

CITY OF ARMADALE

AGENDA

OF DEVELOPMENT SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 22 JANUARY 2019 AT 7PM.

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

PRESENT:

APOLOGIES:

OBSERVERS:

IN ATTENDANCE:

PUBLIC:

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

DISCLAIMER

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

DECLARATION OF MEMBERS' INTERESTS

QUESTION TIME

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

DEPUTATION

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Development Services Committee Meeting held on 11 December 2018 be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 21 - NOV 2018

Outstanding Matters & Information Items

Report on Outstanding Matters - Development Services Committee
Reviews before the State Administrative Tribunal (SAT)

Health

Health Services Manager's Report - November 2018

Planning

Planning Applications Report - November 2018

Town Planning Scheme No.4 - Amendment Action Table

Subdivision Applications - WAPC Approvals/Refusals - November 2018

Subdivision Applications - Report on Lots Registered for 2018/2019

PAW Closure Report - Significant Actions during November 2018

Compliance Officer's Report - November 2018

Building

Building Services Manager's Report - November 2018

Building Health/Compliance Officer's Report - November 2018

Building Applications Monthly Statistics - November 2018

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

CONTENTS

DEVELOPMENT SERVICES COMMITTEE

22 JANUARY 2019

1. STRATEGIC PLANNING	
1.1 DEVELOPMENT CONTRIBUTION PLAN 3 INFRASTRUCTURE COST SCHEDULE REVIEW 2019	4
1.2 PROPOSED AMENDMENT TO BOUNDARY OF FORRESTDAL BUSINESS PARK WEST	9
2. MISCELLANEOUS	
2.1 REFERRAL ITEM - MUNICIPAL FUNDING OF PUBLIC OPEN SPACE FOR THE ARMADALE STRATEGIC METROPOLITAN CITY CENTRE.....	13
2.2 PLANNING INSTITUTE OF AUSTRALIA PLANNING CONGRESS - GOLD COAST - 15 TO 17 MAY 2019.....	22
2.3 UDIA 2019 STATE CONFERENCE - 27 FEB TO 1 MARCH 2019 - BUNKER BAY	24
3. COUNCILLORS' ITEMS.....	27
4. EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT	
4.1 LAKE ROAD PRECINCT C STRUCTURE PLAN - WITHDRAWAL OF APPLICATION	28
4.2 REQUEST FOR PRELIMINARY COMMENT ON PROPOSED METROPOLITAN REGION SCHEME AMENDMENT TO REZONE LAND FROM RURAL TO URBAN - PIARA WATERS WEST	29
4.3 JDAP APPLICATION - PROPOSED PUBLIC WORKS/CIVIC USE (COURTHOUSE AND POLICE STATION) - LOT 560 (10) THIRD ROAD, ARMADALE	30
SUMMARY OF ATTACHMENTS	32

***1.1 - DEVELOPMENT CONTRIBUTION PLAN 3 INFRASTRUCTURE COST
SCHEDULE REVIEW 2019***

WARD : RANFORD
FILE No. : M/757/18
DATE : 16 January 2019
REF : CM
RESPONSIBLE : Executive Director
MANAGER : Development Services

In Brief:

- The Development Contribution Plan No.3 Infrastructure Cost Schedule and Assessed / Proposed Values of land to be acquired are to be reviewed in accordance with the provisions of Schedule 9B in the City's Town Planning Scheme No.4.
- Recommend that Council advertise the Proposed Values and Draft Infrastructure Cost Schedule 2019 that includes a Cost Contribution per Lot of \$9,683 for a minimum of 28 Days.

Tabled Items

Nil

Officer Interest Declaration

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

Strategic Implications

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

Legislation Implications

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

Council Policy/Local Law Implications

N/A

Budget/Financial Implications

Through DCP No.3 the City collects Development Contributions that provide externally sourced funding to put towards essential facilities and infrastructure that deliver necessary benefits to the Harrisdale and Piara Waters communities. This accordingly has a positive impact on Council finances.

The City is required to cover the future recurrent costs for the facilities and infrastructure that is constructed in Harrisdale and Piara Waters. Notwithstanding, such costs are not a consequence of DCP No.3 outcomes, but more so a consequence from the unequivocal need to deliver essential facilities and infrastructure to the communities of Harrisdale and Piara Waters.

Consultation

Consultation will occur in accordance with the provisions of Schedule 9B in the City's Town Planning Scheme No.4. This will include a minimum 28 day submission period.

BACKGROUND

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

In accordance with the City of Armadale's Town Planning Scheme (TPS) No.4, all landowners within Development Contribution Area (DCA) No.3 (refer to Attachment) shall equitably contribute to the cost of providing Common Infrastructure Works. DCA No.3 encompasses the City's western growth suburbs of Harrisdale and Piara Waters. It is anticipated that these suburbs will have a combined total population of approximately 38,000 residents by 2041.

Development Contribution Plan (DCP) No.3, included under Schedule 9B of TPS No.4, provides the statutory framework and authority for the City to determine the cost of Common Infrastructure Works within DCA No.3 and establish the associated Contribution Cost per Lot. The Cost Contribution per Lot is determined as per Clause 3.4 of Schedule 9B. Established in 2007, the City's North Forrestdale DCP No.3 is an equitable mechanism to effectively share the cost of providing Common Infrastructure items across land that was constrained and under fragmented landownership. A coordinated approach to Common Infrastructure provision, via DCP No.3, has enabled the City to deliver essential infrastructure and facilities and associated benefits for the Piara Waters and Harrisdale community. The status of the DCP No. 3 program is shown in the attached Program Status by Project table. 67% of the program is complete. The current expiry date for DCP 3 is 2022.

Infrastructure Cost Schedule

The Infrastructure Cost Schedule (ICS) is a table appurtenant to the Scheme and the Development Contribution Plan. The ICS itemises, calculates and apportions common infrastructure costs and the per lot contribution rate. The DCP No.3 ICS and Assessed Values are to be reviewed in accordance with the provisions of Schedule 9B in the City's Town Planning Scheme No.4. The current ICS 2018 (refer to Attachment) was adopted by Council on 26 March 2018 and in accordance with Clause 3.13 of Schedule 9B in TPS No.4, is due to be reviewed.

As per the requirements of Schedule 9B, the attached Draft ICS 2019, including the Proposed Assessed Values of land to be acquired, is to be advertised for a minimum of 28 days. Prior to this occurring, Council is required to consider the Draft ICS 2019 and resolve to commence advertising. The ICS Review Flowchart is attached and provides further details on the review process for information purposes

DETAILS OF PROPOSAL

It is proposed to advertise the Draft ICS 2019, which includes a Gross Cost of Common Infrastructure Works of \$105,160,099 a Common Infrastructure Work Cost of \$21,829,203 and an estimated lot yield of 2254. The Cost Contribution per lot proposed in the Draft ICS 2019 is revised to \$9,683. The current Cost Contribution per lot is \$10,713.

The main reasons for the reduction in the Cost Contribution per lot rate is due to some actual project costs being less than anticipated and 6ha of developable land at Lot 1001 Wright Road being included in the ICS. This land had previously been determined as not being developable for residential purposes. This is considered to no longer be the case given the progress on obtaining federal environmental approvals, with some development of the land now expected. It is therefore considered timely to introduce the area into the ICS.

An invitation to make comment including where to access the Draft ICS 2019 will be provided to landholders holding large parcels of land with subdivision potential within DCA No.3 and known developers. The Draft ICS 2019 will be accessible on the City's website and at the City's office.

As per the provisions of Schedule 9B, any submission received on a Common Infrastructure item or Proposed Value must be supported by evidence from a suitably qualified individual in the specific field of the submission. Infrastructure works outside the provisions of Clause 3.6.3 under Schedule 9B cannot be considered as part of the submission process for the ICS review.

COMMENT

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

The City also needs to control risk and other issues and consider uncertainties. In part, the City does this to help ensure critical DCP No.3 projects can be delivered to address essential needs and benefits can be delivered in a timely way to developers and the community. It is important to note that DCP No.3 was instrumental in facilitating the provision of infrastructure to enable the subdivision and development of Piara Waters and Harrisdale and that without it, the quality outcomes and resulting benefits may not have been achieved.

DCP No.3 is a complex long term program that needs to balance continually varying factors in the interests of delivering beneficial necessary projects for developers and the community. Ultimately, the City's aim is to deliver such projects through measured decisions that also promote timely implementation, acceptable quality and tolerable levels of risks. Reviews of the ICS and DCP No.3 are conduits that support this aim.

A major review of DCP 3, including scheme amendment, is scheduled to be prepared in 2019/2020. Among the matters that will be addressed, this major review is anticipated to consider the inclusion of the Warton Road urban development area into DCA 3, extension of the DCP 3 operational period and resolve outstanding legacy issues within the DCP, including reviewing the current DCP account balance and the forecast of revenue and costs to completion. Projects within the program will also be reviewed.

ANALYSIS

Preparation of the Infrastructure Cost Schedule and Assessed Values

Cost estimates have been prepared taking into consideration of reasonable current assumptions and specialist information from a range of sources, including consultants and relevant City Departments. The estimates generally correlate with the phase a project is at in its life cycle. As a project matures it inherently improves implementation to meet needs and expectations. Advancements in the planning and / or implementation of projects are accordingly reflected in the Draft ICS 2019 costings.

Where land is identified as part of a Common Infrastructure Work the process shown on the attached flowchart has been followed to arrive at an Assessed Value. In accordance with Clause 3.12.5 of Schedule 9B, the Infrastructure Cost Schedule incorporates an additional 10% to the Assessed Values. The additional 10% assists with the early acquisition of land so projects can be delivered in a timely manner.

Calculation and Apportionment of Common Infrastructure Costs and Cost Contributions are ascertained as per Clause 3.4 of Schedule 9B. The Draft ICS 2019 is attached to this report. The current 2018 ICS is also attached.

Gross cost of Common Infrastructure Works (Calculation of “A”)

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.

Where appropriate, some items have been indexed in accordance with the latest WALGA local government cost index. Other projects have been reviewed in more detail taking into consideration outcomes already achieved, actual costs and outcomes that still need to be achieved so essential needs can be met and benefits can continue to be delivered to developers and the community. Assessed Values for land to be acquired have also been adjusted to reflect the new independent valuations that have been completed in accordance with Schedule 9B.

All the proposed costs / budget allocations are shown in the attached Draft ICS 2019. The costs comparison table of changes is also included in the attachments.

Payments to date – (Calculation of “B”)

“B” is calculated in accordance with clause 3.4.2 (a) of Schedule 9B and is \$83,330,896 under the Draft ICS 2019.

Common Infrastructure work costs – (Calculation of “C”)

$C = A - B$ and is \$21,829,203 under the Draft ICS 2019.

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 will contribute to the Cost of Common Infrastructure. The Draft ICS 2019 is estimating an unsubdivided balance of 2254 lots based on an assumed density rate of 14.6 lots per hectare as per clause 3.4.1 of Schedule 9B.

Cost Contribution per Lot – (Calculation of “E”)

The Cost Contribution per Lot is represented as the calculation of “E” in the Infrastructure Cost Schedule. The draft ICS 2019 proposes the value of “E” as \$9,683. The current Cost Contribution per lot is \$10,713.

OPTIONS

1. Council may resolve to advertise the Draft Infrastructure Cost Schedule 2019 and the associated proposed Assessed Values for a minimum of 28 Days.
2. Council may resolve to seek revision of the costs for the Infrastructure Cost Schedule items before advertising, although, it should be noted that the advertising period provides for further investigation and refining of cost estimates to occur as information becomes available.

CONCLUSION

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

The Draft ICS 2019 has been prepared to a standard which is considered satisfactory for advertising. Accordingly, Option 1 is recommended.

RECOMMEND

That Council:

- 1. In accordance with Clauses 3.12 and 3.13 of Schedule 9B in Town Planning Scheme No.4, advertise the Proposed Values and Draft Infrastructure Cost Schedule 2019 that includes a Cost Contribution per Lot of \$9,683 for a minimum of 28 Days.**

ATTACHMENTS

1. [↓](#) Draft Infrastructure Cost Schedule 2019
2. [↓](#) Current 2018 Infrastructure Cost Schedule
3. [↓](#) DCA03 ICS Review 2018 / 2019 Cost Comparison Table
4. [↓](#) DCP 3 Program Status Table by Project
5. [↓](#) Infrastructure Cost Schedule - Review Process
6. [↓](#) Specified Works Plan - DCP No.3
7. [↓](#) Indicative Staging Plan - Harrisdale and Piara Waters
8. [↓](#) Special Control Area - Map 3

***1.2 - PROPOSED AMENDMENT TO BOUNDARY OF FORRESTDALE BUSINESS
PARK WEST***

WARD : RANFORD
FILE No. : M/687/18
DATE : 15 January 2019
REF : SW
RESPONSIBLE : EDDS
MANAGER

In Brief:

- The Minister for Transport; Planning; Lands has written to seek comment on a proposed amendment to the MRA Regulations which proposes to add a portion of land to the Forrestdale Business Park West Redevelopment Area.
- Inclusion of this land in the Redevelopment Area would enable the MRA, through its DCP, to provide required infrastructure works to the area.
- Planning authority over the area in question will remain with the City of Armadale.
- Recommend that the proposed amendment is supported.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

- 2.5.1.2 Implement the Developer Contribution Plan arrangements and review as required
- 2.5.1.3 Deliver key strategic planning projects and strategies
- 3.3.2.1 Facilitate a strong working relationship with the MRA to progress the planning of key areas and timely delivery of infrastructure

Legislation Implications

Metropolitan Redevelopment Authority Act 2011
Metropolitan Redevelopment Authority Regulations 2011
Metropolitan Region Scheme
Town Planning Scheme No.4

Council Policy/Local Law Implications

Economic Development Strategy 2018-2022
Local Planning Strategy 2016

Budget/Financial Implications

Nil.

Consultation

Nil.

BACKGROUND

Forrestdale Business Park

The Forrestdale Business Park (FPB) comprises an area of approximately 330 hectares, of which FBP West comprises 140 hectares. It is located six kilometres west of the Armadale Strategic Metropolitan Centre, and is under the planning control of the Metropolitan Redevelopment Authority (MRA). The MRA is also responsible for administering a Developer Contribution Plan (DCP), which coordinates and facilitates the provision of service infrastructure including roads, deep sewer and power requirements.

Original projections suggested that the FBP, when fully developed, could accommodate up to 700 industrial lots, with the potential to provide up to 15,000 jobs.

Staged industrial business development has commenced near Ranford Road and will extend south over time to eventually front Keane Road, directly opposite the Anstey-Keane Urban Precinct which is discussed below. Existing development within FBP West includes the Hitachi site on Allen Road.

Anstey - Keane Precinct proposed Urban Development Zone, Forrestdale

The proposed Anstey-Keane Precinct is a future residential area which comprises an area of approximately 330 hectares and is bounded by:

- Keane Road to the north and east;
- Armadale Road to the south; and
- the Anstey-Keane Wetland MRS Reservation for Parks and Recreation (Bushforever Site No.342) to the west.

Council at its meeting held on 28/05/2018 resolved to initiate Amendment No.96 to Town Planning Scheme No.4 rezoning the Anstey-Keane Precinct to Urban Development. A separate, forthcoming Scheme Amendment will be undertaken to establish a DCP for the Anstey-Keane Precinct. The Attachments show the proposed rezoning of the Anstey-Keane Precinct.

DETAILS OF PROPOSAL

The Minister for Transport; Planning; Lands has written to seek comment on a proposed amendment to the MRA Regulations which would add a portion of land to the FBP West Redevelopment Area (refer to the Location Plan). Inclusion of this land would enable the MRA, through its DCP, to provide required infrastructure works that will be extended through the proposed expansion area to serve the FBP West area including:

- land assembly for construction of the Armadale Road/Keane Road intersection and Keane Road/Allen Road intersection; and
- sewer, power and water main service extensions.

The City has been advised by the MRA that in order to collect and expend DCP funds upon infrastructure servicing one of its redevelopment areas, the infrastructure must be located within the redevelopment area: hence the need to widen the existing redevelopment area slightly.

ANALYSIS

It should be noted that under this proposal a portion of land south-east of Allen Road, highlighted on the Location Plan, would be rezoned to Urban Development by Scheme Amendment No.96 and subject to both the MRA's and City's DCPs. It would, however, only be located in the MRA's DCP for the purpose of expending funds and landowners would not be charged contributions under both DCPs.

This arrangement is somewhat out of the ordinary and while on face value there does not appear to be any impediments to it, it is recommended that if Council provides its support, it does so on the condition that legal advice be provided to the City confirming that the two DCPs can be operated concurrently over the same area of land.

The MRA has advised informally that planning authority over the area in question will remain with the City of Armadale, as it is not intended to initiate a Redevelopment Scheme amendment/extension to incorporate/zone the additional land, which officers of the City requested. It is also recommended that confirmation of that point be obtained as part of any support from Council.

OPTIONS

Council could:

1. Support (with or without conditions) inclusion of the land within the FBP West Redevelopment Area;
2. Not support inclusion of the land within the FBP West Redevelopment Area.

CONCLUSION

Subdivision and development of the Forrestdale Business Park is creating substantial additional employment and economic development within the City, in a planned manner, and it is important to service that project through implementation of its DCP. On that basis it is recommended that the proposed amendment be supported, subject to the conditions mentioned above which seek confirmation that it will not interfere with the City's intentions for the adjoining Anstey-Keane Precinct.

RECOMMEND

That Council:

- 1. Write to the Minister for Transport; Planning; Lands in support of the proposed amendment to the MRA Regulations which would add a portion of land to the Forrestdale Business Park West Redevelopment Area, subject to:**
 - a. Legal advice being provided to the City confirming that the MRA's Forrestdale Business Park West DCP and the City's planned DCP over the Anstey-Keane Precinct can be operated concurrently over the same area of land and that the FBP West DCP will not charge landowners DCP contributions within the Amendment No.96 area.**
 - b. Confirmation that the MRA will not implement planning authority over the proposed expansion area that is included in Amendment No.96.**

ATTACHMENTS

- 1.** [↓](#) Location Plan - Forrestdale Business Park West
- 2.** [↓](#) Zoning Plan - TPS4 Amendment No.96

**2.1 - REFERRAL ITEM - MUNICIPAL FUNDING OF PUBLIC OPEN SPACE FOR
THE ARMADALE STRATEGIC METROPOLITAN CITY CENTRE**

WARD : MINNAWARRA
FILE No. : M/694/18
DATE : 14 January 2018
REF : SF
RESPONSIBLE : EDDS
MANAGER

In Brief:

- Council on the 21st August 2018, supported the Armadale Strategic Metropolitan City Centre Structure Plan (ASMCCSP), Design Guidelines (Local Planning Policy PLN 3.11) and Car Parking Strategy.
- To achieve the full vision of the Armadale City Centre, the ASMCCSP makes a number of recommendations one of which proposes the establishment of a new park in the 'William Precinct' of the City Centre.
- On the 23rd April 2018 the City received a Councillor request to consider investigating 'the use of some of its trust funds for potential use to secure POS land early in the structure plan process.'
- A preliminary investigation has been undertaken into the request and this includes considering the available Reserve accounts at the City's disposal that could be used to secure the land.
- Recommend that the City list the acquisition and development of a new park in the 'William Precinct' for consideration at the next review of the Long Term Financial Plan with further work on the cost to acquire land and develop the park to be presented during the budget deliberations.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

- 2.2.1.1 Deliver new and upgraded facilities that are multi-purpose where appropriate.
- 2.5.1.1 Implement the Local Planning Strategy recommendations through amendments to TPS No.4, Structure Plans, Planning Policies and Strategies.
- 2.5.1.3 Deliver key strategic planning projects and strategies.

Legislation Implications

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Town Planning Scheme No.4
Local Government Act 1995
Public Works Act 1902
Transfer of Land Act 1893

Council Policy/Local Law Implications

Local Planning Strategy 2016
Activity Centres Strategy 2012

Budget/Financial Implications

The report recommends the consideration of the financial implications as part of the review of the Long Term Financial Plan.

Consultation

To consider the proposal to establish a new pocket park in the William Precinct to support anticipated new residential development in the area and to improve pedestrian connectivity in general across the project area, the following Directorates were consulted:

- Corporate Services – Finance
- Technical Services – Parks and Reserves
- Development Services – Planning

BACKGROUND

Following a period of Government stakeholder, landowner and Elected Member consultation during 2017, the draft ASMCCSP, Design Guidelines (Local Planning Policy PLN 3.11) and Car Parking Strategy, together with supporting Technical Documents was adopted by Council at its meeting on the 23rd April 2018 for the purposes of formal public consultation. The formal consultation process took place in May and June 2018, then Council at its meeting on the 27th August 2018 considered the updated ASMCCSP, Design Guidelines (Local Planning Policy PLN 3.11), Car Parking Strategy and supporting Technical documents, and resolved to support the documents subject to a number of changes and request the WAPC's approval.

Collectively the documents together with the City's Town Planning Scheme, forms the basis of the Planning Framework for the future planning and development of the Armadale Strategic Metropolitan City Centre and represents a key initiative from the City's Local Planning Strategy (LPS) adopted by the Western Australian Planning Commission (WAPC) in December 2016.

The ASMCCSP and supporting Strategies and Technical documents make a number of recommendations aimed at assisting the City in achieving the ultimate vision of the Armadale City Centre. The recommendations vary in their level of intervention and financial commitment, from making amendments to Town Planning Scheme No.4 to accommodating revised development standards for the City Centre including parking and built form standards, to recommendations such as the City's advocacy for State and Federal Government support to underground the Armadale Train Station and the grade separation of passenger rail crossings at Armadale Road, Third Avenue and Church Avenue. The City is currently evaluating the various recommendations and will prepare a report to Council presenting its evaluation of the recommendations, including level of complexity, financial implications, and program for possible implementation for Council consideration. This should occur when the WAPC considers the Structure Plan.

One of the recommendations identified in the documentation supporting the ASMCCSP proposes the establishment of a new pocket park in the William Precinct. The initiative was identified during the stakeholder consultation process where it was considered preferable to create a new park in the William Precinct which is an area within the Armadale City Centre that is proposed to be recoded to support a significant increase in medium to high density (apartment) housing in the medium term. It was identified that this area was lacking in public open space relative to other areas in the City Centre and the park would be necessary to support the intended intensification of residential land use as well as improve the broader pedestrian network in the City Centre.

At the Council meeting held on the 12th February 2018, Cr Weilinga referred the following matter to the Development Services Committee.

‘That the matter of the Planning investigation of the elements of the CBD structure plan be referred to the Development Services Committee’

"With the progress of the Armadale CBD structure plan progressing I am mindful of the consultant's recommendation to consider additional public open space land in the area to facilitate quality development outcomes. With this in mind I would like the Council to consider investigating the use of some of its trust funds for potential use to secure POS land early in the structure plan process."

Council at its meeting on the 23rd April 2018 resolved that *‘the Development Services will investigate and present to Council implementation recommendations for the Armadale Strategic Metropolitan City Centre which includes the proposal to acquire land and deliver new public open space in the William Street precinct.’*

The recommendation involves the possibility of the City acquiring freehold land within the William Precinct and then developing it as a new park that would be appropriately rezoned, for public open space purposes and held by the City of Armadale for ongoing management and maintenance. The acquisition and development of the land required to establish the park has not yet been considered for inclusion in the City’s Long Term Financial Plan. This report will examine the possibilities open to Council for consideration should it decide to proceed to undertake the preparation of a business case to support the establishment of a new pocket park in the William Precinct of the Armadale Strategic Metropolitan City Centre.

DETAILS OF PROPOSAL

The establishment of a new pocket park in the William Precinct of the Armadale City Centre involves the development of the equivalent of 4 lots currently occupied for single residential housing that combined, total approximately 4,048sqm in area. In accordance with the Structure Plan vision, the configuration of the park would be the equivalent of two side by side lots facing William Street and two side by side lots immediately behind that are facing Fourth Road. The size of the public open space was guided by the City’s *‘Landscape Design Guide for Public Open Space in New Residential Developments’* which seeks as a minimum the creation of parks that are at least 4,000sqm in area. The exact location of the 4 lots is yet to be determined however it is likely to be near the middle of the street blocks between Church Avenue and South Western Highway.

In considering how the park could be established, three options were available for consideration the first involves the establishment of the park through planning led incentives, the second via the establishment of a Developer Contribution Plan, and the third via the City leading the acquisition and development of the park. These options were discussed and considered as part of the preparation of the Structure Plan.

Planning Led Incentives

In respect to the first option, the City during the preparation of the ASMCCSP and Design Guidelines (Local Planning Policy PLN 3.11), considered the possibility of putting in place planning led incentives administered through the City Centre Design Guidelines (Local Planning Policy PLN 3.11) that would encourage landowners and developers effected by the creation of a future public open space, to cede a portion of their property, free of cost to the City for development as a park in exchange for favourable development standards such as increased density and height bonuses. The City in this scenario would also need to acquire two properties outright (back to back) to amalgamate with the 4 part properties immediately adjacent to create the final park.

This option whilst was appropriate to consider, it was not achievable and, presented with a number of practical constraints, in particular, the ceding of the land would be developer initiated, accordingly to obtain the necessary land for development, the existing lots are not big enough to make it realistic to expect ceding free of cost. The ceding of a portion of the land for a park was seen as possibly counterproductive as the portion remaining may be of a size and shape (up to 50% of the original lot) that would make it difficult or impossible to utilize the development incentives and as a result may discourage development in general. For effective creation of the park, it was considered ideal to develop whole lots for a park rather than using part lots. This is due to the known size of lots within the project area being approximately 1,012sqm in area and existing houses.

Due to the complexities associated with this option, namely the impracticalities associated with feasibility and ceding of land in exchange for planning incentives, this option was not considered a viable option and therefore was not included in the final Design Guidelines (Local Planning Policy PLN 3.11) and Structure Plan.

Developer Contribution Plan

In considering ways to establish the park within the 'William Precinct' the City also considered the possibility of establishing a Developer Contribution Plan that would support the collection of funds to acquire the land for the park. This approach would operate in theory with all new residential developments within the City Centre, paying a developer contribution to help fund the acquisition and establishment of a new park. This approach was also considered problematic as it would be difficult to justify levying the entire Structure Plan area with a developer contribution for a park that affects part of the area. The Metropolitan Redevelopment Authority area would be excluded from the developer contribution resulting in considerable less area that would be contributing towards the development of the park.

The developer contribution was also seen as onerous with additional development costs seen as a deterrent to new residential development in the area and the City facilitating new housing types such as apartments. Timing was also considered an issue, with significant development required to occur first before sufficient funds could be accumulated before acquisition and development of the park could take place.

This proposal was not supported during the Councillor Workshops for the above reasons.

City Led Acquisition and Development

The third and more practical option involves the City identifying 4 suitable lots and then acquiring each property for developed into a park when combined. This option, whilst is more than likely to be more costly to the City, provides greater certainty in terms of the timing for the acquisition of the land and for the construction of the park, and involves reduced complexity as the City would focus on purchasing 4 lots only rather than part lots from up to 6 properties if the City relied on the developer incentives or Developer Contribution options, which was unlikely to be implemented.

This option would involve the City either actively seeking out the acquisition of four contiguous lots and/or waiting for the properties to come on the market for sale, but either way would require the setting aside of funds for the acquisition, design and development of the park.

Indicative Land and Development Costs

At this stage the City has undertaken a preliminary evaluation into the costs associated with the acquisition of land and development into a park, based on the option for the City to acquire and develop the land. The preliminary costs are provided in a separate attachment to this report and involves the direct acquisition by the City of 4 whole and contiguous properties, located between William and Fourth Road for development into a park.

The attachment is treated as a confidential item for Council at this stage as the costs are preliminary and require further consideration and confirmation.

Funding

Funding for the acquisition and development of land for a park must follow appropriate guidelines, so it is important that the Reserve funds available and their purpose align with the objectives to acquire and develop land for a park. In considering appropriate funding sources, the City was requested to review several municipal Reserve accounts for possible consideration. These are detailed in the table below with a brief description of each that follows:

Table – Municipal Reserve Accounts

Fund	Reserve Number	Purpose	30th June 2018 balance
Strategic Asset Investments	2102.177.99	<i>To be used to fund the acquisition of strategic asset investments from 70% of land sale proceeds</i>	\$561,000
Freehold Sales Capital Works	2102.215.99	<i>To be used to assist in funding capital works from 30% of land sale proceeds</i>	\$340,363
Land Acquisition	2102.39.99	<i>To be used to assist in future acquisitions of land for investment or works requirement</i>	\$459,426
Future Recreation Facilities	2102.47.99	<i>To be used to assist in the research, planning and construction of future recreation facilities</i>	\$525,490
Future Community Facilities	2102.205.99	<i>To be used to assist in research planning and construction of future Community facilities</i>	\$874,620

Strategic Asset Investment

The Special Reserve Account for Strategic Investments was established by Council with funds in the account obtained from the sale of the City's land assets. The funds from the Special Reserve Account were established on the basis of 70% being reinvested (split between strategic land purchases and investment in buildings) and 30% being allocated towards capital projects such as adding value to the City's net assets.

Whilst it could be argued that these funds could be redirected to the acquisition and construction of a park, the proposal for a small pocket park in the City Centre would not qualify as a 'strategic land purchase' for investment purposes. Strategic land purchase is more likely to align with the acquisition of land to construct office type land use or other investments to support the future expansion of the City's Civic Centre which are both objectives that are identified as priorities in the City's Advocacy Strategy. More importantly, the Business Plans were advertised and adopted by Council for each of the land sales that generated the funds in this account specified that the City would expend the funds from the land sales as per the above purposes. Therefore this Reserve Account would not be considered appropriate.

Freehold Sales Capital

The Freehold Sales capital fund was established by Council to support the funding of capital works in the City from 30% of land proceeds from the sale of City land assets. As the acquisition of land for a park is not aligned with capital works, it is considered that this fund would not be appropriate for the acquisition of land. Similar to the Strategic Asset Investment Fund, the Business Plans that were advertised and adopted by Council for each of the land sales that generated the funds in this account specified that the City expend the funds from the land sales as per the above purposes. Accordingly this Reserve Account would not be considered appropriate.

Land Acquisition

The Land Acquisition Account was established by Council for the purpose to assist the City in acquiring land for investment or works. The key objective of this fund is to support land acquisitions and works that would support investment to the City, such as generating a return on investment. The intent to acquire land to construct a park does not align with this objective as there is no direct return on investment generated by constructing the park. It could be argued that the park would be a catalyst for future surrounding development, however the return on investment for the City's acquisition of land for the park is not present. Accordingly, this Reserve Account is not considered appropriate and funds in this Reserve Account may be better spent on other strategic acquisitions. However it should be noted that the funds can be redirected by Council to another purpose, as no constraints were identified in how the funds were obtained or allocated.

Future Recreational Facilities

The Future Recreational Facilities Account was established by Council to set aside money for the research, planning and construction of significant future recreational facilities. In particular this fund was established to focus on the provision of community facilities such as the Armadale Arena (which is now included in the Masterplan for Gwynne Park) and the Armadale Aquatic Centre, which is now fully funded and nearly completion of construction.

As this fund focuses more on planning, research and construction for the provision of recreational facilities, rather than acquisition and development of parkland, it is considered that this fund would not be appropriate for consideration. The funds however are not constrained by how they were obtained therefore Council could redirect the funds to another purpose.

Future Community Facilities

The Future Community Facilities fund was established by Council to assist in the research planning and construction of future community facilities. This includes the construction of community buildings and reserves.

As this fund has a clear intent to fund for community facilities (i.e. community buildings and infrastructure), the establishment of a local park (acquisition and construction) is not likely to fall under the description of the fund and therefore is not considered appropriate. It is acknowledged that these funds may be more appropriately allocated to Community Buildings, than a new local park. The funds however are not constrained by how they were obtained therefore Council could redirect the funds to another purpose.

COMMENT

Acquisition and Development

Under the *Local Government Act (1995)*, Section 3.55, Local Government can only take land under the *Public Works Act (1902)* if it is in or is to be regarded as being included in its own district. Under the definition of 'Public Work' in the *Public Works Act (1902)* the establishment of parks or gardens or grounds for public recreation is included in the definition. Accordingly Local Government is permitted to acquire and develop land for the purpose of a park.

Under Section 3.59 of the *Local Government Act (1995)* the prerequisite for the acquisition and/or development of land by a Local Government includes the requirement to prepare a business plan which is to include the expected effect of the acquisition on:

- the provision of facilities and services by the local government
- on other persons providing facilities and services in the district
- financial effect on the local government
- effect on matters referred to in the local government's forward plan
- the ability of the local government to manage the undertaking or the performance of the transaction

The Business Plan is required to be advertised for public comment before a decision by Council can be made to complete the acquisition of the land.

Section 161 of the Transfer of Land Act empowers Local Government with the ability to take an interest or land if it is declared a public work. This presents Local Government with two principle methods for acquiring land, the first is via mutual agreement and the second is via compulsory acquisition. Section 168 of the Transfer of Land Act details the procedures open to Local Government when seeking to acquire land via agreement including the method of compensation.

Section 170 of the Transfer of land Act details the procedures available to Local Government for taking interests in land without agreement. Whilst the taking of land compulsorily can be used, the preferable approach of acquisition by agreement is in almost all cases employed as a first option.

Funding

A number of the recommendations that have evolved from the ASMCCSP are being progressed through the preparation of a scheme amendment and through the City's Advocacy Strategy (i.e. undergrounding of the railway line is being considered as part of the Advocacy Strategy), whilst other recommendations require evaluation and consideration as part of the City's Long Term Financial Plan. For the City to consider the possibility of establishing a new park in the William Precinct of the City Centre, the following steps are outlined for consideration moving forward:

1. Preliminary evaluation to consider the estimated cost associated with the acquisition of the land and its development into a park, includes appropriate methods of acquisition and timing.
2. Undertake Budget deliberations to determine Council support to commit funds in the Long Term Financial Plan for the acquisition of land and development of a park.
3. At the appropriate time, prepare a Business Case in accordance with the Section 3.59 of the Local Government Act 1995 to support the acquisition of the land and development of the park.
4. At the appropriate time, initiate acquisition procedures in accordance with the preferred strategy followed by detailed design and development of the park.

The next process of review of the City's Long Term Financial Plan is scheduled to commence in January/February 2019.

ANALYSIS

The preparation of Business Plans to support the acquisition and development of land for a park will take approximately 4 to 7 months to complete.

OPTIONS

Council has the following options:

1. Do not progress with the recommendation to acquire and develop the park in the 'William Precinct' at this time and/or remove the proposed park from the Structure Plan.
2. Set aside the undertaking of a separate evaluation into the acquisition of land and development of a park in the William Precinct of the Armadale City Centre until a full evaluation of the recommendations for the Armadale City Centre are considered and presented to Council allowing priorities to be considered.
3. Request the City to list the acquisition and development of a new park in the 'William Precinct' for consideration at the next review of the Long Term Financial Plan with further work on the cost to acquire land and develop the park to be presented during the budget deliberations.

CONCLUSION

The establishment of a new park in the ‘William Precinct’ of the Armadale City Centre is a key recommendation following the preparation of the Armadale City Centre Structure Plan and will support the project vision to intensify residential land use in the William Precinct to enable greater activation of the City, whilst improving pedestrian and cycle networks for the broader City Centre.

The option to acquire the land and develop the park by the City will create certainty that the park will be constructed within a given timeframe and it’s possible that construction of the park could have a catalyst effect on surrounding land, encouraging future redevelopment. Further evaluation of this option is required to gain greater certainty over the comparative costs and benefits and this could be initiated and completed before the completion of the adoption of the next review of the City’s Long Term Financial Plan.

It is recommended that Council adopt Option 3.

RECOMMEND

That Council:

- 1. Request the City to list the acquisition and development of a new park in the ‘William Precinct’ for consideration at the next review of the Long Term Financial Plan with further work on the cost to acquire land and develop the park to be presented.**
- 2. Note the importance of creating a new park in the ‘William Precinct’ of the Armadale Strategic Metropolitan City Centre to support a future increase in residential density in the Precinct, which will assist with activating the City Centre.**

ATTACHMENTS

- [1.↓](#) Concept Plan - Armadale Strategic Metropolitan City Centre Structure Plan
- [2.↓](#) Precinct Plan - Armadale Strategic Metropolitan City Centre Structure Plan
3. CONFIDENTIAL - City Acquisition and Development of Park - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as it deals with the matter relates to the personal affairs of a person*

2.2 - PLANNING INSTITUTE OF AUSTRALIA PLANNING CONGRESS - GOLD COAST - 15 TO 17 MAY 2019

WARD : ALL
FILE No. : M/670/18
DATE : 15 January 2019
REF : SS
RESPONSIBLE : EDDS
MANAGER

In Brief:

- The 2019 PIA Planning Congress will be held at the Gold Coast Convention Centre in Queensland, from 15th to 17th May 2019.
- Matters to be covered should be of relevance to Armadale.
- Recommend that consideration be given to nominating a Councillor to attend the event.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

- 4.1 Visionary Civic leadership and sound governance
 - 4.1.3 Support the role of the elected body
 - 4.1.3.3 Advocate and support Councillor engagement in outside bodies and events to maintain awareness and enhance the City's knowledge base.

Legislation Implications

Nil.

Council Policy/Local Law Implications

Council Policy ADM3 – Conferences and Training
Council Policy EM1 – Reimbursement Councillor's Expenses

Budget/Financial Implications

The PIA Planning Congress is on the Approved Conference List for both Officers and Elected Members. Officer attendance will be funded from the Planning Service's Conference and Meeting budget. Sufficient funds are available in the Councillor/Member Development Budget, should a Councillor be nominated to attend. The total cost of the conference is estimated at \$4,245 per delegate.

BACKGROUND

The 2019 PIA Planning Congress will be held at the Gold Coast Convention Centre in Queensland, from Wednesday, 15th May to Friday, 17th May 2019. Study tours will be held on the 15th May 2019.

The PIA Planning Congress typically hosts a number of topics which are potentially applicable to the City and may provide valuable insight and information regarding a number of areas that impact the City.

DETAILS OF CONFERENCE

The 2019 PIA Congress will feature leading national and international experts and practitioners discussing how we, as a nation, respond to the challenges for the planning profession and the broader community in our major cities through to our regional centres. It will discuss technical development, policy development and personal development. For people and companies working in the built-environment sector – be it urban and regional planning, land development, urban design, transport planning, economic development, environmental sustainability and social planning.

Keynote speakers and the full program are yet to be announced.

There is no Ordinary Council Meeting scheduled during this conference. It is potentially beneficial for an Elected Member to attend the PIA Planning Congress, given a number of topics may be applicable to the City and offer insight into matters that are impacting the City. An Officer may be attending the PIA Planning Congress.

Committee is reminded of Policy and Management Plan *ADM 3 Conferences, Seminars and Training* in Clause 2(d) of the Management Practice states that:-

“2(d) - Where a member of Council at the date of the conference, seminar or training course has an electoral term of less than 6 months to complete, such member shall be ineligible to attend unless such is specifically authorised by Council.”

CONCLUSION

The matter is brought to the attention of Council to determine if it wishes to nominate a Councillor to attend.

RECOMMEND

That Council:

- 1. Nominates Cr _____ to attend the PIA Planning Congress to be held at the Gold Coast Convention Centre, from Wednesday, 15th May to Friday, 17th May 2019.**

or

- 2. If there is no nomination at the Development Services Committee or the Ordinary Meeting of Council on 29th January 2019, then the recommendation be as follows:**

That Council make no nomination for an Elected Member to attend the PIA Planning Congress to be held at the Gold Coast Convention Centre, from Wednesday, 15th May to Friday, 17th May 2019.

ATTACHMENTS

There are no attachments for this report.

2.3 - UDIA 2019 STATE CONFERENCE - 27 FEB TO 1 MARCH 2019 - BUNKER BAY

WARD : ALL
FILE No. : M/781/18
DATE : 15 January 2019
REF : SS
RESPONSIBLE : EDDS
MANAGER

In Brief:

- The UDIA State Conference will be held at Bunker Bay Resort.
- Topics to be covered by the conference should be of relevance to Armadale.
- Recommend that consideration be given to nominating a Councillor to attend.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Relates to the aim for good governance and leadership to:

- 4.1 Visionary Civic leadership and sound governance
 - 4.1.3 Support the role of the elected body
 - 4.1.3.3 Advocate and support Councillor engagement in outside bodies and events to maintain awareness and enhance the City's knowledge base.

Legislation Implications

Nil.

Council Policy/Local Law Implications

Council Policy ADM3 – Conferences and Training
Council Policy EM1 – Reimbursement Councillor's Expenses

Budget/Financial Implications

The UDIA State Conference is on the City's approved Conference list. Officer attendance will be funded from the Planning Service's Conference and Meeting budget. Sufficient funds are available in the Councillor/Member Development Budget should the City deem it appropriate that an elected member attend the conference. The cost of the conference is estimated at \$2,520 per delegate.

BACKGROUND

The Urban Development Institute of Australia (UDIA) is conducting its 2019 State Conference at the Bunker Bay Resort, in Bunker Bay. 3 Day Event - Starting 7pm on Wednesday, 27th February and concluding at 1pm on Friday, 1st March 2019.

A copy of the Conference Brochure is presented in the Attachments to this report.

The UDIA State Conference typically hosts a number of topics which are potentially applicable to the City and may provide valuable insight and information in a number of areas that impact the City.

DETAILS OF CONFERENCE

The State Conference is themed ‘Develop Connections. Develop Communities’ The annual developers conference is the ultimate knowledge sharing platform, the annual State Conference is a chance for attendees to receive the latest industry updates, market intelligence and insights into the year ahead, and examine all aspects of property and development in WA; What’s working? What’s not? What can we do to remove barriers to success? What does development in WA look like in the years ahead? How can industry work together to deliver best practice? With presenters of the highest calibre, and sessions structured to encourage interactive participation & 2 way discussion, delegates undertake a concentrated, focused & thorough course of learning, ensuring they depart with all the data and information needed to arm themselves for business success in the year ahead.

The Keynote Speaker is:

Professor Ian Harper, Economist - one of Australia's best known economists. He has worked closely with governments, banks, corporates and leading professional services firms at the highest level.

The sessions cover topics including:

- The Future of Development - economics, politics & change.
- An examination of the Affairs of the State; Where is WA at, Where is WA heading? What does this mean for development and property?
- Ministerial Address - Covering the Government’s Intentions for Planning Reform Hon Rita Saffioti MLA Minister for Transport; Planning; Lands.
- Spotlight on Planning Matters - Release of Design WA & Apartment Design Policy, an update on the State Planning Policies under review, and the department’s work plan for 2019.
- The SAPPR Session - Update on the review and what’s next for EPBC approvals in WA.
- The Precinct Planning Update & it’s Application to Metronet.
- LandCorp & MRA - What’s the Latest?
- An update on the restructure & governance changes, and the latest findings of the review of the MRA’s planning powers.
- Main Roads Masterclass - Explanation of the Main Roads Access Policy, its implementation and plans for the future.
- The DWER Discussion - State Based Environmental Approval Processes, including approval timeframe improvements and efficiencies, the EP Act Amendments, the use of clean and uncontaminated fill and Waterwise Perth.
- Powering Development - The future of energy technology & what it means for the development industry.
- The Future of Housing: Affordability and Innovation.
- The Importance of Infrastructure.
- Leadership in Hard Times.

It should be noted that there are no Ordinary Council Meetings during this conference. It is potentially beneficial for an Elected Member to attend the UDIA 2019 State Conference, given a number of topics may be applicable to the City and offer insight into matters that are impacting the City.

CONCLUSION

An Officer may be attending the 2019 UDIA State Conference. The matter is brought to the attention of Council to determine if it wishes to nominate a Councillor to attend.

RECOMMEND

That Council:

- 1. Nominates Cr _____ to attend the 2019 UDIA State Conference held on the 27th February to 1st March 2019 at Bunker Bay Resort.**

or

- 2. If there is no nomination at the Development Services Committee or the Ordinary Meeting of Council on 29th January 2019, then the recommendation be as follows:**

That no nomination be made for an Elected Member to attend the 2019 UDIA State Conference.

ATTACHMENTS

- 1. [UDIA WA State Conference 2019 - Event Flyer & Program](#)**

COUNCILLORS' ITEMS

Items to be submitted.

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

4.1 - LAKE ROAD PRECINCT C STRUCTURE PLAN - WITHDRAWAL OF APPLICATION

On the 13 December 2018, the applicant advised the City of its intention to withdraw the Lake Road Precinct C Structure Plan application and the Scheme Amendment No.88 application due to the landowners concerns regarding the viability of developing the subject site.

The City subsequently advised the applicant that the request to withdraw the Structure Plan would be forwarded to the WAPC, however the Scheme Amendment would not be withdrawn as Council had already resolved to support the final adoption of the Scheme Amendment at its 26 November 2018 meeting. On the 19 December 2018, the City and the applicant received notification from the WAPC that the Lake Road Precinct C Structure Plan had been formally withdrawn.

The TPS Amendment No.88 will continue to be considered by the WAPC for its recommendation to the Minister and a new Structure Plan application may now have to be submitted and approved prior to any future development or subdivision occurring on site in order to meet the requirements of the TPS Amendment No.88 if adopted.

ATTACHMENTS

There are no attachments for this report.

4.2 - REQUEST FOR PRELIMINARY COMMENT ON PROPOSED METROPOLITAN REGION SCHEME AMENDMENT TO REZONE LAND FROM RURAL TO URBAN - PIARA WATERS WEST

An application has been lodged with the Western Australian Planning Commission (WAPC) to amend the Metropolitan Region Scheme (MRS) with regard to land contained in the Rural Water Protection Area between Southhampton Drive and Warton Road. The application seeks the land be rezoned from Rural to Urban under the MRS. It is anticipated that the site will yield approximately 1,600 to 1,700 dwellings. In addition land will be allocated for a public primary school site and multiple areas of public open space including new District Playing Fields.

The land was identified as an Urban Investigation Area in the WAPC's documents the Perth and Peel @ 3.5million and the South Metropolitan Peel Sub Regional Framework, which will guide development in Perth and Peel regions for the next 30 years. Council in its 2015 submission to the WAPC on the Perth and Peel @ 3.5million and the South Metropolitan Peel Sub Regional Framework supported the Urban Expansion classification for the Warton Road/Piara Waters West precinct being included in the final South Metropolitan Peel Sub-Regional Structure Plan, subject to the City's ability to overcome land fragmentation issues and coordinate infrastructure requirements through its DCP No.3 under TPS No.4.

At this stage the WAPC are only seeking preliminary comment from relevant agencies to assist them in their assessment of the application prior to determining whether or not the application will proceed to initiation of the MRS Amendment. Once the MRS amendment is initiated by the WAPC (which could be approximately 12 months or more away), the City will have another opportunity to provide more detailed comments during the statutory advertising period with reports prepared for Council's consideration on the MRS Amendment, future TPS Amendment (rezoning and DCP changes) and advice on local structure plans.

ATTACHMENTS

1. [Location Plan - MRS Amendment, Piara Waters](#)

***4.3 - JDAP APPLICATION - PROPOSED PUBLIC WORKS/CIVIC USE
(COURTHOUSE AND POLICE STATION) - LOT 560 (10) THIRD ROAD, ARMADALE***

The City has received a development application for public works under the Metropolitan Region Scheme for a state government 'civic use' development at the above mentioned address.

The new facility, previously termed the 'justice precinct', has been a key outcome of the City's Advocacy Strategy and the Armadale Activity Centre Structure Plan over the last few years. The Justice Precinct will assist with increasing the presence of Police within the City Centre and across the City to assist with managing anti-social behaviour and crime, which are key areas identified in Resident surveys over the last few years. The additional Courts will assist by adding capacity and reducing delays in Court matters, whilst ensuring that the complex expands its role to serve its Regional function. The additional workforce included in the Justice Complex will assist the City Centre and Region.

The application involves the following:

1. A new combined courthouse and police station to replace the existing facilities on Jull Street and Prospect Road.
2. The development incorporates four (4) stories in total stepped up the sloping site, including an undercroft at the lowest level, a ground floor with public car park and entry points, and two private floors above that.
3. The courts are proposed to accommodate a maximum of 35 staff and 300 visitors, and would operate on weekdays during normal office hours with up to 180 cases per day.
4. A police station proposed to accommodate 10 visitors and up to approximately 270 fulltime equivalent personnel.
5. A 56 bay public parking area is proposed in the eastern portion of the site, between the courthouse and South Western Highway. This will include 8 bays that will be open at all times and 48 bays that will be open during court hours and closed off with bollards at other times. Primary public parking access is shown from Third Road, but a secondary crossover to Thomas Street is also proposed.
6. Secure parking for police and courthouse staff is proposed in an undercroft level beneath the complex that accommodates 198 bays. Primary gated access will be from Third Road however three secondary gated access points are proposed from Thomas Street.
7. The heritage listed St. Francis Xavier Church on site does not form part of this application, however the proposed design has enabled its retention.

In support of the application, the applicant has provided the following information:

- Planning Report and Plans;
- Architectural Statement / Perspectives;
- Traffic Impact Assessment;
- Acoustic Management Plan;
- Building Sustainability Assessment;
- Landscape Plan;
- Structural Civil Report;
- Geotechnical Report; and
- A Hazardous Materials Assessment and Remedial Action Plan.

The WA Police have strict confidentiality requirements around operational safety and security if plans and reports are publically available, including in any advertising and minutes etc. A public advertising package approved by the WA Police was provided in this regard, however this restricts the documents available.

Please note that this application is subject to the provisions of the Public Works Act 1902 and the Planning and Development (Development Assessment Panels) Regulations 2011. The City / Council is not the decision making authority in this regard.

The City has referred the application to the Western Australian Planning Commission (State Government) and on their behalf the Department of Planning, Lands and Heritage (DPLH) will prepare a Responsible Authority Report (RAR) to refer to the Metro East Joint Development Assessment Panel (JDAP), who will ultimately determine the application.

The City is undertaking public advertising on behalf of DPLH, and any submissions received by the City will be referred to DPLH for their consideration and attention, along with the City's comments which are due mid February 2019.

ATTACHMENTS

1. [↓](#) Location Plan - Lot 560 Third Rd, Armadale
2. [↓](#) Aerial Plan - Lot 560 Third Rd, Armadale

MEETING DECLARED CLOSED AT _____

DEVELOPMENT SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
22 JANUARY 2019		
ATT NO.	SUBJECT	PAGE
1.1 DEVELOPMENT CONTRIBUTION PLAN 3 INFRASTRUCTURE COST SCHEDULE REVIEW 2019		
1.1.1	Draft Infrastructure Cost Schedule 2019	33
1.1.2	Current 2018 Infrastructure Cost Schedule	69
1.1.3	DCA03 ICS Review 2018 / 2019 Cost Comparison Table	101
1.1.4	DCP 3 Program Status Table by Project	103
1.1.5	Infrastructure Cost Schedule - Review Process	106
1.1.6	Specified Works Plan - DCP No.3	107
1.1.7	Indicative Staging Plan - Harrisdale and Piara Waters	108
1.1.8	Special Control Area - Map 3	109
1.2 PROPOSED AMENDMENT TO BOUNDARY OF FORRESTDAL E BUSINESS PARK WEST		
1.2.1	Location Plan - Forrestdale Business Park West	110
1.2.2	Zoning Plan - TPS4 Amendment No.96	111
2.1 REFERRAL ITEM - MUNICIPAL FUNDING OF PUBLIC OPEN SPACE FOR THE ARMADALE STRATEGIC METROPOLITAN CITY CENTRE		
2.1.1	Concept Plan - Armadale Strategic Metropolitan City Centre Structure Plan	112
2.1.2	Precinct Plan - Armadale Strategic Metropolitan City Centre Structure Plan	113
2.3 UDIA 2019 STATE CONFERENCE - 27 FEB TO 1 MARCH 2019 - BUNKER BAY		
2.3.1	UDIA WA State Conference 2019 - Event Flyer & Program	114
4.2 REQUEST FOR PRELIMINARY COMMENT ON PROPOSED METROPOLITAN SCHEME AMENDMENT TO REZONE LAND FROM RURAL TO URBAN - PIARA WATERS WEST		
4.2.1	Location Plan - MRS Amendment, Piara Waters	120
4.3 JDAP APPLICATION - PROPOSED PUBLIC WORKS/CIVIC USE (COURTHOUSE AND POLICE STATION) - LOT 560 (10) THIRD ROAD, ARMADALE		
4.3.1	Location Plan - Lot 560 Third Rd, Armadale	121
4.3.2	Aerial Plan - Lot 560 Third Rd, Armadale	122

ICS 2019

INFRASTRUCTURE COST SCHEDULE 2019

Contents

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

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

INFRASTRUCTURE COST SCHEDULE 2019

ICS 2019

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

Calculation Date	Location and Area in DCA 03	Net Area for calculation of B & D	Calculation of "B" (Insert Unsubdivided area first - Column O)	Calculation of "D"										
	Parcel area in DCA No 1 (see TPs 4 Special Control Area Map 3) (sqm)	C1.3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus C1.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation)	Area within which Lots Produced (ha)	Density	Contribution Cost Per lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Lot (ha)	Unsubdivided area source & notes	"D" at 14.6 lots per ha
15-Jan-18	Lot 800 Sweet & 84 Street Combined				100.00	5.71	17.51	\$10,708.37	83.39	\$892,948.49	17.37	17.37	DP-411175	
22-Apr-18	Lot 800 Sweet & 84 Street Combined				40.00	2.18	18.35	\$10,713.00	31.83	\$340,973.36	15.19	15.19	DP-413452	221.77
	Totals SP East	3,107,541,000	937,538.00	93,7538	1,216.00	76.38	15.92			\$13,325,861.34				221.77

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

ICS 2019

Clause 3.3 Deductions from Development Contribution Area

Location and Area	Nominal contribution areas (sqm) (Sch 13B CI 3.3)	CCW6 (Sch13B CI 3.3)	Drainage Reserves (Sch13B CI 3.3)	Public Utility Sites (CI 6B4.4 (c) & Sch13B CI 3.3)	Community purpose sites (Sch13B CI 3.3)	Common Infrastructure Sites (Sch13B CI 3.3)	Primary & Other Regional Roads (CI 6B4.4 (a - e))	Road notes	Government Schools (CI6B4.4 (c))	Other Developments (CI 6B4.4 (e))	Notes	Total Deductions (area in sqm)	Notes
Parent Lot												0.00	
Lot 153 & 154 Combined							12,017.00	Roads DP 54277				12,017.00	
388 Wright Rd													
388 Wright Rd													
388 Wright Rd													
388 Wright Rd													
1000 Wright Rd	120,011.00											120,011.00	Nominal Contribution (CI 3.3.1) Development Application 10.20
1001 Wright Rd				56,901.96					40,000.00			40,000.00	Meeting 11/11/06 agreed no 56,901.96
Water Corp Mains Corridor				56,901.96								56,901.96	56,901.96
SP South East												424,856.51	
334 Armadale Rd (SP SE)	101,463.00											101,463.00	
21 Nicholson Rd (SP SE)							13,299.00	Nicholson Rd & Armadale Rd - Figure GIS	15,000.00			28,299.00	
21 Nicholson Rd (SP SE)													
21 Nicholson Rd (SP SE)													
21 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)							382.55	Nicholson Rd - Figure GIS	20,000.00	10,030	Powerline Easement	30,412.55	
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
Totals SP SE												160,174.55	
SP South													
12 Para - Former Mason (SP South)							522.00	Nicholson Road		12,932	Powerline Easement	13,454.00	INV5341/10
12 Para - Former Mason (SP South)													
6 Nicholson (SP South)							582.837	Nicholson Rd				582.84	
6 Nicholson (SP South)													
6 Nicholson (SP South)													
5 Nicholson (SP South)							433.75	Nicholson Rd				433.75	
5 Nicholson (SP South)													
4 Nicholson (SP South)							1857.177	Nicholson Rd & Armadale Road				1,857.18	
31 Armadale Rd							1,344.50	Armadale Road				1,344.50	
30 Armadale Rd												0.00	
30 Armadale Rd												0.00	
12 Armadale Rd												0.00	
12 Armadale Rd												0.00	
11 Armadale Rd							1,728.90	Armadale Road				1,728.90	
10 Armadale Rd												0.00	
98 Armadale Rd							10,663.70	Armadale Road	14,510.00	1,907	Powerline Easement	27,080.70	
98, 10 & 11 Armadale Rd		1,010.00											
98, 10 & 11 Armadale Rd		1,010.00											
98, 10 & 11 Armadale Rd													
45 Wright							11,213.00	Armadale Rd & Wright Rd Intersection	15,730.00	22,312	Powerline Easement	49,255.00	
45 Wright													
45 Wright													
25 Wright							308.30	Armadale Road				308.30	
30 Wright												0.00	
30 Wright												0.00	
30 Wright												0.00	
4, 5 & 6 Wright												0.00	
4, 5 & 6 Wright												0.00	
7 Wright													
7 Wright									12,591	Powerline Easement		12,591.00	
Totals SP South												108,636.16	
SP East													
5000 Rely Rd (Balannup Drain Reserve)			30,603.00									30,603.00	
800 Street Rd												0.00	
54 Street Rd									139,400.00			139,400.00	
Lot 800 Street & 54 Street Combined													
Lot 800 Street & 54 Street Combined													
Lot 800 Street & 54 Street Combined													
Lot 800 Street & 54 Street Combined													
Lot 800 Street & 54 Street Combined													
Notes	The City of Armadale expressly disclaims liability for any loss or damage suffered by a person relying on this document.												

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Clause 3.3 Deductions from Development Contribution Area

Location and Area	Nominal contribution areas (sqm) (Sch 13B CI 3.3)	CCWs (Sch13B CI 3.3)	Drainage Reserves (Sch13B CI 3.3)	Public Utility Sites (CI 6B4.4 (c) & Sch13B CI 3.3)	Community purpose sites (Sch13B CI 3.3)	Common Infrastructure Sites (Sch13B CI 3.3)	Primary & Other Regional Roads (CI 6B4.4 (a - e))	Road notes	Government Schools (CI6B4.4 (c))	Other Developments (CI 6B4.4 (e))	Notes	Total Deductions (area in sqm)	Notes
Parent Lot													
UA 800 Street & 54 Street Combined													Cost contribution averaged to account for lots charged at £10,713
UA 800 Street & 24 Street Combined													
Totals SP East												170,003.00	

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Clause 3.3 Deductions from Development Contribution Area

Location and Area	Nominal contribution areas (sqm) (Sch 13B CI 3.3)	CCWs (Sch13B CI 3.3)	Drainage Reserves (Sch13B CI 3.3)	Public Utility Sites (CI 6B4.4 (c) & Sch13B CI 3.3)	Community purpose sites (Sch13B CI 3.3)	Common Infrastructure Sites (Sch13B CI 3.3)	Primary & Other Regional Roads (CI 6B4.4 (a - e))	Road notes	Government Schools (CI6B4.4 (c))	Other Developments (CI 6B4.4 (e))	Notes	Total Deductions (area in sqm)	Notes
Parent Lot													
SP Balmnup													
Lots 512, 516, 517, Street Road		5,000.00				4,093.00						9,093.00	CCW on Lot 515 Street Road and Street Road Construction
Lots 514, 513, 515, 511, 510, 509, 517 Balmnup						6,895.00						6,895.00	Deductions relate to land for Balmnup Road
Lots 500, 501, 502, 503, 504, 505 Balmnup Street						619.00						619.00	Deductions relate to land for Balmnup Road
Totals SP Balmnup												16,607.00	
SP Hatch													
Lots 113, 114, 115, 116, 117, 118, 119, 180, 123, 122, 179 Hatch Court													
Totals SP Hatch												0.00	
SP Shephard													
Lots 106, 107, 108, 109, 110, 111, 112, 124, 104, 103, 102, 101, 100 Shephard Court						4,876.00	4,876.00					4,876.00	Deductions relate to land for Ranford and Wright Road
Totals SP Shephard												4,876.00	
GRAND TOTAL												863,672.22	

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

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Common Infrastructure Works - Summary

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

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

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ICS 2019

ROADS - Common Infrastructure Works

TOTAL ROADS \$58,328,707.64

Item	Cost
1a	\$93,719.12
1b	\$1,145,835.38
2a	\$2,170,570.71
2b	\$7,584,706.12
2c	\$0.00
3a	\$4,545,721.54
3b	\$20,329,960.96
3c	\$0.00
3d	\$0.00
3e	\$1,286,159.11
4a	\$14,872.00
4b	\$415,528.00

Item	Cost
5a	\$790,772.00
5b	\$312,900.00
5c	\$6,214,405.38
5d	\$821,687.67
11a	\$0.00
12a	\$729,600.50
12b	\$6,819,317.00
13a	\$540,418.97
14a	\$1,139,919.98
14b	\$0.00
14c	\$139,167.00
14d	\$409,074.02
14e	\$459,167.00
14f	\$2,365,205.18

DCA03 1a Wright Road

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

TOTAL COST \$93,719.12

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

Total

\$93,719.12

DCA03 2a Warton Road

2a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.

TOTAL COST \$2,170,570.71

Parent Lots (from North to South)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
388 Wright				\$387,530.00	PD 2007 (Thumb Drive No 53)
114 Warton				\$776,105.66	PD 2009 OUT/2670/09
114 Warton				-\$14,546.12	PD 2009 OUT/2670/09 Offset Above Payment
113 Warton				\$43,184.70	PD 2012 (INT/1432/12)
7001 Warton				\$78,416.22	PD 2012 (OUT/7232/11) Former Lot 150 Warton Road
9005 Warton				\$19,610.64	PD 2012 (OUT/11544/11) Former Lot 150 Warton Road
152 Warton (9001)				\$85,724.10	PD 2010 (OUT/2542/10)
155 Warton				\$135,382.50	PD 2009 (INT/10987/08)
143 Warton				\$219,743.70	PD 2012 (OUT/9508/11)
8 Warton (88)				\$100,974.50	PD 2010 (OUT/576/10)
9 Warton (99)				\$74,203.25	PD 2010 (OUT/8807/09)
10 Warton (100)				\$44,709.50	PD 2010 (OUT/6807/09)
51 Warton (151)				\$86,303.25	PD 2009 (IN/3327/09)
50 Warton (150)				\$91,476.00	PD 2009 (INT/6004/09)
Sub total				\$2,128,817.90	

Survey and other fees

Value	Notes
\$3,511.50	PD 2010 (Authority records)
\$3,400.50	PD 2010 (Authority records)
\$4,508.00	PD 2008 (INT/4382/08)
\$10,654.71	PD 2012 (OUT/3859/12, OUT/6219/12 & INT/21458/11)
\$2,294.00	PD 2010 (Authority records)
\$8,586.20	PD 2009 (Authority records)
\$349.50	PD 2010 (Authority records)
\$497.70	PD 2010 (Authority records)
\$1,838.00	PD 2011 (IN/15685/10)
\$6,112.70	PD 2012 (IN/8086/11)
Sub total	\$41,752.81

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

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ROADS - Common Infrastructure Works

DCA03 3a Nicholson Road

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

TOTAL COST \$4,545,721.54

Parent Lots (from North to South)	Area (sqm)	Assessed Value (\$sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
114 Warton Rd					Part of DP57861 - See 2a Warton Rd above
368 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 Sreet Rd				\$648,648.00	PD 2013 (OUT/7766/12) (IE/5644/11)
22 Nicholson Rd (SP SE)				\$27,035.25	PD 2011 (OUT/5512/11)
21 Nicholson Rd (SP SE)				\$814,290.00	PD 2016, 2017
6 Nicholson Rd (SP South)				\$55,799.86	PD 2016 (INT/58663/15)
5 Nicholson Rd (SP South)				\$48,730.00	PD 2014 IE/16165/14 INT/16583/14
4 Nicholson Rd (SP South)				\$60,522.00	PD 2015 INT/35168/14
3 Nicholson Rd (SP South)				\$40,274.00	PD 2018
2 Nicholson Rd (SP South)				\$38,720.00	PD 2018
Sub-total MRS areas				\$3,932,468.77	

Area in excess of MRS	TS Drawing No.	Value	Notes
49 Keane Rd	PD 2011 OUT/4516/11 DP 65820	\$8,076.75	
6 Nicholson Rd	PD 2016 INT/3124/16	\$12,908.39	
6 Nicholson Rd	PD 2016 INT/3124/16	\$16,496.98	
6 Nicholson Rd	PD 2016 INT/3124/16	\$39,435.00	
6 Nicholson Rd	PD 2016 INT/7196/16	\$17,745.75	
6 Nicholson Rd	PD 2015 (INT/8072/15)	\$19,586.00	
48 Wright Rd	PD 2013 (OUT/613/13)	\$6,138.00	
48 Wright Rd	PD 2015 (INT/8072/15)	\$56,822.00	
48 Wright Rd	PD 2014 ANW/13377/13, INT/28430/13, INT/28431/13 DP75190	\$25,602.50	
15 Wright Rd	PD 2015 (INT/8072/15)	\$14,520.00	
13 Mason Road	PD 2017	\$247,937.00	
2 Sreet Rd	PD 2013 (OUT/7766/12)	\$20,416.00	
12 Piara Drive	PD 2017	\$8,624.00	
12 Piara Drive	PD 2011 (OUT/5699/11)	\$51,678.00	
6 Nicholson (SP South)	PD 2016 (INT/58663/15)	\$16,771.10	
6 Nicholson (SP South)	PD 2016 (INT/58663/15)	\$17,004.85	
Sub total non MRS		\$579,762.32	
Sub total all areas		\$4,512,231.09	

Survey costs	Value	Notes
6 Nicholson Rd survey costs (McMullen Nolan) and fees	\$3,051.42	PD 2009 (Authority records)
Lot 12 Piara Drive survey costs and fees	\$2,547.80	PD 2011 (Authority records)
Various Title Searches, DP Fees and Survey Costs	\$1,727.50	PD 2013 (Authority Records)
Survey Costs Nicholson Road	\$3,200.00	PD 2013 (Authority Records)
Legal Fees Taking Order Lot 21 Nicholson	\$1,924.00	PD 2015 (Authority Records)
Survey and Coveyancing Costs	\$6,503.73	PD 2014 (Authority Records)
Survey and Coveyancing Costs	\$14,536.00	PD 2015, 2016, PD 2017 (Authority Records)
Sub total survey costs	\$33,490.45	
Total	\$4,545,721.54	

DCA03 4a Mason Road

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

TOTAL COST \$14,872.00

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 155 (747) Warton Rd				\$4,867.50	PD 2009 (INT/10987/08)
Lot 143 (765) Warton Rd				\$10,004.50	PD 2012 (OUT/9508/11)
Total				\$14,872.00	

DCA03 5a Wright Road and Ranford Road Intersection

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

TOTAL COST \$790,772.00

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

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

Total \$790,772.00

DCA03 12a Balannup Road

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

TOTAL COST \$729,600.50

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

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

Total \$729,600.50

DCA03 1b Wright Road Construction

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

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

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

Total \$1,145,835.38

DCA03 2b Warton Road Construction

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

TOTAL COST \$7,584,706.12

Section	Item	Cost	Notes
All	Feature survey (Quodling)	\$7,780.00	PD 2008 (Authority records)
All	Geotech Survey - Gelder	\$19,907.00	PD 2008 (IE/919/08 & IE 1953/08)
All	Final design (L&L Design and SJR Civil)	\$30,308.55	PD 2008 (Authority records)
All	Design Services/ Final Design (SJR Civil)	\$6,570.00	PD 2009 (Authority records)
Mason/ Jandakot	Western Power Design Fee	\$19,068.19	PD 2008 (Authority records)
Accruals 2007/08		\$4,737.27	PD 2008 (Authority records)
Accrual Reversal 2008		-\$4,738.27	PD 2009 (Authority records)
Road construction	Clearing	\$34,859.36	PD 2009 for works/ property reinstatement Lot 155 Warton & Lot 10 Warton Rd (Authority records)
Mason Rd Intersection	Western Power - relocation works	\$616.65	PD 2009 (IN/725/08)
Lot 10 Warton Road	Replacement Shrubs Verge	\$468.00	PD 2009 (OE/1202/09)
Lots 8-50	Noise survey	\$4,630.00	PD 2008 (OUT/936/08 and related files)
Nicholson to Armadale	Construction cost	\$1,884,654.36	PD 2011 (INT/6614/11)
Nicholson to Armadale	Construction cost	\$942,295.68	PD 2011 (INT/14280/11)
Nicholson to Armadale	Construction cost	\$397,268.00	PD 2012 (INT/17131/11 & INT/17142/11) Fixed Cost Progress Payment 1 July 2011 to 26 August 2011
Nicholson to Armadale	Construction cost	\$1,001,256.00	PD 2012 (INT/23115/11 & INT/23114/11) Fixed Cost Progress Payment 26 August 2011 to 18 Nov 2011
Nicholson to Armadale	Construction cost	\$871,719.00	PD 2012 (INT/15105/12 & INT/15201/11) Fixed Cost Progress Payment 18 Nov 2011 TO 30 June 2012
Nicholson to Armadale	Construction cost	\$372,569.00	PD 2013 (INT/17327/13) Fixed Cost Progress Payment Final 2012/13
Nicholson to Armadale	Construction cost	\$31,591.73	PD 2014 (INT/15777/14)
Nicholson to Armadale	Relocation of private infrastructure	\$58,817.00	PD 2010 (INT/7811/10 & INT/7845/09)
Lot 143 Warton Road	Relocation private infrastructure	\$160,000.00	PD 2010 (OUT/5433/10 & IE/9294/10)

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Lot 8 Warton Road	Relocation planting	\$12,000.00	PD 2011 (IE/21113/10 & INT/16666/10)
Lot 8 Warton Road	Relocation bore & pump	\$26,930.00	PD 2011 (IE/21113/10 & INT/16666/10)
Lot 8 Warton Road	Relocation infrastructure driveway	\$70,000.00	PD 2011 (IE/21113/10 & INT/16666/10)
Lot 555 Warton Road	Survey Cost	\$1,838.00	PD 2011
Nicholson to Armadale	Relocation private infrastructure	\$141,554.96	PD 2011 (INT/6614/11)
Nicholson to Armadale	Relocation private infrastructure	\$11,641.00	PD 2011 (INT/14280/11)
Lot 143 Warton Road	Relocation private infrastructure	\$25,228.36	PD 2012 (OUT/3859/12, OUT/6219/12 & INT/21458/11)
Stage 1 Adjacent to Arion	Construction cost	\$768,084.48	PD 2012 (INT/7942/12 & INT/5906/12)
Stage 1 (Arion)	Landscaping	\$45,000.00	PD 2014 (INT/15777/14) (INT/7942/12)
Total Length	Zyr Consolidation Period Costs	\$83,224.00	
	Contribution to Landscaping - Nicholson Road to Armadale Road Forecast Costs	\$390,640.80	PD 2018
Southern End	Lighting Jandakot Road to Armadale Road	\$66,482.00	PD 2018
Landscaping Consolidation		\$27,718.00	PD 2018
Mason Road Roundabout	Mason Road Roundabout Deflection	\$69,966.00	Contribution Only
Sub TOTAL		\$7,584,705.12	
Nicholson to Armadale	Grant	\$2,296,608.00	Expenditure Construction Civil Works covered under grant shown below
Nicholson to Armadale	Grant	-\$2,296,607.00	Fixed cost, external funding grant expended 2009/10 Warton Road (Nicholson Road to Warton Road), Total project cost \$7,589,308.76 (DCP \$5,292,641.76 & Grant \$2,296,607.00)
Total		\$7,584,706.12	

DCA03 2c Armadale Road and Warton Road Intersection

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

TOTAL COST \$0.00

DCA03 3b Nicholson Road Construction

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

TOTAL COST \$20,329,960.96 Includes Specified Work (3c - Intersection).

Section	Item	Cost	Notes
Harrisdale Drive to Piara Drive (Former Mason)	Final design (including sub-consultants)		Advice from Manager Engineering and Design INT/17697/11
Stage 2 & 3 Design	Final Design progress payment	\$1,200.00	PD 2012 - SJR Civil (Authority records)
	Water Main Design	\$700.00	PD 2012 - (Authority records)
	Water Main Design	\$3,430.00	PD 2013 - (Accumulative)
	Water Main Design	\$10,850.00	PD 2013 - (Authority records)
	Sidra Analysis	\$7,230.00	PD 2012 - (Authority records)
	Final Design progress payment	\$7,000.00	PD 2009 - SJR Civil (Authority records)
	Survey (Robert Quodling)	\$11,340.00	PD 2009 - SJR Civil (Authority records)
	Nicholson Road Design Costs	\$43,040.00	PD 2010 - SJR Civil (Authority records)
	Final Design progress payment	\$480.00	PD 2011 - SJR Civil (Authority records)
	Preparation of Final Design project brief	\$3,115.00	PD 2009 Opus International Consultants - under Tender 33/08. (Authority records)
	Stage 4 Design progress payment	\$60,437.67	PD 2013 - (Authority records)
Wright Rd to Armadale Rd	Construction road and paths		
Stage 1 Construction	Survey and Construction by Council	\$914,519.00	PD 2007 & 2008 including variations (INT/4528/08) - Includes regional path & square end
Stage 1 Construction	Earthworks by Perron	\$131,167.23	PD 2007 (Thumb Drive NO 44)
Stage 1 Construction	Street lighting	\$80,950.41	PD 2007 (IN/895/07)
Stage 2 Construction	Construction road and paths	\$1,085,982.74	PD 2011 (INT/6614/11) Fixed Cost
Stage 2 Construction	Construction road and paths	\$318,046.26	PD 2011 (INT/14280/11) Fixed Cost End of Financial Year 2011 Payment
Stage 2 Construction	Construction road and paths	\$179,366.00	PD 2012 (INT/17131/11 & INT/17142/11) Fixed Cost Progress Payment 1 July 2011 to 26 August 2011
Stage 2 Construction	Construction road and paths	\$460,581.00	PD 2012 (INT/23115/11 & INT/23114/11) Fixed Cost Progress Payment 26 August 2011 to 18 Nov 2011
Stage 2 Construction	Construction road and paths	\$1,159,053.00	PD 2012 (INT/15105/12 & INT/15201/11) Fixed Cost Progress Payment 18 Nov 2011 TO 30 June 2012
Stage 2 Construction	Construction road and paths	\$862,635.00	PD 2013 (INT/6422/13 & INT/6420/13) Fixed Cost Progress Payment to April 2013
Stage 2 Construction	Construction road and paths	\$155,133.00	PD 2013 (INT/173271/13) Fixed Cost Progress Payment Final 2012/13
Stage 2 Construction	Construction road and paths	\$66,353.00	PD 2014 (INT/8203/14)
Stage 2 Construction	Construction road and paths	\$311,364.00	PD 2015, 2016, 2017
Stage 2 Construction	Hakea Water Main	\$334,022.50	PD 2015, 2016, 2017
Stage 3 Construction	Construction road and paths	\$179,977.00	PD 2012 (INT/23115/11 & INT/23114/11) Fixed Cost Progress Payment 26 August 2011 to 18 Nov 2011
Stage 3 Construction	Construction road and paths	\$63,973.00	PD 2012 (INT/15105/12 & INT/15201/11) Fixed Cost Progress Payment 18 Nov 2011 TO 30 June 2012
Stage 3 Survey	Lot 13 Piara Drive - Drainage	\$4,402.40	PD 2012 Survey Lot 13
Stage 3 Construction	Construction road and paths	\$2,178,894.00	PD 2013 (INT/6422/13 & INT/6420/13) Fixed Cost Progress Payment to April 2013
Stage 3 Construction	Construction road and paths	\$625,735.00	

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ROADS - Common Infrastructure Works

Stage 3 Construction	Construction road and paths	\$241,267.00 PD 2014 (INT/8202/14)
Stage 3 Construction	Construction road and paths	\$320,817.00 PD 2015, 2016, 2017
Stage 4 Construction	Hakea Water Main	\$334,022.50 PD 2015, 2016, 2017
Stage 4 Construction	Road Reserve Clearing	\$43,612.75 PD 2012
Stage 4 Construction	Road Reserve Tree Survey	\$7,840.00 PD 2012
Stage 4 Construction	Road Reserve Clearing Permit	\$100.00 PD 2012
Stage 4 Construction	Construction road and paths	\$4,051,578.00 PD 2015, 2016, 2017
Stage 3 / 4 Construction	Construction road and paths	\$2,300,235.30 PD 2017
Lighting Claim		\$46,401.00 PD 2017
Refund from Western Power		-\$11,625.00 PD 2018
Stage 3 / 4 Construction	Construction road and paths	\$981,027.00 PD 2017 2018
All remaining works across all stages (excluding pedestrian crossings and Stage 5)		\$896,954.00
Stage 5		
Hakea Water Main		\$842,985.00
Hakea Water Main		\$57,343.00 PD 2017
Pedestrian crossings and Footpaths on Western Side		\$632,000.00
Pedestrian crossings		\$240,562.20 PD 2017 2018
Pedestrian crossing and Footpaths on Western Side		\$64,484.00 PD 2018
Pedestrian crossing and Footpaths on Western Side		\$19,380.00
Total		\$20,329,960.96

Total \$20,329,960.96

DCA03 3c Nicholson Road Town Centre Intersection

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

TOTAL COST \$0.00

Cost of signalised intersection treatment including within in Item 3b under Stage 2 construction works

DCA03 3d Armadale Road and Nicholson Road Intersection

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

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

3e A contribution towards landscaping works.

TOTAL COST \$1,286,159.11

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

Total \$1,286,159.11

DCA03 4b Mason Road Construction

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

TOTAL COST \$415,528.00

Survey	\$6,000.00 PD 2008 (OUT/1692/08)
Final Design	\$18,005.00 PD 2008 (57 & OUT/1692/08)
Construction	\$309,673.00 PD 2008 (OUT 1796/07 & 1692/08)
Lighting	\$20,000.00 PD 2012 (OUT/10027/11)
	\$61,850.00 PD 2018
Total	\$415,528.00

DCA03 5b Ranford Road and Wright Road Intersection

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

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TOTAL COST \$312,900.00 PD 2009 to Technical Services Account PC 81.21.8136.56.2 (Authority records)

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DCA03 5c Armadale Road and Wright Road Intersection

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

TOTAL COST \$6,214,405.38

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

Sub total Construction \$6,000,000.00

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

Sub total - Land \$214,405.38

Total \$6,214,405.38

DCA03 5d Armadale Road and Primary School Distributor Road Intersection

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

TOTAL COST \$821,687.67

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

Total \$821,687.67

DCA03 11a Keane Road Construction

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

TOTAL COST \$0.00

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

Total \$0.00

DCA03 12b Balannup Road Construction

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

TOTAL COST \$6,819,317.00

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

Total \$6,819,317.00

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DCA03 13a Rilly Road Construction

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

TOTAL COST \$540,418.97

Item	Cost	Notes
Claim	\$171,963.00	PD 2013 (INT/173271/13) Fixed Cost Progress Payment Final 2012/13
Claim	\$322,969.97	PD 2014 (INT/15780/14) IE/7402/13 - previous IE/21576/11 Porter
Claim Lighting	\$40,486.00	PD 2018

Total \$540,418.97

DCA03 14a Skeet Road South Construction

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

TOTAL COST \$1,139,919.98

Item	Cost	Notes
DCP Contribution to Total Construction and Landscaping	\$1,139,919.98	

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

Total \$1,139,919.98

DCA03 14b Skeet Road Balamnap Drain Culvert Construction

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

TOTAL COST \$0.00

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

Total \$0.00

DCA03 14c Skeet Road Fencing Construction

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

TOTAL COST \$139,167.00

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

Total \$139,167.00

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DCA03 14d Skeet Road and Reilly Road Intersection

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

TOTAL COST \$409,074.02

Construction

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

Sub total Construction \$409,074.02

Land

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

Sub Total Land \$0.00

Total \$409,074.02

DCA03 14e Skeet Road North Land Acquisition

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

TOTAL COST \$459,167.00

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

DCA03 14f Skeet Road North Construction

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

TOTAL COST \$2,365,205.18

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

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Regional Paths

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

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

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

Map Ref	Parent Lot or Nearest SP Central Paths	Location	Distance (m)	Cost	Other information
TOTAL COST \$3,296,331.44					
Cost per m \$126.38					
6a01	50 Wright Rd	Harrisdale Drive (north)	479.09	\$79,504.00	PD 2012 (INT/15201/12 - Constructed by Council)
6a02	49 Keane Rd	Old Wright Road 225m north from 49 Keane Rd	225	\$18,000.00	PD 2009 (OE/1576/09 - Constructed by Council)
6a03	388 Wright Rd	Old Wright Road Nicholson to N boundary Lot 50	300	\$19,116.00	PD 2007 (Authority records)
6a04	50 Wright Rd	Old Wright Road Nicholson to N boundary Lot 50	402.34	\$27,429.55	PD 2009 (OUT/6169/08)
6a05	50 Wright Rd	Reilly Rd N boundary	764.9	\$76,490.00	PD 2010 (OUT/11223/09)
6a06	49 Keane Rd	New Wright Rd	916	\$82,440.00	PD 2007 (Authority records)
		New Wright Rd	108.6	\$8,095.64	PD 2009 (OUT/595/09)
		Wright Rd - SP alignment	407.9	\$37,853.12	PD 2014 (OUT/2669/13)
		Part of New Wright Rd	367	\$27,525.00	PD 2009 (OUT/6002/08)
6a07	48 Wright Rd	Wright Rd - SP alignment	154	\$14,610.75	PD 2013 Part Reimbursement DUP construction Piara Waters (North) portion Wright Road construction -INT/17339/13
		Wright Rd - SP alignment	73	\$7,517.82	PD 2014 Path Adjacent to Grouped Dwelling Site at Northern end of Oval along Wright Road INT/29159/13 INT/29161/13
6a08	15 Wright Rd	New Wright Rd	360.7	\$33,472.96	PD 2013 (OUT/8258/12) South side Wright Road
6a09	14 Mason Rd	Wright Rd Primary School - Columbia Pwy Jolley Ave	317	\$30,432.00	PD 2014 INT/20290/13 & OUT/7240/13
		Wright Rd Primary School - Mason - Jolley Ave	295	\$21,504.00	PD 2014 (OUT/1672/14)
6a10	46 Wright Rd	Wright Rd - SP alignment	610	\$77,088.75	
6a11	45 Wright Rd	Wright Rd - SP alignment	106	\$10,176.00	PD 2014 (OUT/1672/14)
		Claim	275.3	\$34,412.50	PD 2019
		Wright Rd Lot 46 Armadale Rd	458.4	\$57,930.30	
6a12	49 Keane Rd	Part of Gallinago Cnr	105.7	\$7,927.50	PD 2009 (OUT/6002/08)
6a13	49 Keane Rd	Part of Gallinago Cnr	369	\$25,456.84	PD 2007 (Authority records)
		Pardalote Rd	335	\$25,125.00	PD 2009 (OUT/6002/08)
6a14	6 Nicholson Rd	Easthope Link/Broadway Nicholson Road to Keane Road	124	\$15,670.50	PD 2017
		Broadway Blvd/Easthope Wright Road to Nicholson Road	307	\$38,797.13	PD 2017
		Keane Rd - Nicholson Rd to Yellowwood/ Gracefield Blvd	475	\$45,600.00	PD 2014 INT/20290/13 & OUT/7240/13
6a15	800 & 54 Skeet	Gracefield to Laverton	347	\$43,028.00	PD 2016
		Keane Rd - Yellowwood/ Gracefield Blvd to Skeet Rd	165	\$20,851.88	PD 2017
6a16	6 Nicholson Rd	Exchange Ave	654	\$70,632.00	PD 2014 INT/20290/13 & OUT/7240/13
6a17	2 Skeet Rd	Internal to the lot	15	\$1,500.00	PD 2017
6a18	13 Mason Rd	Mason Road - internal to lot	400	\$50,550.00	PD 2017
6a19	15 Wright Rd	Mason Road	201	\$19,296.00	PD 2014 INT/20290/13 & OUT/7240/13
6a20	14 Mason Rd	Mason Road	670	\$64,320.00	PD 2014 INT/20290/13 & OUT/7240/13
6a21	15 Wright Rd	Hillhouse Way & Yellowwood Ave	230	\$27,600.00	PD 2014 INT/20290/13 & OUT/7240/13 Hillhouse Way - Wright Rd to Yellowwood Ave.
6a22	154 Mason Rd	Mason Rd	388	\$49,033.50	
6a23	Mason Rd - Rural	Mason Rd Rural area	500.9	\$63,301.24	
6a24	6 Nicholson Rd	Skeet Road boundary	285	\$36,016.88	PD 2017
6a25	22 Nicholson Rd (SP SE)	Skeet Road boundary	304	\$29,184.00	PD 2014 INT/20290/13 & OUT/7240/13
		Skeet Road boundary	577	\$72,918.38	Consultants mapping (TRIM IN/3755/08)
6a26	46 Wright Rd	Road reserve	164	\$20,725.50	Length provided by CLE Piara Nature reserve - over Trunk Main
			423	\$52,452.00	PD 2015 INT/41436/14
				\$52,959.00	PD 2018 - Cost to relocate path due to inundation from wetland at the previous alignment. ICS 2018/2019
6a27					See SP South Paths, G-H
6a28					See SP South Paths, C-D
6a29 & 6a30	Erade/CY O'Connor	Adjacent to Trunk Main - Erade Drive to Nicholson Road	260	\$32,857.50	
	3 Nicholson Newhaven	Adjacent to Trunk Main - Erade Drive to Chapel Way			
	4 Nicholson Rd	Adjacent to Trunk Main N side - Chapel to Wright Rd	728	\$92,001.00	
6a31					Deleted
6a32	15 Wright Rd	Adjacent to Trunk Main N side - Mason Road to Piara Drive	678	\$81,360.00	PD 2014 INT/20290/13 & OUT/7240/13 Constructed by Stockland, 12 month claim period.
			235	\$29,140.00	PD 2015 INT/41436/14

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ICS 2019

Regional Paths

6a33	Erade/CV O'Connor	Erade Drive	90	\$11,373.75	
6a34	388 Wright Rd	W Side Nicholson Rd	492	\$62,176.50	PD 2007 & 2008 - Included in 3b
6a35	49 Keane Rd				
6a36	6 Nicholson Rd	Nicholson Rd - Both Sides			Included in 3b
6a37	2 Skeet Rd				
6a38	21 Nicholson Rd (SP SE)				
6a39	48 Wright Rd	Oval POS	29.2	\$14,803.35	Eastern boundary Nicholson Road remaining links at Wright Road & Broadway Blvd minus paid. Including linear metre surplus from paid for tie in construction
		Oval POS	352.8	\$33,471.90	PD 2013 Part Reimbursement DUP construction Para Waters (North) internal to lot (Nicholson to Wright Road link) & portion Nicholson Road -JNT/17339/13
		Oval POS	67	\$10,510.46	PD 2014 Path Adjacent to Grouped Dwelling Site at Northern end of Oval along Wright Road JNT/29159/13 INT/29161/13
6a40	Trunk Main	Para Drive	100	\$12,637.50	
6a41	13 Mason Rd	Para Drive - Trunk Main to boundary Lot 121 (Former 12)	335	\$42,335.63	
6a42	121 (Former 12)	Para Dr - Lot 13 to Nicholson Rd			Included under SP South 6a51
6a43	13 Mason Rd	Mason Road - Bedbrook to Nicholson	473	\$59,775.38	
6a44	15 Wright Rd	Yellowwood - Hillhouse to Nicholson	150	\$18,956.25	
6a43	22 Nicholson Rd (SP SE)	Internal to the lot	30	\$3,791.25	Consultants mapping (IN/3755/08)
6a44	21 Nicholson Rd (SP SE)	Riva Entrance	450	\$41,760.00	PD 2013 INT/1452/13
6a45	21 Nicholson Rd (SP SE)	Internal to Armadale Rd	813	\$102,742.88	Consultants mapping (IN/3755/08)
6a46	21 Nicholson Rd (SP SE)	Local Centre to School	374	\$47,264.25	Consultants mapping (IN/3755/08)
6a47	22 Nicholson Rd (SP SE)	Next to school	514	\$64,956.75	Consultants mapping (IN/3755/08)
		To private school	52	\$6,571.50	Consultants mapping (IN/3755/08)
6a48		A-B	564	\$71,275.50	Consultants mapping (IN/5656/08)
		Part claim	296.6	\$35,832.00	PD 2014 (OE/5671/14)
		Part claim	309	\$38,316.00	PD 2017
		C-D	190	\$24,011.25	Consultants mapping (IN/5656/08)
6a28	45 Wright Rd	Part claim	135	\$15,660.00	PD 2013 (OUT/8960/12)
		Part claim	338.1	\$40,572.00	PD 2014 (OE/5671/14)
		Part claim	49.5	\$6,138.00	PD 2016
		Part claim	154	\$19,096.00	PD 2017
6a49		E-F	469	\$56,318.00	PD 2016
		E-F	85.3	\$10,236.00	PD 2014 (OE/5671/14)
6a27		Part claim	177	\$21,886.00	PD 2016
		Claim	437.4	\$54,675.00	PD 2019
6a50		G-H	367.6	\$46,455.45	Consultants mapping (IN/5656/08)
6a51		I-J	618	\$78,099.75	Consultants mapping (IN/5656/08)
		N-M	367	\$46,379.63	Consultants mapping (IN/5656/08)
6a15	800 & 54 Skeet Rd	Keane Road			Refer above under 6a15
6a52	800 & 54 Skeet Rd	A-I	1529	\$189,596.00	PD 2016
6a53	800 & 54 Skeet Rd	D-E	209	\$25,916.00	PD 2016
		D-E	337	\$40,440.00	PD 2014 (OE/26118/13 IE/33084/13)
6a54	800 & 54 Skeet Rd	F-G	210	\$26,538.75	PD 2017
			40	\$4,200.00	PD 2017 2.1m wide
6a55	800 & 54 Skeet Rd	H-J	317	\$39,308.00	PD 2016
6a56	800 & 54 Skeet Rd	B-C	241	\$30,456.38	Collared St POS to Gracefield
TOTAL			27,325	\$3,296,331.44	

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

DCA03 6b Wright Road Dual Use Path

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

TOTAL COST			\$0.00
Map Ref	Parent Lot or nearest Lot No	Location	Distance (m)
6b01	106 & 107 Wright Rd		263.6
6b02	82 Ranford Rd		94.7
6b03	82 Ranford to 50 Wright		361.4
	Total		719.7

Included in 1b Wright Road Project

DCA03 6c Armadale Road Dual Use Path

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

TOTAL COST			\$544,676.30
Map ref	Section	Location	Distance (m)

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ICS 2019

Regional Paths

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

\$544,676.30

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

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

TOTAL COST \$245,834.50

Lot 5000 Reilly Road

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

Sub Total \$20,832.00

Skeet Road

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

Linear Metre Rate \$125.00

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

Total DoE Contribution \$29,037.50

Total DCP Contribution \$225,002.50

Sub Total \$225,002.50

Total \$245,834.50

ICS 2019

Arterial Drainage

TOTAL ARTERIAL \$15,195,631.78

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

DCA03 7a Drainage Land Acquisition

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

TOTAL COST \$4,337,704.94

Parent Lot	Length (m)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Mason Rd to western end Lot 53 Skeet Rd - Balannup Drain						
14 Mason Rd	313				\$172,786.95	PD 2017
15 Wright Rd	291				\$180,113.86	PD 2017
15 Wright Rd	485				\$159,775.75	PD 2013 (OUT/8258/12) Lot 737 DP63326
48 Wright Rd	71				\$34,469.43	PD 2017
48 Wright Road Grouped Housing	75					Deleted - non compliance with Schedule 13B
48 Wright Road Playing Field Site	212					Deleted - non compliance with Schedule 13B
49 Keane Rd	48				\$28,756.99	PD 2013 Bond Transfer (OUT/2669/13) DP58342 Lot 8101
49 Keane Rd	318				\$224,076.91	PD 2009 (OUT/6002/08) DP59399 Lots 8113, 8104 & 8105
49 Keane Rd	215				\$125,099.82	PD 2011 (OUT/9723/10) Lot 8106 on DP 68520
49 Keane Rd	48				\$27,818.03	PD 2011 (OUT/9723/10) 50% of 96m Lot 8102 on DP 67299
50 Wright Rd	482				\$267,751.71	PD 2009 (OUT/3454/10) Lot 8014 DP51248, Lots 8009 & 8012 DP64280 482m
50 Wright Road	250				\$77,918.72	PD 2007 250m PD 2007 Lots 8001 & 8006 DP50041
50 Wright Road	205				\$126,530.89	PD 2009 (OUT/6717/09) Lots 8001 & 8003 DP59399
Sub total	3013				\$1,424,599.06	

Western end Lot 53 Skeet to Baileys Drain

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

DCA03 7b Drainage Construction

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

TOTAL COST \$3,956,750.69

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

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

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ICS 2019

Arterial Drainage

Balannup Drain Trunk Main Crossings	
Trunk main crossing - Wright Road - Pipe lowering Design work	\$18,162.83 PD 2008 (OE/842/07 & OUT/1692/08)
Trunk Main Crossing - Wright Road - Siphon Construction	\$59,535.53 PD 2010 (OUT/5889/09)
Trunk main crossing - Balannup Drain	\$667,496.85 PD 2010 (OUT/5021/10 & INT/7797/10)

Sub Total \$745,195.21

Balannup Drain - Western end Lot 53 Skeet Rd to Baileys Branch Drain	
Drain Survey pick-up (needed to prepare quote) below	\$1,036.00 PD 2009 (Authority records)
Reilly Road and part Balannup Road Survey	\$5,376.00 PD 2011 (Authority records)
Balannup Drain As Con Survey East of Skeet Road	\$1,600.00 PD 2012 (Authority records)
Reilly Road and Lot 5000 Reilly Road Clearing Permits	\$200.00 PD 2012 (Authority records)
Geotechnical Report	\$21,484.00 PD 2012 (Authority records)
Hydraulic Capacity Modelling and Geotechnical Report	\$21,485.00 PD 2012 (Authority records)
Balannup Drain Realignment Design	\$14,332.34 PD 2012 (Authority records)
Claim Construction	\$352,662.66 PD 2017
Claim Construction	\$804,597.00 PD 2017, 2018, \$71,792.00 allocated 12b.
Balannup Drain Realignment Design	\$37,529.00 PD 2013 (Authority Records)
Balannup Drain Realignment	\$107,412.00 PD 2013 (INT/6422/13 & INT/6420/13)
Balannup Drain Realignment	\$48,817.00 PD 2014 (INT/7742/14)
Design Review	\$32,330.00 PD 2016 CD/1111/16
Survey (Parks)	\$1,800.00 PD 2017 (Authority records)
Lot 53 Skeet Rd - Consultancy advice on size of culverts under powerlines	\$2,465.00 PD 2009 (Authority records)
Cleaning Permits	\$100.00 PD 2017, 2018
Jute Matting and Tube Stock	\$65,503.00 PD 2018
Access Structure and Insurance Excess	\$4,765.00 PD 2018
Lot 5000 Conveyancing Fees	\$1,126.00 PD 2018
Landscaping within Lot 5000 Hardworks Stage 1	\$607,882.00 PD 2018
Landscaping within Lot 5000 Softworks Stage 2	\$451,804.40 PD 2019
Landscaping within Lot 5000 Softworks Stage 2	\$96,790.00 Consolidation Works - Advice Parks

Sub Total \$2,681,046.40

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

Sub Total 1473 \$201,900.08

DCA03 7c Sheet Road Arterial Drain	
7c 100% of the cost of constructing Skeet Road pipe work, culverts and pavement reconstruction and reinstatement of Nicholson Road, Mason Road and any other portion of road pavement modified to install arterial drainage.	

TOTAL COST \$1,834,037.61

Description	Notes
Stage 2 Final Claim	\$49,149.00 PD 2017
Stage 1	\$325,935.00 PD 2015 INT/37970/14
Skeet Road Fibra Study and Clearing Permit	\$1,114,293.00 PD 2015 INT/24680/15, INT/24679/15, INT/24696/15
Nicholson Road Culvert Installation	\$9,962.00 PD 2012
Nicholson Road Culvert Installation	\$238,111.83 PD 2011 (OUT/937/11) - Newhaven Estate Nicholson Road Culvert
Nicholson Road Culvert Installation	\$77,111.18 PD 2011 (OUT/9223/10) - Northern side of culvert to Heron Park
	\$29,475.60 PD 2008 (OUT/7588/07)

Total \$1,834,037.61

DCA03 7d Balannup Maintenance	
7d Maintenance works in Balannup Drain.	

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

TOTAL COST \$973,306.00

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ICS 2019

Arterial Drainage

DCA03.7e Water Management Initiatives

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

Item	Cost	Information source
North Forrestdale Stage 1 Structure Plan LWMS	\$164,239.77	PD 2008 (OUT/639/08)
Surface and Groundwater Monitoring Costs to August 2006	\$50,965.77	PD 2008 (OUT/639/08)
SP Central Surface water monitoring point installation (Western end Lot 53 Sheet) - Channel upgrade to provide required smooth flow	\$6,720.00	PD 2009 (Authority records) Works by COA Technical Services
SP Central, East & Erade - LWMS Surface & Ground Water Monitoring Costs	\$828,942.76	INT/6363/13 Based on advice from MWH Sampling and Analysis Plan.
Progress Claim #1 Phase 1	\$51,483.10	PD 2016 INT/2938/15
Progress Claim #2 Phase 1	\$65,599.00	PD 2016 CE/27604/16
Progress Claim #3 Phase 1	\$59,362.00	PD 2017
Progress Claim #1 Phase 2	\$78,504.00	PD 2018
SP South East and SP South - Establishment and LWMS monitoring ground and surface water monitoring	\$938,644.51	INT/6363/13 Based on advice from Sampling and Analysis Plan JDA IN/5693/09 & IN/5694/09.
Community Education Scoping Document	\$3,140.91	PD 2007 (Authority records)
Community Education Year 2008	\$7,500.00	PD 2008 (IE/2055/08)
Community Education Year 2009	\$37,351.66	PD 2009 (Authority records)
Community Education Year 2010	\$20,148.34	PD 2010 (IN/6369/09)
Community Education Year 2011	\$10,000.00	PD 2011 (OUT/2637/11)
Community Education to 2022	\$220,000.00	
Signage to explain drainage system to residents	\$0.00	Now incorporated under the new Community Education Budget

Total \$2,542,601.82

DCA03.7f James Drain Land Acquisition

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

TOTAL COST \$1,018,178.00

Description	Length (m)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 45 Wright Rd	317				\$201,692.00	Main arterial drainage corridor SP South. Advice from Emerson Stewart IE/7049/11
Lot 58 Armadale Rd	139				\$77,408.00	PD 2016 CE/32429/16
Lot 58 Armadale Rd	165				\$70,246.00	PD 2013 OUT/6175/12 DP/4054 Lot 8001
Lot 58 Armadale Rd	425				\$374,152.00	PD 2015 INT/36280/14
Lot 10 Armadale Rd	160				\$106,920.00	PD 2017
Lot 3/4 Armadale Rd	153				\$87,120.00	PD 2017
Lot 12 Armadale Rd	80	600	\$107.50	\$64,500.00	\$70,950.00	
Lot 4 and Lot 27 Wright Road	131	786	\$150.00	\$117,900.00	\$129,690.00	

Total \$1,018,178.00

DCA03.7g James Drain Administration

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

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

Covered by General Works (CI 3.6.2)

DCA03.7h James Drain Realignment

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

TOTAL COST \$533,052.72

James Drain Water Flow Improvements Implementation	\$470,008.00
Scoping Study	\$32,175.00
Survey	\$7,283.00
Credit Works Aspin Estate - Initial	\$21,541.72
Road Culvert Clearing	\$2,045.00
Total	\$533,052.72

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Community facilities

COMMUNITY FACILITIES COST \$29,803,710.44

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

Included as consolidated projects under associated Multi Purpose Facility Item

DCA03 8a District Sporting Field Contribution

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

Item	Notes
Stage 1	
Bone and Skate Park	\$109,463.00 RD2015 INT/18544/15
Lighting @ Alfred Street Oval 2	\$162,364.00 RD2015 INT/21598/15
Alfred Street Carpark	\$130,000.00 INT/22584/15, INT/18039/15
Alfred Street Change Rooms	\$280,623.00 INT/24677/15
Lighting @ Alfred Street Oval 1	\$164,068.00 INT/23855/15
Stage 2	
William Skeet Oval - Upgrade	\$1,061,778.49 Advice City Parks
William Skeet Play Space Upgrade	\$343,624.75 Advice City Parks
Mult Court	\$278,025.00 Advice City Parks
Fernsideale Sportsman Pavilion	\$1,189,158.42 Advice City Parks
TOTAL COST	\$3,719,104.65

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

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

TOTAL COST \$3,850,006.86

Item	Notes
Concept plan design and documentation	\$25,740.00 RD 2010 - Fixed Cost (OUT/6176/09 & TEN/31/09)
Fees Stage 1 & 2	\$17,756.00 RD 2012 - Fixed Cost
Preliminaries	\$439,605.11
Building	\$2,300,000.00
Head Works	\$79,161.57
Playground	\$170,000.00
Floodlighting	\$315,000.00
Cricknet Nets & AFL Goal Posts	\$110,000.00
Cricknet Wicket	\$9,000.00
Project management, design and documentation and fitout associated with building	\$380,000.00
Parking	
Bin Store	\$342,900.00
Landscaping	\$5,000.00
Site Furniture	\$302,404.00
Irrigation	\$75,000.00
Drainage Swales and Silcrete	\$131,178.00
Other Contribution	\$176,407.50
Stage 2 Grant	-\$1,439,775.32
Car Parking	-\$500,000.00
Sub-total No.1	\$54,576.00 RD 2017, 2018
	\$2,980,456.86
	Fixed Cost

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

Works outside City project	
Earthworks (not covered under City project funds)	\$278,099.18 Fixed Cost
Earthworks (not covered under City project funds)	\$111,450.82 Fixed Cost
Total	\$3,850,006.86

ICS 2019

Community facilities

DCA03 8c Baker's House Community Facility

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

TOTAL COST \$1,722,107.46

Building and land cost

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

Sub total \$592,090.00

Refurbishment of existing homestead	
Total Refurbishment Cost	\$1,193,879.00
Reimbursement City Project 1	\$86,738.81 PD 2012 (INT/9395/12)
Reimbursement City Project 2	\$13,744.18 PD 2012 (INT/15106/12 & INT/15195/12)
Reimbursement City Project 3	\$62,795.04 PD 2013 (INT/22304/12 & INT/22556/12)
Reimbursement City Project 4	\$649,025.85 PD 2013 (INT/1754/13 & INT/1758/13)
Final Reimbursement City Project	\$40,827.14 PD 2013 (INT/8925/13 & INT/8926/13)
28% Contribution (Other) Cost	-\$334,266.12 Letteryst Grant Funding
Total Reimbursements	\$853,131.02

Prior Fixed Costs	
Kitchen	\$16,823.01 PD 2009 (INT/11602/08)
Gutters and downpipes	\$4,633.20 PD 2009 (INT/11602/08)
Re-roofing and lighting	\$7,497.00 PD 2009 (OUT/9630/09)
Alarm system	\$590.40 PD 2009 (INT/11602/08)
Roller blinds	\$1,277.02 PD 2009 (INT/11602/08)
Sewerage connection	\$7,293.60 PD 2009 (INT/11602/08)
Air conditioning	\$12,429.81 PD 2009 (INT/11602/08)
EcoSmart fireplace	\$13,666.32 PD 2009 (INT/11602/08)
Connect water	\$5,400.00 PD 2009 (INT/11602/08)
Connect power	\$12,890.53 PD 2009 (INT/11602/08)
Service Connections	\$1,514.16 PD 2009 (INT/11602/08)
Connect broadband	\$3,556.80 PD 2009 (INT/11602/08)
Car Parking	\$53,652.78 PD 2009 (INT/11602/08)
Landscaping	\$57,454.81 PD 2009 (INT/11602/08)
Development Application Fee	\$3,755.00 PD 2012
Playground	\$39,796.00 PD 2013 (INT/5671/13)
DCP Fixed costs	\$232,230.44 Total Fixed Cost of Items
Car Park Lighting	\$44,656.00

Total \$1,722,107.46

DCA03 8d Carey Baptist College Community Use

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

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

Community facilities

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

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

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

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

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

Playing Field and Other Items

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

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

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

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

Playing Field and Other Items

Project Management	\$316,000.00 Advice City Projects
Project Management for Playing Field and Carpark	\$34,000.00
Playing Field and Carpark Earthworks and Fill	\$968,882.00 Complete - Claim Pending Jan 19
Playing Field Lighting	\$95,755.00 PD 2018
Landscape	\$200,000.00
Playground	\$100,000.00 Advice City Projects
Contingency	\$120,000.00 Advice City Projects
Other Funding	-\$343,000.00 Assumed DoE contribution towards shared playing field based on contribution made to Piara Waters South.
Sub-total No.3	\$1,602,638.00

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

DCA03 8f Playing Field Development

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

TOTAL COST **\$0.00**

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

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

ICS 2019

Community facilities

DCA03 8g Piana Waters (South) Community & Sporting Facility

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

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

Reimbursements City Projects		RD 2015 INT/24375/15
Claim #1	\$13,034.00	
Claim #2	\$31,097.00	
Claim #3	\$43,260.00	
Claim #4	\$48,110.00	
Claim #5	\$124,220.00	
Claim #6	\$1,004,378.00	
Claim #7	\$1,778,964.00	
Claim #8	\$3,663,444.00	
Opening	\$14,827.00	
Grant Reimbursement	\$265,861.00	
Total Reimbursements	\$6,425,473.00	
Allocation Remaining for Landscaping	\$200,000.00	

TOTAL \$6,675,473.00

DCA03 8h HARRISDALE (East) Community & Sporting Facility

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

TOTAL ESTIMATED DCP COSTS	\$7,276,520.80
TOTAL ACUTAL DCP COSTS	\$7,231,299.47
Total Other Funding	\$800,000.00
Total Project Cost	\$6,031,299.47

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

Sub Total \$8,076,520.80

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

Sub Total

Reimbursements City Projects		RD 2015 INT/18234/15
Claim #1	\$674,306.00	
Claim #2	\$548,532.00	
Claim #3	\$151,238.00	
Claim #4	\$162,885.00	
Claim #5	\$1,485,950.00	
Claim #6	\$802,917.00	
Claim #7	\$900,286.00	
Claim #8	\$2,204,642.00	
DCA Community Introduction	\$14,106.00	
Claim #9	\$161,767.00	
Claim #10	\$38,674.00	
Claim #11	\$65,496.47	
Total Reimbursements	\$7,231,299.47	

TOTAL ESTIMATED DCP COSTS \$7,276,520.80

TOTAL ACUTAL DCP COSTS \$7,231,299.47

ICS 2019

Sewer, power & CCWs

\$4,647,078.94

TOTAL SEWER & POWER \$2,797,916.50

TOTAL CCW & RESERVES \$1,849,162.44

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

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

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

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

Location	Final Value	Notes
49 Keane Rd	\$76,652.00	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 refunded by the Water Corporation.

TOTAL COST \$654,899.50

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

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

TOTAL COST \$1,975,685.00

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

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

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

Lot	Length of powerline (m)	Cost per m	Predicted current cost	Powerline
50 Wright Rd	200		\$58,408.00	Eastern (Cannington to Pinjarra)
49 Keane Rd	980		\$274,400.00	Eastern (Cannington to Pinjarra)
6 Nicholson Rd	830		\$256,146.30	Eastern (Cannington to Pinjarra)
2 Nicholson (Skeet) Rd	380	\$339.36	\$128,956.80	Eastern (Cannington to Pinjarra)
22 Nicholson Rd (S2)	420	\$339.36	\$142,531.20	Eastern (Cannington to Pinjarra)
21 Nicholson Rd (S2)	620	\$339.36	\$210,403.20	Eastern (Cannington to Pinjarra)
334 Armadale Rd (S2)	120	\$339.36	\$40,723.20	Eastern (Cannington to Pinjarra)
Skeet Road Reserve	180	\$339.36	\$61,084.80	Eastern (Cannington to Pinjarra)
Sub total	3730		\$1,172,653.50	

Southern (Wagerup to Alcoa Pinjarra)

Lot	Length of powerline (m)	Cost per m	Predicted current cost	Powerline
5000 Reilly Rd & 800 & 54 Skeet Rd	296		\$117,790.24	Southern (Wagerup to Alcoa Pinjarra)
SP Balannup, SP Hatch - Reilly to Ranford	1083	\$397.94	\$430,969.02	Southern (Wagerup to Alcoa Pinjarra)
Skeet Road Section	26		\$10,346.40	Southern (Wagerup to Alcoa Pinjarra)
Road Reserves	36		\$14,325.84	Southern (Wagerup to Alcoa Pinjarra)
Sub total	1441		\$573,431.50	PD 2017

TOTAL \$1,975,685.00

DCA03 10a Conservation Category Wetlands

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

TOTAL COST \$1,550,838.44

Area (sqm)	Assessed Urban Value (per sqm)	Value at Assessed Urban Value	Assessed Value (62.5% of urban value - as per CI 3.12.4 (f))	Value plus CI Allowance; or Value Paid
North Western Wetland				\$202,468.75 See below
South Western Wetland				\$1,104,743.75 See below
Combined NW & SW Wetland				\$1,307,212.50 PD 2008, but \$300,000 withheld for Wetland rehabilitation (OUT/5987/07) Subdivision Bond Account
Eastern Wetland				\$243,625.94 PD 2012, as above Town Planning Bond INT/5713/12
TOTAL				\$1,550,838.44

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

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3.6.2 General Works

TOTAL COST

-\$6,901,871.94

Notes
All future costs to 2022 (4 years)

Item	Total	Notes
a	\$53,512.00	Included under specified works
b		
c	\$343,670.78	
d	\$472,090.75	
e		Included under specified works
f		Included under specified works
g	-\$7,771,145.46	

(a) All costs incurred by the City associated with the preparation, processing and gazettal of the Development Contribution Plan No.3 and subsequent amendments, Infrastructure Cost Schedule and provisions under this scheme or former Town Planning Scheme No.2, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).

Repayment to City	\$20,155.00	PD 2007
SP Belconnup, SP Shepherd and SP Hatch	\$33,140.00	PD 2016, 2017
Aimed. 85	\$217.00	PD 2018

(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 6B and Schedule 13B of the Scheme for this Development Contribution Plan.

TOTAL COST **\$343,670.78**

(d) Any consulting fees agreed to by the City associated with designing and undertaking of the Common Infrastructure Works, including but not limited to surveying, engineering, planning, quotes and certification of estimated costs, environmental, project management and landscaping.

TOTAL COST **\$472,090.75**

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 (Authority records)
2008	\$5,110.00	PD 2008 Re-costing Nicholson Rd & Ovals (OE/92/9/08) & Drainage (Emerson Stewart)
2009	\$35,098.75	PD 2009 - Armadale Rd (5d & e) and Ovals 15% design and costing
2009	\$16,535.00	SP South East and SP South - LWMS Sampling and Analysis Plan
2010	\$3,470.00	Finalisation of LWMS Sampling and Analysis Plan & Re-costing of Item 5c & 5d
2011	\$0.00	No charges financial year ending 30 June 2011
2012	\$10,087.00	PD 2012
2013	\$64,575.00	PD 2013 Part Financial Year Charge
2014	\$24,678.00	PD 2013 / 2014 (Authority Records)
2015	\$10,845.00	PD 2015 (Authority Records)
2017	\$30,307.00	PD 2017 (Authority Records)
2018	\$22,380.00	PD 2018 (Authority Records)
Skeet Road Environmental	\$0.00	Environmental remediation/studies in association with adjacent P&R Reserves / Budget removed as the P & R reserve boundary has been demarcated and all future works within Skeet Road are planned to take place within the existing road reserve.

Future fees **\$180,000.00** Cost estimate until 2022

(g) All costs incurred by Council associated with the preparation, administration and management of the Development Contribution Plan and Infrastructure Cost Schedule including but not limited to bank charges, audit fees, office and sundry costs, legal expenses, valuation fees, reviews of land values and costs, caveat and conveyancing fees, Council staff salaries including a Co-ordinator/Manager of the Development Contribution Plan, any interest costs incurred by Council in respect to loan funds required to provide timely implementation of any of the listed Common Infrastructure Works or related costs, any claims for injurious affection and the costs of establishing any required system to facilitate the administration and the ongoing management of Development Contribution Plan and Infrastructure Cost Schedule along with the specific requirements of the Scheme pertaining thereto.

TOTAL COST **-\$7,771,145.46**

Cost estimate	Value	Basis
Bank charges	\$0.00	
Audit fees	\$73,048.20	
2007	\$4,048.20	PD 2007 Audit by Barry Robbins (Authority records)
2008	\$5,500.00	PD 2009 Audit 2006 to 2008 by Macri Partners (Authority records)
2009	\$2,800.00	PD 2010 Audit 2009 by Macri Partners (Authority records)
2010	\$2,800.00	PD 2011 Audit 2010 by Macri Partners (Authority records)
2011	\$3,500.00	PD 2013 Audit 2011 by Macri Partners (Authority records)
2012	\$4,000.00	PD 2013 Audit 2012 by Macri Partners (Authority records)
2013	\$4,000.00	PD 2014 Audit 2013 by Macri Partners (Authority records)
2014	\$4,000.00	PD 2015 Audit 2014 by Macri Partners (Authority records)
2015	\$4,000.00	PD 2016 Audit 2015 by Macri Partners (Authority records)
2016	\$4,200.00	PD 2017 Audit 2016 by Macri Partners (Authority records)
2017	\$4,200.00	PD 2017 Audit 2016 by Macri Partners (Authority records)
Future audit costs	\$30,000.00	
Office costs	\$30,335.18	Included in Sundries and Staff salaries & on-costs
Sundry	\$1,818.18	PD 2007
Amd 12 Gazetteal	\$649.57	PD 2008 - Includes construction cost index
Sundry 2008	\$658.44	PD 2009 (Authority records)
Sundry 2009	\$712.04	PD 2010 (Authority records)
Sundry 2010	\$1,194.12	PD 2010 (Authority records)
Sundry 2011	\$1,706.14	PD 2011 (Authority records)
Sundry 2012	\$2,486.69	PD 2013 (Authority records)
Sundry 2013	\$443.00	PD 2014 (Authority records)
Sundry 2014	\$3,270.00	PD 2015 (Authority records)
Sundry 2015	\$1,750.00	PD 2017 (Authority records)
Sundry 2017	\$647.00	PD 2018 (Authority records)
Future Sundry	\$15,000.00	
Legal expenses	\$122,552.34	
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)
Legal Advice	\$980.50	PD 2011 (Authority records)
Legal Advice	\$1,613.10	PD 2013 (Authority records)
Legal Advice	\$6,334.00	PD 2015 (Authority records)
Legal Advice	\$1,497.00	PD 2016 (Authority records)
Legal Advice	\$4,561.00	PD 2017 (Authority records)
Legal Advice	\$3,489.00	PD 2018 (Authority records)
Future legal costs	\$100,000.00	
Valuation fees & reviews	\$231,845.76	
2007	\$23,061.21	PD 2007
2008	\$13,250.00	PD 2008
2009	\$20,500.00	PD 2009
2010	\$15,750.00	PD 2010 - updated during advertisement
2011	\$17,750.00	PD 2011

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2011 No.2	\$10,454.55	PD 2012 - Amendment No. 64
2013	\$20,700.00	PD 2013 Authority records
2014	\$19,100.00	PD 2015 Authority records
2016	\$20,780.00	PD 2017 Authority records
2017	\$20,500.00	PD 2018 Authority records
Future valuation fees	\$50,000.00	
Caveat & conveyencing	\$15,000.00	
Staff salaries & on-costs	\$2,411,957.95	
2006	\$74,089.00	PD 2006 (Authority records)
2007	\$82,053.06	PD 2007 (Authority records)
2008	\$93,386.59	PD 2008 (Authority records)
2009	\$103,505.38	PD 2009 (Authority records)
2010	\$92,290.20	PD 2010 (Authority records)
2011	\$93,323.36	PD 2011 (Authority records)
2012	\$106,246.92	PD 2012 (Authority records)
2013	\$149,075.44	PD 2013 (Authority records)
2014	\$144,894.00	PD 2014 (Authority records)
2015	\$127,314.00	PD 2015 (Authority records)
2016	\$121,486.00	PD 2016 (Authority records)
2017	\$146,169.00	PD 2017 (Authority records)
2018	\$157,630.00	PD 2018 (Authority records)
Future on-costs	\$920,495.00	Project Manager Contribution Arrangements plus allowance for other staff supporting DCP No. 3 at the City.
Recruitment contingency	\$22,542.84	
Recruitment	\$2,542.84	PD 2010 (Authority records)
Future Recruitment Fees	\$20,000.00	Staff recruitment
Loan fees and interest	-\$10,678,427.73	
Loan Fees	\$0.00	
2008	-\$172,706.00	PD 2008 (Actual)
2009	-\$234,735.63	PD 2009 (Actual)
2010	-\$241,728.73	PD 2010 (Actual)
2011	-\$512,184.45	PD 2011 (Actual)
2012	-\$800,200.00	PD 2012 (Actual)
2013	-\$397,800.00	PD 2013 (Actual)
2014	-\$709,000.00	PD 2014 (Actual)
2015	-\$723,000.00	PD 2015 (Actual)
2016	-\$968,900.00	PD 2016 (Actual)
2017	-\$995,460.00	PD 2017 (Actual)
2018	-\$819,693.00	PD 2018 (Actual) - Includes and Muni Funds Transfer
2019	-\$731,344.86	Budget FFP Estimate
2020	-\$447,548.01	Budget FFP Estimate
2021	-\$521,985.76	Budget FFP Estimate
2022	-\$603,363.25	Budget FFP Estimate
2023	-\$666,839.98	Budget FFP Estimate
2024	-\$582,199.68	Budget FFP Estimate
2025	-\$540,738.38	Budget FFP Estimate
TOTAL	-\$7,771,145.46	

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ICS 2019

ASSESSED VALUES

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

Scheme Text

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

DO NOT EDIT BELOW THIS LINE

Totals
Grand total \$1,198,685.62

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

\$79,562.12

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

\$772,772.00

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

\$38,016.00

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

\$200,640.00

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

\$107,695.50

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

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

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

ICS 2018

INFRASTRUCTURE COST SCHEDULE 2018

Contents

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

Calculation of Contribution Cost Per Lot		Notes
A = Gross cost of Common Infrastructure Work	\$106,610,561	Clause 3.6 Calculation of "A"
B = Payments to Date	\$80,719,445	
C = Common Infrastructure Work Cost	\$25,891,115	C = A - B
D = Estimated Lot Yield (unsubdivided balance)	2,416.7	Calculated at 14.6 lots per hectare excluding land uses in Clause 3.3 of Schedule 9B and Clause 5A.4.4. See worksheet Clause 3.4 Calculation of "B" and "D" and Clause 3.3 Deductions from Development Contribution Area
E = Contribution Cost Per Lot	\$10,713	E = C/D

INFRASTRUCTURE COST SCHEDULE 2018

ICS 2018

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

Calculation Date	Parent Lot	Location and Area in DCA 03 (Control Area Map 3) Parcel area in DCA No 3 (see TPs 4 Special 3)	Parcel area in DCA No 3 (sqm)	C1,3 Deductions (sqm) (see over for C1,3 Deductions)	Parcel area in DCA No 3 minus C1,3 Deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lot area produced (at or from best calculation)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of date	Unsubdivided area of Lot (ha)	Unsubdivided area of source & notes	"D" at 14.6 lots per ha
12-May-08	388 Wright Rd	323,501.117	12,017.00	311,484.12	31,1484.12	31.1484	338	31.15	10.85	\$9,575.80	311.48	\$2,982,709.61				
27-May-09	388 Wright Rd						6			\$10,376.34	6.00	\$62,258.04				
26-May-10	388 Wright Rd						2			\$9,939.33	2.00	\$19,878.66				
04-May-12	388 Wright Rd						1			\$12,678.87	1.00	\$12,678.87				
13-Jun-11	1050 Wright Rd	120,011.000	120,011.00	0.00	0.00	0.0000						\$26,550.00	0.00			
13-Jun-11	1051 Wright Rd	115,675.000	115,675.00	0.00	0.0000							\$0.00	0.00			
13-Jun-11	Water Corp Mains Corridor	56,901.958	56,901.96	0.00												
		4,675,556.378	500,533.51	4,175,022.87	417,502.3		5161	419.66	12.30			\$47,626,390.07				288.89
	SP South East															
13-Jun-11	334 Armadale Rd (SP SE)	118,993.244	101,463.00	17,530.24	1,7530.24	1.7530							1.75	1.75		25.59
13-Jun-11	21 Nicholson Rd (SP SE)	388,401.000	28,299.00	360,102.00	36,0102								36.01			
15-Jan-18	21 Nicholson Rd (SP SE)						95	6.71	14.16	\$10,706.52	95.00	\$1,017,119.40	29.30	29.30	DP412669	427.78
27-May-09	22 Nicholson Rd (SP SE)	473,912.000	30,412.55	443,499.45	44,3499								45.35			
13-Jun-11	22 Nicholson Rd (SP SE)						145	11.97	12.12	\$11,504.29	119.67	\$1,376,718.38	33.39		DP70607 & DP70622	
07-Sep-11	22 Nicholson Rd (SP SE)						95	4.62	20.57	\$11,504.29	46.19	\$531,371.65	28.77			
04-Apr-13	22 Nicholson Rd (SP SE)						16	2.64	6.06	\$13,577.03	16.00	\$217,232.48	26.13			
04-Apr-13	22 Nicholson Rd (SP SE)						55	3.94	13.97	\$13,577.03	41.75	\$566,800.81	22.19		DP67676, DP71324 & DP75963	
28-Jun-14	22 Nicholson Rd (SP SE)						216	15.45	13.98	\$14,134.91	163.76	\$2,314,739.36	6.74		DP67676, DP71324 & DP72035	
06-Dec-16	22 Nicholson Rd (SP SE)						2.45	1.37	1.78	\$15,447.23	2.45	\$37,845.71	5.37	5.37	DP409276	78.35
	Totals SP SE	681,306.244	160,174.53	821,131.69	82,113.2		624.45	46.70	13.37			6,061,827.81				531.72
	SP South															
13-Jun-11	12 Para - Former Mason (SP South)	40,140.509	13,454.00	26,686.51	2,6687								2.67			
15-Jan-18	12 Para - Former Mason (SP South)						39.00	2.67	14.61	\$10,706.52	38.96	\$417,150.88	0.00	0.00		
13-Jun-11	6 Nicholson (SP South)	98,965.833	582.84	98,383.00	9,8383								9.84			
15-Jan-18	6 Nicholson (SP South)						67.00	4.49	14.93	\$10,706.52	65.53	\$701,589.41	5.35	5.35		78.11
13-Jun-11	5 Nicholson (SP South)	11,776.792	433.75	11,343.04	1,1343								1.13	1.13		16.56
13-Jun-11	4 Nicholson (SP South)	10,998.000	1,857.18	9,140.82	0,9141								0.91	0.91		13.35
13-Jun-11	31 Armadale Rd	10,950.181	1,344.50	9,605.68	0,9616								0.96	0.96		14.04
13-Jun-11	30 Armadale Rd	25,500.076	2,787.90	22,712.18	2,2712								2.27	2.27		33.16
13-Jun-11	12 Armadale Rd	87,803.888	0.00	87,803.89	8,7804								8.78			
15-Jan-18	12 Armadale Rd						67.00	3.77	17.76	\$10,706.52	55.07	\$589,619.15	5.01	5.01	DP 407813	73.12
13-Jun-11	11 Armadale Rd	49,237.336	1,728.90	47,508.44	4,7508											0.00
13-Jun-11	10 Armadale Rd	49,974.508	0.00	49,974.51	4,9975											0.00
13-Jun-11	58 Armadale Rd	343,828.123	27,080.70	316,747.42	31,6747								41.42			
04-Apr-13	58, 10 & 11 Armadale Rd						167.00	17.59	9.50	\$13,577.03	167.00	\$2,267,364.01	23.84			
28-Jun-14	58, 10 & 11 Armadale Rd						281.00	15.72	16.61	\$14,134.91	166.59	\$2,354,773.95	8.12			
06-Dec-16	58, 10 & 11 Armadale Rd	391,075.955	49,255.00	341,820.96	34,1821								34.18			
06-Dec-16	45 Wright						261	22.37	11.67	\$15,447.23	261.00	\$4,031,727.03	11.81		DP407767	
15-Jan-18	45 Wright						55	3.51	15.66	\$10,706.52	51.29	\$549,150.90	8.30	8.30	DP400948	121.13
27-May-09	80 Wright	4,285.321	308.30	3,977.02	0,3977							\$0.00	0.40	0.40		5.81
13-Jun-11	80 Wright	20,566.184	0.00	20,566.18	2,0566							\$0.00				
15-Jan-18	80 Wright						34	1.83	4.30	\$11,504.29	1.00	\$11,504.29	1.83		DP68108	
13-Jun-11	4, 3 & 8 Wright	62,643.365	0.00	62,643.37	6,2643							\$286,447.50	0.00		DP407688	
13-Jun-11	4, 3 & 8 Wright						41	1.71	33.92	\$10,706.52	25.03	\$267,976.84	4.52		DP407688	
13-Jun-11	6, 3 & 8 Wright						73	3.20	22.84	\$10,706.52	46.66	\$499,520.83	1.35	1.35	DP407689	19.77
13-Jun-11	7 Wright	36,312.000	17,591.00	23,721.00	2,3721							\$0.00	2.37	2.37		34.63
	Totals SP South	1,244,068.071	111,424.06	1,132,644.01	113,264.4		1,178.00	85.11	13.84			\$13,706,914.44				411.14
	SP East															
04-Apr-13	5000 Rellly Rg (Ballanup Drain Reserve)	30,603.000	30,603.00													
	800 Street Rd	538,547.000	0.00	538,547.00	53,8547								53.85			
	54 Street Rd	538,391.000	139,400.00	398,991.00	39,8991								39.90			
04-Apr-13	Lot 800 Street & 54 Street Combined						170.00	17.96	9.47	\$13,577.03	170.00	\$2,308,095.10	75.80			
04-Apr-13	Lot 800 Street & 54 Street Combined						80.00	4.21	19.00	\$13,577.03	44.63	\$605,974.89	71.58			
28-Jun-14	Lot 800 Street & 54 Street Combined						432.00	23.26	18.57	\$14,134.91	246.60	\$3,485,616.22	48.32			
06-Dec-16	Lot 800 Street & 54 Street Combined						394.00	25.24	15.61	\$15,447.23	368.50	\$5,692,253.28	23.08			
15-Jan-18	Lot 800 Street & 54 Street Combined						140.00	7.88	17.76	\$10,706.52	115.10	\$1,232,373.34	15.20	15.20	DP 411175	221.88
	Totals SP East	1,107,541.000	170,003.00	937,538.00	93,753.8		1,216.00	78.56	15.48			\$13,324,312.64				221.88

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ICS 2018

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

Calculation Date	Parent Lot	Location and Area in DCA 03	Net Area for calculation of B & D	Calculation of "B" (Insert Unsubdivided area first - Column D)	Calculation of "D"										
		Parcel area in DCA No 1 (see TPs 4 Special Control Area Map 3) (sqm)	C1,3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus C1,3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation date)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Unsubdivided area of Lot (ha)	Unsubdivided area source & notes	"D" at 14.6 lots per ha
06-Dec-16	SP Babanup Lots 515, 516, 517 Sweet Road	157,089.00	12,055.00	145,034.00	14.5034							14.50	14.50		211.75
06-Dec-16	SP Babanup Lots 514, 513, 512, 511, 510, 509, 508, 507, 506, 505, 504, 503, 502, 501, 500 Sweet Road	146,308.00	6,936.00	139,372.00	13.9372							13.94	13.94		203.48
06-Dec-16	SP Babanup Lots 503, 504, 505 Sweet Road	121,390.000	737.00	120,653.00	12.0653							12.07	12.07		176.15
	Totals SP Babanup	424,787.00	19,728.00	405,059.00	40.5059										591.39
06-Dec-16	SP Hatch Lots 113, 114, 115, 116, 117, 118, 119, 180, 123, 122, 179 Hatch Court	136,379.00	0.00	136,379.00	13.6379							13.64	13.64		199.11
	Totals SP Hatch	136,379.00	0.00	136,379.00	13.6379										199.11
06-Dec-16	SP Shepherd Lots 106, 107, 108, 109, 110, 111, 112, 114, 104, 103, 102, 101, 100 Shepherd Court	121,152.00	2,955.00	118,197.00	11.8197							11.82	11.82		172.57
	Totals SP Shepherd	121,152.00	2,955.00	118,197.00	11.8197										172.57
	GRAND TOTAL	8,690,790	964,818	7,725,972	773	8,179	630	13	180,719,448	186					2,417

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Clause 3.3 Deductions from Development Contribution Area

Location and Area	Nominal contribution areas (sqm) (Sch 13B CI 3.3)	CCW6 (Sch13B CI 3.3)	Drainage Reserves (Sch13B CI 3.3)	Public Utility Sites (CI 6B4.4 (c) & Sch13B CI 3.3)	Community purpose sites (Sch13B CI 3.3)	Common Infrastructure Sites (Sch13B CI 3.3)	Primary & Other Regional Roads (CI 6B4.4 (a - e))	Road notes	Government Schools (CI6B4.4 (c))	Other Developments (CI 6B4.4 (e))	Notes	Total Deductions (area in sqm)	Notes
Parent Lot												12,017.00	
388 Wright Rd								Roads DP 54277					
388 Wright Rd													
388 Wright Rd													
388 Wright Rd													
1000 Wright Rd	120,011.00											120,011.00	Nominal Contribution (CI 3.5.1) Development Application 10.20
1001 Wright Rd	75,675.00								40,000.00			115,675.00	Forecasting 11/17/08 agreed no 5% yield for this lot
Water Corp Mains Corridor				56,901.96								56,901.96	
SP South East												500,333.51	
334 Armadale Rd (SP SE)	101,463.00											101,463.00	
21 Nicholson Rd (SP SE)							13,299.00	Nicholson Rd & Armadale Rd - Figure GIS	15,000.00			28,299.00	
21 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)							382.55	Nicholson Rd - Figure GIS	20,000.00	10,030	Powerline Easement	30,412.55	
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
Totals SP SE												160,174.55	
SP South													
12 Para - Former Mason (SP South)							522.00	Nicholson Road		12,932	Powerline Easement	13,454.00	INV5341/10
12 Para - Former Mason (SP South)													
6 Nicholson (SP South)							582.837	Nicholson Rd				582.84	
6 Nicholson (SP South)													
5 Nicholson (SP South)							433.75	Nicholson Rd				433.75	
4 Nicholson (SP South)							1857.177	Nicholson Rd & Armadale Road				1,857.18	
31 Armadale Rd							1,344.50	Armadale Road				1,344.50	
30 Armadale Rd							2,787.90	Armadale Road				2,787.90	
12 Armadale Rd												0.00	
12 Armadale Rd							1,728.90	Armadale Road				1,728.90	
10 Armadale Rd												0.00	
98 Armadale Rd							10,663.70	Armadale Road	14,510.00	1,907	Powerline Easement	27,080.70	
99, 10 & 11 Armadale Rd		1,010.00											
99, 10 & 11 Armadale Rd		1,010.00											
58, 10 & 11 Armadale Rd													
45 Wright							11,213.00	Armadale Rd & Wright Rd Intersection	15,730.00	22,312	Powerline Easement	49,255.00	
45 Wright													
25 Wright							308.30	Armadale Road				308.30	
30 Wright												0.00	
30 Wright												0.00	
4, 2 & 6 Wright												0.00	
4, 2 & 6 Wright												0.00	
4, 2 & 6 Wright												0.00	
7 Wright													
Totals SP South												111,424.06	
SP East													
3000 Rely Rd (Balunup Drain Reserve)			30,603.00									30,603.00	
800 Street Rd												0.00	
54 Street Rd									139,400.00			139,400.00	
54 Street Combined													
54 Street Combined													
54 Street Combined													
54 Street Combined													
54 Street Combined													
54 Street Combined													
54 Street Combined													
Totals SP East												170,003.00	

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Common Infrastructure Works - Summary		
Clause	Scheme Provision	Notes
3.6.2 General Works		
3.6.2a	(a) All costs incurred by the City associated with the preparation, processing and gazetting of the Development Contribution Plan No.3 and subsequent amendments, Infrastructure Cost Schedule and provisions under this scheme or former Town Planning Scheme No.2, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).	\$53,295.00
3.6.2b	(b) The acquisition of land, including associated infrastructure and structures, for the roads, intersections, sewerage pumping station(s), arterial drainage land for multiple use corridor, community facilities and Conservation Category Wetlands included in the Specified Works in Clause 3.6.3 of Schedule 13B.	Included under specified works \$343,670.78
3.6.2c	(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 6B and Schedule 13B of the Scheme for this Development Contribution Plan.	\$469,710.75
3.6.2d	(d) Any consulting fees agreed to by the City associated with designing and undertaking of the Common Infrastructure Works, including but not limited to surveying, engineering, planning, quotes and certification of estimated costs, environmental, project management and landscaping.	Consulting fees included in Specified Works costs where practical
3.6.2e	(e) The provision of any road listed in the Specified Works in Clause 3.6.3 of Schedule 13B, including but not limited to land acquisition, earthworks, shared paths, cycleways, footpaths, traffic management devices, limited landscaping, stabilisation of verges, the formation, preparation, priming and sealing of the road and the provision of kerbing, drainage, service ducts, intersection treatments and lighting and costs associated with the relocation of existing services in connection with the road or in the road reserve.	Included under specified works
3.6.2f	(f) Any environmental remediation or improvement including the removal of any contaminant and peat associated with the Specified Works referred to in Clause 3.6.3 of Schedule 13B.	Included under specified works
3.6.2g	(g) All costs incurred by Council associated with the preparation, administration and management of the Development Contribution Plan and Infrastructure Cost Schedule including but not limited to bank charges, audit fees, office and sundry costs, legal expenses, valuation fees, reviews of land values and costs, caveat and conveyancing fees, Council staff salaries including a Co-ordinator/Manager of the Development Contribution Plan, any interest costs incurred by Council in respect to loan funds required to provide timely implementation of any of the listed Common Infrastructure Works or related costs, any claims for injurious affection and the costs of establishing any required system to facilitate the administration and the ongoing management of Development Contribution Plan and Infrastructure Cost Schedule along with the specific requirements of the Scheme pertaining thereto.	-\$7,764,499.91
Sub Total		-\$6,917,823.39
3.6.3 Specified Works		
1	Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road:	
1a	1a 100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 106 and 107 Wright Road.	\$93,719.12
1b	1b 100% of the total cost of all road works and structures between the northern boundary of Lot 50 and Ranford Road, minus contributions or land ceded free of cost from adjoining lots and / or from any other developments or subdivisions with a nexus to the road works.	\$1,145,835.38
2	Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road:	
2a	2a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.	\$2,170,570.71
2b	2b 100% of the total cost of constructing the full earthworks, one carriageway, roundabout intersection, cycle facilities and all structures, minus any contributions and grants from external sources.	\$7,584,706.12
3	Nicholson Road between Warton Road and Armadale Road:	
3a	3a 100% of the total cost to acquire any road widenings for the ultimate road reserve and the ultimate traffic signalised intersection in the proposed North Forrestdale town centre	\$4,545,721.29
3b	3b 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.	\$20,329,960.96
3c	3c 100% of the total cost of upgrading the intersection and installing traffic signals in the proposed North Forrestdale town centre. (Included under Item 3b Nicholson Road Construction Project)	\$0.00
3d	3d 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Nicholson Road, including any road widenings, minus any contributions and grants from external sources.	\$0.00
3e	3e A contribution towards landscaping works.	\$1,279,733.04
4	Mason Road between Warton Road and 550 metres east of Warton Road	
4a	4a 100% of the total cost to acquire any road widenings for the ultimate road reserve.	\$14,872.00
4b	4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures.	\$580,528.00
5	Intersections with Ranford and Armadale Roads:	
5a	5a 100% of the total cost to acquire any road widenings located within the City of Armadale for the ultimate traffic signalised intersection, at Ranford Road and Wright Road except those areas ceded free of cost from adjacent lots.	\$790,772.00
5b	5b A contribution to the cost of upgrading the intersection at Ranford Road and Wright Road and installing traffic signals.	\$312,900.00
5c	5c 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Wright Road, including any road widenings, minus any contributions and grants from external sources.	\$6,214,405.38
5d	5d 75% of the cost of temporary intersection works/ upgrading of the intersection of Armadale Road and the distributor road to the Primary School, including any road widenings, minus any contributions and grants from external sources.	\$821,687.67
6	Regional Path Network:	
6a	6a A contribution towards the total cost of constructing the Regional Path Network within Development Control Area No.3 as identified in the adopted Infrastructure Cost Schedule.	\$3,256,552.95
6b	6b A contribution towards the total cost of constructing the principal shared path on Wright Road between Nicholson Road and Ranford Road. (Included under Item 1b Wright Road Construction Project)	Included in 1b Wright Road Project
6c	6c A contribution towards the cost of a shared path along Armadale Road from Warton Road to Anstey Road.	\$544,676.30
6d	6d A contribution towards the cost of shared paths within Lot 5000 Reilly Road and Skeet Road between Keane Road and Ranford Road as identified in the adopted Infrastructure Cost Schedule.	\$245,834.50

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Common Infrastructure Works - Summary

7	Arterial Drainage and Water Management:			
7a	7a 100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for Balannup Drain and the arterial drainage land for the open channel adjacent to Reilly Road as identified in the adopted Infrastructure Cost Schedule.		\$4,337,704.94	
7b	7b A contribution of approximately 100% of the cost of constructing an open channel in the multiple use corridor and 100% of the cost of constructing the arterial drainage channel adjacent to Reilly Road.		\$4,491,868.61	
7c	7c 100% of the cost of constructing Skeet Road pipe work, culverts and pavement reconstruction and reinstatement of Nicholson Road, Mason Road and any other portion of road pavement modified to install arterial drainage.		\$1,834,037.61	
7d	7d Maintenance works in Balannup Drain.		\$973,306.00	
7e	7e A contribution to the cost of providing pre and/or post development water quality data, monitoring and Water Management initiatives as specified in the Infrastructure Cost Schedule.		\$2,542,793.24	
7f	7f 100% of the cost of acquiring land or easements for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for part of James Drain north of the Armadale Road, and James Drain south of Armadale Road to Forrestdale Lake, as identified in the adopted Infrastructure Cost Schedule.		\$1,013,228.00	
7g	7g 100% of the cost of implementing administrative measures to ensure access in perpetuity along James Drain from Armadale Road to Commercial Road for the City of Armadale and any other drainage utilities responsible for management of the drain. (Included under General		\$0.00	Covered by General Works (CI 3.6.2)
7h	7h Initial maintenance works in James Drain from the northern boundary of Armadale Road to Forrestdale Lake including upgrading of the drainage channel and including upgrading culverts at the road crossings including those at Armadale Road and Nicholson Road.		\$533,052.72	
8	Community and Recreation Facilities:			
8a	8a A contribution to the cost of district sporting and community facilities, including sporting/community buildings, change rooms, toilets, playground, multiple purpose courts,		\$3,687,850.00	
8b	8b 100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.		\$3,850,006.86	
8c	8c 100% of the total cost to acquire the land and existing building on Lot 49 Keane Road and 72% of the cost of the refurbishment of the existing homestead dwelling, car parking, playground and landscaping for a community facility.		\$1,722,107.46	
8d	8d Contribution towards the provision of sporting facilities at Carey Baptist College - Lot 1000 Wright Road to provide public sporting facilities including 50% of the cost of car parking, change rooms and toilets.		\$273,081.00	
8e	8e 100% of the total cost to construct sporting and community facilities, including sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools.		\$6,510,000.00	
8f	8f A contribution as defined in Infrastructure Cost Schedule to the total cost to construct a senior multiple purpose sporting oval adjoining each of the public primary schools minus		\$0.00	Allocations included in individual projects.
8g	8g 100% of the cost of building a combined sporting pavilion / community meeting rooms on the proposed public open space in the area known as Structure Plan (SP) South, inclusive of change rooms, toilets, storage, community meeting space, car parking, a playground and landscaping, minus any probable or received grant funding.		\$7,142,784.00	
8h	8h 100% of the cost of building a combined sporting pavilion / community building on the proposed open space in the area known as Structure Plan (SP) East, including, but not limited to, change rooms, ovals, toilets, storage, community meeting spaces, car parking, a playground, landscaping, irrigation, earthworks and site fill minus any probable or received grant funding, and any contribution obtained from the Department of Education for a shared oval facility as specified in the Infrastructure Cost Schedule.		\$7,231,299.47	
9	Regional Sewer Infrastructure and 132KV Power Lines:			
9a	9a 100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.		\$167,332.00	
9b	9b Reimbursement of the portion of the cost of constructing the sewer pumping station and temporary pressure mains, which are not refunded by the Water Corporation.		\$654,899.50	
9c	9c Contribution towards the cost to reconfigure the 132 KV power lines to an urban standard on current alignment as specified in the Infrastructure Cost Schedule. Other relocation costs to be met by individual subdividers.		\$1,975,685.00	
10	Conservation Category Wetlands:			
10a	10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.		\$1,550,838.44	
11	Keane Road between Skeet Road and Anstey Road:			
11a	11a A 33% contribution to the total cost of constructing this section of Keane Road, including any roundabouts and/or traffic management devices. If environmental approval is not granted for the construction of Keane Road, then the City is required to refund the contributions paid by subdivider's towards the construction of Keane Road (together with any interest earned), with the exception of the roundabout at Skeet Road and Keane Road.		\$0.00	Contributions refunded for this item, as it did not get EPA environmental approval.
12	Balannup Road between the southern boundary of Lot 5000 Reilly Road and Ranford Road:			
12a	12a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Balannup Road.		\$733,253.00	
12b	12b 100% of the total cost of constructing the full earthworks, one carriage way and all structures, including a culvert, shared path, pedestrian crossings over Balannup Drain and a roundabout at the intersection of Reilly Road.		\$6,717,806.56	
13	Reilly Road between the existing cul-de-sac of Reilly Road and Balannup Road:			
13a	13a 100% of the total cost of constructing the full earthworks, one carriage way and all pavement to be in.		\$540,418.97	
14	Skeet Road:			
14a	14a 100% of the cost of constructing Skeet Road, the full earthworks, one carriage way and all structures (including roundabouts) between Keane Road and the northern boundary of the proposed primary school in the area referred to as Structure Plan (SP) East, minus a 50% contribution from the Department of Education for the portion(s) of Skeet Road directly abutting the proposed primary school site and high school sites.		\$1,139,919.98	
14b	14b 100% of the cost of constructing the Skeet Road culverts, pedestrian crossings, associated road pavement to be in, and pavement reconstruction between the southern boundary of Lot 5000 Reilly Road and the existing Skeet Road pavement adjacent to Lot 515 Skeet Road.		\$0.00	Now Included in Item 7b
14c	14c 100% of the cost of fencing along the Skeet Road reserve abutting Lots 171, 67 and 65 Skeet Road, Forrestdale.		\$139,167.00	
14d	14d 100% of the total cost of constructing a roundabout at the intersection of Skeet Road and Reilly Road including the cost to acquire any road widenings for the ultimate road reserve.		\$404,623.17	
14e	14e 100% of the total cost to acquire any road widenings for the ultimate road reserve for Skeet Road between Reilly Road and Ranford Road.		\$791,050.00	
14f	14f 100% of the total cost of constructing Skeet Road between Reilly Road and Ranford Road, including the full earthworks, drainage, one carriage way, intersection at Ranford Road and all structures.		\$2,339,471.00	
15	Existing High Conservation Value Reserves:			
15a	100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Shepherd Court Reserve.		\$149,162.00	
16a	16a 100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Balannup Lake Reserve south of Ranford Road.		\$149,162.00	
Sub Total			\$113,528,384	
GRAND TOTAL			\$106,610,561	

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ICS 2018

ROADS - Common Infrastructure Works

TOTAL ROADS \$58,691,121.35

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

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

DCA03 1a Wright Road

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

TOTAL COST \$93,719.12

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

Total

\$93,719.12

DCA03 2a Warton Road

2a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.

TOTAL COST \$2,170,570.71

Parent Lots (from North to South)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
388 Wright				\$387,530.00	PD 2007 (Thumb Drive No 53)
114 Warton				\$776,105.66	PD 2009 OUT/2670/09
114 Warton				-\$14,546.12	PD 2009 OUT/2670/09 Offset Above Payment
113 Warton				\$43,184.70	PD 2012 (INT/1432/12)
7001 Warton				\$78,416.22	PD 2012 (OUT/7232/11) Former Lot 150 Warton Road
9005 Warton				\$19,610.64	PD 2012 (OUT/11544/11) Former Lot 150 Warton Road
152 Warton (9001)				\$85,724.10	PD 2010 (OUT/2542/10)
155 Warton				\$135,382.50	PD 2009 (INT/10987/08)
143 Warton				\$219,743.70	PD 2012 (OUT/9508/11)
8 Warton (88)				\$100,974.50	PD 2010 (OUT/576/10)
9 Warton (99)				\$74,203.25	PD 2010 (OUT/8807/09)
10 Warton (100)				\$44,709.50	PD 2010 (OUT/6807/09)
51 Warton (151)				\$86,303.25	PD 2009 (IN/3327/09)
50 Warton (150)				\$91,476.00	PD 2009 (INT/6004/09)
Sub total				\$2,128,817.90	

Survey and other fees

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

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

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ICS 2018

ROADS - Common Infrastructure Works

DCA03 3a Nicholson Road

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

TOTAL COST \$4,545,721.29

Parent Lots (from North to South)	Area (sqm)	Assessed Value (\$sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
114 Warton Rd					Part of DP57861 - See 2a Warton Rd above
368 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 Sreet Rd				\$648,648.00	PD 2013 (OUT/7766/12) (IE/5644/11)
22 Nicholson Rd (SP SE)				\$27,035.25	PD 2011 (OUT/5512/11)
21 Nicholson Rd (SP SE)				\$814,290.00	PD 2016, 2017
6 Nicholson Rd (SP South)				\$55,799.86	PD 2016 (INT/58663/15)
5 Nicholson Rd (SP South)				\$48,730.00	PD 2014 IE/16165/14 INT/16583/14
4 Nicholson Rd (SP South)				\$60,522.00	PD 2015 INT/35168/14
3 Nicholson Rd (SP South)	101	\$362.50	\$36,612.50	\$40,273.75	
2 Nicholson Rd (SP South)	110	\$320.00	\$35,200.00	\$38,720.00	
Sub-total MRS areas				\$3,932,468.52	

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

Survey costs	Value	Notes
6 Nicholson Rd survey costs (McMullen Nolan) and fees	\$3,051.42	PD 2009 (Authority records)
Lot 12 Piara Drive survey costs and fees	\$2,547.80	PD 2011 (Authority records)
Various Title Searches, DP Fees and Survey Costs	\$1,727.50	PD 2013 (Authority Records)
Survey Costs Nicholson Road	\$3,200.00	PD 2013 (Authority Records)
Legal Fees Taking Order Lot 21 Nicholson	\$1,924.00	PD 2015 (Authority Records)
Survey and Coveyancing Costs	\$6,503.73	PD 2014 (Authority Records)
Survey and Coveyancing Costs	\$14,536.00	PD 2015, 2016, PD 2017 (Authority Records)
Sub total survey costs	\$33,490.45	
Total	\$4,545,721.29	

DCA03 4a Mason Road

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

TOTAL COST \$14,872.00

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 155 (747) Warton Rd				\$4,867.50	PD 2009 (INT/10987/08)
Lot 143 (765) Warton Rd				\$10,004.50	PD 2012 (OUT/9508/11)
Total				\$14,872.00	

DCA03 5a Wright Road and Ranford Road Intersection

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

TOTAL COST \$790,772.00

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ICS 2018

ROADS - Common Infrastructure Works

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

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

Total \$790,772.00

DCA03 12a Balannup Road

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

TOTAL COST \$733,253.00

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

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

Total \$733,253.00

DCA03 1b Wright Road Construction

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

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

Feature survey	\$3,670.00	PD 2007 - Opus International
Construction to date	\$320,364.46	PD 2008
Construction to 28 May 09	\$668,713.96	PD 2009
Construction to 10 June 10	\$153,339.93	PD 2010 INT/5510/10
Less contribution	-\$20,252.97	PD 2011 (DA 10.2009.10.1) Less contribution for intersection upgrades for Lots 106 & 107

Total \$1,145,835.38

DCA03 2b Warton Road Construction

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

TOTAL COST \$7,584,706.12

Section	Item	Cost	Notes
All	Feature survey (Quodling)	\$7,760.00	PD 2008 (Authority records)
All	Geotech Survey - Golder	\$19,907.00	PD 2008 (IE/919/08 & IE 1953/08)
All	Final design (L&L Design and SJR Civil)	\$30,308.55	PD 2008 (Authority records)
All	Design Services/ Final Design (SJR Civil)	\$6,570.00	PD 2009 (Authority records)
Mason/ Jandakot	Western Power Design Fee	\$19,088.19	PD 2008 (Authority records)
Accruals 2007/08		\$4,737.27	PD 2008 (Authority records)
Accrual Reversal 2008		-\$4,738.27	PD 2009 (Authority records)
Road construction	Clearing	\$34,859.36	PD 2009 for works/ property reinstatement Lot 155 Warton & Lot 10 Warton Rd (Authority records)
Mason Rd Intersection	Western Power - relocation works	\$616.65	PD 2009 (IN/725/08)
Lot 10 Warton Road	Replacement Shrubs Verge	\$468.00	PD 2009 (OE/1202/09)
Lots 8-50	Noise survey	\$4,630.00	PD 2008 (OUT/936/08 and related files)
Nicholson to Armadale	Construction cost	\$1,884,654.36	PD 2011 (INT/6614/11)
Nicholson to Armadale	Construction cost	\$942,295.68	PD 2011 (INT/14280/11)
Nicholson to Armadale	Construction cost	\$397,268.00	PD 2012 (INT/17131/11 & INT/17142/11) Fixed Cost Progress Payment 1 July 2011 to 26 August 2011
Nicholson to Armadale	Construction cost	\$1,001,256.00	PD 2012 (INT/23115/11 & INT/23114/11) Fixed Cost Progress Payment 26 August 2011 to 18 Nov 2011
Nicholson to Armadale	Construction cost	\$871,719.00	PD 2012 (INT/15105/12 & INT/15201/11) Fixed Cost Progress Payment 18 Nov 2011 TO 30 June 2012
Nicholson to Armadale	Construction cost	\$372,569.00	PD 2013 (INT/173271/13) Fixed Cost Progress Payment Final 2012/13
Nicholson to Armadale	Construction cost	\$31,591.73	PD 2014 (INT/15777/14)
Nicholson to Armadale	Relocation of private infrastructure	\$58,817.00	PD 2010 (INT/7811/10 & INT/7845/09)
Lot 143 Warton Road	Relocation private infrastructure	\$160,000.00	PD 2010 (OUT/5433/10 & IE/9294/10)
Lot 8 Warton Road	Relocation planting	\$12,000.00	PD 2011 (IE/21113/10 & INT/16666/10)
Lot 8 Warton Road	Relocation bore & pump	\$26,930.00	PD 2011 (IE/21113/10 & INT/16666/10)

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ROADS - Common Infrastructure Works

Lot 8 Warton Road	Relocation Infrastructure driveway	\$70,000.00	PD 2011 (IE/21113/10 & INT/16666/10)
Lot 555 Warton Road	Survey Cost	\$1,838.00	PD 2011
Nicholson to Armadale	Relocation private Infrastructure	\$141,554.96	PD 2011 (INT/6614/11)
Nicholson to Armadale	Relocation private Infrastructure	\$11,641.00	PD 2011 (INT/14280/11)
Lot 143 Warton Road	Relocation private Infrastructure	\$25,228.36	PD 2012 (OUT/3859/12, OUT/6219/12 & INT/21458/11)
Stage 1 Adjacent to Arion	Construction cost	\$768,064.48	PD 2012 (INT/7942/12 & INT/5906/12)
Stage 1 (Arion)	Landscaping	\$45,000.00	PD 2014 (INT/15777/14) (INT/7942/12)
Total Length	2yr Consolidation Period Costs	\$110,942.00	
	Contribution to Landscaping - Nicholson Road to Armadale Road Forecast Costs	\$390,640.80	PD 2018
Southern End	Lighting Jandakot Road to Armadale Road	\$66,462.00	PD 2018
Mason Road Roundabout	Mason Road Roundabout Deflection	\$69,966.00	Contribution Only
Sub TOTAL		\$7,584,705.12	
Nicholson to Armadale	Grant	\$2,296,607.00	Expenditure Construction Civil Works covered under grant shown below
Nicholson to Armadale	Grant	-\$2,296,607.00	Fixed cost, external funding grant expended 2009/10 Warton Road (Nicholson Road to Warton Road). Total project cost \$7,589,308.76 (DCP \$5,292,641.76 & Grant \$2,296,607.00)
Total		\$7,584,706.12	

DCA03 2c Armadale Road and Warton Road Intersection

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

TOTAL COST \$0.00

DCA03 3b Nicholson Road Construction

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

TOTAL COST \$20,329,960.96 Includes Specified Work (3c - Intersection).

Section	Item	Cost	Notes
Harrisdale Drive to Piara Drive (Former Mason)	Final design (including sub-consultants)		Advice from Manager Engineering and Design INT/17697/11
Stage 2 & 3 Design	Final Design progress payment	\$1,200.00	PD 2012 - SJR Civil (Authority records)
	Water Main Design	\$700.00	PD 2012 - (Authority records)
	Water Main Design	\$3,430.00	PD 2013 - (Accumulative)
	Water Main Design	\$10,850.00	PD 2013 - (Authority records)
	Sidra Analysis	\$7,230.00	PD 2012 - (Authority records)
	Final Design progress payment	\$7,000.00	PD 2009 - SJR Civil (Authority records)
	Survey (Robert Quodling)	\$11,340.00	PD 2009 - SJR Civil (Authority records)
	Nicholson Road Design Costs	\$43,040.00	PD 2010 - SJR Civil (Authority records)
	Final Design progress payment	\$460.00	PD 2011 - SJR Civil (Authority records)
	Preparation of Final Design project brief	\$3,115.00	PD 2009 Opus International Consultants - under Tender 33/08. (Authority records)
	Stage 4 Design progress payment	\$60,437.67	PD 2013 - (Authority records)
Wright Rd to Armadale Rd	Construction road and paths		
Stage 1 Construction	Survey and Construction by Council	\$914,519.00	PD 2007 & 2008 including variations (INT/4528/08) - Includes regional path & square end
Stage 1 Construction	Earthworks by Perron	\$131,167.23	PD 2007 (Thumb Drive NO 44)
Stage 1 Construction	Street lighting	\$80,950.41	PD 2007 (IN/895/07)
Stage 2 Construction	Construction road and paths	\$1,085,982.74	PD 2011 (INT/6614/11) Fixed Cost
Stage 2 Construction	Construction road and paths	\$318,046.26	PD 2011 (INT/14280/11) Fixed Cost End of Financial Year 2011 Payment
Stage 2 Construction	Construction road and paths	\$179,366.00	PD 2012 (INT/17131/11 & INT/17142/11) Fixed Cost Progress Payment 1 July 2011 to 26 August 2011
Stage 2 Construction	Construction road and paths	\$460,581.00	PD 2012 (INT/23115/11 & INT/23114/11) Fixed Cost Progress Payment 26 August 2011 to 18 Nov 2011
Stage 2 Construction	Construction road and paths	\$1,159,053.00	PD 2012 (INT/15105/12 & INT/15201/11) Fixed Cost Progress Payment 18 Nov 2011 TO 30 June 2012
Stage 2 Construction	Construction road and paths	\$862,635.00	PD 2013 (INT/6422/13 & INT/6420/13) Fixed Cost Progress Payment to April 2013
Stage 2 Construction	Construction road and paths	\$155,133.00	PD 2013 (INT/173271/13) Fixed Cost Progress Payment Final 2012/13
Stage 2 Construction	Construction road and paths	\$66,353.00	PD 2014 (INT/8203/14)
Stage 2 Construction	Construction road and paths	\$311,364.00	PD 2015, 2016, 2017
Stage 2 Construction	Hakea Water Main	\$334,022.50	PD 2015, 2016, 2017
Stage 3 Construction	Construction road and paths	\$179,977.00	PD 2012 (INT/23115/11 & INT/23114/11) Fixed Cost Progress Payment 26 August 2011 to 18 Nov 2011
Stage 3 Construction	Construction road and paths	\$63,973.00	PD 2012 (INT/15105/12 & INT/15201/11) Fixed Cost Progress Payment 18 Nov 2011 TO 30 June 2012
Stage 3 Survey	Lot 13 Piara Drive - Drainage	\$4,402.40	PD 2012 Survey Lot 13
Stage 3 Construction	Construction road and paths	\$2,178,894.00	PD 2013 (INT/6422/13 & INT/6420/13) Fixed Cost Progress Payment to April 2013
Stage 3 Construction	Construction road and paths	\$625,735.00	

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ROADS - Common Infrastructure Works

Stage 3 Construction	Construction road and paths	\$241,267.00 PD 2014 (INT/8202/14)
Stage 3 Construction	Construction road and paths	\$320,817.00 PD 2015, 2016, 2017
Stage 3 Construction	Hakea Water Main	\$334,022.50 PD 2015, 2016, 2017
Stage 4 Construction	Road Reserve Clearing	\$43,612.75 PD 2012
Stage 4 Construction	Road Reserve Tree Survey	\$7,840.00 PD 2012
Stage 4 Construction	Road Reserve Clearing Permit	\$100.00 PD 2012
Stage 4 Construction	Construction road and paths	\$4,051,578.00 PD 2015, 2016, 2017
Stage 3 / 4 Construction	Construction road and paths	\$2,300,235.30 PD 2017
Lighting Claim		\$46,401.00 PD 2017
Refund from Western Power		-\$11,625.00 PD 2018
Stage 3 / 4 Construction	Construction road and paths	\$981,027.00 PD 2017 2018
All remaining works across all stages (excluding pedestrian crossings and Stage 5)		\$896,954.00
Stage 5		\$842,985.00
Hakea Water Main		\$57,343.00 PD 2017
Hakea Water Main		\$632,000.00
Pedestrian crossings and Footpaths on Western Side		\$240,562.20 PD 2017 2018
Pedestrian crossing and Footpaths on Western Side		\$83,864.00
Total		\$20,329,960.96

Total \$20,329,960.96

DCA03 3c Nicholson Road Town Centre Intersection

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

TOTAL COST \$0.00

Cost of signalised intersection treatment including within in Item 3b under Stage 2 construction works

DCA03 3d Armadale Road and Nicholson Road Intersection

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

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

3e A contribution towards landscaping works.

TOTAL COST \$1,279,733.04

All Remaining Works across the stages	Total Cost	\$584,188.00	Advice City Parks
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Reimbursements to Parks	Notes
Contribution - Warton Rd to Harrisdale Dr	\$191,858.04 PD 2009 (OUT/5319/08)
Claim #1	\$503,687.00 PD2015 INT/17248/15
Total Reimbursements	\$695,545.04

Total \$1,279,733.04

DCA03 4b Mason Road Construction

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

TOTAL COST \$580,528.00

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

DCA03 5b Ranford Road and Wright Road Intersection

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

TOTAL COST \$312,900.00 PD 2009 to Technical Services Account PC 81.21.8136.56.2 (Authority records)

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ICS 2018

ROADS - Common Infrastructure Works

DCA03 5c Armadale Road and Wright Road Intersection

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

TOTAL COST \$6,214,405.38

Upgrading of intersection	\$5,973,120.00	Based on advice from Wood Grieve Engineers and Porters Consulting. Additional funding may still be required from Main Roads WA and / or developers to deliver the intersection.
Claim for Prelim works Completed	\$26,880.00	

Sub total Construction \$6,000,000.00

Parent Lots	Area (sqm)	Assessed Value (per sqm)	Cost	Value plus 10% for CI Notes 3.12.5 or Final Value
Lot 35 Taylor Rd	155	\$15.75	\$2,441.25	\$2,685.38
Lot 45 Wright Rd				\$211,720.00 PD 2015 (OE/9143/15)

Sub total - Land \$214,405.38

Total \$6,214,405.38

DCA03 5d Armadale Road and Primary School Distributor Road Intersection

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

TOTAL COST \$821,687.67

Item	Cost	Notes
Preliminary design brief and 1.5% design		PD 2009 Costed to 3.6.2 Scheme costs G (d)
Part Claim Temporary Intersection Construction	\$643,296.31	PD 2013 OUT/8960/12
Final Claim Temporary Intersection Construction	\$178,391.36	PD 2013 OUT/12008/12

Total \$821,687.67

DCA03 11a Keane Road Construction

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

TOTAL COST \$0.00

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

Total \$0.00

DCA03 12b Balannup Road Construction

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

TOTAL COST \$6,717,806.56

Item	Cost	Notes
Construction cost	\$3,467,059.00	Advice Civil Works and Design
Survey	\$3,500.00	PD 2013 (Authority Records) Technical Services Request for Design
Interim Works Claim	\$122,811.00	PD 2014 INT/15729/14
Preliminary Works	\$2,400.00	PD 2015 INT/12566/15
Balannup Drain Crossing progress Claim	\$71,792.00	PD 2016 - Remainder of crossing costs moved to 7b
Lighting at Relly Roundabout	\$404,984.00	PD 2017, 2018
Design and Prelims	\$64,937.00	PD 2018
Remediation Costs	\$341,000.00	
Landscaping	\$1,170,000.00	
Service Relocations	\$253,323.56	
Private Works Relocations	\$650,000.00	Advice Civil Works and Design
	\$166,000.00	In association with land acquisition to upgrade Balannup Road to 24.5m wide Road reserve - 8 properties. Allowance \$20k per lot for driveway, domestic services and fencing.

Total \$6,717,806.56

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ICS 2018

ROADS - Common Infrastructure Works

DCA03 13a Rellly Road Construction

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

TOTAL COST \$540,418.97

Item	Cost	Notes
Claim	\$171,963.00	PD 2013 (INT/173271/13) Fixed Cost Progress Payment Final 2012/13
Claim	\$322,969.97	PD 2014 (INT/15780/14) IE/7402/13 - previous IE/21576/11 Porter
Claim Lighting	\$40,486.00	PD 2018

Total \$540,418.97

DCA03 14a Skeet Road South Construction

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

TOTAL COST \$1,139,919.98

Item	Cost	Notes
DCP Contribution to Total Construction and Landscaping	\$1,139,919.98	
Reimbursements		
Claim #1	\$29,614.00	PD 2015 - Costs apportioned from Skeet Road Drain Works INT/24680/15, INT/24679/15, INT/24696/15
Claim #2	\$906,701.98	PD 2016
Claim Landscaping	\$211,305.00	PD 2017
DoE Contribution / Credit to Landscaping	-\$49,701.00	Other DoE contribution to Road Construction (Civil Works) paid to / negotiated with Satterley
Total Reimbursements minus Credits	\$1,099,919.98	
Reimbursements Remaining	\$40,000.00	Landscaping Consolidation Period
Total	\$1,139,919.98	

DCA03 14b Skeet Road Ballanup Drain Culvert Construction

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

TOTAL COST \$0.00

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

Total \$0.00

DCA03 14c Skeet Road Fencing Construction

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

TOTAL COST \$139,167.00

Item	Cost	Notes
Construction Costs Remainder	\$50,000.00	
Construction cost	\$89,127.00	PD 2015 INT/24680/15, INT/24679/15, INT/24696/15
Gate Locks	\$40.00	PD 2014 INT/13980/14
Total	\$139,167.00	

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ICS 2018

ROADS - Common Infrastructure Works

DCA03 14d Skeet Road and Reilly Road Intersection

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

TOTAL COST \$404,623.17

Construction

Item	Cost	Notes
Roundabout Construction	\$404,623.17	

Sub total Construction \$404,623.17

Land

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

Sub Total Land \$0.00

Total \$404,623.17

DCA03 14e Skeet Road North Land Acquisition

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

TOTAL COST \$791,050.00

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

DCA03 14f Skeet Road North Construction

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

TOTAL COST \$2,339,471.00

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

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ICS 2018

Regional Paths

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

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

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

Map Ref	Parent Lot or Nearest Lot No	Location	Distance (m)	Cost	Other information
TOTAL COST \$3,256,552.95					
Cost per m \$125.00					
6a01	50 Wright Rd	Harrisdale Drive (north)	479.09	\$79,504.00	PD 2012 (INT/15201/12 - Constructed by Council)
6a02	49 Keane Rd	Old Wright Road 225m north from 49 Keane Rd	225	\$18,000.00	PD 2009 (OE/1576/09 - Constructed by Council)
6a03	388 Wright Rd	Old Wright Road Nicholson to N boundary Lot 50	300	\$19,116.00	PD 2007 (Authority records)
6a04	50 Wright Rd	Old Wright Road Nicholson to N boundary Lot 50	402.34	\$27,429.55	PD 2009 (OUT/6169/08)
6a05	50 Wright Rd	Reilly Rd N boundary	764.9	\$76,490.00	PD 2010 (OUT/11223/09)
6a06	49 Keane Rd	New Wright Rd	916	\$82,440.00	PD 2007 (Authority records)
		New Wright Rd	108.6	\$8,095.64	PD 2009 (OUT/595/09)
		Wright Rd - SP alignment	407.9	\$37,853.12	PD 2014 (OUT/2669/13)
		Part of New Wright Rd	367	\$27,525.00	PD 2009 (OUT/6002/08)
6a07	48 Wright Rd	Wright Rd - SP alignment	154	\$14,610.75	PD 2013 Part Reimbursement DUP construction Piara Waters (North) portion Wright Road construction -INT/17339/13
		Wright Rd - SP alignment	73	\$7,517.82	PD 2014 Path Adjacent to Grouped Dwelling Site at Northern end of Oval along Wright Road INT/29159/13 INT/29161/13
6a08	15 Wright Rd	New Wright Rd	360.7	\$33,472.96	PD 2013 (OUT/8258/12) South side Wright Road
6a09	14 Mason Rd	Wright Rd Primary School - Columbia Pwy Jolley Ave	317	\$30,432.00	PD 2014 INT/20290/13 & OUT/7240/13
		Wright Rd Primary School - Mason - Jolley Ave	295	\$21,504.00	PD 2014 (OUT/1672/14)
6a10	46 Wright Rd	Wright Rd - SP alignment	610	\$76,250.00	
6a11	45 Wright Rd	Wright Rd - SP alignment	106	\$10,176.00	PD 2014 (OUT/1672/14)
		Wright Rd Lot 46 Armadale Rd	733.7	\$91,712.50	
6a12	49 Keane Rd	Part of Gallinago Cnr	105.7	\$7,927.50	PD 2009 (OUT/6002/08)
6a13	49 Keane Rd	Pardalote Rd	369	\$25,456.84	PD 2007 (Authority records)
		Easthope Link/Broadway Nicholson Road to Keane Road	335	\$25,125.00	PD 2009 (OUT/6002/08)
6a14	6 Nicholson Rd	Wright Rd - SP alignment	124	\$15,500.00	PD 2017
		Broadway Blvd/Easthope Wright Road to Nicholson Road	307	\$38,375.00	PD 2017
6a15	800 & 54 Skeet	Keane Rd - Nicholson Rd to Yellowwood/ Gracefield Blvd	475	\$45,600.00	PD 2014 INT/20290/13 & OUT/724013
		Gracefield to Laverton	347	\$43,028.00	PD 2016
6a16	800 & 54 Skeet	Keane Rd - Yellowwood/ Gracefield Blvd to Skeet Rd Exchange Ave	165	\$20,625.00	PD 2017
6a17	2 Skeet Rd	Internal to the lot	654	\$70,632.00	PD 2014 INT/20290/13 & OUT/724013
6a18	13 Mason Rd	Mason Road - internal to lot	15	\$1,500.00	PD 2017
6a19	15 Wright Rd	Mason Road	400	\$50,000.00	PD 2017
6a20	14 Mason Rd	Mason Road	201	\$19,296.00	PD 2014 INT/20290/13 & OUT/724013
6a21	15 Wright Rd	Hillhouse Way & Yellowwood Ave	670	\$64,320.00	PD 2014 INT/20290/13 & OUT/724013
6a22	154 Mason Rd	Mason Rd	230	\$27,600.00	PD 2014 INT/20290/13 & OUT/724013 Hillhouse Way - Wright Rd to Yellowwood Ave.
6a23	Mason Rd - Rural	Mason Rd Rural area	388	\$48,500.00	To be constructed on southern side
6a24	6 Nicholson Rd	Skeet Road boundary	500.9	\$62,612.50	To be constructed on southern side
6a25	22 Nicholson Rd (SP SE)	Skeet Road boundary	285	\$35,625.00	PD 2017
6a26	46 Wright Rd	Road reserve	304	\$29,184.00	PD 2014 INT/20290/13 & OUT/724013
6a27			577	\$72,125.00	Consultants mapping (TRIM IN/3755/08)
6a28			164	\$20,500.00	Length provided by CLE Piara Nature reserve - over Trunk Main
6a29 & 6a30	Erade/CY O'Connor	Adjacent to Trunk Main - Erade Drive to Nicholson Road	260	\$32,500.00	See SP South Paths, G-H
6a31	3 Nicholson Newhaven	Adjacent to Trunk Main - Erade Drive to Chapel Way	728	\$91,000.00	See SP South Paths, C-D
	4 Nicholson Rd	Adjacent to Trunk Main N side - Chapel to Wright Rd			Deleted
6a32	15 Wright Rd	Adjacent to Trunk Main N side - Mason Road to Piara Drive	678	\$81,360.00	PD 2014 INT/20290/13 & OUT/724013 Constructed by Stockland, 12 month claim period.
6a33	Erade/CY O'Connor	Erade Drive	235	\$29,140.00	PD 2015 INT/41436/14
6a34	388 Wright Rd	N Side Nicholson Rd	90	\$11,250.00	
			492	\$61,500.00	PD 2007 & 2008 - Included in 3b

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ICS 2018

Regional Paths

6a35	49 Keane Rd	Nicholson Rd - Both Sides			Included in 3b	
6a36	6 Nicholson Rd					
6a37	2 Skeet Rd					
6a38	21 Nicholson Rd (SP SE)					
6a39	48 Wright Rd	Oval POS	29.2	\$14,278.10	Eastern boundary Nicholson Road remaining links at Wright Road & Broadway Blvd minus paid. Including linear metre surplus from paid for tie in construction	
		Oval POS	352.8	\$33,471.90	PD 2013 Part Reimbursement DUP construction Para Waters (North) internal to lot (Nicholson to Wright Road link) & portion Nicholson Road -INT/17339/13	
		Oval POS	67	\$10,510.46	PD 2014 Path Adjacent to Grouped Dwelling Site at Northern end of Oval along Wright Road INT/29159/13 INT/29161/13	
6a40	Trunk Main	Para Drive	100	\$12,500.00		
6a41	13 Mason Rd	Para Drive - Trunk Main to boundary Lot 121 (Former 12)	335	\$41,875.00		
6a42	121 (Former 12)	Para Dr - Lot 13 to Nicholson Rd			Included under SP South 6a51	
6a43	13 Mason Rd	Mason Road - Bedbrook to Nicholson	473	\$59,125.00		
6a44	15 Wright Rd	Yellowwood - Hillhouse to Nicholson	150	\$18,750.00		
SP South East Paths						
6a43	22 Nicholson Rd (SP SE)	Internal to the lot	30	\$3,750.00	Consultants mapping (IN/3755/08)	
		Riva Entrance	450	\$41,760.00	PD 2013 INT/1452/13	
6a44	21 Nicholson Rd (SP SE)	Internal to Armadale Rd	813	\$101,625.00	Consultants mapping (IN/3755/08)	
6a45	21 Nicholson Rd (SP SE)	Local Centre to School	374	\$46,750.00	Consultants mapping (IN/3755/08)	
6a46	21 Nicholson Rd (SP SE)	Next to school	514	\$64,250.00	Consultants mapping (IN/3755/08)	
6a47	22 Nicholson Rd (SP SE)	To private school	52	\$6,500.00	Consultants mapping (IN/3755/08)	
SP South Paths						
		A-B	564	\$70,500.00	Consultants mapping (IN/5656/08)	
6a48		Part claim	298.6	\$35,832.00	PD 2014 (OE/5671/14)	
		Part claim	309	\$38,316.00	PD 2017	
		C-D	190	\$23,750.00	Consultants mapping (IN/5656/08)	
		Part claim	135	\$15,660.00	PD 2013 (OUT/8960/12)	
6a28	45 Wright Rd	Part claim	338.1	\$40,572.00	PD 2014 (OE/5671/14)	
		Part claim	49.5	\$6,138.00	PD 2016	
		Part claim	154	\$19,096.00	PD 2017	
6a49		E-F	469	\$56,318.00	PD 2016	
		E-F	85.3	\$10,236.00	PD 2014 (OE/5671/14)	
		Part claim	177	\$21,886.00	PD 2016	
6a27		G-H	805	\$100,625.00	Consultants mapping (IN/5656/08)	
6a50		I-J	618	\$77,250.00	Consultants mapping (IN/5656/08)	
6a51		N-M	367	\$45,875.00	Consultants mapping (IN/5656/08)	
SP East Paths						
6a15	800 & 54 Skeet Rd	Keane Road			Refer above under 6a15	
6a52	800 & 54 Skeet Rd	A-I	1529	\$189,596.00	PD 2016	
		D-E	209	\$25,916.00	PD 2016	
6a53	800 & 54 Skeet Rd	D-E	337	\$40,440.00	PD 2014 (OE/26118/13 IE/33084/13)	
6a54	800 & 54 Skeet Rd	F-G	210	\$26,250.00	PD 2017	
			40	\$4,200.00	PD 2017 2.1m wide	
6a55	800 & 54 Skeet Rd	H-J	317	\$39,308.00	PD 2016	
6a56	800 & 54 Skeet Rd	B-C	241	\$30,125.00	Collared St POS to Gracefield	
TOTAL						
		Fixed costs	15,272	\$1,731,344.54	Cost is excluding DUP's constructed in associated with road projects	
		Future costs	12,054	\$1,386,553.10		
		Contingency		\$138,655.31		
		TOTAL	27,325	\$3,256,552.95		

DCA03 6b Wright Road Dual Use Path

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

TOTAL COST \$0.00

Included in 1b Wright Road Project

Map Ref	Parent Lot or nearest Lot No	Location	Distance (m)	Cost
6a01	106 & 107 Wright Rd		263.6	Included in 1b
6a02	82 Ranford Rd		94.7	Included in 1b
6a03	82 Ranford to 50 Wright		361.4	Included in 1b
	Total		719.7	

DCA03 6c Armadale Road Dual Use Path

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

TOTAL COST \$544,676.30

Map Ref	Section	Location	Distance (m)	Cost	Other Information & Notes
6c		Northern side of Armadale Rd	4212	\$544,676.30	Advice from Manager Civil Works INT/6385/13 - IN/3791/09, INT/7734/10, IE/5653/11 2011 & INT/17069/11, INT/22833/14
Total				\$544,676.30	

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ICS 2018

Regional Paths

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

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

TOTAL COST \$245,834.50

Lot 5000 Reilly Road

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

Sub Total \$20,832.00

Skeet Road

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

Linear Metre Rate \$125.00

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

Total DoE Contribution \$29,037.50

Total DCP Contribution \$225,002.50

Sub Total \$225,002.50

Total \$245,834.50

ICS 2018

Arterial Drainage

TOTAL ARTERIAL \$15,725,991.12

Item	Total
7a	\$4,337,704.94
7b	\$4,491,868.61
7c	\$1,834,037.61
7d	\$973,306.00
7e	\$2,542,793.24
7f	\$1,013,228.00
7g	\$0.00
7h	\$533,052.72

DCA03 7a Drainage Land Acquisition

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

TOTAL COST \$4,337,704.94

Parent Lot	Length (m)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes Updated Newhaven Estate drainage calculations following structure plan modification (30/05/2012)
14 Mason Rd	313				\$172,786.95	PD 2017
15 Wright Rd	291				\$180,113.86	PD 2017
15 Wright Rd	485				\$159,775.75	PD 2013 (OUT/8258/12) Lot 737 DP63326
48 Wright Rd	71				\$34,469.43	PD 2017
48 Wright Road Grouped Housing	75					Deleted - non compliance with Schedule 13B
48 Wright Road Playing Field Site	212					Deleted - non compliance with Schedule 13B
49 Keane Rd	48				\$28,756.99	PD 2013 Bond Transfer (OUT/2669/13) DP58342 Lot 8101
49 Keane Rd	318				\$224,076.91	PD 2009 (OUT/6002/08) DP59399 Lots 8113, 8104 & 8105
49 Keane Rd	215				\$125,099.82	PD 2011 (OUT/9723/10) Lot 8106 on DP 68520
49 Keane Rd	48				\$27,818.03	PD 2011 (OUT/9723/10) 50% of 96m Lot 8102 on DP 67299
50 Wright Rd	482				\$267,751.71	PD 2009 (OUT/3454/10) Lot 8014 DP51248, Lots 8009 & 8012 DP64280 482m
50 Wright Road	250				\$77,918.72	PD 2007 250m PD 2007 Lots 8001 & 8006 DP50041
50 Wright Road	205				\$126,530.89	PD 2009 (OUT/6717/09) Lots 8001 & 8003 DP59399
Sub total	3013				\$1,424,599.06	

Western end Lot 53 Skeet to Baileys Drain

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

DCA03 7b Drainage Construction

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

TOTAL COST \$4,491,868.61

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

Description	Length (m)	Rate	Cost	Notes
Balannup Drain - Mason Rd to Western end Lot 53 Skeet Rd				Construction Costs
14 Mason Rd	295	\$140.08	\$41,323.60	DP67225 Lot 1087
15 Wright Rd	239	\$140.08	\$33,479.12	Area north of Lot 737 to northern boundary of Lot 15
15 Wright Rd	485	\$124.00	\$60,140.00	PD 2013 (OUT/8258/12) Lot 737 DP63326
48 Wright Rd	145	\$140.08	\$20,311.60	Area south of Broadway Blvd
48 Wright Road Grouped Housing	75			Deleted - non compliance with Schedule 13B
48 Wright Road Playing Field Site	212			Deleted - non compliance with Schedule 13B
49 Keane Rd	48	\$127.00	\$6,096.00	PD 2013 Bond Transfer (OUT/2669/13) DP58342 Lot 8101
49 Keane Rd	318	\$100.00	\$31,800.00	PD 2009 (OUT/6002/08) DP59399 Lots 8113, 8104 & 8105
49 Keane Rd	215	\$122.00	\$26,230.00	PD 2011 (OUT/9723/10)
50 Wright Rd	482	\$100.00	\$48,200.00	PD 2014 INT/6632/14
50 Wright Road	250	\$100.00	\$25,000.00	PD 2007 250m PD 2007 Lots 8001 & 8006 DP50041
50 Wright Road	205	\$115.00	\$23,575.00	PD 2009 (OUT/6717/09) Lots 8001 & 8003 DP59399
Sub Total	2969		\$329,169.32	

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ICS 2018

Arterial Drainage

Balannup Drain Trunk Main Crossings	
Trunk main crossing - Wright Road - Pipe lowering Design work	\$18,162.83 PD 2008 (OE/842/07 & OUT/1692/08)
Trunk Main Crossing - Wright Road - Siphon Construction	\$59,535.53 PD 2010 (OUT/5889/09)
Trunk main crossing - Balannup Drain	\$667,496.85 PD 2010 (OUT/5021/10 & INT/7797/10)

Sub Total \$745,195.21

Balannup Drain - Western end Lot 53 Skeet Rd to Baileys Branch Drain	
Drain Survey pick-up (needed to prepare quote) below	\$1,036.00 PD 2009 (Authority records)
Reilly Road and part Balannup Road Survey	\$5,376.00 PD 2011 (Authority records)
Balannup Drain As Con Survey East of Skeet Road	\$1,600.00 PD 2012 (Authority records)
Reilly Road and Lot 5000 Reilly Road Clearing Permits	\$200.00 PD 2012 (Authority records)
Geotechnical Report	\$21,484.00 PD 2012 (Authority records)
Hydraulic Capacity Modelling and Geotechnical Report	\$31,485.00 PD 2012 (Authority records)
Balannup Drain Realignment Design	\$14,332.34 PD 2012 (Authority records)
Claim Construction	\$352,662.66 PD 2017
Claim Construction	\$804,597.00 PD 2017, 2018, \$71,792.00 allocated 12b.
Balannup Drain Realignment Design	\$37,529.00 PD 2013 (Authority Records)
Balannup Drain Realignment	\$107,412.00 PD 2013 (INT/6422/13 & INT/6420/13)
Balannup Drain Realignment	\$48,817.00 PD 2014 (INT/7742/14)
Design Review	\$32,330.00 PD 2016 CD/1111/16
Survey (Parks)	\$1,800.00 PD 2017 (Authority records)
Lot 53 Skeet Rd - Consultancy advice on size of culverts under powerlines	\$2,465.00 PD 2009 (Authority records)
Cleaning Permits	\$100.00 PD 2017, 2018
Jute Matting and Tube Stock	\$65,503.00 PD 2018
Landscaping within Lot 5000 Hardworks Stage 1	\$645,385.00 Advice Parks
Landscaping within Lot 5000 Softworks Stage 2	\$1,051,500.00 Advice Parks

Sub Total \$3,215,604.00

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

Sub Total 1473 \$201,900.08

DCA03 7c Skeet Road Arterial Drain

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

TOTAL COST \$1,834,037.61

Description	Notes
Stage 2 Final Claim	\$49,149.00 PD 2017
Stage 1	\$325,935.00 PD 2015 INT/37970/14
Stage 2 Claim #1	\$1,114,293.00 PD 2015 INT/24680/15, INT/24679/15, INT/24696/15
Skeet Road Flora Study and Clearing Permit	\$9,962.00 PD 2012
Nicholson Road Culvert Installation	\$228,111.83 PD 2011 (OUT/937/11) - Newhaven Estate Nicholson Road Culvert
Nicholson Road Culvert Installation	\$77,111.18 PD 2011 (OUT/923/10) - Northern side of culvert to Heron Park
Nicholson Road Culvert Installation	\$29,475.60 PD 2008 (OUT/7588/07)

Total \$1,834,037.61

DCA03 7d Balannup Maintenance

7d Maintenance works in Balannup Drain.

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

TOTAL COST \$973,306.00

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ICS 2018

Arterial Drainage

DCA03.7e Water Management Initiatives

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

Item	Cost	Information source
North Forrestdale Stage 1 Structure Plan LWMS	\$164,239.77	PD 2008 (OUT/639/08)
Surface and Groundwater Monitoring Costs to August 2006	\$50,965.77	PD 2008 (OUT/639/08)
SP Central Surface water monitoring point installation (Western end Lot 53 Sheet) - Channel upgrade to provide required smooth flow	\$6,720.00	PD 2009 (Authority records) Works by COA Technical Services
SP Central, East & Erade - LWMS Surface & Ground Water Monitoring Costs	\$907,638.18	INT/6363/13 Based on advice from MWH Sampling and Analysis Plan.
Progress Claim #1	\$51,483.10	PD 2016 INT/2938/15
Progress Claim #2	\$65,599.00	PD 2016 CE/27604/16
Progress Claim #3	\$59,362.00	PD 2017
SP South East and SP South - Establishment and LWMS monitoring ground and surface water monitoring	\$938,644.51	INT/6363/13 Based on advice from Sampling and Analysis Plan JDA IN/5693/09 & IN/5694/09.
Community Education Scoping Document	\$3,140.91	PD 2007 (Authority records)
Community Education Year 2008	\$7,500.00	PD 2008 (IE/2055/08)
Community Education Year 2009	\$37,351.66	PD 2009 (Authority records)
Community Education Year 2010	\$20,148.34	PD 2010 (IN/6369/09)
Community Education Year 2011	\$10,000.00	PD 2011 (OUT/2637/11)
Community Education to 2022	\$220,000.00	
Signage to explain drainage system to residents	\$0.00	Now incorporated under the new Community Education Budget
Total	\$2,542,793.24	

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

DCA03.7f James Drain Land Acquisition

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

Description	Length (m)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 45 Wright Rd	317				\$201,692.00	Main arterial drainage corridor SP South, Advice from Emerson Stewart, IE/7049/11
Lot 58 Armadale Rd	139				\$77,408.00	PD 2016 CE/32429/16
Lot 58 Armadale Rd	155				\$70,246.00	PD 2017
Lot 58 Armadale Rd	425				\$274,152.00	PD 2013 OUT/6175/12 DP74054 Lot 8001
Lot 10 Armadale Rd	160				\$106,920.00	PD 2015 INT/36280/14
Lot 3/4 Armadale Rd	153				\$87,120.00	PD 2017
Lot 12 Armadale Rd	80	600	\$100.00	\$60,000.00	\$66,000.00	
Lot 4 and Lot 27 Wright Road	131	786	\$150.00	\$117,900.00	\$129,690.00	
Total					\$1,013,228.00	

DCA03.7g James Drain Administration

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

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

Covered by General Works (CI 3.6.2)

DCA03.7h James Drain Realignment

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

Item	Cost
James Drain Water Flow Improvements Implementation	\$502,183.00
Survey	\$7,283.00
Credit Works Aspin Estate - Initial	\$21,541.72
Road Culvert Clearing	\$2,045.00
Total	\$533,052.72

TOTAL COST \$533,052.72

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Community facilities

COMMUNITY FACILITIES COST \$30,417,128.79

Item	Total
8a	\$3,687,850.00
8b	\$3,850,006.86
8c	\$1,722,107.46
8d	\$273,081.00
8e	\$6,510,000.00
8f	\$0.00
8g	\$7,142,784.00
8h	\$7,231,299.47

Included as consolidated projects under associated Multi Purpose Facility Item

DCA03 8a District Sporting Field Contribution

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

Item	Notes
Stage 1	
Bone and Skate Park	\$109,463.00 RD2015 INT/18544/15
Lighting @ Alfred Street Oval 2	\$162,364.00 RD2015 INT/21598/15
Alfred Street Carpark	\$130,000.00 INT/22584/15, INT/18039/15
Alfred Street Change Rooms	\$280,623.00 INT/24677/15
Lighting @ Alfred Street Oval 1	\$164,068.00 INT/23855/15
Stage 2	
William Skeet Oval - Upgrade	\$1,050,226.00 Advice City Parks
William Skeet Play Space Upgrade	\$339,886.00 Advice City Parks
Mult Court	\$275,000.00 Advice City Parks
Fernsideale Sportsman Pavilion	\$1,176,220.00 Advice City Parks
TOTAL COST	\$3,687,850.00

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

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

TOTAL COST \$3,850,006.86

Item	Notes
Concept plan design and documentation	\$25,740.00 RD 2010 - Fixed Cost (OUT/6176/09 & TEN/31/09)
Fees Stage 1 & 2	\$17,756.00 RD 2012 - Fixed Cost
Preliminaries	\$439,605.11
Building	\$2,300,000.00
Head Works	\$79,161.57
Playground	\$170,000.00
Floodlighting	\$315,000.00
Cricknet Nets & AFL Goal Posts	\$110,000.00
Cricknet Wicket	\$9,000.00
Project management, design and documentation and fitout associated with building	\$380,000.00
Parking	
Bin Store	\$342,900.00
Landscaping	\$5,000.00
Site Furniture	\$302,404.00
Irrigation	\$75,000.00
Drainage Swales and Silcrete	\$131,178.00
Other Contribution	\$176,407.50
Stage 2 Grant	-\$1,439,775.32
Car Parking	-\$500,000.00
Sub-total No.1	\$54,576.00 RD 2017, 2018
	\$2,980,456.86
	Fixed Cost

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

Works outside City project	
Earthworks (not covered under City project funds)	\$278,099.18 Fixed Cost
Earthworks (not covered under City project funds)	\$111,450.82 Fixed Cost
Total	\$3,850,006.86

ICS 2018

Community facilities

DCA03 8c Baker's House Community Facility

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

TOTAL COST \$1,722,107.46

Building and land cost

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

Sub total \$592,090.00

Refurbishment of existing homestead	
Total Refurbishment Cost	\$1,193,879.00
Reimbursement City Project 1	\$86,738.81 PD 2012 (INT/9395/12)
Reimbursement City Project 2	\$13,744.18 PD 2012 (INT/15106/12 & INT/15195/12)
Reimbursement City Project 3	\$62,795.04 PD 2013 (INT/22304/12 & INT/22556/12)
Reimbursement City Project 4	\$649,025.85 PD 2013 (INT/1754/13 & INT/1758/13)
Final Reimbursement City Project	\$40,827.14 PD 2013 (INT/8925/13 & INT/8926/13)
28% Contribution (Other) Cost	-\$334,266.12 Letteryst Grant Funding
Total Reimbursements	\$853,131.02

Prior Fixed Costs	
Kitchen	\$16,823.01 PD 2009 (INT/11602/08)
Gutters and downpipes	\$4,633.20 PD 2009 (INT/11602/08)
Re-roofing and lighting	\$7,497.00 PD 2009 (OUT/9630/09)
Alarm system	\$590.40 PD 2009 (INT/11602/08)
Roller blinds	\$1,277.02 PD 2009 (INT/11602/08)
Sewerage connection	\$7,293.60 PD 2009 (INT/11602/08)
Air conditioning	\$12,429.81 PD 2009 (INT/11602/08)
EcoSmart fireplace	\$13,666.32 PD 2009 (INT/11602/08)
Connect water	\$5,400.00 PD 2009 (INT/11602/08)
Connect power	\$12,890.53 PD 2009 (INT/11602/08)
Service Connections	\$1,514.16 PD 2009 (INT/11602/08)
Connect broadband	\$3,556.80 PD 2009 (INT/11602/08)
Car Parking	\$53,652.78 PD 2009 (INT/11602/08)
Landscaping	\$57,454.81 PD 2009 (INT/11602/08)
Development Application Fee	\$3,755.00 PD 2012
Playground	\$19,796.00 PD 2013 (INT/5671/13)
DCP Fixed costs	\$232,230.44 Total Fixed Cost of Items
Car Park Lighting	\$44,656.00

Total \$1,722,107.46

DCA03 8d Carey Baptist College Community Use

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

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

Community facilities

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

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

Harrisdale North - Site A	\$3,100,000.00
South East - Site B	\$3,410,000.00
TOTAL COST	\$6,510,000.00
Total Other Funding	\$500,000.00
Total Project Cost	\$7,010,000.00

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

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

Playing Field and Other Items

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

TOTAL \$3,100,000.00

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

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

Playing Field and Other Items

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

Total \$3,410,000.00

DCA03 8f Playing Field Development

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

TOTAL COST \$0.00

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

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

ICS 2018

Community facilities

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

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

TOTAL COST	\$7,142,784.00
Total Other Funding	\$1,000,000.00
Total Project Cost	\$8,142,784.00

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

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

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

Reimbursements City Projects	Notes
Claim #1	\$13,034.00 PD 2015 INT72437515
Claim #2	\$31,097.00
Claim #3	\$43,260.00
Claim #4	\$48,110.00
Claim #5	\$134,230.00
Claim #6	\$1,004,378.00
Total Reimbursements	\$1,264,099.00
Reimbursements Remaining	\$5,878,685.00
TOTAL	\$7,142,784.00

DCA03 8h Harrisdale (East) Community & Sporting Facility

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

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

Item	Notes
Stage 2 - Pavillion, Play Ground, Car Park Stage 2, Landscaping Stage 2, DCA Community Introduction	\$3,703,398.00 Advice Director City Projects
Stage 1 - Playing field, Lighting, Earthworks and Fill, Irrigation, Car Park Stage 1, Landscaping Stage 1	\$3,602,783.00 Advice Director City Projects
Project management, design and documentation and fit out associated with building Contingency	\$400,000.00 Advice Director City Projects
	\$370,339.80
Sub Total	\$8,076,520.80
Approved CSRFF Grant	-\$800,000.00
Sub Total	-800,000.00

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

Reimbursements City Projects	Notes
Claim #1	\$674,306.00 PD 2015 INT1822415
Claim #2	\$548,532.00 PD 2015 INT2259315
Claim #3	\$151,738.00 PD 2015 INT2437315
Claim #4	\$162,885.00
Claim #5	\$1,485,950.00
Claim #6	\$802,917.00
Claim #7	\$900,266.00
Claim #8	\$2,204,642.00
DCA Community Introduction	\$14,106.00
Claim #9	\$161,767.00
Claim #10	\$38,634.00
Claim #11	\$65,466.47
Total Reimbursements	\$7,231,299.47

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

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ICS 2018

Sewer, power & CCWs

\$4,647,078.94

TOTAL SEWER & POWER \$2,797,916.50

TOTAL CCW & RESERVES \$1,849,162.44

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

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

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

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

Location	Final Value	Notes
49 Keane Rd	\$76,652.00	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 refunded by the Water Corporation.

TOTAL COST \$654,899.50

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

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

TOTAL COST \$1,975,685.00

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

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

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

Lot	Length of powerline (m)	Cost per m	Predicted current cost	Powerline
50 Wright Rd	200		\$58,408.00	Eastern (Cannington to Pinjarra)
49 Keane Rd	980		\$274,400.00	Eastern (Cannington to Pinjarra)
6 Nicholson Rd	830		\$256,146.30	Eastern (Cannington to Pinjarra)
2 Nicholson (Skeet) Rd	380	\$339.36	\$128,956.80	Eastern (Cannington to Pinjarra)
22 Nicholson Rd (S2)	420	\$339.36	\$142,531.20	Eastern (Cannington to Pinjarra)
21 Nicholson Rd (S2)	620	\$339.36	\$210,403.20	Eastern (Cannington to Pinjarra)
334 Armadale Rd (S2)	120	\$339.36	\$40,723.20	Eastern (Cannington to Pinjarra)
Skeet Road Reserve	180	\$339.36	\$61,084.80	Eastern (Cannington to Pinjarra)
Sub total	3730		\$1,172,653.50	

Southern (Wagerup to Alcoa Pinjarra)

Lot	Length of powerline (m)	Cost per m	Predicted current cost	Powerline
5000 Reilly Rd & 800 & 54 Skeet Rd	296		\$117,790.24	Southern (Wagerup to Alcoa Pinjarra)
SP Balannup, SP Hatch - Reilly to Ranford	1083	\$397.94	\$430,969.02	Southern (Wagerup to Alcoa Pinjarra)
Skeet Road Section	26		\$10,346.40	Southern (Wagerup to Alcoa Pinjarra)
Road Reserves	36		\$14,325.84	Southern (Wagerup to Alcoa Pinjarra)
Sub total	1441		\$573,431.50	PD 2017

TOTAL \$1,975,685.00

DCA03 10a Conservation Category Wetlands

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

TOTAL COST \$1,550,838.44

Area (sqm)	Assessed Urban Value (per sqm)	Value at Assessed Urban Value	Assessed Value (62.5% of urban value - as per CI 3.12.4 (f))	Value plus CI Allowance; or Value Paid
North Western Wetland				\$202,468.75 See below
South Western Wetland				\$1,104,743.75 See below
Combined NW & SW Wetland				\$1,307,212.50 PD 2008, but \$300,000 withheld for Wetland rehabilitation (OUT/5987/07) Subdivision Bond Account
Eastern Wetland				\$243,625.94 PD 2012, as above Town Planning Bond INT/5713/12
TOTAL				\$1,550,838.44

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ICS 2018

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

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ICS 2018

3.6.2 General Works

Notes
All future costs to 2022 (5 years)

TOTAL COST **-\$6,917,823.39**

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

(a) All costs incurred by the City associated with the preparation, processing and gazettal of the Development Contribution Plan No.3 and subsequent amendments, Infrastructure Cost Schedule and provisions under this scheme or former Town Planning Scheme No.2, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).

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

(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 6B and Schedule 13B of the Scheme for this Development Contribution Plan.

TOTAL COST **\$343,670.78**

(d) Any consulting fees agreed to by the City associated with designing and undertaking of the Common Infrastructure Works, including but not limited to surveying, engineering, planning, quotes and certification of estimated costs, environmental, project management and landscaping.

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

TOTAL COST **\$469,710.75**

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

(g) All costs incurred by Council associated with the preparation, administration and management of the Development Contribution Plan and Infrastructure Cost Schedule including but not limited to bank charges, audit fees, office and sundry costs, legal expenses, valuation fees, reviews of land values and costs, caveat and conveyancing fees, Council staff salaries including a Co-ordinator/Manager of the Development Contribution Plan, any interest costs incurred by Council in respect to loan funds required to provide timely implementation of any of the listed Common Infrastructure Works or related costs, any claims for injurious affection and the costs of establishing any required system to facilitate the administration and the ongoing management of Development Contribution Plan and Infrastructure Cost Schedule along with the specific requirements of the Scheme pertaining thereto.

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

Cost estimate	Value	Basis
Bank charges	\$0.00	
Audit fees	\$73,848.20	
2007	\$4,048.20	PD 2007 Audit by Barry Robbins (Authority records)
2008	\$5,500.00	PD 2009 Audit 2008 to 2008 by Macri Partners (Authority records)
2009	\$2,800.00	PD 2010 Audit 2009 by Macri Partners (Authority records)
2010	\$2,800.00	PD 2011 Audit 2010 by Macri Partners (Authority records)
2011	\$3,500.00	PD 2012 Audit 2011 by Macri Partners (Authority records)
2012	\$4,000.00	PD 2013 Audit 2012 by Macri Partners (Authority records)
2013	\$4,000.00	PD 2014 Audit 2013 by Macri Partners (Authority records)
2014	\$4,000.00	PD 2015 Audit 2014 by Macri Partners (Authority records)
2015	\$4,000.00	PD 2016 Audit 2015 by Macri Partners (Authority records)
2016	\$4,200.00	PD 2017 Audit 2016 by Macri Partners (Authority records)
Future audit costs	\$35,000.00	
Office costs	\$44,688.18	Included in Sundries and Staff salaries & on-costs
Sundry	\$1,818.18	PD 2007
Arnd 12 Gazetted	\$649.57	PD 2008 - Includes construction cost index
Sundry 2008	\$658.44	PD 2009 (Authority records)
Sundry 2009	\$712.04	PD 2010 (Authority records)
Sundry 2010	\$1,194.12	PD 2010 (Authority records)
Sundry 2011	\$1,706.14	PD 2011 (Authority records)
Sundry 2013	\$2,486.69	PD 2013 (Authority records)
Sundry 2014	\$443.00	PD 2014 (Authority records)
Sundry 2015	\$3,270.00	PD 2015 (Authority records)
Sundry 2017	\$1,750.00	PD 2017 (Authority records)
Future Sundry	\$30,000.00	
Legal expenses	\$119,063.34	
Legal advice	\$137.04	PD 2007
Legal advice for Deed of Agreement	\$2,156.70	PD 2008 - Deeds of release
Settlement Fees	\$1,078.00	PD 2009 to 27 May 2009 (Authority records), Lot 53 Skeet
Legal Advice	\$706.00	PD 2010 (Authority records)
Legal Advice	\$980.50	PD 2011 (Authority records)
Legal Advice	\$1,613.10	PD 2013 (Authority records)
Legal Advice	\$6,334.00	PD 2015 (Authority records)
Legal Advice	\$1,497.00	PD 2016 (Authority records)
Legal Advice	\$4,561.00	PD 2017 (Authority records)
Future legal costs	\$100,000.00	
Valuation fees & reviews	\$211,345.76	
2007	\$23,061.21	PD 2007
2008	\$13,250.00	PD 2008
2009	\$20,500.00	PD 2009
2010	\$15,750.00	PD 2010 - updated during advertisement
2011	\$17,250.00	PD 2011
2011 No.2	\$10,454.55	PD 2012 - Amendment No. 64
2013	\$20,700.00	PD 2013 Authority records
2014	\$19,100.00	PD 2015 Authority records
2016	\$20,780.00	PD 2017 Authority records
Future valuation fees	\$50,000.00	
Caveat & conveyancing	\$15,000.00	
Staff salaries & on-costs	\$2,411,957.95	The City of Armadale expressly disclaims liability for any loss or damage suffered by a person relying on this document.

ICS 2018

2006	\$74,089.00	PD 2006 (Authority records)
2007	\$82,053.06	PD 2007 (Authority records)
2008	\$93,386.59	PD 2008 (Authority records)
2009	\$103,505.38	PD 2009 (Authority records)
2010	\$92,290.20	PD 2010 (Authority records)
2011	\$93,323.36	PD 2011 (Authority records)
2012	\$106,246.92	PD 2012 (Authority records)
2013	\$149,075.44	PD 2013 (Authority records)
2014	\$144,894.00	PD 2014 (Authority records)
2015	\$127,314.00	PD 2015 (Authority records)
2016	\$121,486.00	PD 2016 (Authority records)
2017	\$146,169.00	PD 2017 (Authority records)
Future on-costs	\$1,078,125.00	Project Manager Contribution Arrangements plus allowance for other staff supporting DCP No. 3 at the City.
Recruitment contingency	\$22,542.84	
Future Recruitment Fees	\$20,000.00	Staff recruitment
Loan fees and interest	-\$10,682,946.18	
Loan Fees	\$0.00	
2008	-\$172,706.00	PD 2008 (Actual)
2009	-\$234,735.63	PD 2009 (Actual)
2010	-\$241,728.73	PD 2010 (Actual)
2011	-\$512,184.45	PD 2011 (Actual)
2012	-\$800,200.00	PD 2012 (Actual)
2013	-\$397,800.00	PD 2013 (Actual)
2014	-\$709,000.00	PD 2014 (Actual)
2015	-\$732,000.00	PD 2015 (Actual)
2016	-\$968,900.00	PD 2016 (Actual)
2017	-\$995,460.00	PD 2017 (Actual)
2018	-\$824,211.45	Budget FFP Estimate
2019	-\$731,344.86	Budget FFP Estimate
2020	-\$447,548.01	Budget FFP Estimate
2021	-\$521,985.78	Budget FFP Estimate
2022	-\$603,363.25	Budget FFP Estimate
2023	-\$666,839.98	Budget FFP Estimate
2024	-\$582,199.68	Budget FFP Estimate
2025	-\$540,738.38	Budget FFP Estimate
TOTAL	-\$7,784,499.91	

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ICS 2018

ASSESSED VALUES

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

Scheme Text

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

Totals
Grand total \$2,616,782.25

DO NOT EDIT BELOW THIS LINE

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

\$79,562.12

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

\$78,993.75

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

\$772,772.00

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

\$2,685.38

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

\$38,016.00

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

\$195,690.00

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value
Lot 500 Balannup Rd	113.00	\$100.00	\$11,300.00	\$12,430.00
Lot 503 Balannup Rd	297.00	\$100.00	\$29,700.00	\$32,670.00
Lot 504 Balannup Rd	327.00	\$100.00	\$32,700.00	\$35,970.00
Lot 509 Balannup Rd	1125.00	\$85.00	\$95,625.00	\$105,187.50
Lot 510 Balannup Rd	621.00	\$85.00	\$52,785.00	\$59,063.50
Lot 511 Balannup Rd	628.00	\$100.00	\$62,800.00	\$69,080.00
Lot 512 Balannup Rd	418.00	\$100.00	\$41,800.00	\$45,980.00
Lot 513 Balannup Rd	418.00	\$100.00	\$41,800.00	\$45,980.00
Lot 514 Balannup Rd	494.00	\$100.00	\$49,400.00	\$54,340.00
Lot 173 Balannup Rd	3232.00	\$60.00	\$193,920.00	\$213,312.00

\$673,013.00

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

\$776,050.00

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

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

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

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

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

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

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

ICS Cost Comparison Table by Item				
Item	2018	2019	Percentage Change	Comment
1a	\$93,719.12	\$93,719.12	0.0%	
1b	\$1,145,835.38	\$1,145,835.38	0.0%	
2a	\$2,170,570.71	\$2,170,570.71	0.0%	
2b	\$7,584,706.12	\$7,584,706.12	0.0%	
3a	\$4,545,721.00	\$4,545,721.00	0.0%	
3b	\$20,329,960.96	\$20,329,960.96	0.0%	
3e	\$1,279,733.04	\$1,286,159.11	0.5%	LGCI Increase
4a	\$14,872.00	\$14,872.00	0.0%	
4b	\$580,528.00	\$415,528.00	-28.4%	Mason Road footpath allocation removed and included in Item 6a.
5a	\$790,772.00	\$790,772.00	0.0%	
5b	\$312,900.00	\$312,900.00	0.0%	
5c	\$6,214,405.38	\$6,214,405.38	0.0%	
5d	\$821,687.67	\$821,687.67	0.0%	
6a	\$3,256,552.95	\$3,296,331.44	1.2%	LGCI Increase
6c	\$544,676.30	\$544,676.30	0.0%	
6d	\$245,834.50	\$245,834.50	0.0%	
7a	\$4,337,704.94	\$4,337,704.94	0.0%	
7b	\$4,491,868.61	\$3,956,750.69	-11.9%	Work Under Budget - Consolidation Period Works only remaining
7c	\$1,834,037.61	\$1,834,037.61	0.0%	
7d	\$973,306.00	\$973,306.00	0.0%	
7e	\$2,542,793.00	\$2,542,601.00	-0.01%	
7f	\$1,013,228.00	\$1,018,178.00	0.5%	Minor change to land value
7h	\$533,052.72	\$533,052.72	0.0%	
8a	\$3,687,850.00	\$3,719,104.65	0.8%	LGCI Increase
8b	\$3,850,006.86	\$3,850,006.86	0.0%	
8c	\$1,722,107.46	\$1,722,107.46	0.0%	
8d	\$273,081.00	\$273,081.00	0.0%	
8e	\$6,510,000.00	\$6,325,638.00	-2.8%	Stage 1 Works Under Budget
8g	\$7,142,784.00	\$6,675,473.00	-6.5%	Works Under Budget
8h	\$7,231,299.47	\$7,231,299.47	0.0%	
9a	\$167,332.00	\$167,332.00	0.0%	
9b	\$654,899.50	\$654,899.50	0.0%	
9c	\$1,975,685.00	\$1,975,685.00	0.0%	
10a	\$1,550,838.44	\$1,550,838.44	0.0%	
12a	\$733,253.00	\$729,600.50	-0.5%	Adjustment Made for Stage 2 Acquisitions Land Areas
12b	\$6,717,806.56	\$6,819,317.00	1.5%	Increase to Landscaping Allocation
13a	\$540,418.97	\$540,418.97	0.0%	
14a	\$1,139,919.98	\$1,139,919.98	0.0%	
14c	\$139,167.00	\$139,167.00	0.0%	
14d	\$404,623.17	\$409,074.02	1.1%	LGCI Increase

14e	\$791,050.00	\$459,167.00	-42.0%	(Skeet Road) Area of land acquired less than forecast due to design changes and finalisation of negotiations with landowners on the areas of road widening.
14f	\$2,339,471.00	\$2,365,205.18	1.1%	LGCI Increase
15a	\$149,162.00	\$149,162.00	0.0%	
16a	\$149,162.00	\$149,162.00	0.0%	

DCP 3 Program Status Table by Project				
100% Complete (42%)				
75% - 99% Complete (18%)				
51% - 74% Complete (10%)				
25% - 50% Complete (6%)				
0% - 24% Complete (24%)				
Project / Item Ref.	Project / Item Description	Status	Comment	Percentage Complete. Based on Costs Claimed.
1	Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road:			
1a	1a 100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 106 and 107 Wright Road.	Acquisition on one Shepherd Court lot remaining.	Pending finalisation of Shepherd Court Structure Plan.	67%
1b	1b 100% of the total cost of all road works and structures between the northern boundary of Lot 50 and Ranford Road, minus contributions or land ceded free of cost from adjoining lots and / or from any other developments or subdivisions with a nexus to the road works.	Complete		100%
2	Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road:			
2a	2a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.	Complete		100%
2b	2b 100% of the total cost of constructing the full earthworks, one carriageway, roundabout intersection, cycle facilities and all structures, minus any contributions and grants from external sources.	Main Scope Complete only landscaping consolidation remaining and Mason Intersection Minor Work.		98%
3	Nicholson Road between Warton Road and Armadale Road:			
3a	3a 100% of the total cost to acquire any road widenings for the ultimate road reserve and the ultimate traffic signalised intersection in the proposed North Forrestdale town centre	Complete		100%
3b	3b 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.	Final stage that ties into Armadale Road remaining plus installation of Nicholson Road subsoil drainage and confirmation of requirements for the Hakea Water Main.	MRWA completing some works as part of Armadale Road upgrade.	88%
3c	3c 100% of the total cost of upgrading the intersection and installing traffic signals in the proposed North Forrestdale town centre. (Included under Item 3b Nicholson Road Construction Project)	Complete		100%
3d	3d 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Nicholson Road, including any road widenings, minus any contributions and grants from external sources.	Refer to Item 3b.	Included in Final Stage Works	N/A
3e	3e A contribution towards landscaping works.	Final stage from Riva Entrance to Armadale Road plus infill works remaining.	Pending confirmation and timing of the finalisation of Item 3b.	54%
4	Mason Road between Warton Road and 550 metres east of Warton Road			
4a	4a 100% of the total cost to acquire any road widenings for the ultimate road reserve.	Complete		100%
4b	4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures.	Main Scope Complete	Allocation for Footpath remaining. Likely to be deferred until development of adjoining land progresses.	72%
5	Intersections with Ranford and Armadale Roads:			
5a	5a 100% of the total cost to acquire any road widenings located within the City of Armadale for the ultimate traffic signalised intersection, at Ranford Road and Wright Road except those areas ceded free of cost from adjacent lots.	Ranford Road Intersection widening on Shepherd Court lots to be completed.	Pending finalisation of Shepherd Court Structure Plan.	0%
5b	5b A contribution to the cost of upgrading the intersection at Ranford Road and Wright Road and installing traffic signals.	Complete		100%
5c	5c 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Wright Road, including any road widenings, minus any contributions and grants from external sources.	To be completed by MRWA as part of Armadale Road upgrade project.	Road Widenings Complete. MRWA currently undertaking earthworks.	4%
5d	5d 75% of the cost of temporary intersection works/ upgrading of the intersection of Armadale Road and the distributor road to the Primary School, including any road widenings, minus any contributions and grants from external sources.	Complete		100%
6	Regional Path Network:			
6a	6a A contribution towards the total cost of constructing the Regional Path Network within Development Control Area No.3 as identified in the adopted Infrastructure Cost Schedule.	Ongoing Program		65%
6b	6b A contribution towards the total cost of constructing the principal shared path on Wright Road between Nicholson Road and Ranford Road. (Included under Item 1b Wright Road Construction Project)	Complete		100%
6c	6c A contribution towards the cost of a shared path along Armadale Road from Warton Road to Anstey Road.	To be completed by MRWA as part of Armadale Road upgrade project.	MRWA currently undertaking earthworks.	0%
6d	6d A contribution towards the cost of shared paths within Lot 5000 Reilly Road and Skeet Road between Keane Road and Ranford Road as identified in the adopted Infrastructure Cost Schedule.	Heron Park Skeet Road Section and Reilly to Ranford Remaining.	Pending Development of Adjoining Land.	29%
7	Arterial Drainage and Water Management:			
7a	7a 100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for Balannup Drain and the arterial drainage land for the open channel adjacent to Reilly Road as identified in the adopted Infrastructure Cost Schedule	Lot 67 Allocation Remaining.	Acquisition of easement area to be confirmed and progressed.	90%
7b	7b A contribution of approximately 100% of the cost of constructing an open channel in the multiple use corridor and 100% of the cost of constructing the arterial drainage channel adjacent to Reilly Road.	Allocation for Peregrine Estate Remaining and Piara Gardens.	Pending handover of works to the City.	99%
7c	7c 100% of the cost of constructing Skeet Road pipe work, culverts and pavement reconstruction and reinstatement of Nicholson Road, Mason Road and any other portion of road pavement modified to install arterial drainage.	Complete		100%

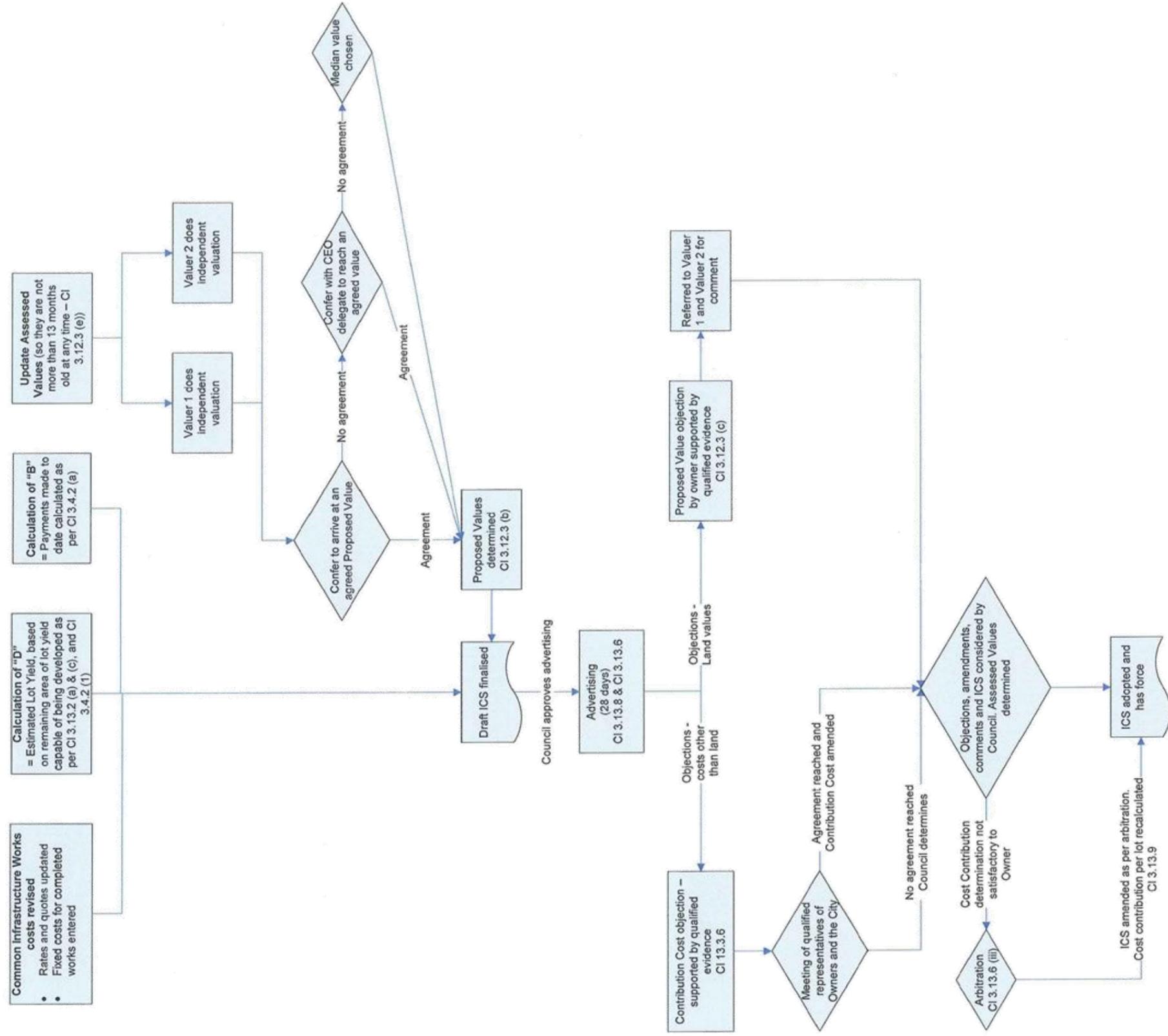
DCP 3 Program Status Table by Project

100% Complete (42%)				
75% - 99% Complete (18%)				
51% - 74% Complete (10%)				
25% - 50% Complete (6%)				
0% - 24% Complete (24%)				
Project / Item Ref.	Project / Item Description	Status	Comment	Percentage Complete. Based on Costs Claimed.
7d	7d Maintenance works in Balannup Drain.	Ongoing Program		15%
7e	7e A contribution to the cost of providing pre and/or post development water quality data, monitoring and Water Management initiatives as specified in the Infrastructure Cost Schedule.	Ongoing Program		30%
7f	7f 100% of the cost of acquiring land or easements for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for part of James Drain north of the Armadale Road, and James Drain south of Armadale Road to Forrestdale Lake, as identified in the adopted Infrastructure Cost Schedule.	Allocation for Peregrine Estate Remaining and Piara Gardens.	Pending construction	75%
7g	7g 100% of the cost of implementing administrative measures to ensure access in perpetuity along James Drain from Armadale Road to Commercial Road for the City of Armadale and	Complete		100%
7h	7h Initial maintenance works in James Drain from the northern boundary of Armadale Road to Forrestdale Lake including upgrading of the drainage channel and including upgrading culverts at the road crossings including those at Armadale Road and Nicholson Road.	Under Review	Scoping Study Completed	0%
8	Community and Recreation Facilities:			
8a	8a A contribution to the cost of district sporting and community facilities, including sporting/community buildings, change rooms, toilets, playground, multiple purpose courts, associated facilities and the upgrade of an existing multiple purpose sporting oval.	Allocations for William Skeet Remaining		23%
8b	8b 100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.	Complete		100%
8c	8c 100% of the total cost to acquire the land and existing building on Lot 49 Keane Road and 72% of the cost of the refurbishment of the existing homestead dwelling, car parking, playground and landscaping for a community facility.	Complete		100%
8d	8d Contribution towards the provision of sporting facilities at Carey Baptist College – Lot 1000 Wright Road to provide public sporting facilities including 50% of the cost of car parking, change rooms and toilets.	Complete		100%
8e	8e 100% of the total cost to construct sporting and community facilities, including sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools.	Harrisdale North and Piara Waters South East / Novelli Reserve Remaining		0%
8f	8f A contribution as defined in Infrastructure Cost Schedule to the total cost to construct a senior multiple purpose sporting oval adjoining each of the public primary schools minus contributions from the Department of Education when they become available for ovals shared with public primary schools and a senior multiple purpose sporting oval on Lot 48 Nicholson Road.	Three out of four complete - Harrisdale North remaining.		75%
8g	8g 100% of the cost of building a combined sporting pavilion / community meeting rooms on the proposed public open space in the area known as Structure Plan (SP) South, inclusive of change rooms, toilets, storage, community meeting space, car parking, a playground and landscaping, minus any probable or received grant funding.	Main Scope Complete	Allocation for minor consolidation works remaining.	97%
8h	8h 100% of the cost of building a combined sporting pavilion / community building on the proposed open space in the area known as Structure Plan (SP) East, including, but not limited to, change rooms, ovals, toilets, storage, community meeting spaces, car parking, a playground, landscaping, irrigation, earthworks and site fill minus any probable or received grant funding, and any contribution obtained from the Department of Education for a shared oval facility as specified in the Infrastructure Cost Schedule.	Complete		100%
9	Regional Sewer Infrastructure and 132KV Power Lines:			
9a	9a 100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.	Complete		100%
9b	9b Reimbursement of the portion of the cost of constructing the sewer pumping station and temporary pressure mains, which are not prefunded by the Water Corporation.	Complete		100%
9c	9c Contribution towards the cost to reconfigure the 132 KV power lines to an urban standard on current alignment as specified in the Infrastructure Cost Schedule. Other relocation costs to be met by individual subdividers.	Madox, Riva and Piara Central allocation remaining		48%
10	Conservation Category Wetlands:			
10a	10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.	Complete		100%
11	Keane Road between Skeet Road and Anstey Road:			
11a	11a A 33% contribution to the total cost of constructing this section of Keane Road, including any roundabouts and/or traffic management devices. If environmental approval is not granted for the construction of Keane Road, then the City is required to refund the contributions paid by subdivider's towards the construction of Keane Road (together with	Complete	Contributions refunded for this item, as it did not get EPA environmental approval.	100%
12	Balannup Road between the southern boundary of Lot 5000 Reilly Road and Ranford Road:			
12a	12a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Balannup Road.	Main Scope Complete	Roundabout Acquisitions Remaining - Construction of main carriageway can still proceed.	80%
12b	12b 100% of the total cost of constructing the full earthworks, one carriage way and all structures, including a culvert, shared path, pedestrian crossings over Balannup Drain and a roundabout at the intersection of Reilly Road.	Commencing 2019		0%
13	Reilly Road between the existing cul-de-sac of Reilly Road and Balannup Road:			
13a	13a 100% of the total cost of constructing the full earthworks, one carriage way and all structures including shared path, roundabout, traffic calming devices and associated road	Complete		100%
14	Skeet Road:			

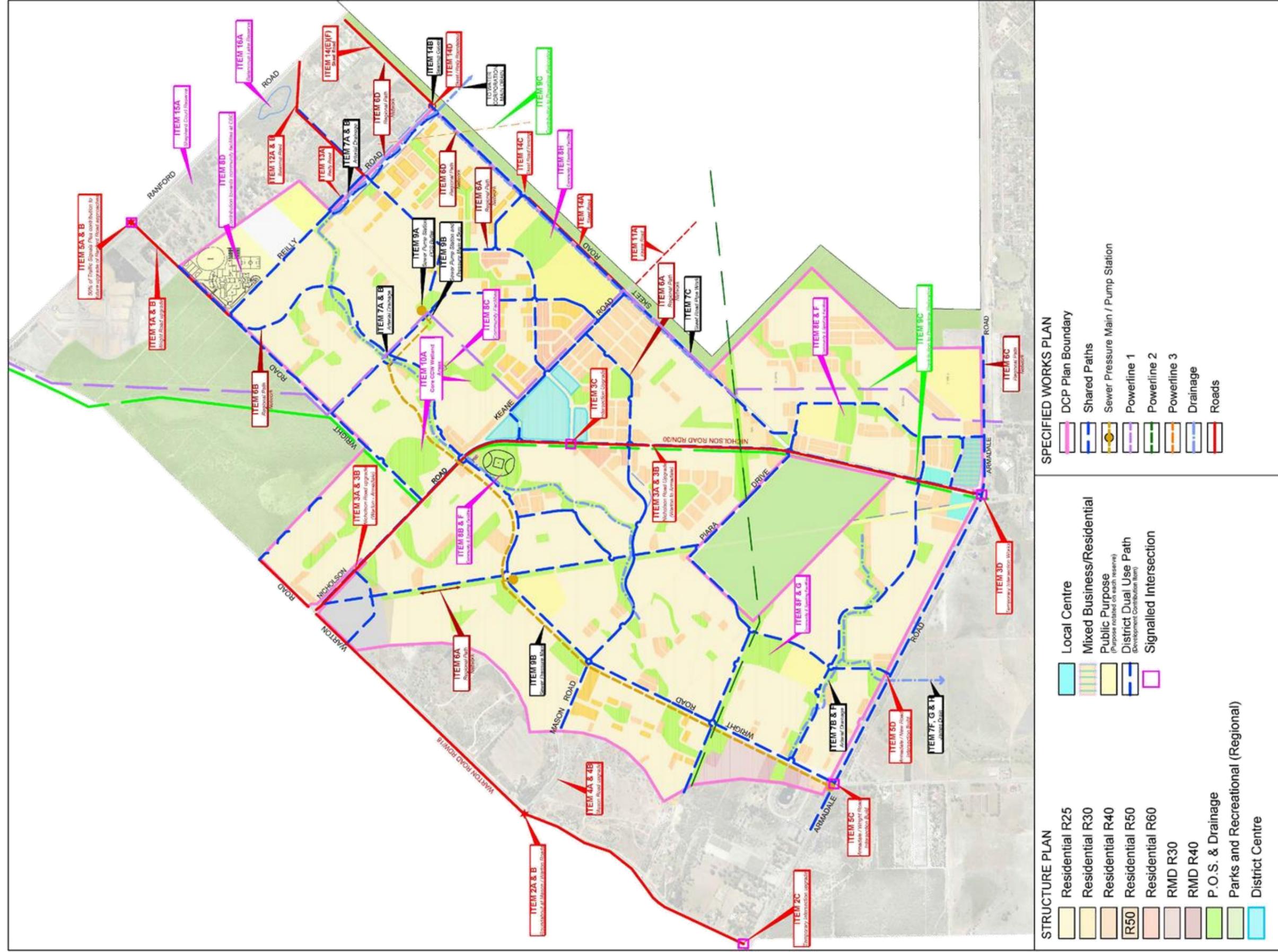
DCP 3 Program Status Table by Project

100% Complete (42%)				
75% - 99% Complete (18%)				
51% - 74% Complete (10%)				
25% - 50% Complete (6%)				
0% - 24% Complete (24%)				
Project / Item Ref.	Project / Item Description	Status	Comment	Percentage Complete. Based on Costs Claimed.
14a	14a 100% of the cost of constructing Skeet Road, the full earthworks, one carriage way and all structures (including roundabouts) between Keane Road and the northern boundary of the proposed primary school in the area referred to as Structure Plan (SP) East, minus a 50% contribution from the Department of Education for the portion(s) of Skeet Road directly abutting the proposed primary school site and high school sites.	Main Scope Complete only landscaping consolidation remaining.		98%
14b	14b 100% of the cost of constructing the Skeet Road culverts, pedestrian crossings, associated road pavement tie in, and pavement reconstruction between the southern boundary of Lot 5000 Reilly Road and the existing Skeet Road pavement adjacent to Lot 515 Skeet Road.	Complete	Was Included in Item 7b	100%
14c	14c 100% of the cost of fencing along the Skeet Road reserve abutting Lots 171, 67 and 65 Skeet Road, Forrestdale	Final stage awaiting developers connection from the south.		65%
14d	14d 100% of the total cost of constructing a roundabout at the intersection of Skeet Road and Reilly Road including the cost to acquire any road widenings for the ultimate road reserve.	Awaiting developers connection from the south.		0%
14e	14e 100% of the total cost to acquire any road widenings for the ultimate road reserve for Skeet Road between Reilly Road and Ranford Road	Complete		100%
14f	14f 100% of the total cost of constructing Skeet Road between Reilly Road and Ranford Road, including the full earthworks, drainage, one carriage way, intersection at Ranford Road and all structures.	Awaiting developers connection from the south.		0%
15	Existing High Conservation Value Reserves:			
15a	100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Shepherd Court Reserve.	Pending Development of Adjoining Land.		0%
16a	16a 100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Balannup Lake Reserve south of Ranford Road.	Pending Development of Adjoining Land.		0%
			Percentage of Program Complete	67%

INFRASTRUCTURE COST SCHEDULE – REVIEW PROCESS
(Updated July 2007)



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



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

- SPECIFIED WORKS PLAN**
- Local Centre
 - Mixed Business/Residential
 - Public Purpose (Purpose notified on each reserve)
 - District Dual Use Path (Development Contribution Item)
 - Signalled Intersection

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

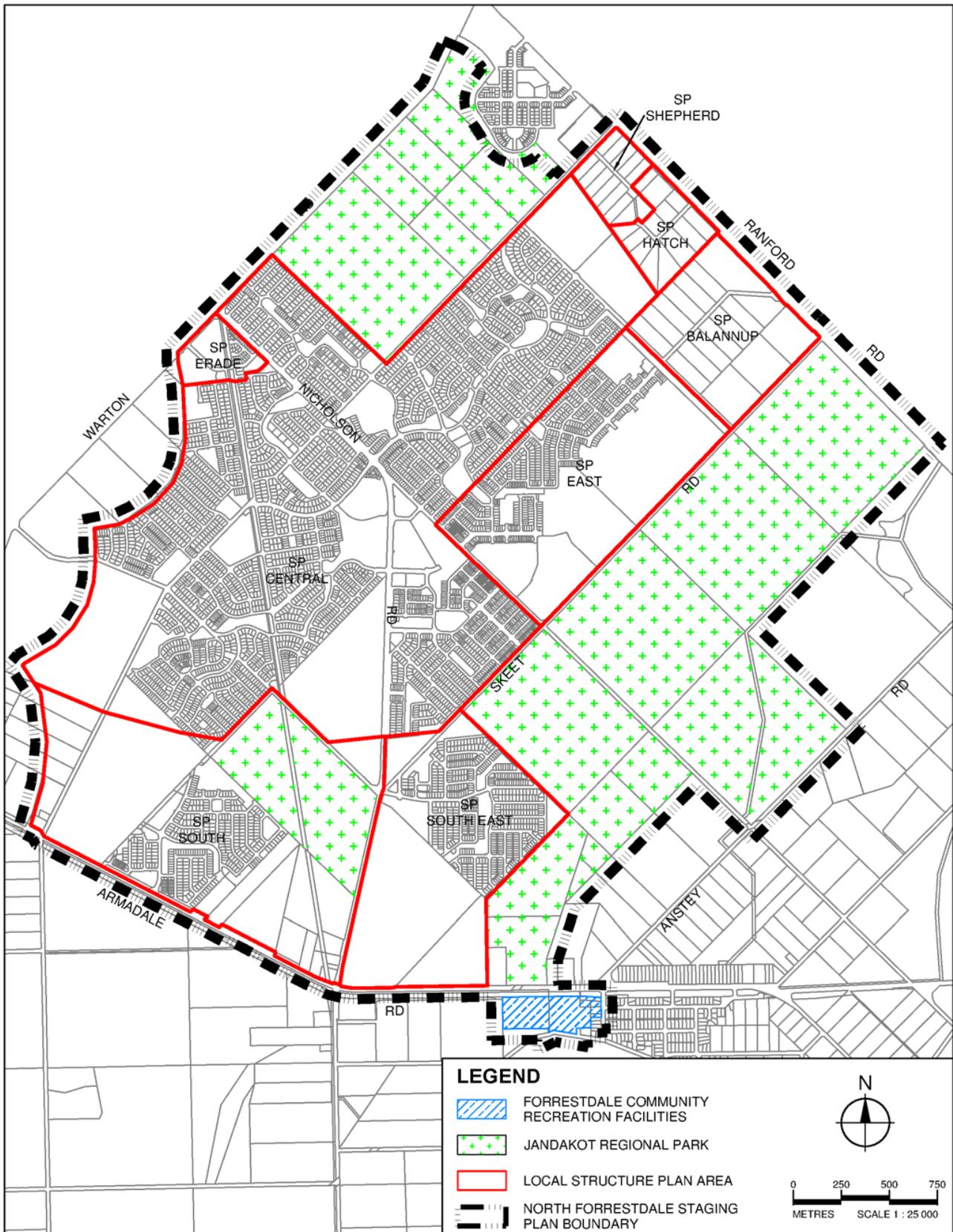
SPECIFIED WORKS PLAN
DCP No. 3

DATE 5 December 2016 - REVISION 1603



SCALE 1 : 17500
Based on information provided by and with the permission of the Western Australian Land Information Authority (LIDAR) (2012).
Aerial photograph supplied by Landgate. Photographs by NewsMap.



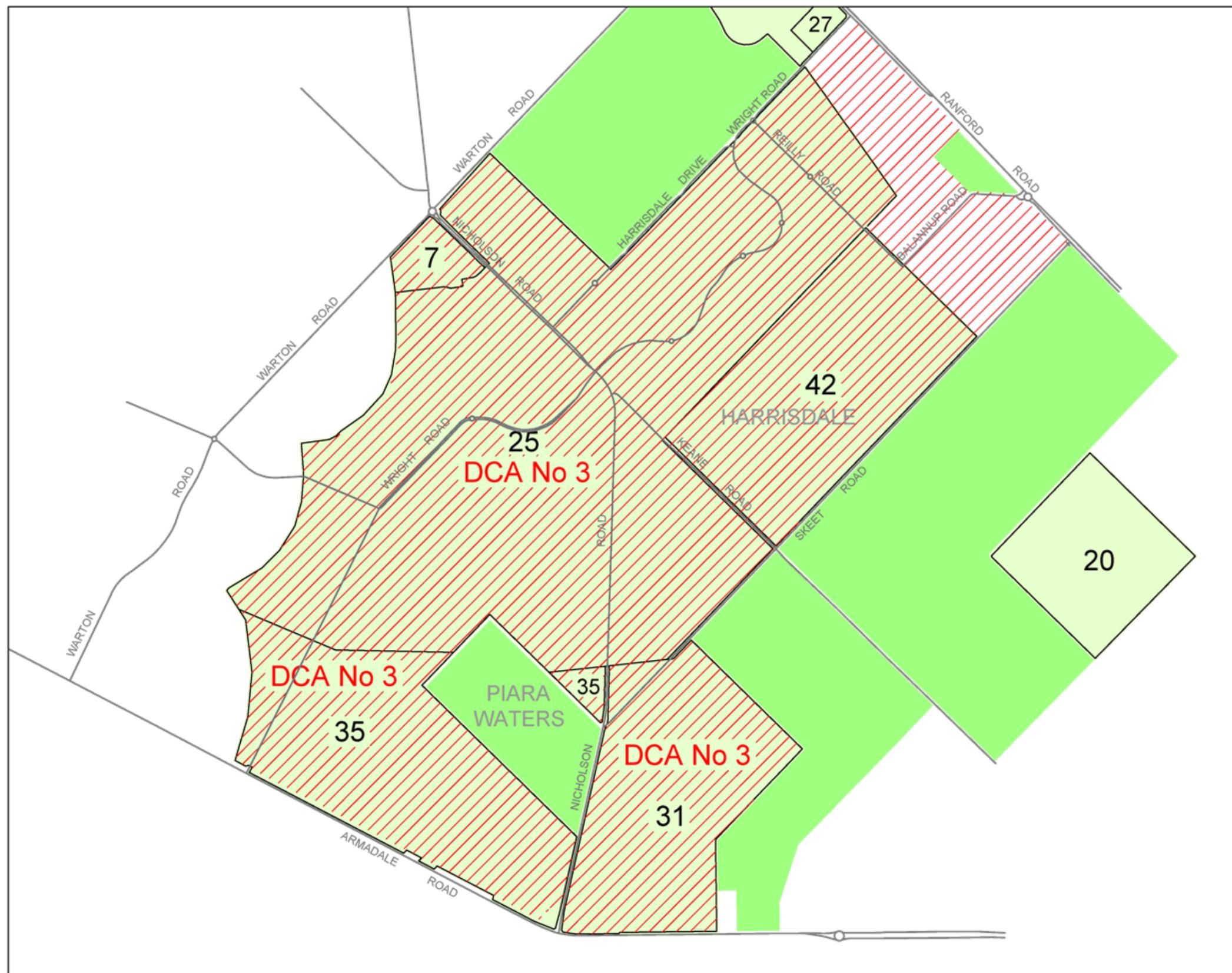


**INDICATIVE STAGING PLAN
 HARRISDALE AND PIARA WATERS**

DATE 29 November 2012 - REVISION 1201


 CITY OF Armadale

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



LEGEND

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

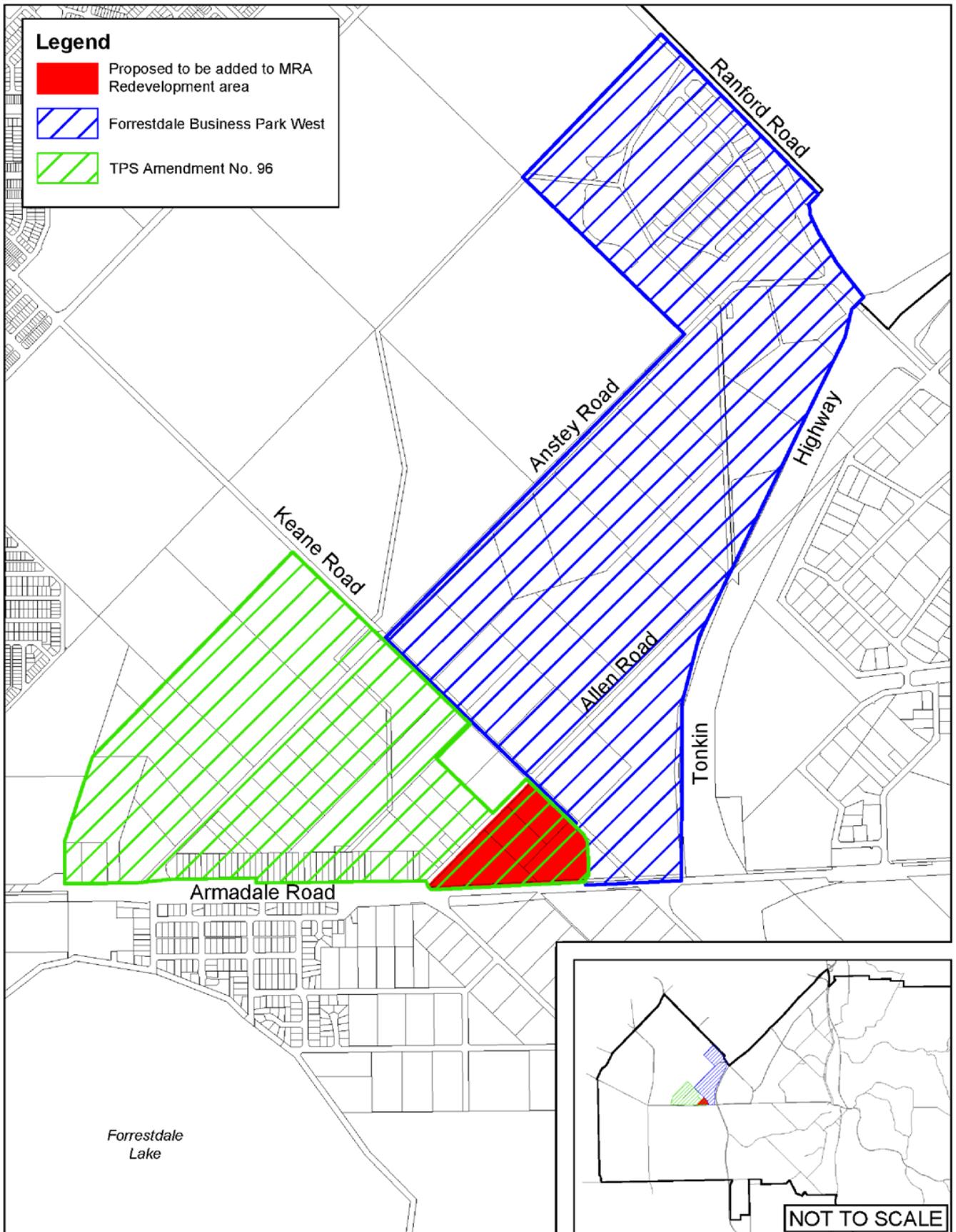
CITY OF ARMADALE SPECIAL CONTROL AREA MAP 3
Development (Structure Planning) Areas (refer to Part 6A of Scheme Text), Development Contribution Areas (refer to Part 6B of the Scheme Text), and Environmental Conditions (refer to Part 5.6 of Scheme Text).

DATE 3 April 2013 - REVISION 1302



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





LOCATION PLAN
 Forrestdale Business Park West
 Area proposed to be added to MRA Redevelopment



DATE 6 January 2015 - REVISION 1501
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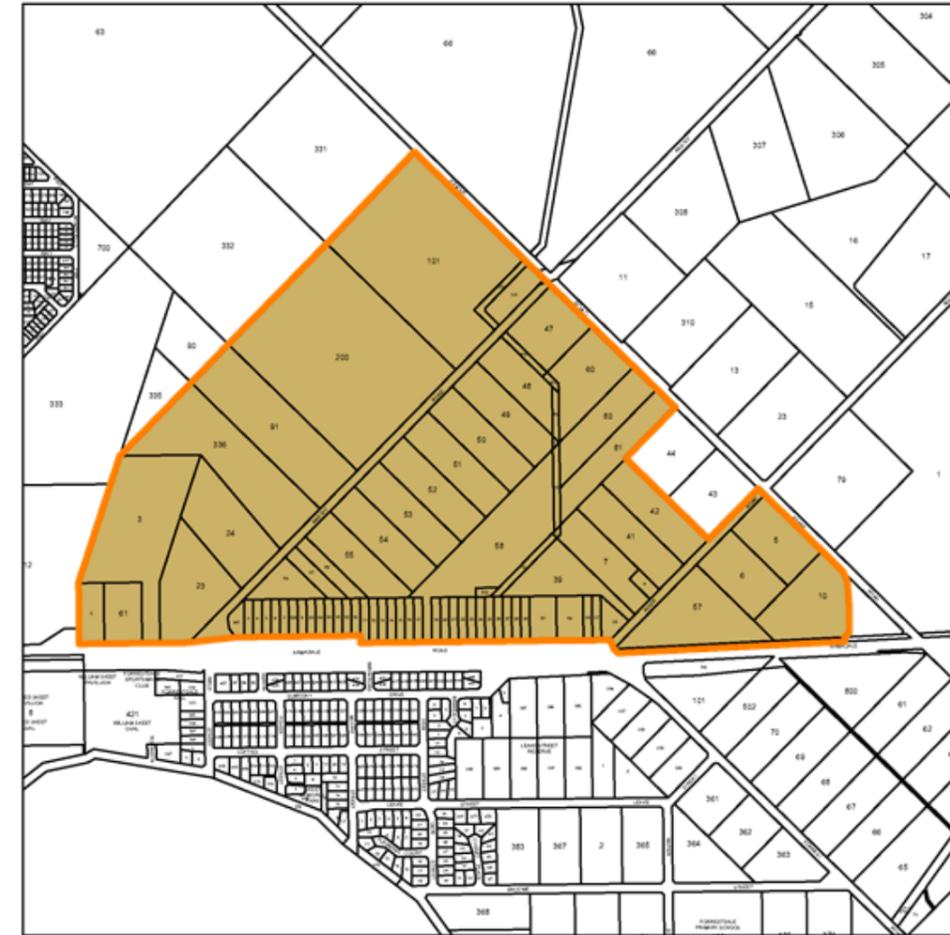
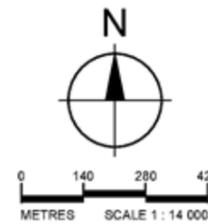
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CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 96



EXISTING ZONING



PROPOSED ZONING

ZONES			RESERVATIONS		
RESIDENTIAL Including Residential Planning Density Codes	LOCAL CENTRE	SPECIAL USE	PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	PUBLIC PURPOSE (Region) Denoted as Follows
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	ADDITIONAL USE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS	
RURAL LIVING - 1,2,4,10,20,X	STRATEGIC REGIONAL CENTRE	RESTRICTED USE	RAILWAYS	PUBLIC PURPOSE (Region)	Commonwealth Government
GENERAL RURAL	GENERAL INDUSTRY	DENSITY CODE BOUNDARY	STATE FOREST	PUBLIC PURPOSE (Local)	High School
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS	SCHEME BOUNDARY	WATERWAYS		Primary School
MIXED BUSINESS / RESIDENTIAL	INDUSTRIAL DEVELOPMENT		WATER CATCHMENTS		Hospital
					Water Authority of WA
					Special Use
					State Energy Commission
					Telstra

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 the Department of Planning



**Attachment 1 - Armadale Strategic
Metropolitan City Centre Structure Plan
(Concept Plan)**



NOT TO SCALE



Based on information provided by the City of Armadale and other sources. All rights reserved. Armadale Strategic Metropolitan City Centre Structure Plan (Concept Plan) prepared by City of Armadale, 2018.

DATE: 12/11/2018
PROJECT: ARMADALE STRATEGIC METROPOLITAN CITY CENTRE STRUCTURE PLAN (CONCEPT PLAN)



NOT TO SCALE



Based on information provided by the City of Armadale and other sources. All rights reserved. Armadale City Centre Structure Plan (Precinct Plan)

Attachment 2 - Armadale Strategic
Metropolitan City Centre Structure Plan
(Precinct Plan)

DATE: 12 January 2018 - 10:00 AM
PROJECT: Metropolitan City Centre Structure Plan (Precinct Plan)



dc. annual developers conference

develop connections. develop communities.

27th february –
1st march 2019

bunker bay
western australia

Presented by



LANDCORP



Government of Western Australia
Department of Communities

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PRESIDENT'S WELCOME



It will be my pleasure to welcome delegates to the UDIA WA State Conference in Bunker Bay for another informative program packed with expert speakers providing you with insight and advice on where the development industry is heading, new opportunities and the latest trends.

We are excited to confirm that popular 2018 key note presenter Ian Harper will return in 2019 with an update on how the WA economy has fared in the last 12 months and what to expect over the year ahead.

While WA has continued to experience somewhat subdued conditions throughout 2018, there are numerous reports of more positive signs emerging, particularly in the mining sector with global demand for oil, gas and iron ore starting to grow. Employment trends are also improving and population growth is gradually picking up.

As WA emerges from the downturn, the industry needs to be prepared for the inevitable upturn in demand for land and housing.

The state conference is a fantastic opportunity to ensure you are geared up with all the relevant information, while also providing the opportunity to participate in informed discussion and knowledge sharing.

Themes and topics discussed at the conference assist in informing UDIA's advocacy and policy agenda and provide a platform to ensure that senior industry and government representatives in attendance hear the latest information directly from the experts and those working in the industry.

The 2019 conference program will feature a broad range of high calibre speakers along with plenty of networking opportunities to foster and grow industry relationships. The social program will ensure that you have time to relax and enjoy the surrounds with your colleagues.

Don't miss this annual opportunity to build your knowledge and networks in the breathtaking location of Bunker Bay. We look forward to welcoming you there!



NICK ALLINGAME
UDIA WA President

Presented by





Back by popular demand, Ian Harper is one of Australia's best known economists. He has worked closely with governments, banks, corporates and leading professional services firms at the highest level.

In May 2016 Ian was appointed to the board of the Reserve Bank of Australia and became a Senior Advisor to Deloitte Access Economics, having previously been a partner with the firm.

Prior to his consulting career, Ian spent 20 years at the University of Melbourne, including 16 years in various roles at the Melbourne Business School. He was elected Emeritus Professor of the University on his departure in 2008.

From March 2014 to March 2015, Ian chaired the Australian Government's Competition Policy Review, a "root and branch" review of Australia's competition policy, laws and regulators.

From December 2005 to July 2009, he served as inaugural Chairman of the Australian Fair Pay Commission, and from January 2011 to February 2012, he was one of three panelists chosen to review Victoria's state finances.

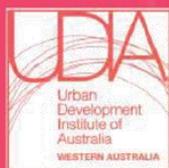
Ian was elected a Fellow of the Academy of Social Sciences in Australia in 2000 and a Fellow of the Australian Institute of Company Directors in 2009. In 2016 he was elected a Distinguished Public Policy Fellow of the Economic Society of Australia and received a Vice-Chancellor's Alumni Excellence Award from the University of Queensland.



PROFESSOR IAN HARPER
Economist

Presented by





PROGRAM



WEDNESDAY 27 FEBRUARY: ARRIVAL & WELCOME DINNER

3.00pm Registrations Open

6.00pm Wine tastings and Pre Dinner Drinks

7.00pm– 10.00pm **CONFERENCE DINNER WITH KEY NOTE SPEAKER–**

THURSDAY 28 FEBRUARY: DAY ONE

8am Registrations Open

8.45–9.00am **Official Opening Address–**
Nick Allingame, UDIA WA President

9.00–10.00am **Keynote Address;** The Future of Development- economics, politics & change
Professor Ian Harper

10.00–10.30am **An Examination of the Affairs of the State;** Where is WA at, Where is WA heading? What does this mean for development and property?
Panel Discussion with leading industry experts

10.30–11.00am **Ministerial Address– Covering the Government’s Intentions for Planning Reform**
Hon Rita Saffioti MLA Minister for Transport; Planning; Lands

11.00–11.30am **MORNING TEA**

11.30am–12.00pm **Spotlight on Planning Matters-** Release of Design WA & Apartment Design Policy, an update on the State Planning Policies under review, and the department's work plan for 2019
David Caddy, Chairman WAPC

12.00-12.30pm **The SAPPR Session- Update on the review and what’s next for EPBC approvals in WA**
Darren Cooper, Chair SAPPR Review

12.30–1.00pm **The Precinct Planning Update & it’s Application to Metronet**
Ray Haeren, Regional Director Urbis

1.00–2.00pm **LUNCH**

Presented by



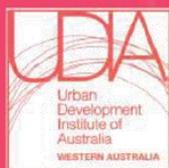
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PROGRAM



1.00—2.00pm **LUNCH**

LandCorp & MRA- What's the Latest?

2.00—2.40pm An update on the restructure & governance changes, and the latest findings of the review of the MRA's planning powers
MRA-LandCorp Chairman George McCullagh and Board Member Jane Bennett (Invited)

Main Roads Masterclass-

2.40—3.00pm Explanation of the Main Roads Access Policy, its implementation and plans for the future
Peter Woronzow, Managing Director, Main Roads

The DWER Discussion-

3.00—3.30pm State Based Environmental Approval Processes, including approval timeframe improvements and efficiencies, the EP Act Amendments, the use of clean and uncontaminated fill and Waterwise Perth
Mike Rowe, Director General, Department Of Water & Environmental Regulation

3.30—3.45pm **AFTERNOON TEA**

Powering Development-

3.45—4.10pm The future of energy technology & what it means for the development industry
Guy Chalkley, CEO, Western Power

The Future of Housing: Affordability and Innovation

4.10—4.40pm *Troy Gorton, Executive General Manager BGC Residential*

4.40—5.00pm **Panel Discussion**

5.30—10.30pm **SUNSET COCKTAIL FUNCTION** *Featuring Live Band The Subdividers*

Presented by



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PROGRAM

dc. annual developers conference

FRIDAY 1 MARCH: DAY TWO

9.00—9.30am **UDIA National Update**—The impending Federal Election & the latest from Canberra. What can we expect in the year ahead?
Darren Cooper, UDIA National President

9.30am—10.00am **The Importance of Infrastructure**; Infrastructure WA's intent, opportunities for WA with Infrastructure Australia, and how WA can improve its share of infrastructure investment
Nicole Lockwood, Board Member, Infrastructure Australia

10.00—10.30am **Panel Discussion**

MORNING TEA

Keynote Address; Peter Baines on Leadership in Hard Times

10.45—11.45am Australia's premier leadership speaker - Peter led the international rescue effort after the 2004 Tsunami in Thailand and the 2002 Bali Bombing. Peter spent 22 years with the NSW Police leading teams in response to acts of terrorism and natural disasters on a scale not previously seen. His leadership skills and thinking have been tested in the toughest environments imaginable. Peter will share his inspirational story, and offer tips and insights on how to lead teams through challenging times.
Peter Baines, Global Speaker, Charity Founder, Board Director & Business Consultant

11.45—12.00pm **Official Close**—*Nick Allingame, UDIA WA President & Tanya Steinbeck UDIA WA CEO*

OPTIONAL LONG TABLE WINERY LUNCH

Presented by



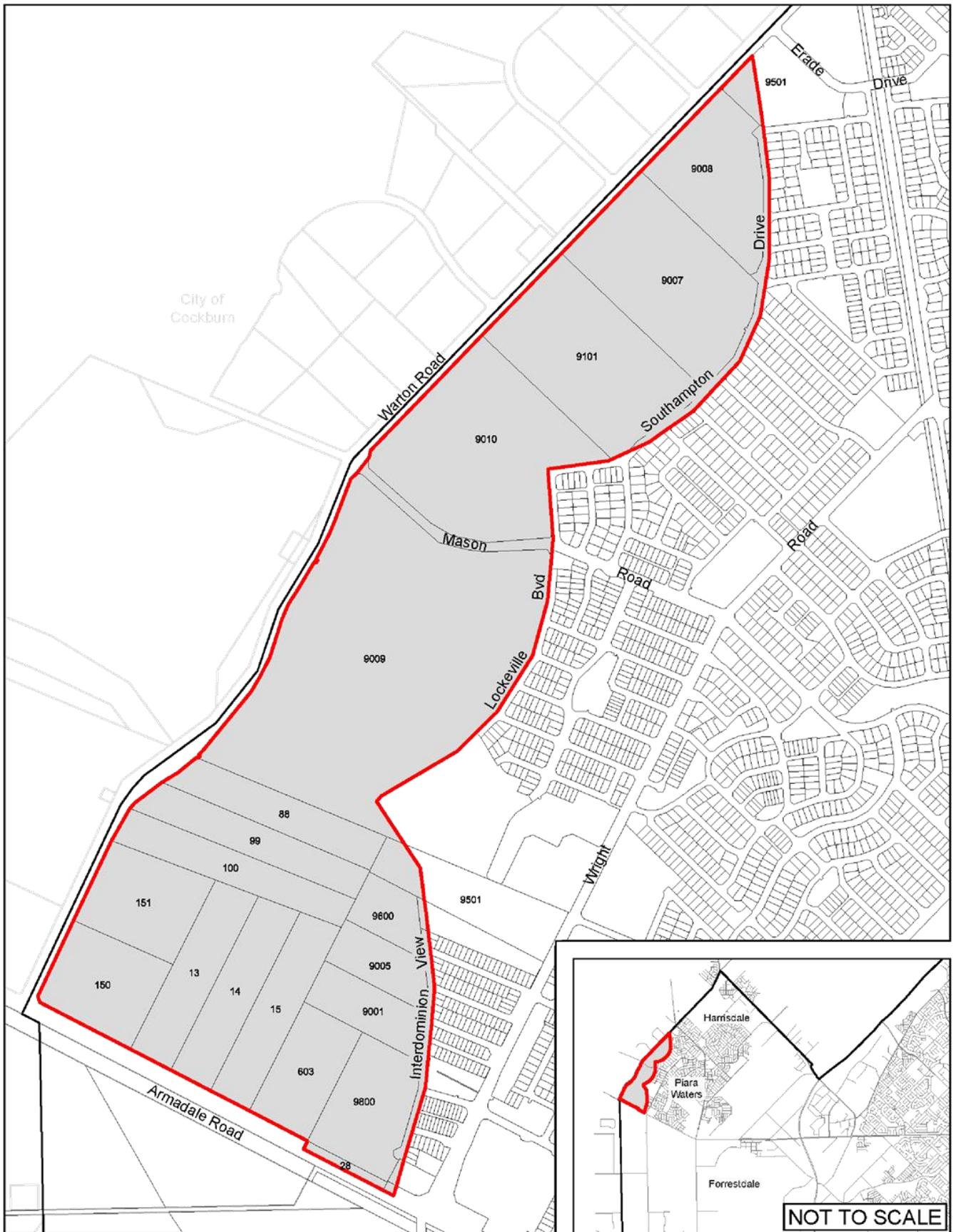
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LOCATION PLAN
 Proposed MRS Amendment
 Piara Waters



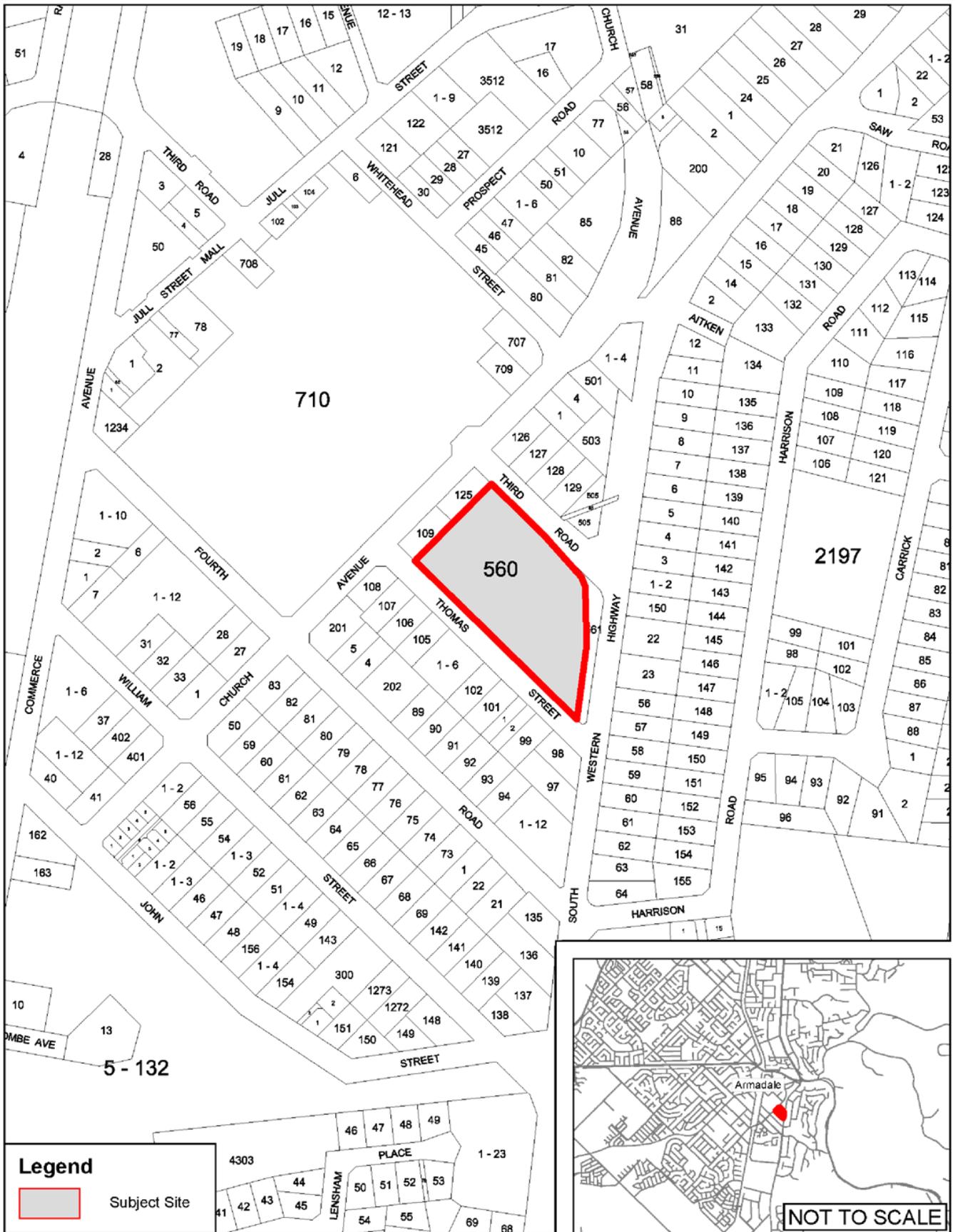
SCALE 1 : 13000

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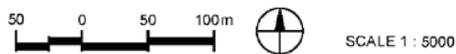
DATE 6 January 2018 - REVISION 1601
 piara_waters_amendment\mrs_amendment.dwg

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 Aerial photographs supplied by Landgate, Photomaps by GeoMap.





LOCATION PLAN
 Lot 560 (No. 10) Third Road, Armadale

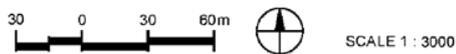


DATE 2 January 2018 - REVISION 1601
 prisa@cadavidencia_drawing\2018\1 January\560_third_road\560_third_road.dwg

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 Western Australian Land Information Authority (Landscope 2012).
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AERIAL PLAN
Lot 560 (No. 10) Third Road, Armadale



DATE 6 January 2018 - REVISION 1801
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