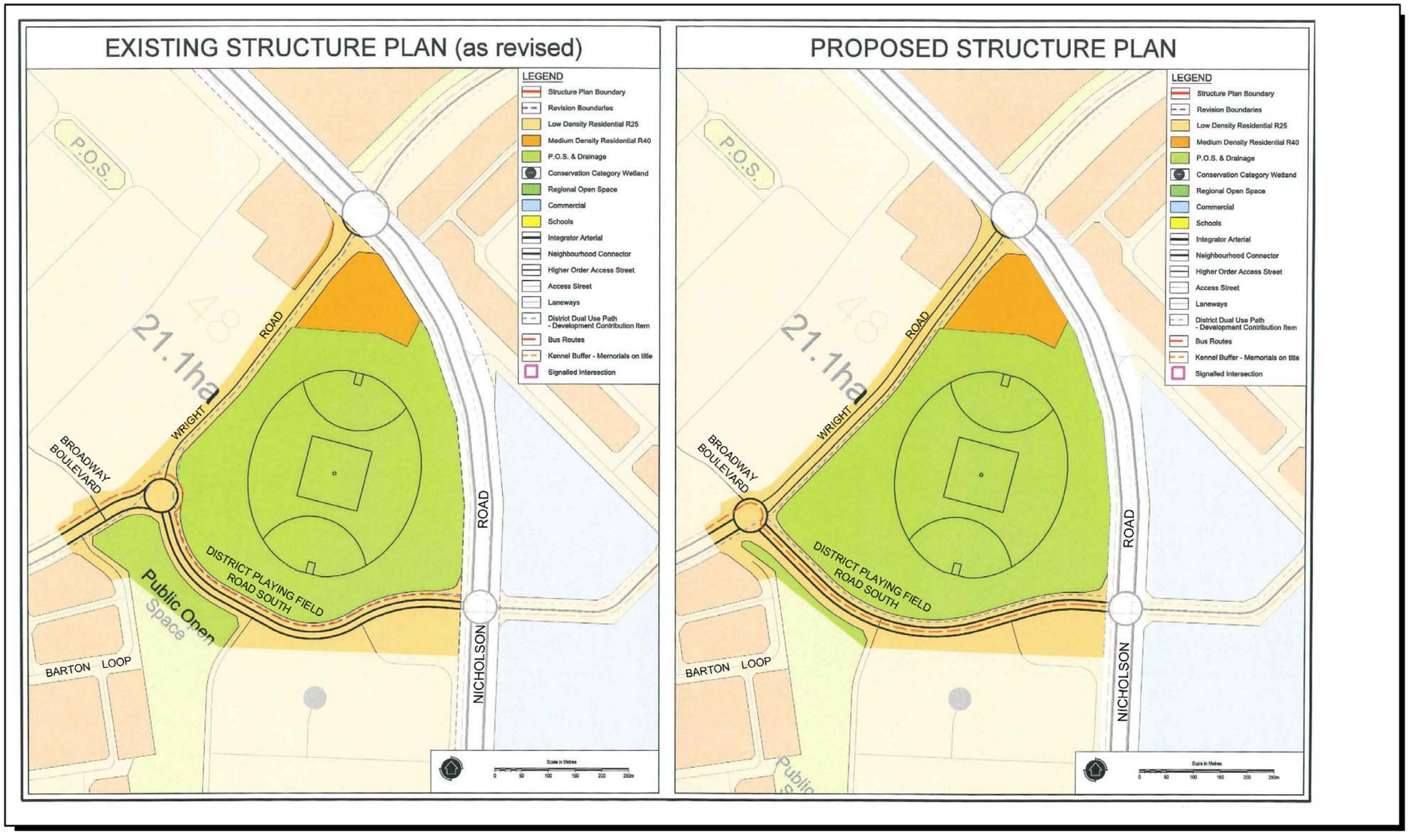
OPTIONS

1. Council could authorise a request being made to

    a) The Minister for Lands for the permanent closure of a portion of Barton Loop road reserve, subject to the land being incorporated into the adjoining public open space (POS).

    b) The Geographic Names Committee for approval to apply and extend the road name "Broadway Boulevard" to the future road which links Wright Road to Nicholson Road and which abuts the southern boundary of the proposed District Playing Field.

2. Council could resolve not to support the request to close the portion of Barton Loop road reserve and advise the applicant and the State Land Services of the Department of Regional Development and Lands of its decision.



PORTION NORTH FORRESTDALE STRUCTURE PLAN

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CONCLUSION

The closure of a portion of Barton Loop road reserve, Piara Waters from its intersection with Wright Road for a distance of approximately 30 metres in a south easterly direction is required due to the inadequate separation distance of this intersection to the relocated four-way roundabout and the resultant safety and amenity concerns should this intersection remain open.

The future road which links Wright Road to Nicholson and which abuts the southern boundary of the proposed District Playing Field is proposed to be named "Broadway Boulevard". This road was relocated further south to create a four-way roundabout at the request of the City to provide a larger public open space (POS) area to accommodate the City's proposed Piara Waters Sporting Pavilion and Oval (District Playing Field).

It is recommended that Council should support the closure of a portion of Barton Loop and the extension of the road name "Broadway Boulevard" to the future road which links Wright Road to Nicholson Road and which abuts the southern boundary of the District Playing Field in accordance with Option 1.

RECOMMEND

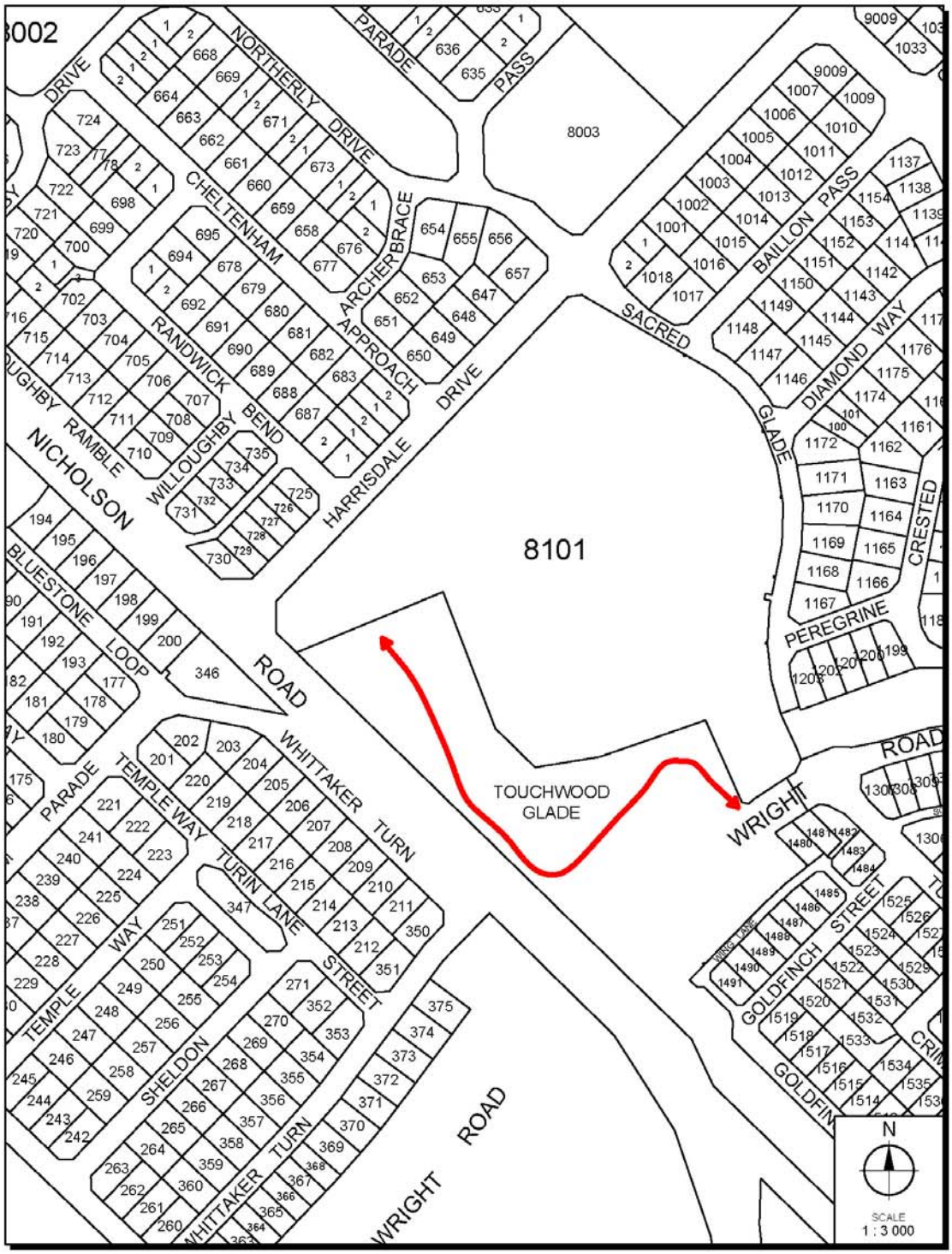
That Council:

1. **Authorise a request be made to the Minister for Lands pursuant to Section 58 of the Land Administration Act 1997 for the permanent closure of a portion of Barton Loop road reserve, Piara Waters from its intersection with Wright Road for a distance of approximately 30 metres in a south easterly direction and shown shaded on the attached Location Plan, subject to the land being incorporated into the adjoining public open space (POS) and any costs incurred by the City being met by the applicant.**

2. **Approach the Geographic Names Committee (GNC) to seek approval for the application and extension of the road name "Broadway Boulevard", Piara Waters to the future road which links Wright Road to Nicholson Road and which abuts the southern boundary of the proposed District Playing Field as shown on the attached Location Plan.**

3. **Advise the applicant of Council's decision.**

Moved Cr _____
Carried/Lost ( )



PROPOSED ROAD NAME
TOUCHWOOD GLADE, HARRISDALE

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ROAD NAMING –
LOT 9009 NICHOLSON ROAD, HARRISDALE (HERON PARK ESTATE STAGE 9)

WARD	:	LAKE
DATE	:	3 June 2010
REF	:	HC
RESPONSIBLE MANAGER	:	EMPS
APPLICANT	:	McMullen Nolan & Partners
LAND OWNER	:	Kimbar Nominees Pty Ltd
SUBJECT LAND	:	Lot 9009 Nicholson Road, Harrisdale
ZONING MRS	:	Urban
TPS No.4	:	Urban Development

In Brief:-

- Council has received a proposal to name a new road reserve within the Heron Park Estate on Lot 9009 Nicholson Road, Harrisdale as Touchwood Glade.
- The proposed road name, whilst not an actual bird name like other roads in the vicinity, relates to the proximity of a wetland forest and habitat of local birdlife. An alternative name "Heronwood" is suggested as a reserve.
- Recommend that Council approach the Geographic Names Committee seeking approval for the new road name, "Touchwood Glade." on Lot 9009 Nicholson Road, Harrisdale, with the name "Heronwood" held in reserve if the other name is regarded as unsuitable by the GNC.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.5.1 Provide a safe and efficient movement network including local and arterial roads and associated infrastructure.

Legislation Implications

Land Administration Act 1997.

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Nil.

AERIAL PHOTOGRAPH - PROPOSED ROAD NAME
TOUCHWOOD GLADE, HARRISDALE

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Consultation

- Geographic Names Committee (GNC).

DETAILS OF PROPOSAL

Council has received a proposal for the naming of a road reserve for a new street which is being created by a subdivision proposed for Lot 9009 Nicholson Road, Harrisdale (SUB/129423). This is in the Heron Park Estate Stage 9.

The developers, whilst not actually following the theme of bird names extant in this estate, are suggesting the name Touchwood Glade. This references the close proximity of the adjoining wetland forest (Reserve 49892, a Reserve for Recreation, Drainage and Conservation vested in the City) and important habitat of local birdlife.

The developer states that the name was derived from the fact that the street and the lots will adjoin a conservation category wetland area which has stands of mature paperbark trees and that future residents will find it so close that they can almost reach out and touch the woods.

The name has no connection or association with any businesses of the same name.

The name "Heronwood" has been suggested as an alternative/reserve by the developer should the other name be considered unsuitable. It is derived from the location of the street within the Heron Park Estate and the adjacent wetlands that provide a habitat for herons.

COMMENT

The developer is required to landscape and rehabilitate the wetland and its surrounds to obtain developer contribution credits for the North Forrestdale Developer Contribution arrangements. The developer has been landscaping and rehabilitating the wetland for several areas.

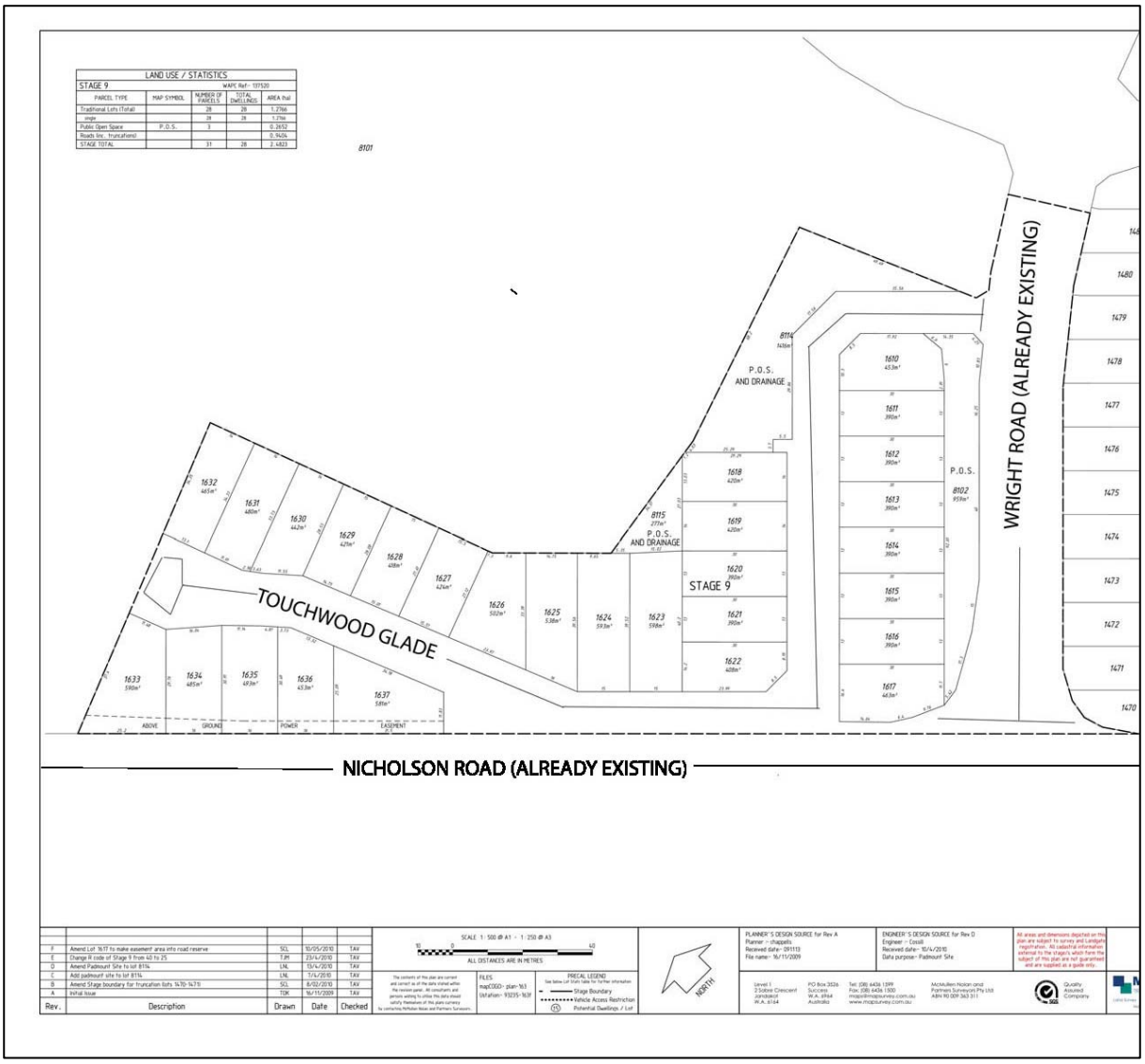
Informal consultation with officers of the GNC suggests that the name will meet the GNC criteria for road naming. The road name is currently not duplicated elsewhere in the metropolitan area.

OPTIONS

1. Approve the road name as submitted.

2. Not approve the road name and request the developer to provide an alternative road name complying with GNC criteria.

3. Not approve the road name and that Council recommend a new road name to GNC and the developer.


LAND USE / STATISTICS
STAGE 9
WAPC Ref:- 137120
PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | TOTAL DWELLINGS | AREA (ha)
Traditional Lots (Total) | | 28 | 28 | 1.276ha
single | | 28 | 28 | 1.276ha
Public Open Space | P.O.S. | 3 | | 0.2652
Roads (inc. truncations) | | | | 0.9426
STAGE TOTAL | | 31 | 28 | 2.4423
8101
8114
1438m²
P.O.S.
AND DRAINAGE
8115
277m²
P.O.S.
AND DRAINAGE
8102
959m²
P.O.S.
STAGE 9
TOUCHWOOD GLADE
WRIGHT ROAD (ALREADY EXISTING)
NICHOLSON ROAD (ALREADY EXISTING)
1610 453m²
1611 390m²
1612 390m²
1613 390m²
1614 390m²
1615 390m²
1616 390m²
1617 463m²
1618 420m²
1619 420m²
1620 390m²
1621 390m²
1622 408m²
1623 598m²
1624 593m²
1625 538m²
1626 502m²
1627 424m²
1628 408m²
1629 429m²
1630 442m²
1631 480m²
1632 465m²
1633 590m²
1634 485m²
1635 481m²
1636 453m²
1637 585m²
1470
1471
1472
1473
1474
1475
1476
1477
1478
1479
1480
ABOVE GROUND POWER EASEMENT
Rev. | Description | Drawn | Date | Checked
F | Amend Lot 1617 to make easement area into road reserve | SCL | 15/05/2010 | TAV
E | Change R code of Stage 9 from 40 to 25 | TJM | 23/4/2010 | TAV
D | Amend Padmount Site to lot 8114 | LML | 13/4/2010 | TAV
C | Add padmount site to lot 8114 | LML | 7/4/2010 | TAV
B | Amend Stage boundary for truncation lots 1470-1471 | SCL | 8/02/2010 | TAV
A | Initial Issue | TDK | 16/11/2009 | TAV
SCALE 1:500 @ A1 - 1:250 @ A3
ALL DISTANCES ARE IN METRES
FILES: map12610 - plan 163 Urbanism - 93235-163
PRECAL LEGEND
Stage Boundary
Vehicle Access Restriction
Potential Dwellings / Lot
NORTH
PLANNER'S DESIGN SOURCE for Rev A
Planner :- chappells
Received date:- 23/11/10
File name:- 16/11/2009
ENGINEER'S DESIGN SOURCE for Rev D
Engineer :- Cossill
Received date:- 15/4/2010
Data purpose:- Padmount Site
All areas and dimensions depicted on this plan are subject to survey and Landgate registration. All cadastral information external to the stage/s which form the subject of this plan are not guaranteed and are supplied as a guide only.
Level 1
3 Sobrie Crescent
Jandakot
W.A. 6164
PO Box 3526
Success
W.A. 6964
Australia
Tel: (08) 6436 1999
Fax: (08) 6436 1900
mail@mcmullenonline.com.au
www.mcmullenonline.com.au
McMullen Nolan and Partners Surveyors Pty Ltd
ABN 90 009 363 311
Quality Assured Company

CONCLUSION

The road name, chosen by the developer, should meet GNC criteria and appears to be an appropriate proposal for Council to approve. Option 1 is recommended.

RECOMMEND

That Council:-

1. **Approach the Geographic Names Committee (GNC) seeking approval for the new road name, "Touchwood Glade" (or suitable road type acceptable to the GNC) for the subdivision of Lot 9009 Nicholson Road, Harrisdale as shown on the attached plan.**

2. **Hold in reserve for the present the name "Heronwood" until the Geographic Names Committee has approved the name above, or use it as necessary if the name above does not meet GNC approval.**

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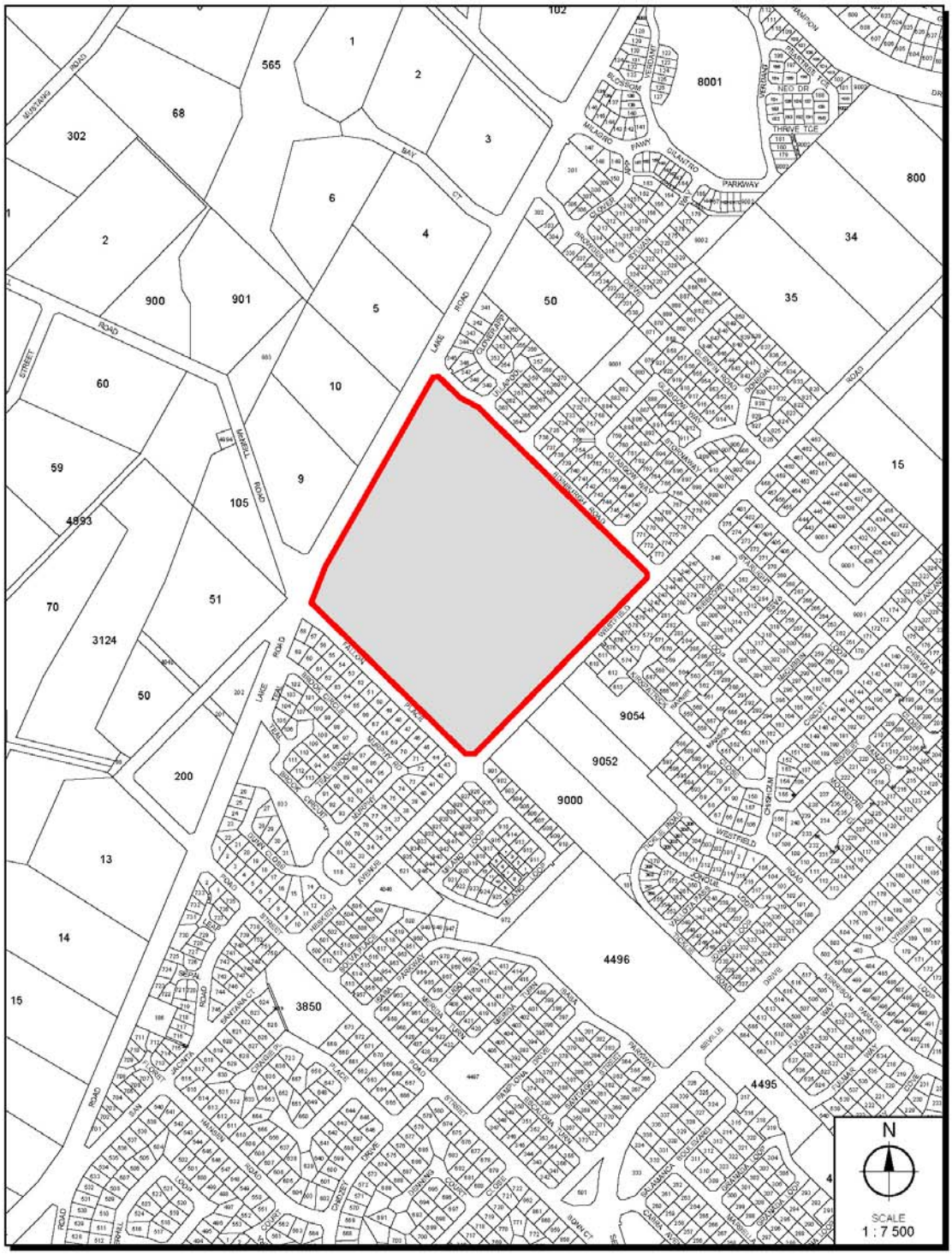
Carried/Lost ( )



LOCATION PLAN
LOT 9000 HESKETH AVENUE, SEVILLE GROVE

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PROPOSED AMENDMENT NO.58 TO TOWN PLANNING SCHEME NO.4 AND ASSOCIATED STRUCTURE PLAN AMENDMENT – LOT 9000 HESKETH AVENUE, SEVILLE GROVE

WARD	:	PALOMINO
DATE	:	11 June 2010
REF	:	TPS/4/58
RESPONSIBLE MANAGER	:	A/EMPS
APPLICANT	:	Chappell Lambert and Everett
LANDOWNER	:	Roman Catholic Archbishop of Perth
SUBJECT LAND	:	15.4246ha Lot 9000 Hesketh Avenue, Seville Grove
ZONING		
MRS	:	Urban
TPS No.4	:	Residential R17.5/25

In Brief:

- Council has received a request from Chappell Lambert and Everett to initiate an amendment to rezone Lot 9000 Hesketh Avenue, Seville Grove from "Residential R17.5/25" to "Residential R20 and R25".
- A proposal to concurrently amend the Urban Unit A14 Structure Plan over the lot has also been received.
- Recommend that Council initiate Amendment No.58 and advertise the amendment and associated Structure Plan modification.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.
2.1.1 Review, update and implement the City's Town Planning Scheme, taking into account the Local Biodiversity Strategy and other environmental considerations.

Legislation Implications

Planning and Development Act 2005
Town Planning Regulations 1967
Metropolitan Region Scheme
Town Planning Scheme No.4

AERIAL PHOTOGRAPH
LOT 9000 HESKETH AVENUE, SEVILLE GROVE

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Council Policy / Local Law Implications

Local Planning Strategy 2005
PLN 2.5 – Erosion Prevention and Sediment Control
PLN 2.6 – Water Sensitive Design

Budget / Financial Implications

Nil.

Consultation

- Development Control Unit
- If initiated, the scheme amendment will undergo a process of advertising for public submissions in-accordance with the requirements of the Town Planning Regulations 1967.

BACKGROUND

The Urban Unit A14 Consolidated Structure Plan was adopted under Town Planning Scheme No.2 in 1990. The plan remained in effect under Town Planning Scheme No.4 when the new Scheme was gazetted in 2005. In 2007, large areas of the structure plan were revoked as development works had been completed and the plan was no longer necessary. Lot 9000 Hesketh Avenue, Seville Grove is now the largest undeveloped lot remaining in the structure plan area.

The City received a request to initiate a recoding and an amendment to the structure plan over Lot 9000 Hesketh Avenue, Seville Grove on 9 April 2010. The applicant has since submitted the necessary fees, a Subdivision Concept Plan, and further information in support of the proposal.

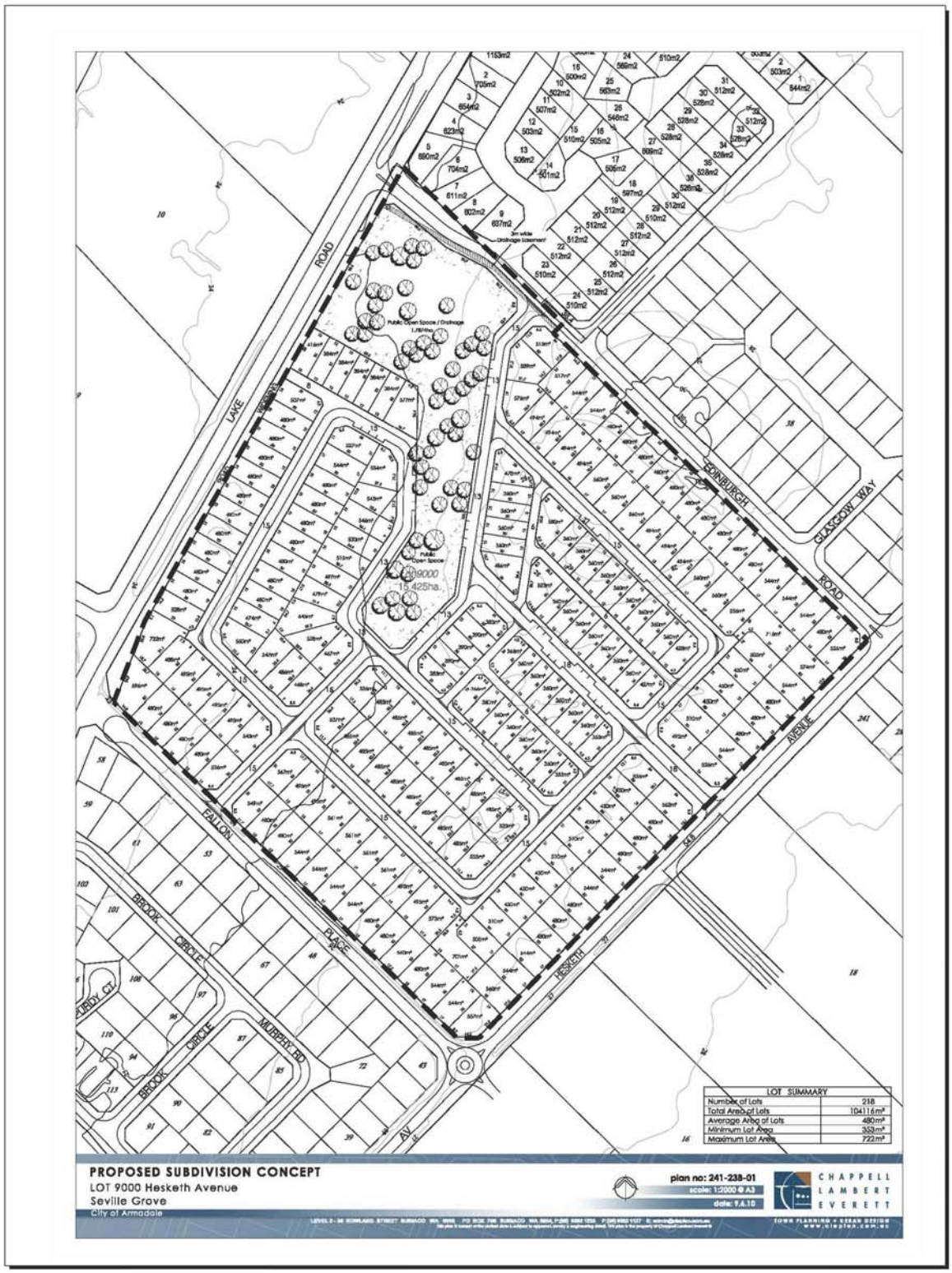
DETAILS OF PROPOSAL

The applicant proposes to rezone Lot 9000 Hesketh Avenue from 'Residential R17.5/25' to 'Residential R20' and 'Residential R25'. At present, the lot size requirements are a minimum of 500m² and an average of 571m² for R17.5, which would apply in respect of single residential development, and a minimum of 320m² and an average of 350m² for R25, which would apply in respect of grouped dwelling proposals.

The proposed amendment to the Structure Plan would bring the lot sizes into line with the proposed new R-Codes, and would allow Lot 9000 to be subdivided on the basis of the proposed Structure Plan into 218 lots ranging in size from 353m² to 722m², with an average size of about 480m². None of the proposed lots would have further subdivision / grouped dwelling potential.

The Catholic Primary School that was proposed on Lot 9000 is no longer required as it has been relocated to Development (Structure Planning) Area 31 near the intersection of Armadale and Nicholson Roads, where it will be co-located with a High School.

The amount of Public Open Space has been increased to 1.7874ha from 6563m². This enables a significant stand of vegetation to be retained (refer photos).



SUBDIVISION CONCEPT PLAN
LOT 9000 HESKETH AVENUE, SEVILLE GROVE

The applicant's justification for the proposal is summarised as follows:

(i) Recent advice from the Catholic Education Office is that this particular site is no longer required for school purposes;
(ii) The removal of the school site provides the opportunity to review the subdivisional design for Lot 9000;
(iii) The Public Open Space has been extended to incorporate a number of trees, and will allow for active and passive recreation, drainage swales and pedestrian movement;
(iv) The road network has been planned to provide good connectivity and integration with the surrounding neighbourhood without impacting upon it; and
(v) The subdivision provides both affordable and varied home sites to the area.

COMMENT

Development Control Unit (DCU)

At its meeting on 18 May 2010, DCU discussed the proposal and no objection to the recoding was raised, however several matters were raised in respect of the proposed structure plan amendment requiring the applicant's further attention. The issues are discussed in the analysis section below.

ANALYSIS

Proposed Recoding

The proposed amendment seeks to rezone Lot 9000 Hesketh Avenue, Seville Grove from 'Residential R17.5/25' to 'Residential R20' and 'Residential R25'. The land is 15.4246ha in area, is bordered by Lake Road, Hesketh Avenue, Edinburgh Road and Fallon Place and is currently vacant.

Given the current split-code zoning would allow some lots to be developed as grouped dwelling sites to a density of R25 (or R30 where two road frontages were available) on the basis of Clause 5.2.4 of TPS No.4, the proposal to recode Lot 9000 to densities of R20 and R25 is not out of context with the surrounding area. The proposed lot sizes would mean that further subdivision or unit development would not be possible and it is likely the lots would be developed for single houses, although other permitted / discretionary land uses as outlined in TPS No.4 could be considered.

Town Planning Scheme No.4

The objectives of the 'Residential' zone as outlined within Clause 4.2.1 of TPS No.4 are:

a) To provide for a range of housing and a choice of residential densities to meet the needs of the variety of household types which make up the community.

b) To provide for a range of associated compatible activities and development, which will assist in the creation of efficient and sustainable residential neighbourhoods.

EXISTING TREES PROPOSED TO BE RETAINED IN POS
LOT 9000 HESKETH AVENUE, SEVILLE GROVE

EXISTING TREES PROPOSED TO BE RETAINED IN POS
LOT 9000 HESKETH AVENUE, SEVILLE GROVE

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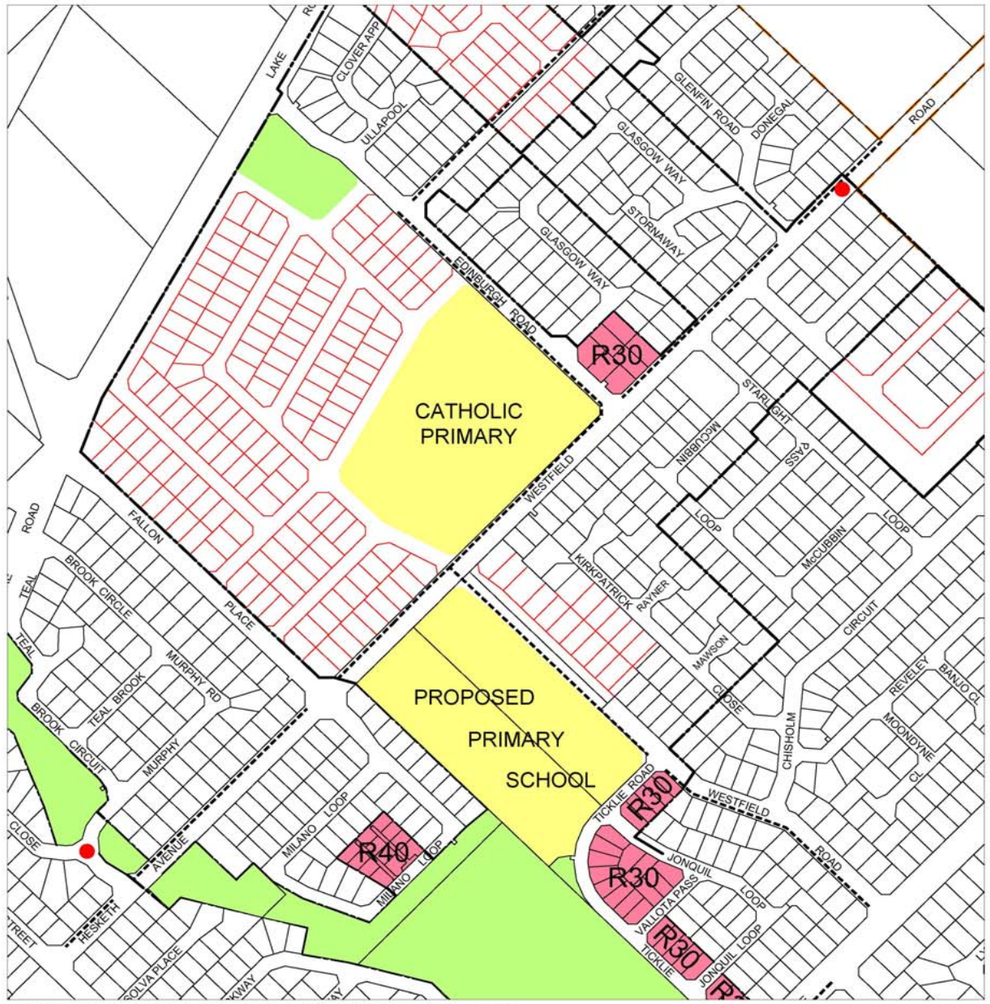
CITY OF Armadale

CITY OF ARMADALE
URBAN UNIT A14 CONSOLIDATED STRUCTURE PLAN



N

SCALE 1 : 2 500

GDA

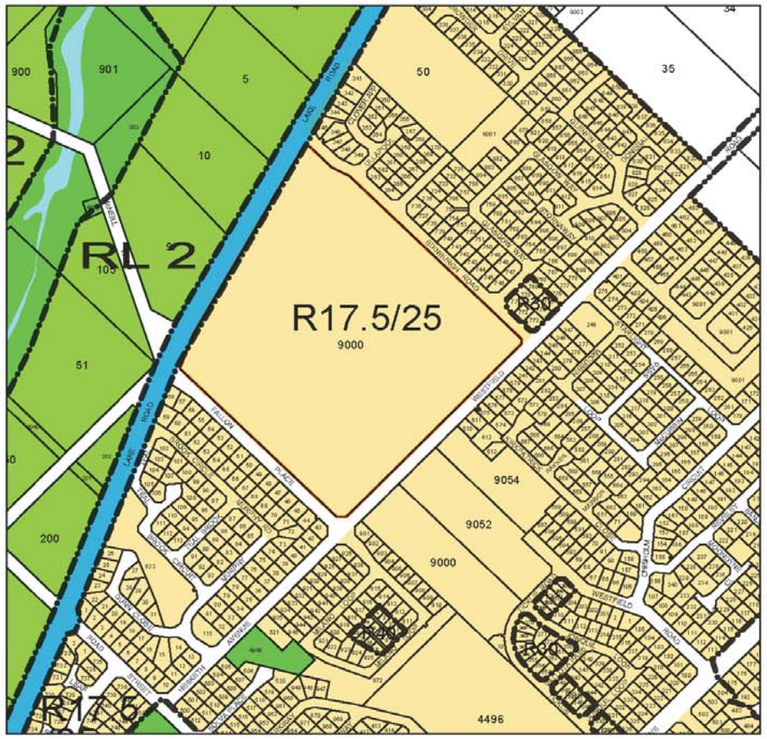
CURRENT STRUCTURE PLAN

PROPOSED STRUCTURE PLAN

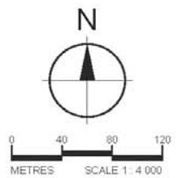
LEGEND

- R30 / R40 GROUPED HOUSING
- PUBLIC OPEN SPACE & DRAINAGE RESERVE
- PUBLIC PURPOSE
- PLACE OF ASSEMBLEY
- NEIGHBOURHOOD SHOPPING
- SERVICE STATION SITE
- RESIDENTIAL
- A14 BOUNDARY
- PROPOSED SUBDIVISION
- CYCLEWAYS (Proposed) (Existing)
- TRAFFIC MANAGEMENT DEVICES Roundabout Close to Traffic

CITY OF ARMADALE TOWN PLANNING SCHEME No. 4
AMENDMENT No. 58



CITY OF Armadale



SUBJECT SITE

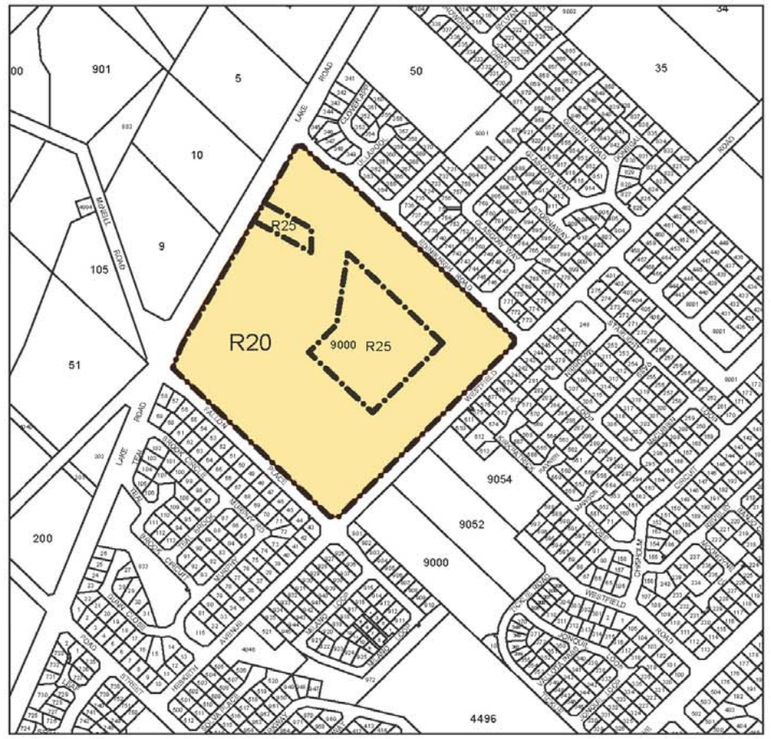


figure_901
5
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35
9
105
51
R25
R20
9000 R25
9054
9052
9000
4496
200
LAKE ROAD
WESTFIELD
ROSEMARY
CHESTNUT
CHERRY
ANNESLEY
WARTON ROAD

EXISTING ZONING

PROPOSED ZONING

ZONES

- RESIDENTIAL (Including Residential Planning Density Codes)
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,,X
- GENERAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- DISTRICT CENTRE
- LOCAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- No.1 SPECIAL USE
- No.7 ADDITIONAL USE
- RU No.2 RESTRICTED USE
- OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING
- OUTER EDGE OF SCHEME

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- (MRS) PUBLIC PURPOSE (Region)
- PUBLIC PURPOSE (Local)

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES

CG	Commonwealth Government
TS	Technical School
HS	High School
PS	Primary School
H	Hospital
WSD	Water Authority of WA
SU	Special Use
SEC	State Energy Commission
T	Telstra

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At present there is not a great deal of land within the City that is subject to the R20 code, so it could be argued that providing additional R20 lots as proposed increases the choice of residential density within the City. Further, providing a mix of R20 and R25 coded land within Lot 9000 itself provides choice and means that different styles of housing could be constructed, from standard house configurations to rear loaded laneway cottages. Therefore, the recoding and structure plan amendment proposals meet objective 4.2.1 a) of the Scheme.

The proposal is also consistent with Clause 10.2 of the Scheme, Matters to be Considered by the City.

State Policy

Several Development Control Policies and the Liveable Neighbourhoods document relate to the proposal. These are only mentioned where they apply to specific situations that need to be commented on.

Local Policy

PLN 2.5 – Erosion Prevention and Sediment Control

Whilst this policy applies to all local structure plans, the topography of Lot 9000 is relatively flat, with a variance of only 4-5m across the entire 15.4246ha site and no watercourses are present (although a small dam exists towards the southern corner of the site). As such the erosion risk the future subdivision of the lot would pose is low.

PLN 2.6 – Water Sensitive Design

This policy also applies to the preparation of structure plans. In this instance, the applicant has mentioned that the POS will be used in part for drainage retention. Generally, further consideration to the principles of water sensitive design is given when designing the drainage system as part of civil works drawings for subdivision.

Proposed Structure Plan

Lot Layout

The proposed design presents a reasonable lot layout, with only six lots out of the 218 proposed being of an awkward shape. The six lots in question are more triangular than rectangular and this is due to their location on bends / intersections of the road network.

In terms of solar orientation, the majority of lots are able to achieve northern exposure along a side or rear boundary, which assists in terms of house design options. Some lots only have northern exposure to the frontage of the property, which is not ideal, but will always be the case in subdividing infill areas and it is acknowledged these lots have been kept to a minimum with the design submitted.

The proposed lot sizes correspond with the minimum and average sizes specified for the R20 and R25 codes within the Residential Design Codes of Western Australia. There are only two lots on a corner that do not meet the minimum frontage requirement of 10m for the R20 code, however given the physical limitations that a bend in the road presents this is not seen as a critical issue, and if necessary the layout could be adjusted when a subdivision application is made.

Road Design

Technical Services provided comments on the proposed road layout within the amended structure plan. The applicant was advised of the issues raised and has responded accordingly.

At several corners, stub lanes were proposed to reach lots that could not have direct frontage to the proposed subdivisional roads. Technical Services advised that the stub lanes would create waste collection issues and, given they would be in the public realm, would need to be maintained by the City. The waste collection and maintenance issues can be avoided however by removing the laneway stub and replacing it with a battleaxe leg. The applicant has demonstrated this on the subdivision concept plan and the issue is considered resolved.

In the middle of the area within the R25 section, two 6m wide laneway reserves are proposed that produce three angles in excess of 90º where they intersect with each other and the adjacent subdivisional roads. Technical Services advised that the layout of these lanes should be altered so that the maximum bend was 90º. The applicant responded by amending the subdivision concept plan to show that although the reserves themselves intersect at angles greater than 90º, the road pavement within those reserves can be adjusted to intersect at bends of 90º. This would appear to address the concern regarding the intersection angles.

It is noted that a roundabout intended to be placed at the intersection of Westfield Road and Hesketh Avenue has been removed. The roundabout is shown as a red dot on the current structure plan and was shown on the plan of subdivision that was approved immediately opposite Lot 9000 on the south eastern side of Westfield / Hesketh. The proposed amendment to the road design would mean that the roundabout is removed and that both roads, one on the north side and one on the south side, would terminate in T-intersections 54.8m apart. The spacing of these intersections and the intersections on Edinburgh Road (which are 38.4m apart on the subdivision concept plan) meet the minimum separation distances specified by Table 5 of Liveable Neighbourhoods (40m and 20m respectively). As such, there does not appear to be any issues with the proposed modifications to the road layout.

Visitor parking bays have been indicated in the subdivision concept adjacent to laneway lots and the POS which is appropriate, although bays have not been shown along Westfield Road and Hesketh Avenue as is the case immediately north-east of the site. The provision of these bays however is a subdivisional issue that does not need to be reflected in the A14 structure plan and will be addressed at a later date if the proposal proceeds through to the subdivision stage.

The new design actually reduces the number of road intersections to the surrounding network from five to three. This reduces the potential number of conflict points and therefore improves the site's integration with the surrounding neighbourhood.

No direct vehicle access would be permitted to Lake Road, although the 8m wide reserve south west of the lots directly abutting the POS area is intended to be a pedestrian link to Lake Road in addition to vehicular access to the lots from the internal subdivisional roads. As with the parking bays, the waste collection issue that Technical Services has with stub lane arrangements will be able to be addressed via the imposition of a requirement for a Detailed Area Plan over the laneway lots at the subdivision stage that will demonstrate bin pickup locations.

Traffic Generation

Technical Services requested a traffic impact assessment to determine what effect the proposed layout would have on the existing road network. The applicant responded that by removing the primary school from Lot 9000, the number of vehicle trips generated to and from the site would actually be reduced and, given the previous layout was approved with the primary school, a traffic impact assessment should not be necessary for the revised layout.

Council could still require the traffic impact assessment to be prepared, however the applicant's point is well made. It is believed such an assessment is not necessary in this instance.

Local Planning Strategy (LPS)

The aims and objectives of the Local Planning Strategy as they relate to the proposal under consideration include:

- *Promote and safeguard the health, safety, convenience and general welfare of the inhabitants of the district, and to achieve an improved quality of living for the people of Armadale;*

- *Preserve and enhance the amenities of the district and to promote a sense of place and community identity for residents by fostering a distinctive character based on good design principles;*

- *Provide for a variety of development to meet the needs of the community with regard to housing, employment and services, and to facilitate the provision of a wide range of social and cultural facilities and services;*

- *Improve access into and around the district, and ensure safe and convenient movement of people, including pedestrians, cyclists, public transport users and motorists;*

- *Promote a safe and energy-efficient patter of development; and,*

- *Promote sustainable development that integrates consideration of economic, social and environmental goals.*

Given the context of the LPS, these aims and objectives are quite broad, however, it can be seen how they relate to applications like the proposed recoding and structure plan amendment. These factors have been considered as part of the City's assessment and it is considered that the application does not conflict with the LPS.

Public Open Space

The area of POS proposed has increased from 6563m² to 1.7874ha. This is in excess of the 10% requirement from Development Control Policy 2.3 (being 1.5424ha) by 2450m², however this figure has not taken into account any necessary deductions such as drainage.

The increase in the amount of POS is considered a good outcome for the surrounding area for two reasons. Firstly, the existing POS in the area is predominantly undeveloped, used for drainage purposes, or containing wetlands / watercourses. The nearest park with play equipment appears to be on Poad Street some 500-600m away. The proposed new area of POS will provide a large enough area to perform both active and passive POS functions and is centrally located to existing POS areas providing good strategic separation. The second reason is that the proposed location will see the retention of half to two thirds of the existing trees on site.

Impact on Amenity

Whilst the density is being increased so as to incorporate more residential lots, the removal of the primary school from the site clearly represents an improvement to the amenity of the immediate area from the previous design through the reduction of trip generation at peak school times. It is important to note however that the service the school was to provide will not be lost to the wider district as it will still be located in the City albeit in what the Catholic Education Office believes is a more strategic location near the intersection of Armadale and Nicholson Roads.

In addition, the increase in the amount of POS represents another improvement to the previous design that is of benefit to the amenity of the area and the wider community. As such, taking all factors into consideration, it is believed this proposal is an improvement on that which was originally approved and the overall impact on the amenity of the area is reduced.

Servicing

Standard services would need to be provided during subdivision works. Service authorities would be contacted for comment during advertising should Council initiate the proposed amendment and consider that the proposed structure plan modification is acceptable for advertising.

OPTIONS

1. Council may resolve to initiate a Scheme Amendment to amend the zoning of Lot 9000 Hesketh Avenue, Seville Grove from 'Residential R17.5/25' to 'Residential R20' and 'Residential R25' and determine that the associated structure plan modification is satisfactory for advertising.

2. Council may decline the initiation of the Scheme Amendment in respect of Lot 9000 Hesketh Avenue, Seville Grove if it considers the proposed recoding to be contrary to the orderly and proper planning of the area (or for any other reason) and determine that the associated structure plan modification is not satisfactory for advertising.

CONCLUSION

The proposed scheme amendment does not request a residential density that is out of character with the surrounding area. Further, the proposed structure plan modification represents an improvement to the amenity of the neighbourhood as outlined in the report. Finally, the recoding request and the structure plan modification are consistent with the objectives of TPS No.4 and the LPS.

Assuming the Environmental Protection Authority does not require an environmental assessment, the recoding application will be advertised for 42 days. The structure plan will be advertised alongside the amendment. Following the closure of the advertising period, the proposed amendment and any submissions received during the advertising period will be forwarded to Council for its consideration for final adoption.

Given the above, it is recommended that the Council resolve to initiate the proposed amendment and accept the structure plan as satisfactory for advertising in accordance with Option 1.

RECOMMEND

That Council:

1. **Pursuant to Part 5 of the *Planning and Development Act 2005,* initiate Amendment No.58 to Town Planning Scheme No.4 to recode Lot 9000 Hesketh Avenue, Seville Grove from 'Residential R17.5/25' to 'R20' and 'R25' and amend the Scheme Maps accordingly.**

2. **Refers the above Amendment to Town Planning Scheme No.4 to the Environmental Protection Authority (EPA) pursuant to section 81 of the *Planning and Development Act 2005.* Should the EPA advise that the amendment does not require assessment, advertise the amendment for a period of 42 days.**

3. **Authorise the Mayor and the Chief Executive Officer to execute the Amendment documents.**

4. **Forward a copy of the amendment to the Western Australian Planning Commission for information.**

5. **Pursuant to Clause 6A.3.2 of Town Planning Scheme No.4, determines that the proposed Structure Plan is satisfactory for advertising.**

6. **Advertises the proposed Structure Plan under the provision of Clause 6A.3.5 of Town Planning Scheme No.4 for a period of 42 days, concurrently with the above amendment.**

7. **Advise the applicant of the above decision.**

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ADVERTISING INFRASTRUCTURE COST SCHEDULE 2010 AND PROPOSED VALUES, DEVELOPMENT CONTRIBUTION PLAN NO.3

WARD	:	LAKE
DATE	:	10 June 2010
REF	:	PLU/DCA/3-01 & PLU/DCA/3-02
RESPONSIBLE MANAGER	:	EMPS
SUBJECT LAND	:	Development Contribution Area No.3 - Special Control Area Map 3
ZONING		
MRS	:	Urban/Urban Development
TPS No.4	:	Zone

In Brief:

- The Infrastructure Cost Schedule 2009 was adopted by Council in August 2009. The Infrastructure Cost Schedule is to be reviewed in accordance with the requirements of Development Contribution Plan No.3 (Schedule 13B of Town Planning Scheme No.4). Land values are advertised as "Proposed Values" until final adoption as "Assessed Values".
- Recommend that Council advertise the Draft Infrastructure Cost Schedule 2010 which includes Proposed Values, a Gross cost of Common Infrastructure Works of $64,243,139.03, Common Infrastructure Works of $43,580,041.16, lots to be produced in the un-subdivided balance of 3,978 and a Cost Contribution per Lot of $10,955.84.

Tabled Items

Nil.

Officer Interest Declaration

The City's Project Coordinator, who prepared this report, declares an interest to the extent that the Infrastructure Cost Schedule provides for the funding of the Project Coordinator position. The Project Coordinator has ensured adequate funding to match salary and on-cost information.

Strategic Implications

2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.
2.1.1 Review, update and implement the City's Town Planning Scheme, taking into account the Local Biodiversity Strategy and other environmental considerations.

Legislation Implications

Planning and Development Act 2005
Town Planning Scheme No.4
Local Government Act 1995
Commercial Arbitration Act 1985

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Clause 3.11 of Schedule 13B in Town Planning Scheme No.4 states the following:

"The City may raise loans for the purpose of providing the finance necessary for the implementation of Common Infrastructure Works at a timing and order of prioritisation determined by the City with any interest or chargers incurred in raising loans or carrying our such work to be a Common Infrastructure Work cost."

Consultation

- Relevant City of Armadale Managers
- Various consultants and valuers
- Landowners and Developers within Development Contribution Area no.3

BACKGROUND

Town Planning Scheme No.4 Development Contribution Plan No.3

In accordance with the City of Armadale's Town Planning Scheme No.4 (TPS No.4), all landowners within Development Contribution Area No.3 (DCA03) shall make a proportional contribution to the cost of Common Infrastructure Works. Development Contribution Plan No.3 (DCP No.3), within Schedule 13B of TPS No.4, provides the framework and authority for the City to determine the cost of Common Infrastructure Works within DCA03 and to establish a Contribution Cost per Lot.

The Cost Contribution per Lot, as per Clause 3.4 of Schedule 13B, is determined through the cost of Common Infrastructure Work over the subdivision potential in the unsubdivided balance of DCA03. The Cost Contribution per Lot and the associated process are published as the Infrastructure Cost Schedule for DCP No.3. It is stated in Clause 3.13.1 of Schedule 13B, that the City shall review Contribution Costs and the Infrastructure Cost Schedule, provided such reviews are conducted at least on an annual basis.

Where Common Infrastructure Work includes a land component, DCP No.3 requires that "Assessed Values" be determined through a process of valuation and advertising of "Proposed Values". The process to attain Assessed Values is set out in Clause 3.12 of Schedule 13B. It is intended, as per Clause 3.12.3 (e) of Schedule 13B, that any Assessed Value should apply for no more than 13 months.

The Infrastructure Cost Schedule 2009 and Assessed Values were adopted by Council in August 2009. The revised Infrastructure Cost Schedule, Draft Infrastructure Cost Schedule 2010 and Proposed Values, need to be advertised for a period of 28 days before it can be considered for final adoption by Council. Given the need for advertising before Council adoption, and based on the information provided above relating to the revision of the Infrastructure Cost Schedule and Assessed Values, it is necessary for the Draft Infrastructure Cost Schedule 2010 and Proposed Values to be advertised now.

Attachment "A3" (flowchart) of the Agenda describes the Infrastructure Cost Schedule preparation and review process that generally reflects the statutory requirements. As required by Clauses 3.12.3 (c) and 3.13.6 of Schedule 13B and as indicated on the flowchart, objections to any of the costs in the Draft Infrastructure Cost Schedule need to be supported by qualified evidence.

Progression since last review period

Development Contribution Plan No. 3 has now been operational since 2006 and has made significant progress in implementing key projects. The key points of progression since the last review period are identified below.

- The acquisition of a community centre within Heron Park (Former Lot 49 Keane Road), has been finalised since the last review period. The Community Centre is referred to as Bakers House and has been identified in the City's Forward Financial Plan. The possible utilisation of Bakers House will now need to be progressed by the City's Community Services, in order to finalise the last stage of works funded by through DCP No.3.

- The City has finalised the acquisition of land, for road widening purposes, from the majority of properties for the dual carriageway upgrade of Warton Road. Grant funds have been expended this financial year on implementing the Warton Road upgrade, with funds from DCP No.3 to be utilised 2010/11 financial year. The implementation of the project, including street lightening and dual use path, is scheduled for completion early 2011.

- This review period marks the finalisation of the Wright Road upgrade funded through DCP No.3. The upgrade of Wright Road connects in to the recent Ranford Road upgrade. This is an important development for the proposed town centre site on the corner of Ranford Road and Wright Road, and for traffic flow around Cary Baptist College. Significant components of the Wright Road project are the lights at the intersection of Ranford Road and the addition of a dual use path which will tie in to the comprehensive network planned for North Forrestdale.

- Concept plans for the Piara Waters (North) Community and Sporting Facility have been adopted by Council. There has been positive feedback within the City, developers and landowners on said concept plans. Following on from this success the City is now working with the Department of Education on commissioning concept plans for North Forrestdale (South) Community and Sporting Facility.

- The Nicholson Road design has significantly progressed since the last review period. The Nicholson Road project has seen close collaboration between Development Services and Technical Services. Finalisation of the Nicholson Road design has become a top priority, with the development front moving south through North Forrestdale and the necessity for implementing service infrastructure within the new alignment.

- The City, through DCP No.3, has finalised funding for the sewer pump station, on former Lot 49 Keane Road and former Lot 50 Wright Road, and the associated temporary pressure mains. The sewer pump station has formally been handed over to the Water Corporation.

- Works relating to the Ballanup trunk main crossings within Newhaven Estate have been formally approved by the Water Corporation. Reimbursement to Stockland for said prefunded works has been processed by the City. This completes the Ballanup trunk main crossings funded through DCP No.3.

- The City, in accordance with the Deed of Agreement, has conducted a final survey for land acquired from Lot 53 Skeet Road for arterial drainage purpose. This marks the finalisation of the purchase price and demonstrates the City's compliance with the Deed of Agreement.

- During the period since the last review the City, through DCP No.3, has completed acquisition of land for the Ballanup Drain within Vertu Estate (Former Lot 50 Wright Road). Acquisition has now been completed for over 40%, of the Ballanup Drain, as identified in the Infrastructure Cost Schedule.

Preparation of the Infrastructure Cost Schedule Common Infrastructure Works

Cost estimates have come from a range of sources including specialist consultants, relevant Managers within the City and State service providers. There is a varying level of accuracy throughout the infrastructure items which generally correlates to the level of design and planning that has been undertaken. Decisions have needed to be made on each item regarding the desired outcome, the level of cost accuracy that should be applied, whether or not a contingency should be included, and in the case of contributions or grants the value of the contribution or grant.

As detailed above, where land is identified as part of a Common Infrastructure Work the process shown on the attached flowchart has been followed to arrive at Proposed Values. To comply with Clause 3.12.5 of Schedule 13B, the Draft Infrastructure Cost Schedule 2010 incorporates an additional 10% to the Proposed Values. The additional 10% assists with the early acquisition of land and helps prevent the loss of opportunities for acquisition.

DETAILS OF PROPOSAL

It is proposed to advertise the Draft Infrastructure Cost Schedule 2010, the Proposed Values included within it, a Gross cost of Common Infrastructure Work of $64,243,139.03, Common Infrastructure Work of $43,580,041.16, lots to be produced in the un-subdivided balance of 3,978 and a Cost Contribution per Lot of $10,955.84, for a period of 28 days.

A notice will be placed in the local newspapers stating that, during the advertisement period, the Draft Infrastructure Cost Schedule 2010 is accessible on the Out for Comment section of the City's website. A covering letter, stating where to access the Draft Infrastructure Cost Schedule 2010 and a copy of the flowchart for the Infrastructure Cost Schedule Review ***(Attachment "A3" of the Agenda)***, will also be sent to all landholders holding large land parcels with subdivisional potential within DCA03 and to their planning consultants.

COMMENT AND ANALYSIS

The City of Armadale is required to act as the administrator of DCP No. 3, which will deliver a significant number of benefits to the City and its future residents. The City aims to complete all of the Common Infrastructure Work in a timely manner and aims to ensure that there are no funding shortfalls. Annual review of the Infrastructure Cost Schedule aims to ensure equity of payment by developers over time.

Clause 6B.8.1 of Town Planning Scheme No. 4 provides that any shortfall in infrastructure costs after collection of all contributions may be made good by raising loans, imposing a Specified Area Rate for the area, entering into agreements with owners to fund the shortfall, or by the City funding the shortfall from its municipal fund. If there is an excess when works are completed, the City is to use the excess funds for the provision of additional facilities in the Development Contribution Area. The City's careful management of DCP No.3, through the annual review of the Infrastructure Cost Schedule, should prevent any significant shortfall occurring or additional costs being imposed on the City.

Gross cost of Common Infrastructure Works – (Calculation of "A")

The DCP No.3 details the calculation of the Gross cost of Common Infrastructure Work as the calculation of "A". The Gross cost of Common Infrastructure Work is the total of all estimated costs and established fixed costs in the Infrastructure Cost Schedule.

In accordance with the methodology applied to indexing cost estimates during previous Infrastructure Cost Schedule reviews, the Consumer Price Index provided by the Australian Bureau of Statistics for Perth for (March to March), has been utilised. The Consumer Price Index (CPI) for Perth (March 09 to March 10) was 3.4%.

There is a significant increase anticipated, for State agencies, in service relocation costs. Information provided on the anticipated cost increase, indicates that the rate will be significantly higher than CPI of 3.4% for Perth (March 09 to March 10). It has been noted in the Draft Infrastructure Cost Schedule 2010, that the City is working with Western Power to resolve cost sharing opportunities. This is a significant cost within the road upgrades of DCP No.3 and it is anticipated that a positive outcome will be forthcoming.

Cost estimates for Common Infrastructure Work that are based on concept designs or pre concept designs should be regarded as preliminary cost estimates. Preliminary cost estimates should, where applicable, include a cost contingency. It became evident that a number of cost estimates for Common Infrastructure Work did not include a cost contingency. Therefore, during this review period the application of appropriate cost contingencies was assessed.

Land values have generally decreased within the DCA03, however a large percentage of land holdings were acquired since the last review period at higher rates. Acquisition of road widening portions along Warton Road was a high priority due to the expenditure of the Warton Road grant.

Estimated Lot Yield in Unsubdivided Balance – (Calculation of "D")

The Estimated Lot Yield is the number of lots to be produced in the unsubdivided balance and is represented in DCP No.3 as the calculation of "D". The Estimated Lot Yield denotes the number of lots within DCA03 that, when subdivision occurs, will contribute to the Cost of Common Infrastructure Work.

The City has previously committed to monitoring the rate within the calculation of "D", at 10 lots per hectare, specified by Clause 3.4.1 in Schedule 13B. In 2008, subdivision within DCA03 was achieving a developed density of 10.08 lots per hectare and increased to 10.91 lots per hectare in 2009. During the period since the last review, the density of lots per hectare has decreased from 10.91 lots per hectare to 10.77. It is evident the rate specified in Clause 3.4.2 (a), of 10 lots per hectare is still appropriate for DCA03 and is no substantial evidence to warrant amending the rate. The development density of lots produced within DCA03 will continue to be monitored.

Cost Contribution per Lot – (Calculation of "E")

The Cost Contribution per Lot is represented as the calculation of "E" in the Draft Infrastructure Cost Schedule 2010. The Draft Infrastructure Cost Schedule 2010 proposes the value of "E" as $10,955.84. Based on the Infrastructure Cost Schedule 2010, the Contribution Cost per Lot will increase by 10.2% from $9,939.33 per lot in 2009 to $10,955.84 in 2010.

It is important to look at a comparison of the Contribution Cost per Lot of $10,955.84 for 2010, in relation to the adopted Contribution Cost per Lot in the Infrastructure Cost Schedule 2008. There is only a 5.6% variance from the Contribution Cost per Lot in 2008 of $10,376.34 and the Draft Infrastructure Cost Schedule 2010.

The increase can be attributed to a number of factors relating to the implementation and provision of Common Infrastructure Work prescribed in DCP No.3; such increases have been identified above in the calculation of "A".

The process from here

Advertise the Draft Infrastructure Cost Schedule 2010, the Proposed Values included within it, a Gross cost of Common Infrastructure Work of $64,243,139.03, Common Infrastructure Work of $43,580,041.16, lots to be produced in the un-subdivided balance of 3,978 and a Cost Contribution per Lot of $10,955.84, for a period of 28 days.

The method of dealing with submissions on the Draft Infrastructure Cost Schedule 2010, as indicated by the flowchart, requires additional steps to be taken before the Draft Infrastructure Cost Schedule 2010 is returned to Council for consideration and final adoption.

Objections substantiated by qualified advice regarding Proposed Values are referred to the City's valuation panel for comment and then referred back to Council for determination.

OPTIONS

1. Council could agree to advertise the Draft Infrastructure Cost Schedule 2010 inclusive of the Proposed Values as described under Details of Proposal above.

2. Council could seek revision of costs for Infrastructure Cost Schedule items before it is advertised. However, Council needs to be mindful of the need to adopt the Infrastructure Cost Schedule and Assessed Values by August 2010, which would be difficult to achieve if this item is deferred.

CONCLUSION

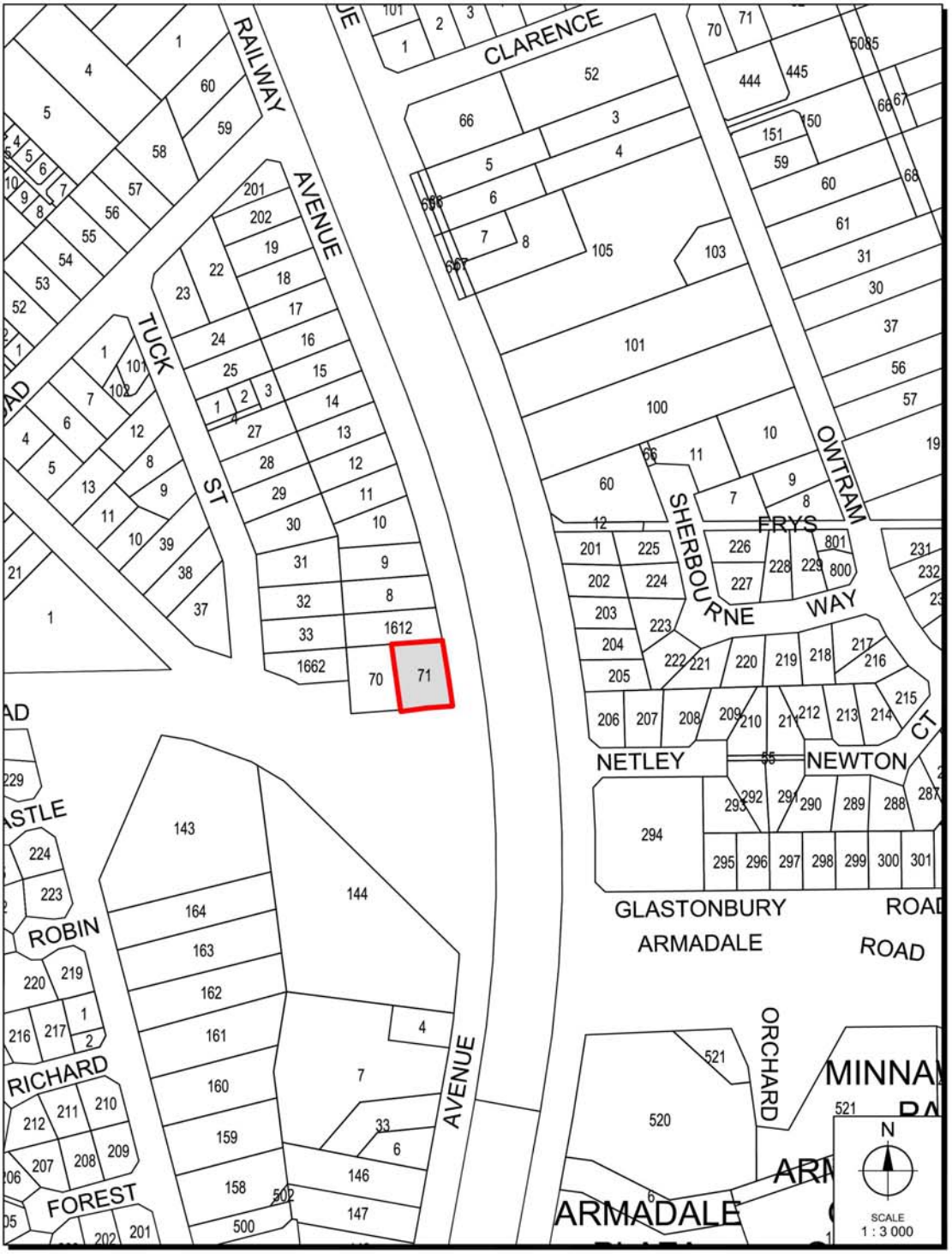
The Infrastructure Cost Schedule represents a 10 or more year forward plan bound by Development Contribution Plan No. 3. The document has been prepared to a standard which is considered satisfactory to minimise the financial risks to Council. Advertising the Infrastructure Cost Schedule provides the further opportunity for qualified comment on the costs and provides a time when the Infrastructure Cost Schedule can be audited. Accordingly Option 1 is recommended.

RECOMMEND

That Council:

1. In accordance with Clauses 3.12 and 3.13 of Schedule 13B in Town Planning Scheme No. 4, adopt for the purpose of advertising the Draft Infrastructure Cost Schedule 2010, the Proposed Values included within it, the Contribution Cost per Lot of $10,955.84, 3,978 predicted lots and a Gross cost of Common Infrastructure Works of $64,243,139.87, for a period of 28 days.

Moved Cr _____
Carried/Lost ( )



LOCATION PLAN
RELOCATION OF HERITAGE BUILDING
LOT 71 (No 1) LITTLE JOHN ROAD, ARMADALE

**RELOCATION OF HERITAGE BUILDING – LITTLE JOHN ROAD, ARMADALE*

WARD	:	MINNAWARRA
FILE REF	:	P17480
DATE	:	28 May 2010
REF	:	HC
RESPONSIBLE MANAGER	:	EMPS
APPLICANT	:	Various
LAND OWNER	:	City of Armadale
SUBJECT LAND	:	Property size 1269m²
ZONING MRS	:	Urban
TPS No.4	:	Residential 15/40

In Brief:-

- In May 2009, Council resolved to enter into an arrangement with D & M Green to facilitate the removal, relocation and refurbishment of Nurse McKimmie-Scott's Residence to a lot on Chevin Road, Roleystone at no cost to the City.
- Unfortunately the applicants have not been able to negotiate a satisfactory arrangement to have the house moved and are unable to undertake the removal.
- A previous applicant is desirous to undertake the removal to a property in the Shire of Serpentine-Jarrahdale within a relatively short time frame.
- Recommend that Council rescind Resolution D51/5/09 and agree to enter into an arrangement with B H Moore & Family Investments Pty Ltd to facilitate the removal, relocation and refurbishment of Nurse McKimmie-Scott's Residence with suitable conditions at no cost to the City to land at 111 Jarrahdale Road, Jarrahdale, to the satisfaction of the Executive Director Development Services**.** Should the removal not be completed by 31 October 2010 Technical Services be authorised to demolish the house**.** Also agree that two trees in the front yard can be removed and relocated.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Relates to Aim 2.3 for diverse and attractive development that is integrated with the distinctive character of the City to:

2.3.2 Ensure preservation and maintenance of heritage buildings, heritage items and places of interest.

Legislation Implications

Town Planning Scheme No 4.
Heritage of Western Australia Act 1990.
Municipal Heritage inventory 2008.
Local Government Act 1995.

Council Policy / Local Law Implications

Policy PLN 3.8 Heritage Management Incentives Policy.

Budget / Financial Implications

Nil.

Consultation

- Corporate Services Directorate.
- Technical Services Directorate.

BACKGROUND

At its meeting on 18 April 2006 (D33/4/06 refers) Council among other things, resolved to initiate an amendment to the Town Planning Scheme to rezone portions of Lots 143 and 144 Armadale Road (to the south of Nurse McKimmie-Scott's Residence) and to indicate on the planning scheme maps the proposed alignment of the Abbey Road/Railway avenue link. The Executive Director Development Services reported that:

"The house affected by all options on Railway Road north of Armadale Road is included in the City's Municipal Heritage Inventory as a "B" Management Category property (A18 known as Nurse McKimmie-Scott's Residence). The house is apparently circa 1900 and it is noted in the statement of significance that the building is probably one of the oldest domestic dwellings still standing near the city centre".

At its meeting on 21 May 2007 (D52/5/07 refers) Council, among other things, resolved to adopt the proposed alignment of the Abbey Road and Railway Avenue link as depicted in Option 2 of that report.

At its meeting on 14 April 2008 (T27/4/08 refers), Council resolved:

1. That Council as a preliminary stage of the Abbey Road/Railway Avenue Link Project, agree to purchase, for road alignment purposes, the property at Lot 71, Little John Road Armadale, for the negotiated purchase price reported in "Attachment B-1" to the Technical services Committee Agenda.

2. That the site be referred to the Community Heritage Advisory Committee for advice.

At its meeting of 28 April 2008 (96/4/2008 refers), Council considered a petition signed by 166 residents, the prayer of which reads:

"Petition to preserve the oldest standing house in Armadale – Nurse McKinney's (sic) House (also known as Kogarah House) – Lot 71 Railway Avenue/Little John Road, Armadale. Council to organize appropriate relocation."

Council resolved that the petition be received and referred to the Development Services Committee.

The property at Lot 71 (No 1) Little John Road, Armadale, (known as Nurse McKimmie-Scott's Residence) was represented in the City's 1995 Municipal Heritage Inventory as a "B" Management Category and is in the 2008 MHI as a "C" Management Category property.

The "C Management Category" is defined:

"Retain and conserve if possible. Endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme.

A Heritage Assessment and Impact Statement may be required before approval is given for any major redevelopment or demolition. If necessary, record the place photographically prior to demolition.*

** Note: The term Heritage assessment, referred to in Category A, B and C, is defined as:*

A brief, independent evaluation by a heritage architect or heritage consultant. It is not to be confused with a Heritage Council Heritage Assessment or a Conservation Plan, which are more extensive, detailed and costly documents."

Following negotiations, the City took over ownership of the property on 21 April 2008. It had initially been intended to refurbish the residence so that it could be leased out in the interim for residential purposes under management of a local real estate agent. After an inspection by the Property Supervisor it was estimated that costs of some $23,000 to $24,000 would be required as a minimum to enable the property to be let on the open market. This was considered to be required maintenance to bring the property to a liveable standard and would not in any way amount to a full modernisation of the house.

Basic measures have been undertaken to secure and maintain the property. It is estimated that the total costs of keeping the property vacant and monitored for six months would amount to some $8100. Ongoing costs after the initial six months are estimated at $850 per month. This would keep the garden maintained and security and alarm monitoring continued.

CHAG Consideration

The CHAG inspected the property on 21 May 2008. The matter was then further considered at the CHAG meeting on 19 June 2008.

CHAG agreed that Nurse McKimmie-Scott's Residence is one of the oldest residences in the area, being built around 1900 and being originally occupied by Nurse McKimmie-Scott. It was later the residence of Walter Haynes, the first rector of the Anglican Church in the district. It is an attractive building exhibiting characteristics typical of the Federation era, including ornate timber detailing, dominant roof forms and a spreading veranda on three sides. It occupies a prominent and visible position in the streetscape to the west of the railway line and is an important inclusion in the City's Municipal Heritage Inventory. There is white ant damage evident inside.

CHAG recommended to Council that:

Moving the building is preferable to demolition but should only be considered as a last resort. Whilst moving retains the physical structure, the building loses its link to the historical and heritage fabric of the place.

In view of the likely length of time before road works commence, and the possibility that plans may change in the future, Council consider retaining the building at its present site and repairing and upgrading the house to a suitable standard with the intention of renting or leasing the premises for commercial or community purposes.

To this end, Council enquire whether the Lotteries Commission may have funding options to assist in the repair of the building to maintain its heritage potential and fulfil a continuing role in the Armadale district as a commercial rental property. Consideration could be given to the preparation of a business plan to justify Council's input into the building and the financial viability of renting or leasing for commercial purposes.

Nurse McKimmie-Scott's Residence is considered to be an important and integral part of Armadale's historical and social fabric and one that the Community wishes to preserve. CHAG expressed its regret that alternative alignments of the Railway Avenue/Abbey Road conjunction, to work the road around the Lot and retain the building, had not been further considered to design an imaginative solution and preserve the house where it stands.

At its meeting on 27 October 2008, Council resolved (D112/10/08 refers):

1. That Council approve the removal of the house outlined in the Municipal Heritage Inventory as Nurse McKimmie-Scott's Residence subject to the following conditions:

    a) The residence being advertised to interested parties free of charge but on the understanding all costs for removal, transport, relocation and refurbishment are to be undertaken by the purchaser.

    b) The residence being relocated to an appropriate site and refurbished to the satisfaction of the Executive Director Development Services.

    c) The City engaging a heritage consultant to undertake an interpretive heritage assessment and photographic record of the historical aspects of the residence prior to removal to the satisfaction of the Executive Director Development Services.

    d) The preparation of a heritage plaque to act as a site marker and to be incorporated in any future development of the Lot.

2. That once the house has been removed and the conditions have been met, Nurse McKimmie-Scott's Residence be removed from the 2008 Municipal Heritage Inventory.

Following the analysis of various issues on aspects of the Local Government Act 1995 relating to the proposed disposal of the heritage house, the house was advertised to interested parties in the local newspapers on 14 and 17 March 2009, seeking submissions by 14 April 2009. Interested parties were requested to address the following issues:

- Identification of the site proposed for the relocation;
- An overview for plans for refurbishment and preservation of the house; and
- An indication of the capacity to complete the relocation, refurbishment and preservation of the house.

At its meeting on 25 May 2009, following a consideration of the submissions received, Council resolved to agree to enter into an arrangement with D & M Green to facilitate the removal, relocation and refurbishment of Nurse McKimmie- Scott's Residence situated at Lot 70 (No 1) Little John Road, Armadale, to ensure that the building is removed at no cost to the City and fully refurbished on land on Chevin Road, Roleystone, to the satisfaction of the Executive Director Development Services.

Unfortunately the applicants have not been able to negotiate a satisfactory arrangement to have the house moved to their Roleystone property and are unable to undertake the removal. Following a number of attempts with a range of removalists, the applicants advised, with extreme regret, that they had to withdraw their expression of interest.

DETAILS OF NEW PROPOSAL

A previous applicant, B H Moore & Family Investments Pty Ltd, has indicated a continuing desire to relocate the house to 111 Jarrahdale Road, Jarrahdale to be utilised as part of a proposed arboreal heritage garden on his 16 hectare property transversed by the Medulla Brook. He has re-affirmed his previous commitment.

The following points were made by Mr Moore to support his claim:

- He has the financial resources to move, re-establish and refurbish the house.
- As a previous Councillor (1985 to 2005) and Mayor (1988 to 2005) of the Town of Mosman Park he was involved in many heritage issues including the development of the first Town of Mosman Park heritage register in the early 1990s.
- He relocated a weatherboard heritage house from Wanneroo to Gidgegannup for his mother in 1995 and reinstated it to an original state.
- His intention would be to restore the house to the 1900 themes including replacing some leadlight with aged glass with the 1900s imperfections and replacing the "Tack-ons" of later eras with original fittings and material.
- Asbestos would be replaced with weatherboard planks.
- The verandas would be extended on all four sides of the house as was believed to be the original case. The current new (and out of character) veranda flooring would be replaced with locally sourced Jarrahdale jarrah flooring reminiscent of the original flooring.

- The original fireplace (currently stabilised with cement mortar) would be dismantled and reinstated piece by piece with 1900 style lime mortar and original fire bricks.
- He would undertake further research on this and similar houses of the era to assess the original position of items in the house (e.g. there is a cement earthen plinth next to the current kitchen and lounge which was probably where the old kitchen solid wood stove was placed).
- He would remove the aged and remarkable Pepper tree at the south eastern end of the house and relocate and transplant it (crane and jib and very large Hessian bag to protect and contain the roots) to a position by the relocated house near where it is believed the laundry may have been. He would also be interested in relocating and transplanting the Lily Pilly tree close to the Pepper tree.
- His aim is to develop a heritage garden utilising the Medulla Brook. The house would be located near a spectacular waterfall feature. He has already purchased a significant amount of plants and employed a permanent ground staff member for the commencement of the garden project.
- On completion of the project he proposes the unveiling of a suitable brass plaque and having the building jointly opened to the public by the Mayor of Armadale and Shire President of the Shire of Serpentine-Jarrahdale (subject to confirmation).

Mr Moore envisages that if his bid is approved by Council that he would have a submission for planning approval to the Shire of Serpentine- Jarrahdale by July/August of this year and can relocate the property (weather permitting) by September/October.

COMMENT

The Technical Services Directorate is keen to have the house off the site at the earliest possible time to enable the construction of the realignment of Railway Avenue / Abbey Road to begin. They will, however, countenance complete removal of the heritage portion of the cottage by 31 October 2010 and if that timetable cannot be managed demolition of the house should be undertaken.

When the Community Heritage Advisory Group considered the matter in 2009, it agreed the Jarrahdale submission was interesting and innovative and could result in an attractive and accurate restoration in a pleasant setting. However, if there was an opportunity to retain the cottage within the municipality of the City of Armadale, that would be a preferable option. It should be noted that the other local expression of interest considered by CHAG was thought, despite relocation to a site nearby and thus maintaining some link to the local heritage, that the subsuming of the building into a larger added-on building to the rear and the work needed to make a former residence into a public building was not in the best interests of the cottage.

ANALYSIS

The opportunity to move the house to a location within the City of Armadale has not come to fruition. The proposal to relocate the house outside the City boundaries reduces the benefit to the City and its residents but does mean that Nurse McKimmie-Scott's Residence will be preserved and restored, albeit in a different location and Municipality.

The removal and restoration would:

- Be undertaken by an individual with previous experience in the renovation, refurbishment and preservation of a heritage building;
- Restore the building to c1900 themes as fully as possible (including window treatments and fireplace);
- Reinstate verandas all around the original portion of the house;
- Undertake thorough research to ensure the building is brought back as close as possible to original condition and design;
- Replant two trees that currently complement the house; and
- Include the house within a heritage garden to be ultimately open to the public with interpretive material.

That would appear ultimately to be a gain to heritage preservation.

Should the timing for the removal of the house appear to be blowing out, demolition is always an option. However, it does not appeal as a positive solution to the problem. The public and Council have acknowledged Nurse McKimmie-Scott's Residence as of historic and heritage importance and steps have been undertaken to try and preserve that importance.

Whatever decision is reached, Council will need to rescind Resolution D51/5/09 (to enter into an arrangement with the Greens to remove the house) to enable another solution to the situation to be undertaken.

OPTIONS

1. Rescind Resolution D51/5/09 and enter into an arrangement with B H Moore & Family Investments Pty Ltd to facilitate the removal, relocation and refurbishment of Nurse McKimmie-Scott's Residence to 111 Jarrahdale Road, Jarrahdale at no cost to the City. If the removal is not completed by 31 October 2010 then the Technical Services Directorate be authorised to demolish the house.

2. Rescind Resolution D51/5/09 and authorise the Technical Services Directorate to demolish Nurse McKimmie-Scott's Residence at their convenience.

3. Rescind Resolution D51/5/09 and seek an alternative interested party who would be willing to remove and relocate the house within the City of Armadale.

CONCLUSION

If there is a chance of preserving Nurse McKimmie-Scott's Residence, even in another Municipality, it would to be a more preferable option than demolition. Option 1 is preferred.

The Technical Services Directorate would like the site to be clear of obstruction by 31 October 2010 for the construction of the Railway Avenue / Abbey Road link. This does not allow for further advertising and negotiation with other interested parties who may remove the house to an alternative site in the City (assuming they can be found). Option 3 is therefore not favoured.

The Moore proposal has the merit of offering restoration to the original character and in addition to replant two trees and relocate within a heritage garden with potential to open to the public. The desire and the experience to undertake the task appear to be well in evidence. Option 1 is recommended.

RECOMMEND

That Council:

1. **Rescind Resolution D51/5/09 where it was agreed to enter into an arrangement with D & M Green to facilitate the removal, relocation and refurbishment of Nurse McKimmie-Scott's Residence situated at Lot 70 (No 1) Little John Road, Armadale, to ensure that the building is removed at no cost to the City and fully refurbished on land on Chevin Road, Roleystone, to the satisfaction of the Executive Director Development Services.**

   *** ABSOLUTE MAJORITY REQUIRED**

2. **Agree to enter into an arrangement with B H Moore & Family Investments Pty Ltd to facilitate the removal, relocation and refurbishment of Nurse McKimmie-Scott's Residence situated at Lot 70 (No 1) Little John Road, Armadale, to ensure that the building is removed at no cost to the City by 31 October 2010 and fully refurbished on the applicant's land at 111 Jarrahdale Road, Jarrahdale, to the satisfaction of the Executive Director Development Services.**

3. **Should the removal not be completed by 31 October 2010, authorise the Technical Services Directorate to undertake demolition of Nurse McKimmie-Scott's Residence at their convenience.**

4. **Agree to the removal and relocation of the Pepper tree and the Lilly Pilly tree, currently by the house, by the Applicant as part of the relocation process.**

Moved Cr _____
Carried/Lost ( )

VACANCY FOR WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION MEMBER – SWAN RIVER TRUST

WARD	:	ALL
DATE	:	15 June 2010
REF	:	HC
RESPONSIBLE MANAGER	:	EDDS

In Brief:-

- WALGA is seeking nomination to fill the position of -
  - WALGA Member – Swan River Trust.

DETAILS OF PROPOSAL

Notification has been received from the Western Australian Local Government Association inviting Council to submit nomination/s for appointment of a Western Australian Local Government Association Member for the Swan River Trust.

A copy of the Nomination Forms and details are at Attachment "A1" of the Agenda, (refer Summary of Attachments - yellow page).

RECOMMEND

1. **That Cr _____ be nominated by Council for the position of Western Australian Local Government Association Member – Swan River Trust.**

   OR

   If there are no nominations at the Development Services Committee or Ordinary Meeting of Council on 21 June 2010, then the recommendation be as follows:-

2. **That no nomination be made for the position of Western Australian Local Government Association Member – Swan River Trust.**

Moved Cr _____
Carried/Lost ( )

VACANCY FOR WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION MEMBER – LANDGATE CUSTOMER SERVICE COUNCIL

WARD	:	ALL
DATE	:	15 June 2010
REF	:	HC
RESPONSIBLE MANAGER	:	EDDS

In Brief:-

- WALGA is seeking nomination to fill the position of -
  - WALGA Member – Landgate Customer Service Council.

DETAILS OF PROPOSAL

Notification has been received from the Western Australian Local Government Association inviting Council to submit nomination/s for appointment of a Western Australian Local Government Association Member for the Landgate Customer Service Council.

A copy of the Nomination Forms and details are at Attachment "A2" of the Agenda, (refer Summary of Attachments - yellow page).

RECOMMEND

1. **That Cr _____ be nominated by Council for the position of Western Australian Local Government Association Member – Landgate Customer Service Council.**

   OR

   If there are no nominations at the Development Services Committee or Ordinary Meeting of Council on 28 June 2010, then the recommendation be as follows:-

2. **That no nomination be made for the position of Western Australian Local Government Association Member – Landgate Customer Service Council.**

Moved Cr _____
Carried/Lost ( )

REFERRAL ITEM – VERGE REPLANTING BY DEVELOPERS IN NEW DEVELOPMENTS, AFTER ROADS AND SERVICES, AS A REQUIREMENT OF INITIAL DEVELOPMENT APPROVAL

At Council's meeting on 14 June 2010, Cr Wielinga referred to the following –

"The matter of verge replanting by developers in new developments, after roads and services, as a requirement of initial development approval be referred to the Development Services Committee".

The following comments have been provided by Cr Wielinga for consideration by Committee:

"As new developments (rural, special residential & residential) necessitate the removal of vegetation for the construction of roads and provision of services many new verges are being created that are neglected/poorly managed. Primary issues of neglect/poor management relate to 1) weed infestation creating fire hazard and urban blight and 2) erosion of soils onto roads and into drains/catchments.

As the verge and associated neglect/poor management eventually comes under the responsibility of the City, it seems appropriate to establish policies or controls to prevent or mitigate these issues before they arise. The cost to the City (financially and in public relations) to retrospectively resolve these issues is probably greater than current capacity and should therefore be covered by the initial developer.

The developer should be required, as part of the approval of development, to replant verges in new developments with a selection of suitable species as determined by the Manager of Park Services/Executive Director of Technical Services. Depending on site location and limitations replanting could be ground cover plants only. Replanting would be required after the completion of services and should be conducted over two or more years to facilitate adequate establishment of plant density (as a requirement for compliance)."

RECOMMEND

That the item regarding outcomes of the verge replanting by developers in new developments after roads and services, as a requirement of initial development approval be referred to the appropriate Directorate for action and / or report back to Committee.

Moved Cr _____
Carried/Lost ( )

LATE ITEMS

COUNCILLORS' ITEMS

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORTS

- ***Prosecution for Unauthorised Development - Lot 103 (No.278) Croyden Road, Roleystone***

  In January 2010, the City commenced legal action against the landowners (D N Khaze & F Ehsan) for conducting unauthorised development (including the erection of an outbuilding and earthworks) at the abovementioned property, which was a breach of the City's Town Planning Scheme No.4.

  On 3 June 2010, the matter was heard in the Magistrates Court and the defendants (D N Khaze & F Ehsan) were both fined $5,000 each and ordered to pay court costs of $1,000 respectively.

MEETING DECLARED CLOSED AT _____

DEVELOPMENT SERVICES COMMITTEE

SUMMARY OF "A" ATTACHMENTS

21 JUNE 2010

ATT NO.	SUBJECT	PAGE
BUILDING		
HEALTH		
PLANNING		
A1	Copy of Nomination Form and Details re WALGA Vacancy – Swan River Trust	71
A2	Copy of Nomination Form and Details re WALGA Vacancy – Landgate Customer Service Council	77
A3	Copy of Infrastructure Cost Schedule 2010 & Review Process	83

WALGA

Vacancy for W.A. Local Government Association Member

SWAN RIVER TRUST

Member

NOMINATION PROCESS

Nominees are asked to complete the attached Nomination Form and email by **5pm Monday 19 July 2010** to nominations@walga.asn.au Completed forms may also be faxed or posted. Unsigned or late nominations will not be accepted. At the close of the nomination period the Selection Committee will meet and resolve on preferred candidates or make recommendations on preferred candidates to the WALGA State Council.

IMPORTANT NOTE

Please note, your nomination will be photocopied for the Association's State Council and/or Selection Committee and where relevant, the Minister and Committee Chairman. Therefore, it is important that profile information be complete, up to date and typed.

Appointments are conditional on the understanding that nominees will resign when their entitlement terminates, that is, they are no longer Elected Members or Serving Officers of Local Government.

EQUALITY

It should be noted that the Government is committed to providing equal selection opportunity for both indigenous and non-indigenous people and both genders and the W.A. Local Government Association encourages nominations accordingly.

REASON FOR VACANCY, TERM AND COMMENCEMENT DATE

Expiration of term of current member

MEETING DETAILS

Meetings:	Monthly, 2nd Monday of each month
Venue:	East Perth
Duration:	Half Day
Sitting Fee:	$7,400-$16,700 pa
Travelling allowance:	As per public sector policy

ELIGIBILITY

Open to Elected Members in the Swan river catchment

SELECTION CRITERIA:

Nominee to address the following Selection Criteria:

- What is your relevant experience in Local Government? Please provide examples.
- What are your experiences, skills, attributes or qualifications to support the nomination? Please provide examples.
- Please outline your demonstrated interest in the position.
- If successful, what do you see as your role and how would you represent Local Government and the Association?

TERMS OF REFERENCE

The Swan and Canning rivers are vital and productive natural assets. They are enjoyed by the people of Perth and also provide a central focus for tourism and recreation. The celebration of the Swan River as the first of the State's 175th Anniversary heritage icons in 2004 recognised this and the importance of protecting the rivers for future generations.

The Swan River Trust is a statutory authority established under the *Swan and Canning Rivers Management Act 2006* to manage and protect the health of the Swan and Canning rivers. The new Act came into effect in September 2007, replacing the *Swan River Trust Act 1988.* The new Act created the Swan Canning Riverpark to recognise the iconic status of the Swan and Canning rivers and gave greater powers to the Swan River Trust to manage and protect the health of the rivers. The Act and the Riverpark recognise that improved co-ordination and integration of activities is essential to manage the ecological and community benefits and amenity of the river system.

The Trust is responsible for coordinating the approach needed to tackle pressures from increased commercial and recreational use on the rivers, as well as urban, industrial and agricultural practices in surrounding areas. The major tasks for the Trust are to develop a river protection strategy and targets, and develop a management program for the Swan Canning Riverpark and the development control area.

MEMBERSHIP

The legislation provides for the appointment of eight members, with one member appointed on the nomination of the Western Australian Local Government Association and one member appointed on the nomination of the department assisting in the administration of the *Western Australian Planning Commission Act 1985.* The Minister directly appoints the remaining six members including one as the Chair and one as the Deputy Chair.

FOR FURTHER PARTICULARS ABOUT THE COMMITTEE PLEASE CALL

The Swan River Trust Executive Officer – (08) 9278 0901

FOR FURTHER PARTICULARS ABOUT THE NOMINATION PROCESS PLEASE CALL

Tim Lane
W.A. Local Government Association
Ph: 08 9213 2029or email nominations@walga.asn.au

Nominations must be submitted by the closing date to:
WA Local Government Association - Attention: Tim Lane

- **by preferably email to nominations@walga.asn.au ;**
- **by facsimile: 9322 2611; or**
- **by post to 15 Altona Street, West Perth WA 6005.**

Ricky Burges
Chief Executive Officer

4.10

NOMINATION FORM

Closing Date: 5pm Monday 19 July 2010

WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION

SWAN RIVER TRUST

Member

Submission of Nomination	**Nominations must be submitted by the closing date to:** **WA Local Government Association - Attention: Tim Lane** ➢ **by preferably email to nominations@walga.asn.au ;** ➢ **by facsimile: 9322 2611; or** ➢ **by post to 15 Altona Street, West Perth WA 6005.**
Nominee Title (egCr)	
Last Name	
Given Names	
Council	
Home address	
Postal address	
Contact Details Home: Work: Mobile:	
Occupation	
Qualifications	
Curriculum Vitae	**A curriculum vitae is required (1 – 2 pages only).**

I hereby submit my nomination and declare that all information I have provided is true and correct. I also certify that my nomination is made in accordance with my Council's policy on representation (where applicable). Should my nomination be successful, I will make every endeavour to commit the time and effort necessary to undertake this position, and will adhere to the eligibility criteria which specifies that should I no longer be a serving elected member or officer (whichever is applicable) in Local Government, I will resign from the Committee/Board as the Association's representative.

Nominee: *Dated:*

(Please sign or type name) (Please enter date)

UNSIGNED OR LATE NOMINATIONS WILL NOT BE ACCEPTED

It is preferred that you submit your completed nomination(s) by email.

Selection Criteria:

Please ensure you address each of the following selection criteria.
Details on how to address the selection criteria are attached to this nomination form.

IMPORTANT NOTE
It is important to note that your nomination and supporting documentation is photocopied for the Association's State Council and/or Selection Committee and where relevant, the Minister and Committee Chairman. It is important that profile information be complete, up to date and typed.

Appointments are conditional on the understanding that nominees will resign when their entitlement terminates, that is, they are no longer Elected Members or Serving Officers of Local Government.

PLEASE COMMENT ON AND DEMONSTRATE YOUR CAPACITY TO MEET THE FOLLOWING SELECTION CRITERIA:

- What is your relevant experience in Local Government? Please provide examples.
- What are your experiences, skills, attributes or qualifications to support the nomination? Please provide examples.
- Please outline your demonstrated interest in the position.
- If successful, what do you see as your role and how would you represent Local Government and the Association?

Please list the Boards/Committees on which you currently represent Local Government.

WALGA

Addressing Selection Criteria

Selection of preferred candidates for vacancies on boards and committees is determined by the Association's Selection Committee, which makes recommendations to State Council for ratification.

The selection process utilised in making recommendations is **merit-based**.

Integral to this process is the requirement to objectively assess and rate applicants on the basis of defined selection criteria for the vacancy. The applicant who rates the highest against the criteria will be the preferred candidate for the vacancy.

Selection criteria describe the qualifications, knowledge, skills, abilities, experience and interest a person requires in order to do a job effectively. The vacancy for which you are applying will include a variety of essential and desirable selection criteria that you must address in your application.

You must meet each of the essential criteria to be considered suitable for the vacancy. Whilst it is not necessary to satisfy the desirable criteria, where there are several candidates who meet the essential criteria, the Selection Committee will shortlist on the basis of the desirable criteria.

Many applicants are unsuccessful because they do not clearly address each selection criteria and assume that the Selection Committee will be able to 'read between the lines' in their application.

If you do not have sufficient space on the nomination form to address each of the selection criteria for the position, you may use a separate document. Make sure that you give the document an appropriate title (i.e. 'Statement Addressing Selection Criteria'), and give each criteria a title using exactly the same wording as appears on the nomination form (i.e. 'Relevant skills in the area'). List each criterion in the same order as they appear on the nomination form.

To make your selection criteria statement effective, it is recommended that you adhere to the following process:

(i) Ensure that you separately address each selection criteria.
(ii) Under each heading, write one or two short paragraphs explaining how you meet that particular criterion.
(iii) Each statement addressing a selection criterion needs to demonstrate your experience, skills, education, knowledge or interest that has equipped you to meet the requirements of the position.

Below are some suggestions as to what information to include in the statement you write for each selection criteria:

- **Highlight your relevant skills and experience by describing your major responsibilities through your position on Councils, in current or previous employment or through relevant non-paid work.**

  Example

  During my 6 years on Council, I have developed skills which are relevant to the vacancy through my extensive involvement as a member on a range of Council committees, including X, Y and Z. Specific skills I have developed on these committees include …...

- **Indicate the extent of your experience in relation to a particular criterion**

  Example

  I have over three years' experience as a member on the following Council committees – X, Y and Z. In addition, I was Chairman of X for two years and Deputy Chairman of Y for four years.

- **Briefly give details of one or two specific things that you have done that are good examples of your ability to meet the criterion.**

  Example

  My capacity to represent the interests of Local Government and the Association is demonstrated through my involvement as a member on the X board. During my time in this position, I demonstrated this capacity when an important issue came before the board for a decision that had particular relevance to Local Government. I liaised with the Policy Manager from the Association to be briefed on the ramifications of the issue, and at the next meeting of the board I was able to effectively argue for a period of consultation prior to making a final decision. The result was that the decision was deferred until the Association had completed a suitable period of consultation with member Local Governments.

- **Where possible, indicate how successfully you meet the criterion. You could do this by referring to feedback you have received from others, or things that you have established which are still being used.**

  Example

  The Committee that I chaired developed a report on XYZ, which was subsequently endorsed by Council. The recommendations were adopted in full and the changes which eventuated are still in operation today.

WALGA

Vacancy for W.A. Local Government Association Member

LANDGATE CUSTOMER SERVICE COUNCIL

Urban Member
(Metro & Country Urban Local Governments)

NOMINATION PROCESS

Nominees are asked to complete the attached Nomination Form and email by **5pm Monday 19 July 2010** to nominations@walga.asn.au Completed forms may also be faxed or posted. Unsigned or late nominations will not be accepted. At the close of the nomination period the Selection Committee will meet and resolve on preferred candidates or make recommendations on preferred candidates to the WALGA State Council.

IMPORTANT NOTE

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EQUALITY

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REASON FOR VACANCY, TERM AND COMMENCEMENT DATE

Committee membership expanded

MEETING DETAILS

Meetings:	Quarterly – 2nd Tuesday of March, June, September & December at 5:00pm
Venue:	Midland
Duration:	Approx 2 hours
Sitting Fee:	Nil
Travelling allowance:	Expenses are reimbursable

ELIGIBILITY

Open to all Elected Members and Serving Officers from metro & country urban Local Governments

SELECTION CRITERIA:

Nominee to address the following Selection Criteria:

- What is your relevant experience in Local Government? Please provide examples.
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- Please outline your demonstrated interest in the position.
- If successful, what do you see as your role and how would you represent Local Government and the Association?

TERMS OF REFERENCE

The role of the Customer Service Council is to provide advice on Landgate's:

- Strategic direction
- Customer service charter
- Products and services
- Service performance standards
- Customer surveys
- Customer complaints policies

MEMBERSHIP

The Board will have representation from:

- WA Local Government Association
- Surveying industry
- UDIA
- Australian Spatial Information Business Association
- Mining industry
- Agricultural sector
- Aboriginal interests
- Real Estate industry
- Conveyancing industry
- Legal / financial sector
- Valuation industry
- WALIS
- Landgate

FOR FURTHER PARTICULARS ABOUT THE COMMITTEE PLEASE CALL

Landgate – (08) 9273 7373

FOR FURTHER PARTICULARS ABOUT THE NOMINATION PROCESS PLEASE CALL

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NOMINATION FORM

Closing Date: 5pm Monday 19 July 2010

WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION

LANDGATE CUSTOMER SERVICE COUNCIL

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(Metro & Country Urban Local Governments)

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Nominee Title (egCr)	
Last Name	
Given Names	
Council	
Home address	
Postal address	
Contact Details Home: Work: Mobile:	
Occupation	
Qualifications	
Curriculum Vitae	**A curriculum vitae is required (1 – 2 pages only).**

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INFRASTRUCTURE COST SCHEDULE 2010

Contents

Clause 3.4.2 - Calculation of Contribution Cost Per Lot (this page)
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

Calculation of Contribution Cost Per Lot		
		Notes
A = Gross cost of Common Infrastructure Work	$64,243,139.03	*Clause 3.6 Claculation of "A"*
B = Payments to Date	$20,663,097.87	See worksheet *Clause 3.4 Calculation of "B" and "D".*
C = Common Infrastructure Work Cost	$43,580,041.16	C = A - B
D = Estimated Lot Yield (unsubdivided balance)	3,978	Calculated at 10 lots per hectare excluding land uses in Clause 3.3 of Schedule 13B and Clause 6B.4.4. See worksheet *Clause 3.4 Calculation of "B" and "D"* and *Clause*
E = Contribution Cost Per Lot	**$10,955.84**	E = C/D

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

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

	Location and Area in DCA 03			Net Area for calculation of B & D		Calculation of "B" (Insert Unsubdivided area first - Column O)						Calculation of "D"			
Calculation Date	Parent Lot	Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)	Notes (P= Part of lot outside DCA03)	Cl 3.3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus Cl 3.3 deductions (sqm)	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	Unsubdived area of Lot (ha) at calculation date	Unsubdived area of Lot (ha) at 26 May 2010	Unsubdivided area source	"D" at 10 lots per ha
	SP Central														
27-May-09	2 Skeet Rd	150,178.404	Was P	7,300.70	142,877.70	0	0.0000			0.00	$0.00	14.2878	14.2878		142.88
12-May-08	3 Nicholson Rd	97,403.845		0.00	97,403.85	39	8.7234	4.4707	$9,575.80	39.00	$373,456.20	1.0170		DP 60224 Lot 9022	
27-May-09	4 Nicholson Rd	107,521.531		0.00	107,521.53	189	10.7522	17.5779	$9,575.80	107.52	$1,029,604.68	0.0000			0.00
26-May-10	3 Nicholson Rd					8	0.6785	11.7907	$9,939.33	6.79	$67,438.35	0.3385	0.3385	DP63370 & DP64793	3.39
27-May-09	6 Nicholson Rd	481,758.351		8,195.13	473,563.22	0	0.0000			0.00	$0.00	47.3563	47.3563		473.56
27-May-09	13 Mason Rd	277,277.135		0.00	277,277.14	0	0.0000			0.00	$0.00	27.7277	27.7277		277.28
27-May-09	14 Mason Rd	238,901.625		0.00	238,901.63	0	0.0000			0.00	$0.00	23.8902			0.00
26-May-10	14 Mason Rd					124	13.2192	9.3803	$9,939.33	124.00	$1,232,476.92	10.6710	10.6710	DP65201 Lot 9040	106.71
	15 Wright Rd	382,814.438		198.00	382,616.44										
	48 Wright Rd	210,419.033		1,238.00	209,181.03										
12-May-08	15 & 48 Wright Rd Combined	593,233.471		0.00	591,797.47	198	23.9430	8.2696	$9,575.80	198.00	$1,896,008.40	35.2367		DP 58982 Lot 9020	
27-May-09	15 & 48 Wright Rd Combined					168	9.0036	18.6592	$10,376.34	90.04	$934,244.15	26.2331		DP 50975 Lot 9028	
26-May-10	15 & 48 Wright Rd Combined					68	9.7913	6.9449	$9,939.33	68.00	$675,874.44	16.4418	16.4418	DP63326 Lot 9035	164.42
27-May-09	46 Wright Rd	310,820.138	Was P	40,000.00	270,820.14	0	0.0000		$9,575.80	0.00	$0.00	27.0820	27.0820		270.82
12-May-08	49 Keane Rd	538,206.000		31,152.91	507,053.09	230	23.2590	9.8886	$9,575.80	230.00	$2,202,434.00	27.4463		DP 59398 Lots 9003, 9502 & 9503	
27-May-09	49 Keane Rd					149	9.6927	15.3724	$10,376.34	96.93	$1,005,747.51	17.7536		DP63035 Lot 9007	
26-May-10	49 Keane Rd					116	13.1881	8.7958	$9,939.33	116.00	$1,152,962.28	4.5655	4.5655	DP66306 Lot 9010	45.66
12-May-08	50 Wright Rd	538,575.005		0.00	538,575.01	337	34.1453	9.8696	$9,575.80	337.00	$3,227,044.60	19.7122		DP 57664 & 57670Lots 9004 & 9007	
27-May-09	50 Wright Rd					14	1.4419	9.7094	$10,376.34	14.00	$145,268.76	18.2703		DP57664 Lot 9004	
26-May-10	50 Wright Rd					228	18.2703	12.4793	$9,939.33	182.70	$1,815,945.41	0.0000	0.0000		0.00
26-May-10	50 Wright Rd		Re-subdivisions			2	0.0000		$9,939.33	2.00	$19,878.66	0.0000	0.0000	DP58941 & DP58940	0.00
27-May-09	113 Warton Rd	145,657.995	P	40,000.00	105,658.00	0	0.0000			0.00	$0.00	10.5658	10.5658		105.66
27-May-09	114 Warton Rd	65,353.803	P	59,351.15	6,002.65	1	0.2983	3.3523	$10,376.34	1.00	$10,376.34	0.3020	0.3020	SUB/13190 application (LEG/INT/4262)	3.02
27-May-09	143 Warton Rd	267,348.276	P	0.00	267,348.28	0	0.0000			0.00	$0.00	26.7348	26.7348		267.35
27-May-09	151 Wright Rd	91,593.000		0.00	91,593.00	0	0.0000			0.00	$0.00	9.1593			0.00
26-May-10	151 Wright Rd					120	9.1593	13.1014	$9,939.33	91.59	$910,373.05	0.0000	0.0000	DP 65130 & DP 66319	0.00
27-May-09	153 Wright Rd	90,515.000		0.00	90,515.00										
	154 Mason Rd	65,606.000		0.00	65,606.00										
12-May-08	Lot 153 & 154 Combined	156,121.000		0.00	156,121.00	103	9.6062	10.7222	$9,575.80	96.06	$919,870.50	6.0059	6.0059	DP 58901 Lot 9000	60.06
12-May-08	388 Wright Rd	323,501.117		12,017.00	311,484.12	337	31.1484	10.8192	$9,575.80	311.48	$2,982,709.61	0.0000	0.0000		0.00
27-May-09	388 Wright Rd		Re-subdivisions			4	0.0000		$10,376.34	4.00	$41,505.36		0.0000		0.00
26-May-10	388 Wright Rd		Re-subdivisions			2	0.0000		$9,939.33	2.00	$19,878.66		0.0000		0.00
	1000 Wright Rd	120,011.000		120,011.00	0.00		0.0000			0.00	$0.00	0.0000			0.00
	1001 Wright Rd	115,675.000		115,675.00	0.00		0.0000			0.00	$0.00	0.0000			0.00
	Water Corp Mains Corridor	56,901.958													
		4,598,388.573		**433,900.89**	**4,931,916.28**	**2437**	**226.3207**	10.7679			**$20,663,097.87**				**1,920.79**
	SP South East						0.0000								
27-May-09	334 Armadale Rd (SP SE)	118,993.244		101,463.00	17,530.24		0.0000				$0.00	1.7530	1.7530		17.53
27-May-09	21 Nicholson Rd (SP SE)	388,401.000		23,371.03	365,029.97		0.0000				$0.00	36.5030	36.5030		365.03
27-May-09	22 Nicholson Rd (SP SE)	473,912.000		20,324.55	453,587.45		0.0000				$0.00	45.3587	45.3587		453.59
	Totals SP SE	**981,306.244**		**145,158.58**	**836,147.66**	**0.00**	**0.00**	n.a			0.0000				**836.15**
	SP South														
27-May-09	12 Piara - Former Mason (SP South)	40,140.509		473.00	39,667.51		0.0000				$0.00	3.9668	3.9668		39.67
27-May-09	6 Nicholson (SP South)	98,965.833		582.84	98,383.00		0.0000				$0.00	9.8383	9.8383		98.38
27-May-09	5 Nicholson (SP South)	11,776.792		433.75	11,343.04		0.0000				$0.00	1.1343	1.1343		11.34
27-May-09	4 Nicholson (SP South)	9,848.028	Intramaps + INT/8129/08	256.38	9,591.65		0.0000				$0.00	0.9592	0.9592		9.59
27-May-09	31 Armadale Rd	10,960.181	As above	0.00	10,960.18		0.0000				$0.00	1.0960	1.0960		10.96
27-May-09	30 Armadale Rd	25,500.076	As above	0.00	25,500.08		0.0000				$0.00	2.5500	2.5500		25.50
27-May-09	12 Armdale Rd	87,803.888	As above	0.00	87,803.89		0.0000				$0.00	8.7804	8.7804		87.80
27-May-09	11 Armadale Rd	49,237.336	As above	0.00	49,237.34		0.0000				$0.00	4.9237	4.9237		49.24
27-May-09	10 Armadale Rd	49,974.508	As above	0.00	49,974.51		0.0000				$0.00	4.9975	4.9975		49.97
27-May-09	58 Armadale Rd	343,828.123	As above	14,510.00	329,318.12		0.0000				$0.00	32.9318	32.9318		329.32
27-May-09	Road Reserve	15,539.362		4,618.00	10,921.36		0.0000				$0.00	1.0921	1.0921		10.92
27-May-09	45 Wright	391,075.955	As above	15,730.00	375,345.96		0.0000				$0.00	37.5346	37.5346		375.35
27-May-09	25 Wright	4,285.321	As above	0.00	4,285.32		0.0000				$0.00	0.4285	0.4285		4.29
27-May-09	30 Wright	20,566.184	As above	0.00	20,566.18		0.0000				$0.00	2.0566	2.0566		20.57
27-May-09	4 Wright	14,668.191	As above	0.00	14,668.19		0.0000				$0.00	1.4668	1.4668		14.67
27-May-09	5 Wright	18,826.263	As above	0.00	18,826.26		0.0000				$0.00	1.8826	1.8826		18.83
27-May-09	6 Wright	29,148.911	As above	0.00	29,148.91		0.0000				$0.00	2.9149	2.9149		29.15
27-May-09	7 Wright	35,309.495	As above	0.00	35,309.50		0.0000				$0.00	3.5309	3.5309		35.31
	Totals SP South	**1,257,454.956**		**36,603.96**	**1,181,183.48**	**0.00**	**0.00**	n.a			$0.00				**1,220.85**
	GRAND TOTAL	6,837,149.773		615,663.43	6,949,247.43	2,437.00	226.3207	10.7679			$20,663,097.87		397.7799		3,977.79

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Clause 3Clause 3.3 Deductions from Development Contribution Area

Location and Area												
Parent Lot	Nominal contribution areas (sqm) (Sch 13B Cl 3.3)	CCWs (Sch13B Cl 3.3)	Drainage Reserves (Sch13B Cl 3.3)	Public Utility Sites (Cl 6B4.4 (c) & Sch13B Cl 3.3)	Community purpose sites (Sch13B Cl 3.3)	Common Infrastructure Sites (Sch13B Cl 3.3)	Primary & Other Regional Roads (Cl 6B4.4 (a - e))	Road notes	Government Schools (Cl6B4.4 (c))	Other Developments (Cl 6B4.4 (e))	Total Deductions (area in sqm)	Notes
SP Central												
2 Skeet Rd							7,300.70	Nicholson Rd - Area from CoA drafting dept			7,300.70	
3 Nicholson Rd											0.00	
4 Nicholson Rd											0.00	
3 Nicholson Rd												
6 Nicholson Rd							8,195.13	Nicholson Rd			8,195.13	
13 Mason Rd											0.00	
14 Mason Rd											0.00	
14 Mason Rd												
15 Wright Rd							198.00	Nicholson Road			198.00	IN/5341/10
48 Wright Rd							1,238.00	Nicholson Rd (as per Opus drawings)			1,238.00	
15 & 48 Wright Rd Combined												
15 & 48 Wright Rd Combined												
15 & 48 Wright Rd Combined												
46 Wright Rd									40,000.00		40,000.00	
49 Keane Rd		23,183.00			4,019.00		3,950.91	Nicholson Rd			31,152.91	Areas from Sub 129423 Plan dated 10 Nov 05
49 Keane Rd												
49 Keane Rd												
50 Wright Rd											0.00	
50 Wright Rd												
50 Wright Rd												
50 Wright Rd												
113 Warton Rd									40,000.00		40,000.00	
114 Warton Rd	55,585.00						3,766.15	Warton Rd & Nicholson Rd MRS			59,351.15	Nominal contribution area changed so D provides 6 residential lots only.
143 Warton Rd											0.00	
151 Wright Rd											0.00	
151 Wright Rd												
153 Wright Rd											0.00	
154 Mason Rd											0.00	
Lot 153 & 154 Combined											0.00	
388 Wright Rd							12,017.00	Warton & Nicholson from DP 54277			12,017.00	
388 Wright Rd												
388 Wright Rd												
1000 Wright Rd	120,011.00										120,011.00	
1001 Wright Rd	75,675.00								40,000.00		115,675.00	Meeting 11/11/06 agreed no lot yeild for this lot
Water Corp Mains Corridor												
											433,900.89	
SP South East												

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Clause 3Clause 3.3 Deductions from Development Contribution Area

Location and Area												
Parent Lot	Nominal contribution areas (sqm) (Sch 13B Cl 3.3)	CCWs (Sch13B Cl 3.3)	Drainage Reserves (Sch13B Cl 3.3)	Public Utility Sites (Cl 6B4.4 (c) & Sch13B Cl 3.3)	Community purpose sites (Sch13B Cl 3.3)	Common Infrastructure Sites (Sch13B Cl 3.3)	Primary & Other Regional Roads (Cl 6B4.4 (a - e))	Road notes	Government Schools (Cl6B4.4 (c))	Other Developments (Cl 6B4.4 (e))	Total Deductions (area in sqm)	Notes
334 Armadale Rd (SP SE)	101,463.00										101,463.00	Using area for school overestimates likely contributions - 8 expected, calculation estimates 17 contributions, but much of this road reserve
21 Nicholson Rd (SP SE)							8,371.03	Nicholscn Rd & Armadale Rd- Figure from Drafting	15000		23,371.03	
22 Nicholson Rd (SP SE)							324.55	Nicholscn Rd - Figure from Drafting	20000		20,324.55	
Totals SP SE											**145,158.58**	
SP South												
12 Piara - Former Mason (SP South)							473.00	Nicholscn Road			473.00	IN/5341/10
6 Nicholson (SP South)							582.837	Nicholscn Rd figure from Drafting			582.84	
5 Nicholson (SP South)							433.75	Nicholscn Rd figure from Drafting			433.75	
4 Nicholson (SP South)							256.377	Nicholscn Rd figure from Drafting			256.38	
31 Armadale Rd											0.00	
30 Armadale Rd											0.00	
12 Armdale Rd											0.00	
11 Armadale Rd											0.00	
10 Armadale Rd											0.00	
58 Armadale Rd									14510		14,510.00	
Road Reserve									4618		4,618.00	
45 Wright									15730		15,730.00	
25 Wright											0.00	
30 Wright											0.00	
4 Wright											0.00	
5 Wright											0.00	
6 Wright											0.00	
7 Wright											0.00	
Totals SP South											**36,603.96**	
GRAND TOTAL											579,059.47	

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Common Infrastructure Works - Summary

Hyper-link to Clause	Scheme Provision	Cost	Notes
	3.6.2 General works		
3.6.2a	*(a) All costs incurred by the City associated with the preparation, processing and gazettal of the North Forrestdale Development Contribution Plan 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).*	*$20,155.00*	*Fixed Cost*
	(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 Specific Works in Clause 3.6.3 of Schedule 13B.		Included under specified works
3.6.2c	(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 6B and Schedule 13B of the Scheme for this Development Contribution Plan.	$330,656.45	
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.	$174,115.00	Consulting fees included in Specified Works costs where practical
	(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
	(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 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 along with the specific requirements of the Scheme pertaining thereto.	$2,296,466.03	All future costs to 2019 (9 years)
	GENERAL WORKS SUB TOTAL	$2,821,392.48	
	3.6.3 Specified Works		
	Arterial Roads		
1	**Wright Road between Ranford Road and the northern boundary of Lot 50 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.	$77,358.60	
1b	100% of the total cost of all road works and structures between the northern boundary of Lot 50 and Ranford Road, minus contributions from Lots 82, 106 and 107 Wright Road or from any other developments or subdivisions with a nexus to the road works.	$1,120,250.16	
2	**Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale 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.	$2,177,224.38	
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.	$5,403,501.09	Cost reduced by grant funds received.
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.	$258,500.00	
3	**Nicholson Road between Warton Road and Armadale 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.	$4,002,852.83	
3b	100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.	$10,787,849.53	Includes Specified Work (3c - Intersection).
3c	100% of the total cost of upgrading the intersection and installing traffic signals in the proposed North Forrestdale town centre.	$0.00	Included in 3b
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.	$110,224.40	
3e	A contribution towards landscaping works.	$1,124,448.14	
4	**Mason Road between Warton Road and 550 metres east of Warton Road:**		
4a	100% of the total cost to acquire any road widenings for the ultimate road reserve.	$14,909.40	
4b	100% of the total cost of constructing the full earthworks, one carriageway and all structures.	$353,678.00	Predominately fixed cost
5	**Intersections with Ranford and Armadale Roads**		
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 Lots 106 and 107 Wright Road.*	*$0.00*	*Covered by Ranford Road Grant*
5b	*A contribution to the cost of upgrading the intersection at Ranford Road and Wright Road and installing traffic signals.*	*$312,900.00*	*Fixed cost*

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Common Infrastructure Works - Summary			
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.	$2,290,466.69	
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.	$229,610.62	
6	**Regional Path Network:**		
6a	100% of the total cost of constructing the Regional Path Network within Development Control Area No. 3 as identified in the adopted Infrastructure Cost Schedule.	$2,779,171.45	Some path costs included in road calulations. Cost assumes constructed as part of subdivision & then credited at the cost per m rate.
6b	100% of the total cost of constructing the principal shared path on Wright Road between Nicholson Road and Ranford Road.	$0.00	Included in 1b
6c	100% of the cost of a shared path along Armadale Road from Warton Road to Anstey Road	$480,000.00	
7	**Arterial Drainage and Water Management:**		
7a	100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for Ballanup Drain and the arterial drainage land for the open channel adjacent to Reilly Road as identified in the adopted Infrastructure Cost Schedule.	$4,708,116.71	
7b	A contribution of approximately 100% of the cost of constructing an open channel in the arterial drainage multiple use corridors and 100% of the cost of constructing the arterial drainage channel adjacent to Reilly Road.	$2,321,623.25	
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.	$1,637,291.00	Emerson Stewart advise pipework still required because topography adjacent to pipe prevents water from being discharged into wetland.
7d	*Maintenance works in Ballanup Drain.*	*$155,206.00*	*Fixed cost*
7e	100% of the cost of providing the predevelopment water quality data, monitoring and Water Management initiatives.	$2,274,758.40	Approach proposed is that DCP responsible for Local Water Management Strategy post development monitoring & developers responsible for pre-development and UWMS monitoring
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 Armadale Road, and James Drain south of Armadale Road to Forrestdale Lake, as identified in the adopted Infrastructure Cost Schedule	$51,700.00	
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.	$0.00	Covered by 7e and General Works (Cl 3.6.2)
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 road crossings including those at Armadale Road and Nicholson Road.	$142,692.00	Assumes James Drain alignment and not Swamp Road used
8	**Community and Recreation Facilities:**		
8a	A contribution to the cost of provision of sporting facilities for district sporting facilities, including change rooms, toilets, associated facilities and a multiple purpose sporting oval.	$507,100.00	
8b	100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.	$3,011,290.00	Assumes 25% grant (Sport & Rec)
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	$1,588,792.92	
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.	$250,228.00	
8e	100% of the total cost to construct change rooms, car parking and toilet block associated with active recreational uses on two sites of public open space identified on the Structure Plan abutting proposed primary schools.	$1,657,430.00	Only available if a senior oval that is part POS and part on school grounds is constructed and there is a management agreement between the City and Department of Education and Training
8f	50% of the total cost to construct a senior multiple purpose sporting oval adjoining each of the public primary schools and on Lot 48 Nicholson Road.	$3,160,322.00	Only available for senior ovals partly on public open space with a management agreement between the City and Department of Education and Training, except for Lot 48 Nicholson Rd
8g	100% of the cost of building a combined sporting pavilion/ community meeting place on the proposed public open space in the area known as SP South, inclusive of change rooms, toilets, community meeting space, car parking, a playground and landscaping, minus any probable or received grant funding.	$3,786,900.00	
9	**Regional Sewer Infrastructure and 132KV Power Lines:**		
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*	*Fixed cost*
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*	*Fixed cost*
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.	$2,279,446.50	
10	**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.	$1,543,672.97	
	SPECIFIED WORKS - SUBTOTAL	$61,421,746.55	
	GRAND TOTAL	**$64,243,139.03**	

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ARTERIAL ROADS - Land then other items

Notes in yellow appear in summary

Item	Cost
1a	$77,358.60
1b	$1,120,250.16
2a	$2,177,224.38
2b	$5,403,501.09
2c	$258,500.00
3a	$4,002,852.83
3b	$10,787,849.53
3c	$0.00
3d	$110,224.40
3e	$1,124,448.14
4a	$14,909.40
4b	$353,678.00
5a	$0.00
5b	$312,900.00
5c	$2,290,466.69
5d	$229,610.62
TOTAL ROADS	$28,263,773.85

The expression "Parent Lot" has been used to describe lots and these are mapped in the Specified Works Plan. Where new lot numbers have been ascribed to these lots these are shown in brackets.

1a Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road; 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 $77,358.60

Parent Lot (New lot No.)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for Cl 3.12.5 or *Final Value*	Notes	
Lot 100 Wright Rd (Now Lot 174)				*$0.00*	*Acquired & funded from Ranford Rd project*	
Lot 106 (East) Wright Rd	245.6	$185.00	$45,436.00	$49,979.60	Information from engineering drawings	
Lot 82 Ranford Rd	262	$95.00	$24,890.00	$27,379.00	May be ceded as part of Subdivision free of cost	
Total				$77,358.60		

2a Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road: 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 $2,177,224.38

Parent Lots (from North to South)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for Cl 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*
113 Warton	2,542.00			$58,720.20	Agreement with landowner (OUT/10403/09)
7001 Warton (Former 150)	2,979.00	$22.50	$67,027.50	$73,730.25	Area from Land Requirement Plan
9005 Warton (Former 150)	745.00	$22.50	$16,762.50	$18,438.75	Area from Land Requirement Plan
152 Warton (9001)				*$85,724.10*	Area taken from Warton Rd Final Design
155 Warton				*$130,515.00*	*PD 2009 (INT/10987/08) - See also Mason Rd*
143 Warton	11,698.00			$218,752.60	Agreement with landowners ICS 2009
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)*

Sub total $2,147,183.06

Survey and other fees	Value	Notes
113 Warton	$2,796.97	Estimate increased by CPI 3.4% 2010
150 (9001) Warton	*$3,511.50*	*PD 2010 (Authority records)*
152 Warton	*$3,400.50*	*PD 2010 (Authority records)*
155 Warton - Survey, DP Lodgment	*$4,508.00*	*PD 2008 (INT/4382/08)*
155 Warton - Landgate Fee	*$138.00*	*PD 2009 (Authority records)*
143 Warton	$4,504.10	Quotation from McMullen Nolan (INT/17/09) plus Landgate fee of $111, estimate increased by CPI 3.4% 2010
8 Warton - Survey, DP and Lodgment	*$2,294.00*	*PD 2010 (Authority records)*
Survey fees, Landgate fees and bank fees Lots 9, 10, 51 and 50 Warton	*$8,041.05*	*PD 2009 (Authority records)*
Lot 10 Warton Lodgment fee	*$349.50*	*PD 2010 (Authority records)*
Lot 9 Warton Lodgment, Landgate and bank fees	*$497.70*	*PD 2010 (Authority records)*

Sub total $30,041.32

Total Land and Survey and other fees $2,177,224.38

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DRAFT ICS 2010

ARTERIAL ROADS - Land then other items

3a Nicholson Road between Warton Road and Armadale Road; 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 $4,002,852.83

All areas provided by City's Drafting Office based on MRS Reservation unless otherwise indicated

Parent Lots (from North to South)	Area (sqm)	Assessed Value (per sqm)	Cost	Value plus 10% for Cl 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	7392.359	$80.00	$591,388.72	$650,527.59	Left
22 Nicholson Rd (SP SE)	324.554	$72.50	$23,530.17	$25,883.18	Left
21 Nicholson Rd (SP SE)	8371.028	$77.00	$644,569.16	$709,026.07	Left
6 Nicholson Rd (SP South)	582.837	$76.50	$44,587.03	$49,045.73	Right
5 Nicholson Rd (SP South)	433.75	$100.00	$43,375.00	$47,712.50	Right
4 Nicholson Rd (SP South)	256.377	$210.00	$53,839.17	$59,223.09	Right - Zoned Local Centre
3 Nicholson Rd (SP South)	98.287	$210.00	$20,640.27	$22,704.30	Right - Zoned Local Centre
2 Nicholson Rd (SP South)	194.309	$210.00	$40,804.89	$44,885.38	Right - Zoned Local Centre
Sub-total MRS areas	17653.5		$1,462,734.40	$3,807,457.50	

Area in excess of MRS				
Lot 9035 - Former 48 Nicholson	1238.00	$87.50	$108,325.00	$119,157.50
Lot 9035 - Former 15 Wright	198.00	$82.50	$16,335.00	$17,968.50
Lot 12 Piara Drive -Former 12 Mason (SP South)	473.00	$90.00	$42,570.00	$46,827.00
Sub total non MRS			$167,230.00	$183,953.00
Sub total all areas			$1,629,964.40	$3,991,410.50

Survey costs	Value	Notes
6 Nicholson Rd survey costs (McMullen Nolan) and fees	*$3,051.42*	*PD 2009 (Authority records)*
Survey and fees SP South Lots2, 3 & 4 (unlikely to subdivide under Structure Plan)	$8,390.91	Based on fees for Warton Rd road widening, estimate increased by CPI 3.4% 2010
Sub total other costs	$11,442.33	
TOTAL Costs	$4,002,852.83	

4a Mason Road between Warton Road and 550 metres east of Warton Road: 100% of the total cost to acquire any road widenings for the ultimate road reserve.

TOTAL COST $14,909.40

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for Cl 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	537			$10,041.90	Agreement with landowner (OUT/10403/09)
Sub total				$14,909.40	

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 Lots 106 and 107 Wright Road.

TOTAL COST *$0.00 Covered by Ranford Road Grant*

1b Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road: 100% of the total cost of all road works and structures between the northern boundary of Lot 50 and Ranford Road, minus contributions from Lots 82, 106 and 107 Wright Road or from any other developments or subdivisions with a nexus to the road works.

TOTAL COST $1,120,250.16 Cost includes Regional Path

Feature survey	*$3,670.00*	*PD 2007 - Opus International*
Construction to date	*$320,364.46*	*PD 2008*
Construction to 28 May 2009	*$649,675.27*	*PD 2009*
Construction to 10 June 2010	*$167,482.00*	*PD 2010 OUT/5510/10*
Less contribution for intersection upgrades for Lots 106 & 107	$20,941.57	Contribution indexed to CPI for Perth; Started at $19,000 in 2007; 4.3% to March 08; 2.2% March 08 to March 09 and 3.4% for March 09 to March 10
TOTAL COST TO SCHEME	$1,120,250.16	

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ARTERIAL ROADS - Land then other items

2b Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road: 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 $5,403,501.09

Cost reduced by grant funds received.

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)*	*$6,120.00*	*PD 2009 (Authority records)*
Mason/ Jandakot intersection	*Western Power Design Fee*	*$19,088.19*	*PD 2008 (Authority records)*
Accrued expenses 2007		*$4,737.27*	*PD 2008 (Authority records)*
Road construction - clearing		*$34,099.58*	*PD 2009 for works/ property reinstatment next to Lot 155 Warton & Lot 10 Warton Rd (Authority records)*
Mason/ Jandakot intersection	*Western Power - customer power relocation works*	*$616.65*	*PD 2009 (IN/725/08)*
Lots 8 to 50 near Armadale Rd	*Noise survey*	*$4,630.00*	*PD 2008 (OUT/936/08 and related files)*
Warton Rd/ Armadale Rd Intersection	SIDRA Analysis	$2,000.00	To be added to Final design cost (IE/2061/08). Cost estimate revised, advise from Manager Civil Works May 2010
Warton Rd - Nicholson to Armadale	Construction cost	$5,292,641.75	Figure is construction cost estimate of $5.4m (IE/2938/09 & IE/2939/09), less existing expenses other than noise survey
Mason/ Jandakot Intersection	Western Power - power relocation works	$202,252.73	Quotation January 2008 (IN/725/08) Works completed but invoice not received - further investigation required
Warton Rd - Nicholson to Armadale	*Relocation of private property infrastructure*	*$58,817.00*	*PD 2010 (INT/7811/10 & INT/7845/09)*
Warton Rd - Nicholson to Armadale	Relocation of private property infrastructure	$437,635.00	See INT/7845/09, fixed costs detailed above.
Warton Rd - Nicholson to Armadale	Western Power service relocation/ undergrounding	$577,414.69	Additional cost to the $400,000 previously allowed for Western Power works. Western Power quote is an indicative cost only based on a desktop review (IN/2221/09). Western Power Policy change is being challenged - anticipate revised quote during advertisement
Warton Rd - Nicholson to Armadale	Grant	-$2,000,000.00	Fixed Cost, grant funds expended 2009/10 financial year. Grant total reduced as per advice from A/Manager Technical Services ($2m grant maximum)
Warton Rd - Adjacent to 388 Wright	Total cost	$705,452.67	Cost based on linear metre rate using costs for Warton Rd - Armadale to Nicholson section (3000m) (See TRIM IE/2129/08). Fixed costs, works have occurred and scheduled for reimbursement to the City of Armadale scheduled in Forward Financial Plan

TOTAL $5,403,501.09

2c Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road: 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Warton Road, including any road widening, minus any contributions and grants from external sources.

TOTAL COST $110,224.40 Estimate - Increased by CPI (4.3% in 2008, 2.2% in 2009 & 3.4% in 2010)

3b Nicholson Road between Warton Road and Armadale Road:100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.

TOTAL COST $10,787,849.53

Includes Specified Work (3c - Intersection).

Section	*Item*	*Cost*	*Notes*
Warton Rd to (former) Wright Rd	*Earthworks by Perron*	*$131,167.23*	*PD 2007 (Thumb Drive NO 44)*
Warton Rd to (former) Wright Rd	*Street lighting*	*$80,950.41*	*PD 2007 (IN/895/07)*
Warton Rd to (former) Wright Rd	*Survey and Construction by Council - includes regional path & square end*	*$914,519.00*	*PD 2007 & 2008 including variations (INT/4528/08)*
(Former) Wright Rd to Mason Rd Roundabout	*Preparation of Final Design project brief*	*$3,115.00*	*PD 2009 Opus International Consultants - under Tender 33/08. (Authority records)*
(Former) Wright Rd to Armadale Road	Final design (including sub-consultants)	$32,139.09	SJR Civil and subcontractors (e.g. survey) less fees already paid (below) (INT/3146/09). 2010 - Advise from A/Manager Technical Services IE/11583/10
(former) Wright Rd to Mason Rd Roundabout	*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)*
Wright Rd to Armadale Rd	Construction road and paths	$9,014,578.80	IE/9799/10 Revised Cost Estimate from SJR Consulting. Contingency to remain at 20% until road design in finalised and provisional sums for service relocations and traffic signals refined by service authorities.
Keane Rd to Armadale Rd	Relocation of high voltage underground power cable	$550,000.00	Advise from Stockland 2009 (IN/6103/09), cost estimate revision provided by Acting Manager Technical Services - significant increases in State Govt funding, therefore rate of increase anticipated to be higher than CPI.

TOTAL $10,787,849.53

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ARTERIAL ROADS - Land then other items

3c Nicholson Road between Warton Road and Armadale Road: 100% of the total cost of upgrading the intersection and installing traffic signals in the proposed North Forrestdale town centre.

TOTAL COST $0.00 Included in 3b

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

TOTAL COST $258,500.00 Temporary works only; Increased by CPI of 3.4% 2010

3e A contribution towards landscaping works.

TOTAL COST $1,124,448.14

	Area of median (sqm)	Cost per sqm	Total Cost	Notes
Contribution to landscaping of the median of Nicholson Road	14,348	$65.00	$932,590.10	Original input cost agreed at North Forrestdale Planning Steering Group 27 March 2007. Developers to landscape verge, City (or developers) to landscape median. No cost increase from 2008 to 2009 (See Manager Parks advice INT/4753/09). Cost estimate revised Manager of Parks 2010 increased to $65.00per sqm INT/7596/10.
Contribution - Warton Rd to Harrisdale Dr	*3,202*		*$191,858.04*	PD 2009 (OUT/5319/08)
TOTAL			$1,124,448.14	

4b Mason Road between Warton Road and 550 metres east of Warton Road: 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

TOTAL COST $353,678.00 Predominately fixed cost

Survey	*$6,000.00*	*PD 2008 (OUT/1692/08)*
Final Design	*$18,005.00*	*PD 2008 (57 & OUT/1692/08)*
Construction	*$309,673.00*	*PD 2008 (OUT 1796/07 & 1692/08)*
Construction - Outstanding on quote	$20,000.00	Withheld to pay for join to roundabout & minor clean up. It will become evident if these funds are required during the current Warton Road construction.
TOTAL	$353,678.00	

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)* Fixed cost

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 $2,290,466.69

Upgrading of intersection IE/10454/10 Porter Consulting provided cost estimate revision based on prior preliminary 15% designs. Western Power Estimate provided 2009 increased by CPI 3.4% 2010. Design cost only includes estimate for street lighting. Quote received from Western Power for $687,623.07 in 2009 IN/5361/09. Wester Power quote increased by CPI 3.4% 2010.

$2,263,043.25

Parent Lots	Area (sqm)	Assessed Value (per sqm)	Cost	Value plus 10% for Cl 3.12.5 or *Final Value*	Notes
Lot 35 Taylor Rd	155	$21.00	$3,255.00	$3,580.50	
Lot 45 Wright Rd	237	$70.00	$16,590.00	$18,249.00	
Sub total - Land value				$21,829.50	

Survey and other fees		
Lot 45 Wright Rd	$2,796.97	Increased by CPI 3.4% 2010
Lot 35 Taylor Rd	$2,796.97	Increased by CPI 3.4% 2011
Sub total - Survey costs	$5,593.94	

Total Road Widenings $27,423.44

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 $229,610.62

Construction cost $229,610.62 IE/10454/10 Porter Consulting provided cost estimate revision based on prior preliminary 15% designs.

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Regional Paths

Cost per m	$110.00	Construction to **2.5m wide** Cost advice from Manager Civil Works 2009 (IN/3791/09) & 2010 (INT/7734/10)
6a	$2,779,171.45	
6b	$0.00	
6c	$480,000.00	
TOTAL COST	$3,259,171.45	

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

TOTAL COST $2,779,171.45

Cost per m $110.00

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

Map Ref	Parent Lot or Nearest Lot No	Location	Distance (m)	Cost	Other information
6a01	50 Wright Rd	Old Wright Road West boundary Lot 50	479.09	$52,699.90	From 1:2000 Cadastral Plan
6a01	*50 Wright Rd*	*Old Wright Road 225m north from 49 Keane Rd*	*225*	*$18,000.00*	*PD 2009 (OE/1576/09 - Constructed by Council)*
6a02	*49 Keane Rd*	*Old Wright Road Nicholson to N boundary Lot 50*	*300*	*$19,116.00*	*PD 2007 (Authority records)*
6a03	*388 Wright Rd*	*Old Wright Road Nicholson to N boundary Lot 50*	*402.34*	*$27,429.55*	*PD 2009 (OUT/6169/08)*
6a04	*50 Wright Rd*	*Reily Rd N boundary of the lot, N side of the road*	*764.9*	*$76,490.00*	*PD 2010 (OUT/11223/09)*
6a05	*50 Wright Rd*	*New Wright Rd*	*916*	*$82,440.00*	*PD 2007 (Authority records)*
6a05	*50 Wright Rd*	*New Wright Rd*	*108.6*	*$8,095.64*	*PD 2009 (OUT/595/09)*
6a06	49 Keane Rd	New Wright Rd	407.9	$44,869.00	
6a06	*49 Keane Rd*	*Part of New Wright Rd*	*367*	*$27,525.00*	*PD 2009 (OUT/6002/08)*
6a07	48 Wright Rd	New Wright Rd	362.6	$39,886.00	
6a08	15 Wright Rd	New Wright Rd	360.7	$39,677.00	
6a09	14 Mason Rd	Old Wright Road S - western boundary of lot	618.8	$68,068.00	
6a10	46 Wright Rd	Old Wright Road S - western boundary of lot	716	$78,760.00	
6a11	45 Wright Rd (cnr Armadale)	Wright Rd S Lot 46 to Armadale Rd	733.7	$80,707.00	
6a12	*49 Keane Rd*	*Part of Gallinago Cnr*	*105.7*	*$7,927.50*	*PD 2009 (OUT/6002/08)*
6a12	*49 Keane Rd*	*Part of Gallinago Cnr*	*369*	*$25,456.84*	*PD 2007 (Authority records)*
6a13	*49 Keane Rd*	*Pardalote Rd*	*335*	*$25,125.00*	*PD 2009 (OUT/6002/08)*
6a14	6 Nicholson Rd	Wright Rd to Keane Rd	792	$87,120.00	Distance from calculation by GIS officer from oval concept plan
6a15	6 Nicholson Rd	Keane Road - Nicholson Rd to eastern boundary 6 Nicholson	1120	$123,200.00	Distance from IN/5933/09, confirmed with Intramaps
6a16	6 Nicholson Rd	Internal to the lot	681	$74,910.00	From Intramaps; IN/5933/09 transposed figures
6a17	2 Skeet Rd	Internal to the lot	50.1	$5,511.00	
6a18	13 Mason Rd	Internal to the lot	338.9	$37,279.00	
6a19	15 Wright Rd	Internal to the lot	250.1	$27,511.00	
6a20	14 Mason Rd	Internal to the lot	267.7	$29,447.00	
6a21	14 Mason Rd	Mason Rd boundary	361.7	$39,787.00	DPS list as Mason Rd Reserve
6a22	154 Mason Rd	Mason Rd	388	$42,680.00	
6a23	Mason Rd - Urban area to Warton	Mason Rd Rural area	500.9	$55,099.00	
6a24	6 Nicholson Rd	Skeet Road boundary	603.3	$66,363.00	From 1:2000 Cadastral Plans - is lot boundary length
6a25	22 Nicholson Rd (SP SE)	Skeet Road boundary	577	$63,470.00	Consultants mapping (TRIM IN/3755/08)
6a26	46 Wright Rd	Eastern boundary - unnamed road reserve Piara Nature reserve, over Trunk Main to connect trianlge	587	$64,570.00	Length provided by Chapple Lambert Everett 8 August 2008
6a27	See SP South Paths, G-H				
6a28	See SP South Paths, C-D				
6a29	3 Nicholson Rd	Internal to the lot	35.8	$3,938.00	
6a29	3 Nicholson Rd	Ajacent to Trunk Main N side	513.25	$56,457.50	From 1:2000 Cadastral Plans - is lot boundary length
6a30	4 Nicholson Rd	Ajacent to Trunk Main N side	409.65	$45,061.50	From 1:2000 Cadastral Plans - is lot boundary length
6a31	Wright Rd crossing	Ajacent to Trunk Main N side	25.4	$2,794.00	From Intramaps
6a32	15 Wright Rd	Ajacent to Trunk Main N side	961.99	$105,818.90	From 1:2000 Cadastral Plans - is lot boundary length
6a33	13 Mason Rd	Ajacent to Trunk Main N side	99.94	$10,993.40	From 1:2000 Cadastral Plans - is lot boundary length
6a34	388 Wright Rd	N Side Nicholson Rd to Harrisdale Dr	796		*PD 2007 & 2008 - Included in 3b*
6a35	49 Keane Rd	N Side Nicholson Rd	438		Included in 3b
6a36	6 Nicholson Rd	N Side Nicholson Rd	821.17		Included in 3b
6a36	Nicholson Rd Keane Rd Intersection	N Side Nicholson Rd	27.5		Included in 3b
6a37	2 Skeet Rd	N Side Nicholson Rd	780.53		Included in 3b
6a38	21 Nicholson Rd (SP SE)	E Side Nicholson Rd (from tip Lot 2)	1055		Included in 3b
6a39	48 Wright Rd	Eastern boundary of Piara Waters (North) Community & Sporting Facility & internal to lot Nicholson to Wright Road link	449	$49,390.00	Distance from calculation by GIS officer from oval concept plan
6a40	Over Trunk Main	Mason Rd - Piara to Skeet Rd	100	$11,000.00	From Map Info program
6a41	13 Mason Rd	Mason Rd - Piara to Skeet Rd	440	$48,400.00	From Map Info program
6a42	2 Skeet Rd	Mason Rd - Piara to Skeet Rd	290	$31,900.00	From Map Info program
	SP South East Paths				
6a43	22 Nicholson Rd (SP SE)	Internal to the lot	480	$52,800.00	Consultants mapping (IN/3755/08)
6a44	21 Nicholson Rd (SP SE)	Internal to the lot to Armadale Rd	813	$89,430.00	Consultants mapping (IN/3755/08)
6a45	21 Nicholson Rd (SP SE)	Local Centre to School	374	$41,140.00	Consultants mapping (IN/3755/08)
6a46	21 Nicholson Rd (SP SE)	Next to school	514	$56,540.00	Consultants mapping (IN/3755/08)
6a47	22 Nicholson Rd (SP SE)	To private school	52	$5,720.00	Consultants mapping (IN/3755/08)
	SP South Paths				
6a48		A-B	1171	$128,810.00	Consultants mapping (IN/5656/08)
6a28	45 Wright Rd (cnr Armadale)	C-D	868	$95,480.00	Consultants mapping (IN/5656/08)
6a49		E-F	583	$64,130.00	Consultants mapping (IN/5656/08)
6a27		G-H	982	$108,020.00	Consultants mapping (IN/5656/08)
6a50		I-J	618	$67,980.00	Consultants mapping (IN/5656/08)
6a51		N-M	367	$40,370.00	Consultants mapping (IN/5656/08)
		Fixed costs	*3,894*	*$317,605.53*	
		Future costs	24,262	$2,237,787.20	
		Contingency (10% of future costs)		$223,778.72	Contingency pays for fixing gaps etc
	TOTAL		28,155	$2,779,171.45	

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Regional Paths

6b 100% of the total cost of constructing the principal shared path on Wright Road between Nicholson Road and Ranford Road.

TOTAL COST $0.00 Included in 1b

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	

6c 100% of the cost of a shared path along Armadale Road from Warton Rd to Anstey Rd

TOTAL COST $480,000.00

Map ref	Section	Location	Distance (m)	Cost	Other information & Notes
6c	Anstey Rd to Warton Rd	Northern side of Armadale Rd	4212	$480,000.00	Advice from Manager Civil Works 2009 (IN/3791/09) and 2010 (INT/7734/10)
	TOTAL			$480,000.00	

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Arterial Drainage

Summary

7a	$4,708,116.71
7b	$2,321,623.25
7c	$1,637,291.00
7d	$155,206.00
7e	$2,274,758.40
7f	$51,700.00
7g	$0.00
7h	$142,692.00
ARTERIAL DRAINAGE COST	$11,291,387.37

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

TOTAL COST $4,708,116.71

Ballanup Drain

Mason Rd to western end Lot 53 Skeet Rd

Parent Lot	Length (m)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for Cl 3.12.5 or *Final Value*	Notes
14 Mason Rd	250	1386	$82.50	$114,312.00	$125,743.20	
15 Wright Rd	555	3794	$82.50	$313,011.60	$344,312.76	
48 Wright Rd	425	1902	$87.50	$166,457.81	$183,103.59	
49 Keane Rd	400	2563	$82.50	$211,447.50	$232,592.25	
49 Keane Rd	*318*				*$224,076.91*	*PD 2009 (OUT/6002/08)*
50 Wright Rd	*482*				*$267,751.71*	*PD 2009 (OUT/3454/10) Wright Road to Reilly Road = 482m*
50 Wright Road (Wright Rd to Benella Rd = 250m)	*250*				*$77,918.72*	*PD 2007 - DP50041 - 250m of 812 (30.7% of area) as at 12/5/06 (Thumb Drive Ref 20)*
50 Wright Road (Wright Rd - Benala Dr to southern boundary of former Lot 50) = 205	*205*				*$126,530.89*	*PD 2009 (OUT/6717/09)*
Sub total Mason Rd to western end Lot 53 Skeet Rd	2885				$1,582,030.03	

Western end Lot 53 Skeet to Baileys Drain

Lot 53 Skeet - Payment for land					*$2,861,100.00*	*PD 2009 (IN/5253/08)*
Lot 53 Skeet - Finalisation of Legal Agreement					*$255.00*	*PD 2010 (OUT/4660/10)*
Lot 53 Survey, DP Preparation, and fees					*$6,884.43*	*PD 2009 (Authority records)*
Lot 53 Settlement Fee, application for New Title and Transfer of Land Fee					*$271.25*	*PD 2010 (Authority records) Registration of Western Power Easement Lot 53 Skeet Road*
East of MRS P&R to Forrestdale Main Drain (Lot 67)	360	11520	$20.00	$230,400.00	$253,440.00	Length not reserved as P&R is 360m. 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.
East of MRS P&R to Forrestdale Main Drain (Lot 67) - Fees (Survey, settlement fees & legal advice)					$4,136.00	Increased by CPI 3.4% 2010
Sub total western end Lot 53 Skeet Rd to Baileys Branch Drain	360				$3,126,086.68	

TOTAL $4,708,116.71

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

TOTAL COST $2,321,623.25

Sub Totals

Ballanup Drain - Mason Rd to Western end Lot 53 Skeet Rd	$338,039.00
Ballanup Drain - Trunk Main crossings	$745,195.21
Ballanup Drain - Western end Lot 53 Skeet Rd to Baileys Branch Drain	$1,238,389.04

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Arterial Drainage

Description	Length (m)	Rate	Cost	Notes
Ballanup Drain - Mason Rd to Western end Lot 53 Skeet Rd *(See separate calculations for Trunk Main Crossings below)*		$122.00		Rate of $115 per m in 2008 increased by CPI 2009 of 2.2% and CPI 2010 of 3.4% (rounded down) Design from Forrestdale UWMS.
14 Mason Rd	250	$122.00	$30,500.00	
15 Wright Rd	555	$122.00	$67,710.00	
48 Wright Rd	425	$122.00	$51,850.00	
49 Keane Rd	400	$122.00	$48,800.00	
49 Keane Rd	*318*	*$100.00*	*$31,800.00*	*PD 2009 (OUT/6002/08)*
50 Wright Rd	482	$122.00	$58,804.00	
50 Wright Road (Wright Rd to Benella Rd = 250m)	*250*	*$100.00*	*$25,000.00*	*PD 2007 (Thumb Drive Ref 20)*
50 Wright Road (Wright Rd - Benala Dr to southern boundary of former Lot 50)	*205*	*$115.00*	*$23,575.00*	*PD 2009 (OUT/6717/09)*
Sub Total Mason Rd to Western end Lot 53 Skeet Rd	2885		$338,039.00	

Ballanup Drain Trunk Main crossings

Trunk main crossing - Wright Road - Pipe lowering Design work		*$18,162.83*	*PD 2008 (OE/842/07 & OUT/1692/08)*
Trunk Main Crossing - Wright Road - Siphon Construction		*$59,535.53*	*PD 2010 (OUT/5888/09)*
Trunk main crossing - Ballanup Drain		*$667,496.85*	*PD 2010 (OUT/5021/10 & INT/7797/10)*
Sub Total Ballanup Drain Trunk Main crossings		$745,195.21	

Ballanup Drain - Western end Lot 53 Skeet Rd to Baileys Branch Drain

Drain Survey pick-up (needed to prepare quote) below		*$1,026.00*	*PD 2009 (Authority records)*
West end Lot 53 to Baileys Branch Drain Construction		$445,550.60	Advice from Manager Civil Works 2009 (IN/3791/09) and 2010 increased by CPI of 3.4%
Lot 53 Skeet Rd (adjacent to Reilly Road)		$397,839.00	ICS 2009 $12per sqm and revised for ICS 2010 $13per sqm based on DP63040 (30,603sqm) INT/6551/10
Lot 53 Skeet Rd - Consultancy advice on size of culverts under powerlines		*$2,465.00*	*PD 2009 (Authority records)*
Lot 53 Skeet Rd (adjacent to Reilly Road) Piping/ culvert under powerlines as required by Western Power		$230,434.78	Emerson Stewart advise need two 1.5m x 1.5m box culverts which would cost $250,000 to install (IN/3796/09, included contingency so amended by IN/5933/09). Cost estimate revised manager Civil Works INT/7733/10
Contingency (15% Estimated Costs)		$161,073.66	
Sub Total Western end Lot 53 Skeet Rd to Baileys Branch Drain		$1,238,389.04	

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 $1,637,291.00

Emerson Stewart advise pipework still required because topography adjacent to pipe prevents water from being discharged into wetland.

Description	Quantity (m)	Rate		Notes
Hale Rd 1350mm pipe	200	$1,056.75	$211,349.60	Increased by CPI of 3.4% - ICS 2009 $204,400, rate $1,022
Hale Rd 900mm pipe	1900	$486.10	$923,597.75	Increased by CPI of 3.4% - ICS 2009 $204,401, rate $470.12
Allowance for headwalls			$34,845.80	Increased by CPI of 3.4% - ICS 2009 $204,402
Nicholson Road box culverts (3 x 1.2x1.2 RCB) and pavement reinstatement			$228,307.20	Increased by CPI of 3.4% - ICS 2009 $204,403
Nicholson Road Culvert Installation			*$29,475.60*	*PD 2008 (OUT/7588/07)*
Contingency (15% Estimated costs)			$209,715.05	Used by PB in their estimates

Sub Total - Estimated Costs $1,637,291.00

7d Maintenance works in Ballanup Drain.

TOTAL COST *$155,206.00* *Fixed cost - see Infrastructure Cost Schedule 2008 for cost breakdown* *Fixed cost*

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Arterial Drainage

7e 100% of the cost of providing the predevelopment water quality data, monitoring and Water Management initiatives.

TOTAL COST $2,274,758.40

		Information source	
North Forrestdale Stage 1 Structure Plan UWMS	*$164,239.77*	*PD 2008 (OUT/639/08)*	Approach proposed is that DCP responsible for Local Water Management Strategy post development monitoring & developers responsible for pre-development and UWMS monitoring
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 - Surface water monitoring point installation (Western end Lot 53 Skeet)	$5,000.00	Shared cost agreed with Department of Water and Stockland. Fixed costs, waiting on invoice from Department of Water	
SP Central - LWMS Surface Water Monitoring Costs (10 years)	$752,172.44	Increased by CPI of 3.4% (ABS March 09 to March 2010) - ICS 2009 $727,439.50. Estimate is being investigated as Sampling and Analysis Plan is developed by Department of Water. Based on cost for SP South & SP South East, 10year monitoring IN/5794/09	
SP Central LWMS Groundwater Monitoring - installatition	$58,790.14	Increased by CPI of 3.4% (ABS March 09 to March 2010) - ICS 2009 $56,857. Estimate is being investigated as Sampling and Analysis Plan is developed by Department of Water	
SP Central - LWMS Sampling and Analysis Plan	$0.00	To be prepared by Department of Water	
SP South East and SP South - Establishment and monitoring for 8 years of ground and surface water monitoring points	$653,528.60	Increased by CPI of 3.4% (ABS March 09 to March 2010) - ICS 2009 $653,528.60. Estimate is being investigated as Sampling and Analysis Plan is developed/implemented by Department of Water. Sampling and Analysis Plan JDA IN/5693/09 & IN/5694/09, 8 year monitoring plan	
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 to 2019	$216,327.91	CPI of 4.3% in 2008, 2.2% in 2009 & 3.4% in 2010. PD to date (shown above) taken off estimate.	
Signage to explain drainage system to residents	$40,000.00	Required so residents understand areas may be underwater for periods of time following rainfall. New item resulting from complaints in 2008	
Contingency (15% Estimated costs)	$258,872.86		

Sub Total - Fixed Costs *$290,066.45*

Sub Total - Estimated Costs $2,274,758.40

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 Armadale Road, and James Drain south of Armadale Road to Forrestdale Lake, as identified in the adopted Infrastructure Cost Schedule

TOTAL COST $51,700.00 Increased by CPI of 3.4% (ABS March 09 to March 2010) - further investigation required, initial information IE/5539/08

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.

TOTAL COST $0.00 Covered by 7e, and General Works (Cl 3.6.2) Covered by 7e and General Works (Cl 3.6.2)

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 road crossings including those at Armadale Road and Nicholson Road.

TOTAL COST $142,692.00 Assumes James Drain alignment and not Swamp Road used

James drain reinstatement	$124,080.00	Reinstatement to provide an even grade between the existing road crossings at Armadale Road, Nicholson Road, Swamp Road and Commercial Road (2,000m is above invert level to provide an even grade between road crossings) Advice from Emerson Stewart (IE/1326/09)
Contingency (15%)	$18,612.00	Above reinstatement increased by CPI of 3.4% (ABS March 09 to March 2010) - further investigation required, initial information IE/5539/08

TOTAL $142,692.00

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Community facilities

8a	$507,100.00
8b	$3,011,290.00
8c	$1,588,792.92
8d	$250,228.00
8e	$1,657,430.00
8f	$3,160,322.00
8g	$3,786,900.00

COMMUNITY FACILITIES COST $10,175,162.92

8a A contribution to the cost of provision of sporting facilities for district sporting facilities, including change rooms, toilets, associated facilities and a multiple purpose sporting oval.

TOTAL COST	$507,100.00	Is a contribution for *District* facilities; increased by10% in 2008, 2009 & 2010 based on advice regarding increase in cost of sporting facilities (INT/4753/09) and increased on a pro-rata basis for the additional lots in DCP No 3 (based on the calculation of B and D.

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

TOTAL COST $3,011,290.00 Item 8f pays for half cost of senior multipurpose sporting oval Assumes 25% grant (Sport & Rec)

Item		Notes
Building	$1,750,000.00	Building to have Club/changerooms, Meeting room, public toilets, kitchen, umpires room and store rooms. Advice on smq rate provided by Manager Property Services INT/7552/10
Preliminaries	$341,468.00	Piara Waters (North) Community and Sporting Facility Cost Estimate Schedule - INT/7596/10
Head Works	$45,000.00	Piara Waters (North) Community and Sporting Facility Cost Estimate Schedule - INT/7596/10
Playground	$132,600.00	Piara Waters (North) Community and Sporting Facility Cost Estimate Schedule (Equipment, paving, fencing and gate) - INT/7596/10
Floodlighting	$190,000.00	Piara Waters (North) Community and Sporting Facility Cost Estimate Schedule quoted $100,000 for oval lighting, $65,000 carpark lighting and $25,000 for external building - remainder was mains and internal which is covered in building cost - INT/7596/10
Cricket Nets & AFL Goal Posts	$45,000.00	Cost estimate in 2009 from Manager Recreation Services (INT/4753/09 & LEG/OUT/6931), 2010 cost estimate revised inaccordance with Piara Waters (North) Community and Sporting Facility Cost Estimate Schedule
Project management, design and documentation and fitout associated with building	$380,000.00	Piara Waters (North) Community and Sporting Facility Cost Estimate Schedule - 50% Cost sharing with COA - INT/7596/10
Concept plan design and documentation	*$25,740.00*	*PD 2010 - Fixed Cost (OUT/6176/09 & TEN/31/09)*
Parking	$342,900.00	Information from Manager Civil Works INT/7734/10 - revised cost for Piara Waters (South) for ICS 2010 - same number of bays
Bin Store	$5,000.00	Piara Waters (North) Community and Sporting Facility Cost Estimate Schedule - INT/7596/10
Landscaping	$272,404.00	Piara Waters (North) Community and Sporting Facility Cost Estimate Schedule Turf for balanace of lot and feature landscaping (21,863sqm) - INT/7596/10 and advise from Manager of Parks re Cost per sqm for landscaping (1,500sqm)
Site Furniture	$50,000.00	Piara Waters (North) Community and Sporting Facility Cost Estimate Schedule - INT/7596/10
Irrigation	$131,178.00	Irrigation for balance of site, based on Piara Waters (North) Community and Sporting Facility Cost Estimate Schedule. Irrigation for oval site included in item 8f - Oval costing INT/7596/10
Drainage Swales and Silcrete	$100,000.00	Indicative costing from Piara Waters (North) Community and Sporting Facility until drainage assessment conducted on the area - INT/7596/10, informtation provided by Senior Subdivision Engineer
Sub-total	$3,811,290.00	
Sport and Rec Contribution	-$800,000.00	As per City of Armadale 15Year Plan

TOTAL $3,011,290.00

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Community facilities

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 $1,588,792.92

Item		Notes
Building Purchase	*$150,000.00*	*PD 2007 & 2008 as per legal agreement (Authority records)*
Cost to acquire the land (4019sqm)	*$442,090.00*	*PD 2009 (OUT/6002/08)*
Sub total - Building and land cost	*$592,090.00*	

Refurbishment of existing homestead		Estimates based on 500sqm floor area; reburbishment figures based on advice from Manager Property Services 2009 INT/5223/09 & 2010 INT/7552/10. Structural report and implementation no longer required.
Toilets	$243,700.00	Need to provide 8 to 10 toilets depending on configuration and disabled facilities
Kitchen	$58,000.00	To a basic food preparation standard to enable functions
	$25,468.29	*PD 2009 (INT/11602/08)*
Gutters and downpipes	*$6,435.00*	*PD 2009 (INT/11602/08)*
Re-roofing and lighting	*$7,497.00*	*PD 2009 (OUT/9630/09)*
Disability access	$27,000.00	
Emergency lighting	$18,000.00	
Emergency exits	$18,000.00	
Security system installation or modification	$17,000.00	
Alarm system	*$820.00*	*PD 2009 (INT/11602/08)*
Fit out	$177,800.00	
Roller blinds	*$1,773.64*	*PD 2009 (INT/11602/08)*
Sewerage connection	$62,000.00	
Heating/ Cooling system	$182,620.00	
Air conditioning	*$17,263.64*	*PD 2009 (INT/11602/08)*
Ecosmart fireplace	*$18,981.00*	*PD 2009 (INT/11602/08)*
Connect water	*$7,500.00*	*PD 2009 (INT/11602/08)*
Connect power	*$17,903.51*	*PD 2009 (INT/11602/08)*
Connect gas	$2,660.00	
Connect broadband	*$4,490.90*	*PD 2009 (INT/11602/08)*
Refurbishment sub-total		$914,912.98
Car Parking	*$74,517.75*	*PD 2009 (INT/11602/08)*
Playground	$80,000.00	INT/7702/10 - refer to Playground Strategy adopted by Council T13/3/08, included design considerations for Regional Facility
Landscaping	*$79,798.35*	*PD 2009 (INT/11602/08)*
Fixed costs	*$262,449.08*	
Future cost	$886,780.00	
Contingency 15%	$133,017.00	
72% of Refurbishment future cost sub total	$734,253.84	

TOTAL COST to scheme $1,588,792.92

Council or other funding $285,543.16 Twenty eight percent of refurbishment cost

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	$250,228.00	Increased by CPI of 3.4% (ABS March 09 to March 2010) - ICS 2009 $242,000

8e 100% of the total cost to construct change rooms, car parking and toilet block associated with active recreational uses on two sites of public open space identified on the Structure Plan abutting proposed primary schools.

TOTAL COST	$1,657,430.00	Identified in intial negotiations as facility adjacent to primary school. Costs based on "North Forrestdale Pavilion" design, with 25% grant funding of a building and a 35 bay car park	Only available if a senior oval that is part POS and part on school grounds is constructed and there is a management agreement between the City and Department of Education and Training

Sub totals	
Primary school Site A (Probably 1001 Wright Rd)	$828,715.00
Primary school Site B (21 Nicholson Rd)	$828,715.00

Site A - TOTAL $828,715.00

"North Forrestdale Pavilion" model (estimate)	$945,000.00	INT/7552/10 - Community and Sporting Facility 1,000sqm at $3,500per sqm with preliminary costs
Sport and Rec Contribution	-$236,300.00	Assume 25% grant funded - rounded to nearest $100
Car parking	$120,015.00	As per Advice from Manager Civil Works INT/7734/10
TOTAL	$828,715.00	

Site B - TOTAL $828,715.00 Cost as per site 1

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Community facilities

8f 50% of the total cost to construct a senior multiple purpose sporting oval adjoining each of the public primary schools and on Lot 48 Nicholson Road.

TOTAL COST $3,160,322.00

Only available for senior ovals partly on public open space with a management agreement between the City and Department of Education and Training, except for Lot 48 Nicholson Rd

Construction Costs

Location	50% cost	Full Cost	
Primary school Site A (1001 Wright Rd)	$704,610.50	$1,409,221.00	IE/10000/10 Opus provided cost estimate revision based on prior preliminary 15% designs. Contingency of 10% included IE/11634/13
Primary school Site B (21 Nicholson Rd)	$1,034,445.50	$2,068,891.00	IE/10000/10 Opus provided cost estimate revision based on prior preliminary 15% designs. Contingency of 10% included IE/11634/13
Primary School Site C - 45 Wright/58 Armadale	$622,193.00	$1,244,386.00	IE/10000/10 Opus provided cost estimate revision based on prior preliminary 15% designs. Contingency of 10% included IE/11634/13
48 Wright Rd	$799,073.00	$1,598,146.00	IE/10000/10 Opus provided cost estimate revision based on prior preliminary 15% designs. Contingency of 10% included IE/11634/13
Sub total - construction	$3,160,322.00		

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

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

TOTAL COST $3,786,900.00

Item		Notes
Grant funding probably available		
Building - Sporting pavilion/ community meeting place	$3,500,000.00	INT/7552/10 - Community and Sporting Facility 1,000sqm at $3,500per sqm
Probable grant component	-$875,000.00	Assume 25% of costs, rounded to nearest $100
Cost to Scheme	$2,625,000.00	

Non-grant funded component		
Project management, design and documentation and fitout associated with building	$595,000.00	These costs typically 35% of building costs (IE/3062/09). Assume half of these costs bourne by City, so have used 17%, Rounded to nearest $100
Car parking	$342,900.00	As per Advice from Manager Civil Works INT/7734/10
Landscaping	$104,000.00	Advise from Manager Parks INT/7702/10, area of landscaping 1,600sqm
Playground	$120,000.00	Advise from Manager Parks INT/7702/10, Playgroung and associated amenities and infrastructure
Non-grant funded sub-total	$1,161,900.00	

TOTAL $3,786,900.00

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Sewer, power & CCWs

TOTAL COST	
9a	$167,332.00
9b	$654,899.50
9c	$2,279,446.50
TOTAL SEWER & POWER	$3,101,678.00

10a	$1,543,672.97
TOTAL CCW	$1,543,672.97

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

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

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

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

TOTAL COST *$654,899.50*

Fixed cost
Included a Type 40 pump station - The Type 350 pump station will be pre-funded by Water Corporation

Section/ works		
Wright/ Nicholson Rd to Bartram Rd (~ 3.4km) and a type 40 pump station	*$542,419.10*	*PD 2010 (IE/2960/09)*
49 Keane Road	*$112,480.40*	*PD 2009 See OUT/4000/09; Covers Wright/ Nicholson Rd to Turtledove/ Welcome Meander (~ 427m)*
TOTAL	*$654,899.50*	

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

TOTAL COST $2,279,446.50

Cost provided March 2007 (LEG/IN/13153). Increased by CPI (4.3%in 2008; 2.2% in 2009 and 3.4% in 2010). Note normal variation in Western Power quotes of plus or minus 30%, and this is a contribution.

Lot	**Length of powerline (m)**	**Cost per m**	**Predicted current cost**	**Powerline**	
49 Keane Rd	*700*		*$229,600.00*	*Western (Cannington to Marriot Road)*	*PD 2007*
6 Nicholson Rd	810	$361.90	$293,139.00	Western (Cannington to Marriot Road)	
2 Skeet Rd	740	$361.90	$267,806.00	Western (Cannington to Marriot Road)	
22 Nicholson Rd (S2)	60	$361.90	$21,714.00	Western (Cannington to Marriot Road)	
21 Nicholson Rd (S2)	960	$361.90	$347,424.00	Western (Cannington to Marriot Road)	
Sub total	3270		$1,159,683.00		

50 Wright Rd	*200*		*$58,408.00*	*Eastern (Cannington to Pinjarra)*	*PD 2009 OUT/595/09*
49 Keane Rd	*980*		*$274,400.00*	*Eastern (Cannington to Pinjarra)*	*PD 2007*
6 Nicholson Rd	830	$308.61	$256,146.30	Eastern (Cannington to Pinjarra)	
2 Skeet Rd	380	$308.61	$117,271.80	Eastern (Cannington to Pinjarra)	
22 Nicholson Rd (S2)	420	$308.61	$129,616.20	Eastern (Cannington to Pinjarra)	
21 Nicholson Rd (S2)	620	$308.61	$191,338.20	Eastern (Cannington to Pinjarra)	
334 Armadale Rd (S2)	120	$308.61	$37,033.20	Eastern (Cannington to Pinjarra)	
Road reserves	180	$308.61	$55,549.80	Wright Road, Kean Rd & Hale Road	
Sub total	3730		$1,119,763.50		
TOTAL	7000		$2,279,446.50		

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

TOTAL COST $1,543,672.97

	Area (sqm)	**Assessed Urban Value (per sqm)**	**Value at Assessed Urban Value**	**Assessed Value (62.5% of urban value - as per Cl 3.12.4 (f))**	**Value plus Cl 3.12.5 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*
Eastern Wetland	4169	$82.50	$343,942.50	$214,964.06	$236,460.47	Area taken from subdivision application
TOTAL					$1,543,672.97	

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3.6.2 General Works

			Notes
TOTAL COST	$2,821,392.48		All future costs to 2019 (10 years)
a	*$20,155.00*	*PD 2007 - Fixed Cost*	
b		Included under specified	
c	$330,656.45		
d	$174,115.00		
e		Included under specified	
f		Included under specified	
g	$2,296,466.03		

(a) All costs incurred by the City associated with the preparation, processing and gazettal of the North Forrestdale Development Contribution Plan 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 the City *$20,155.00* *PD 2007 - Fixed Cost* *Fixed Cost*

(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 $330,656.45 Increased by CPI (4.3% in 2008, 2.2% in 2009 & 3.4% in 2010)

(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.

TOTAL COST $174,115.00 Consulting fees included in Specified Works costs where practical

Year	Amount	Notes
2007	*$69,005.00*	*PD 2007 Scoping and preliminary design fees for roads - Stephenson consulting and Opus*
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*
Future fees (estimate)	$100,000.00	

(g) All costs incurred by Council associated with the preparation, administration and management of the Development Contribution Plan 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, quotes and certification of estimated costs, 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 along with the specific requirements of the Scheme pertaining thereto.

TOTAL COST $2,296,466.03 Cost to cover to 2019 All future costs to 2019 (9 years)

Cost estimate to end 2019/20 financial year (=10 years)	Value	Basis
Bank charges	$5,480.20	Increased by CPI (4.3% in 2008, 2.2% in 2009 & 3.4% in 2010)
Audit fees	$61,848.20	
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)*
Future audit costs	$49,500.00	Estimate of $5500 per annum based on Audit by Macri Partners - Cost per audit likely to be similar with number of transactions having little influence
Office costs		Included in Staff salaries and on-costs
Sundry	$13,609.53	
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	*$712.04*	*PD 2010 (Authority records)*
Future Sundry	$9,771.30	Increased by CPI (4.3% in 2008, 2.2% in 2009, 3.4% in 2010)
Legal expenses	$108,574.77	
	$134.07	*PD 2007*
Legal advice	*$2,156.70*	*PD 2008 - Deeds of release*
Legal advice for Deed of Agreement	*$1,078.00*	*PD 2009 to 27 May 2009 (Authority records), Lot 53 Skeet*
Settlement Fees	*$706.00*	*PD 2010 (Authority records)*
Future legal costs	$104,500.00	Increased by CPI (4.3% in 2008, 2.2% in 2009) & rounded to nearest $100, originally $10,450 per annum
Valuation fees & reviews	$257,436.21	
2007	*$23,061.21*	*PD 2007*
2008	*$13,875.00*	*PD 2008*
2009	*$20,500.00*	*PD 2009*
Future valuation fees	$200,000.00	Expect fewer valuations in future $20,000 per annum
Caveat & conveyencing fees	$30,000.00	
Staff salaries & on-costs	$1,488,843.92	
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	*$80,809.89*	*PD 2010 (Authority records)*
Future salaries and on-costs	$1,035,000.00	Costed for 10 years. Cost includes on-costs, and responds to a work value review from 2008.
Recruitment	*$2,542.84*	*PD 2010 (Authority records)*
Recruitment contingency	$17,457.16	Staff recruitment identified as a potential cost (INT/8130/08)
Loan fees and interest	$330,673.20	Covers when forced to do work early; Increased by CPI (4.3% in 2008, 2.2% in 2009 & 3.4% in 2010)
TOTAL	$2,296,466.03	

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DRAFT ICS 2010

ASSESSED VALUES

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

Grand total

Scheme Text

DO NOT EDIT BELOW THIS LINE

1a Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road; 100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 106 and 107 Wright Road.

Lots	Area (sqm)	Assessed Value (per sqm)	Cost	Value plus 10% for Cl 3.12.5
Lot 106 (East) Wright Rd	245.6	$185.00	$45,436.00	$49,979.60
Lot 82 Ranford Rd	262	$95.00	$24,890.00	$27,379.00

2a Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road: 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.

Lots	Area (sqm)	Assessed Value (per sqm)	Cost	Value plus 10% for Cl 3.12.5
7001 Warton (Fomrer 150)	2,979.00	$22.50	$67,027.50	$73,730.25
9005 Warton (Former 150)	745	$22.50	$16,762.50	$18,438.75

3a Nicholson Road between Warton Road and Armadale Road; 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.

Lots	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for Cl 3.12.5
2 Skeet Rd	7392.359	$80.00	$591,388.72	$650,527.59
22 Nicholson Rd (SP SE)	324.554	$72.50	$23,530.17	$25,883.18
21 Nicholson Rd (SP SE)	8371.028	$77.00	$644,569.16	$709,026.07
6 Nicholson Rd (SP South)	582.837	$76.50	$44,587.03	$49,045.73
5 Nicholson Rd (SP South)	433.75	$100.00	$43,375.00	$47,712.50
4 Nicholson Rd (SP South)	256.377	$210.00	$53,839.17	$59,223.09
3 Nicholson Rd (SP South)	98.287	$210.00	$20,640.27	$22,704.30
2 Nicholson Rd (SP South)	194.309	$210.00	$40,804.89	$44,885.38
Lot 9035 - Former 48 Nicholson	1238	$87.50	$108,325.00	$119,157.50
Lot 9035 - Former 15 Wright	198.00	$82.50	$16,335.00	$17,968.50
Lot 12 Piara Drive -Former 12 Mason (SP South)	473.00	$90.00	$42,570.00	$46,827.00

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.

Lots	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for Cl 3.12.5
Lot 35 Taylor Rd	155	$21.00	$3,255.00	$3,580.50
Lot 45 Wright Rd	237	$70.00	$16,590.00	$18,249.00

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

Lots		Area (sqm)	Assessed Value (per sqm)	Value plus 10% for Cl 3.12.5
14 Mason Rd	250	1,385.6000	$82.50	$125,743.20
15 Wright Rd	555	3,794.0800	$82.50	$344,312.76
48 Wright Rd	425	1,902.3750	$87.50	$183,103.59
49 Keane Rd	400	2,563.0000	$82.50	$232,592.25
East of MRS P&R to Forrestdale Main Drain (Lot 67)	360	11,520.0000	$20.00	$253,440.00

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

Lots	Area (sqm)	Assessed Urban Value (per sqm)	Assessed Value (62.5% of urban value as per Cl 3.12.4 (f))	Value plus 10% for Cl 3.12.5
Eastern Wetland	4169	$82.50	$214,964.06	$236,460.47

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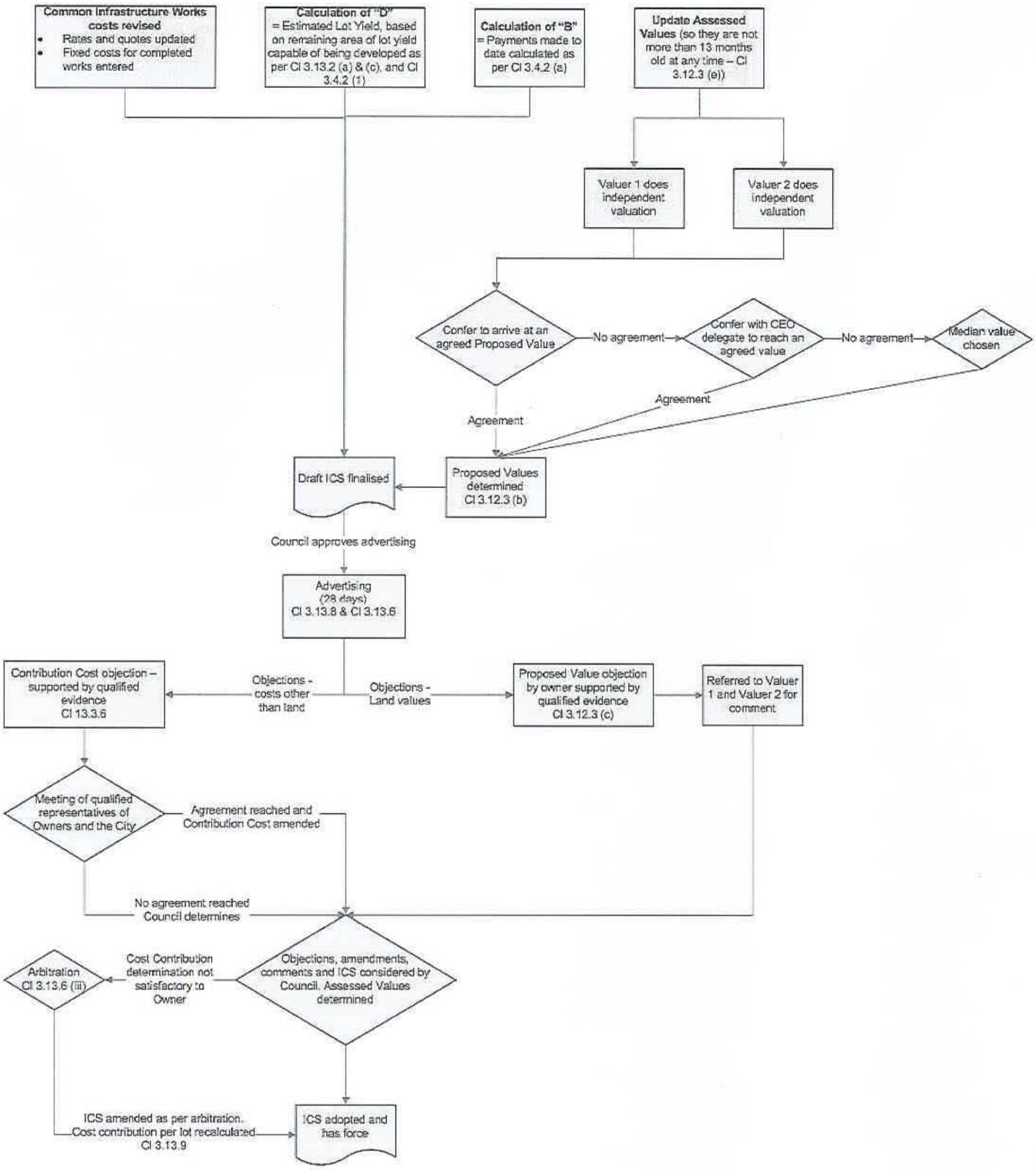
INFRASTRUCTURE COST SCHEDULE – REVIEW PROCESS

(Updated July 2007)



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