

**DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115**

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<b>Calculation of Contribution Cost Per Lot</b>		Notes
<b>A = Gross cost of Common Infrastructure Work</b>	\$120,212,135	Clause 3.6 Calculation of "A"
<b>B = Payments to Date</b>	\$84,829,375	
<b>C = Common Infrastructure Work Cost</b>	\$35,382,761	C = A - B
<b>D = Estimated Lot Yield (unsubdivided balance)</b>	3,562	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
<b>E = Contribution Cost Per Lot</b>	<b>\$9,933</b>	E = C/D

<b>Calculation of Additional Contribution Cost Per Lot - Specified Works Item 8e/8f</b>		Notes
<b>A1 = Gross cost of Additional Common Infrastructure Work</b>	\$2,244,000	
<b>B1 = Payments to Date</b>	\$0.00	
<b>C1 = Common Infrastructure Work Additional Costs</b>	\$2,244,000.00	C1= A1 - B1
<b>D1 = Estimated Lot Yield (unsubdivided balance)</b>	795	Applies to SP Balannup and SP Hatch Parent Lots
<b>E1 = Additional Contribution Cost Per Lot</b>	<b>\$2,822</b>	E1 = C1/D1

<b>Calculation of Additional Contribution Cost Per Lot - Specified Works Item 4b</b>		Notes
<b>A1 = Gross cost of Additional Common Infrastructure Work</b>	\$302,571	
<b>B1 = Payments to Date</b>	\$0.00	
<b>C1 = Common Infrastructure Work Additional Costs</b>	\$302,571.44	C1= A1 - B1
<b>D1 = Estimated Lot Yield (unsubdivided balance)</b>	407	Applies to Lot 9009 on DP 414089 in Warton Road DCA
<b>E1 = Additional Contribution Cost Per Lot</b>	<b>\$744</b>	E1 = C1/D1

**DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115**

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

Calculation Date	Location and Area in DCA 03			Net Area for calculation of B & D				Calculation of "B" (Insert Unsubdivided area first - Column O)				Calculation of "D"			
	Parent Lot	Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)	Parcel area in DCA No 3 minus 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 "B" Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area source & notes	"D" at 14.6 lots per ha	
07-Sep-11	SP Central 2 Skeet Rd	150,178.404	16,203.36	133,975.04	13.3975						13.40		14.60		
04-Apr-13	2 Skeet Rd					63	5.75	10.95	\$13,577.03	57.53	7.64	DP74618 Powerline easement not yet ceded so still deducted			
04-Apr-13	2 Skeet Rd					62	4.42	14.04	\$13,577.03	46.81	3.23	DP76205 Powerline easement not yet ceded so still deducted			
06-Dec-16	2 Skeet Rd					40	2.88	13.90	\$15,447.23	40.00	0.35	DP402674 Powerline easement not yet ceded so still deducted			
15-Jan-18	2 Skeet Rd					6	0.35	17.13	\$10,706.52	5.11	0.00	DP412026			
12-May-08	3 Nicholson Rd	97,403.845	0.00	97,403.85	9.7404	39	8.72	4.47	\$9,575.80	39.00	1.02	DP 60224			
27-May-09	4 Nicholson Rd	107,521.531	0.00	107,521.53	10.7522	189	10.75	17.58	\$9,575.80	107.52	0.00				
26-May-10	3 Nicholson Rd					18	0.68	26.53	\$9,939.33	6.79	0.34	DP63370 & DP64793			
13-Jun-11	3 Nicholson Rd					35	1.64	21.39	\$11,504.29	16.36	0.00	DP65277			
28-Jul-14	3 Nicholson Rd					9	0.34	26.59	\$14,134.91	3.59	0.00	DP77447			
13-Jun-11	6 Nicholson Rd	481,758.351	8,195.13	473,563.22	47.3563	112	7.87	14.23	\$11,504.29	78.69	39.49	DP71171			
07-Sep-11	6 Nicholson Rd					121	6.10	19.82	\$12,678.87	61.05	33.38	DP71201 & DP71793			
04-May-12	6 Nicholson Rd					138	12.74	10.83	\$12,678.87	127.37	20.65	DP71201 & DP71793			
04-Apr-13	6 Nicholson Rd					36	1.99	18.08	\$13,577.03	19.92	18.65	DP74740			
04-Apr-13	6 Nicholson Rd					71	3.78	19.19	\$13,577.03	39.21	14.95	DP76544			
28-Jul-14	6 Nicholson Rd					206	7.99	25.77	\$14,134.91	84.75	6.96	DP400646			
06-Dec-16	6 Nicholson Rd					26	5.95	12.77	\$15,447.23	76.00	1.01		14.72		
13-Jun-11	13 Mason Rd	277,277.135	0.00	277,277.14	27.7277						27.73				
06-Dec-16	13 Mason Rd					290	14.29	20.30	\$15,447.23	208.59	13.44				
15-Jan-18	13 Mason Rd					169	10.05	16.81	\$10,706.52	146.74	3.39	DP 412115			
17-Oct-18	13 Mason Rd					86	3.39	25.37	\$10,713.00	49.49	0.00	DP 415093			
27-May-09	14 Mason Rd	238,901.625	0.00	238,901.63	23.8902						23.89				
26-May-10	14 Mason Rd					124	13.22	9.38	\$9,939.33	124.00	10.67	DP65201			
46 Wright Rd		310,820.138	40,000.00	270,820.14	27.0820						27.08				
13-Jun-11	14 Mason & 46 Wright Rd					200	10.99	18.20	\$11,504.29	109.89	26.76	DP65219			
04-May-12	14 Mason & 46 Wright Rd					67	4.54	14.76	\$12,678.87	45.40	22.22	DP73710			
04-Apr-13	14 Mason & 46 Wright Rd					40	3.09	12.96	\$13,577.03	30.87	19.14	DP75188			
04-Apr-13	14 Mason & 46 Wright Rd					87	5.83	14.92	\$13,577.03	61.83	13.30	DP76569			
28-Jul-14	14 Mason & 46 Wright Rd					131	12.83	10.21	\$14,134.91	131.00	0.47	DP401607 (Lot 1504 Kellogg drive deducted as contribution paid)			
06-Dec-16	14 Mason & 46 Wright Rd					8	0.39	20.66	\$15,447.23	5.65	0.08		1.23		
15 Wright Rd		382,814.438	64.00	382,750.44											
48 Wright Rd		210,419.033	876.00	209,543.03											
12-May-08	15 & 48 Wright Rd					198	23.99	8.25	\$9,575.80	198.00	35.24	DP 58982			
27-May-09	15 & 48 Wright Rd					170	9.00	18.88	\$10,376.34	90.04	26.23	DP 50975			
26-May-10	15 & 48 Wright Rd					68	18.79	3.62	\$9,939.33	68.00	16.44	DP63326			
13-Jun-11	15 & 48 Wright Rd					56	2.23	25.11	\$11,504.29	22.30	14.21	DP63326			
28-Jul-14	15 & 48 Wright Rd										6.97	DP75190			
06-Dec-16	15 & 48 Wright Rd					109	6.89	15.82	\$15,447.23	100.59	0.08				
15-Jan-18	15 & 48 Wright Rd					1	0.08	12.66	\$10,706.52	1.00	0.00	DP 412136			
12-May-08	49 Keane Rd	538,206.000	31,238.91	506,967.09	50.6967	230	23.25	9.89	\$9,575.80	230.00	27.45	DP 59398			
27-May-09	49 Keane Rd					149	9.69	15.37	\$10,376.34	96.93	17.75	DP63035			
26-May-10	49 Keane Rd					116	22.88	5.07	\$9,939.33	116.00	4.57	DP66306			
13-Jun-11	49 Keane Rd					53	4.57	11.61	\$11,504.29	45.66	0.00	DP70108			
12-May-08	50 Wright Rd	538,575.005	0.00	538,575.01	53.8575	388	34.15	10.48	\$9,575.80	341.45	19.71	DP 57664 & 57670			
27-May-09	50 Wright Rd					14	1.44	9.71	\$10,376.34	14.00	18.27	DP57664			
26-May-10	50 Wright Rd					228	18.27	12.48	\$9,939.33	182.70	0.00	DP58941 & DP58940			
27-May-09	113 Warton Rd	145,657.995	40,000.00	105,658.00	10.5658						10.57				
27-May-09	114 Warton Rd	65,353.803	59,351.15	6,002.65	0.6003	1	0.30	3.35	\$10,376.34	1.00	0.30	SUB/13190			
08-Apr-11	113 & 114 Warton Rd					32	3.18	10.07	\$9,939.33	31.79	10.01	DP65356			
13-Jun-11	113 & 114 Warton Rd					42	4.04	10.39	\$11,504.29	40.43	5.97	DP 66788			
04-May-12	113 & 114 Warton Rd					2	0.16	12.71	\$12,678.87	1.57	5.81	DP 69461			
04-Apr-13	113 & 114 Warton Rd					29	3.02	9.59	\$13,577.03	29.00	2.79	DP 72808 & DP 72816			
04-Apr-13	113 & 114 Warton Rd					32	2.47	12.97	\$13,577.03	26.16	0.32	DP 74553, DP 74550			
28-Jul-14	113 & 114 Warton Rd					4	0.32	12.53	\$14,134.91	3.38		DP 75425			
06-Dec-16	113 & 114 Warton Rd					17	1.59	10.69	\$15,447.23	17.00	4.94		72.12		
13-Jun-11	143 Warton Rd	266,866.000	0.00	266,866.00	26.6866						26.69				
06-Dec-16	143 Warton Rd					198	11.60	17.07	\$15,447.23	169.31	15.09				
15-Jan-18	143 Warton Rd					63	3.53	17.85	\$10,706.52	51.54	11.56	DP 412047			
17-Oct-18	143 Warton Rd					23	1.20	19.17	\$10,713.00	17.52	10.36	DP 401809			
11-Dec-18	143 Warton Rd					25	1.53	16.34	\$9,683.00	22.34	8.83	DP 416307	128.92		
27-May-09	151 Wright Rd	91,593.000	0.00	91,593.00	9.1593						9.16				
26-May-10	151 Wright Rd					120	9.16	13.10	\$9,939.33	91.59		DP 65130 & DP 66319			
27-May-09	153 Wright Rd	90,515.000	0.00	90,515.00	9.0515										
154 Mason Rd		65,606.000	0.00	65,606.00	6.5606										
12-May-08	Lot 153 & 154 Combined					103	9.61	10.72	\$9,575.80	96.06	6.01	DP 58901 Lot 9000			
13-Jun-11	Lot 153 & 154 Combined					34	2.14	15.86	\$11,504.29	21.44	3.86	DP68123			
07-Sep-11	Lot 153 & 154 Combined					38	2.14	15.86	\$11,504.29	21.44	3.86	DP71428			

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

Location and Area in DCA 03		Net Area for calculation of B & D			Calculation of "B" (Insert Unsubdivided area first - Column O)				Calculation of "D"					
Calculation Date	Parent Lot	Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)	CI 3.3 Deductions (sqm) (see over for 3 minus CI 3.3 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 "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Lot (ha)	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	338	31.15	10.85	\$9,575.80	\$2,982,709.61				
27-May-09	388 Wright Rd					6			\$10,376.34	\$62,258.04				
26-May-10	388 Wright Rd					2			\$9,939.33	\$19,878.66				
04-May-12	388 Wright Rd					1			\$12,678.87	\$12,678.87				
13-Jun-11	1000 Wright Rd	120,011.000	120,011.00	0.0000						\$26,550.00	0.00			
13-Jun-11	1001 Wright Rd	100,125.000	40,000.00	60,125.00	6.0125					\$0.00	6.01	6.01		87.75
13-Jun-11	Water Corp Mains Corridor	56,901.958	56,901.96	0.00										
		<b>4,660,006.378</b>	<b>424,858.51</b>	<b>4,235,147.87</b>	<b>423.5148</b>	<b>5295</b>	<b>424.58</b>	<b>12.47</b>		<b>\$48,437,891.78</b>				<b>304.73</b>
	<b>SP South East</b>													
13-Jun-11	334 Armadale Rd (SP SE)	118,993.244	101,463.00	17,530.24	1.7530						1.75	1.75		25.59
13-Jun-11	21 Nicholson Rd (SP SE)	388,401.000	28,299.00	360,102.00	36.0102						36.01			
15-Jan-18	21 Nicholson Rd (SP SE)					95	6.71	14.16	\$10,706.52	\$1,017,119.40	29.30		DP412669	
22-Nov-18	21 Nicholson Rd (SP SE)					29	1.70	17.06	\$10,713.00	\$265,896.66	27.60			
11-Dec-19	21 Nicholson Rd (SP SE)					42	4.00	10.50	\$9,683.00	\$406,686.00	23.60	23.60	DP415594 DP416553	344.56
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	\$1,376,718.38	33.39		DP70607 & DP70622	
07-Sep-11	22 Nicholson Rd (SP SE)					95	4.62	20.57	\$11,504.29	\$531,371.65	28.77			
04-Apr-13	22 Nicholson Rd (SP SE)					16	2.64	6.06	\$13,577.03	\$217,232.48	26.13			
04-Apr-13	22 Nicholson Rd (SP SE)					55	3.94	13.97	\$13,577.03	\$566,800.81	22.19		DP67676, DP71324 & DP75963	
28-Jul-14	22 Nicholson Rd (SP SE)					216	15.45	13.98	\$14,134.91	\$2,314,739.36	6.74		DP67676, DP71324 & DP77035	
06-Dec-16	22 Nicholson Rd (SP SE)					2.45	1.37	1.78	\$15,447.23	\$37,845.71	5.37		DP409276	
11-Dec-19	22 Nicholson Rd (SP SE)					36.00	4.17	8.64	\$9,683.00	\$348,588.00	1.20	1.20	DP 411551 DP 411552 DP 411553	17.52
	<b>Totals SP SE</b>	<b>981,306.244</b>	<b>160,174.55</b>	<b>821,131.69</b>	<b>82.1132</b>	<b>731.45</b>	<b>56.56</b>	<b>12.93</b>		<b>7,082,998.47</b>				<b>387.67</b>
	<b>SP South</b>													
13-Jun-11	12 Piarra - Former Mason (SP South)	40,140.509	13,454.00	26,686.51	2.6687						2.67			
15-Jan-18	12 Piarra - Former Mason (SP South)					39.00	2.67	14.61	\$10,706.52	\$417,150.68	0.00	0.00		
13-Jun-11	6 Nicholson (SP South)	98,965.833	582.84	98,383.00	9.8383						9.84			
15-Jan-18	6 Nicholson (SP South)					67.00	4.49	14.93	\$10,706.52	\$701,589.41	5.35			
22-Nov-18	6 Nicholson (SP South)					60.00	5.35	11.21	\$10,713.00	\$642,780.00	0.00	0.00		0.00
13-Jun-11	5 Nicholson (SP South)	11,776.792	433.75	11,343.04	1.1343						1.13			
11-Dec-19	5 Nicholson (SP South)	10,998.000	1,857.18	9,140.82	0.9141						0.91	0.91		4.38
13-Jun-11	4 Nicholson (SP South)	10,960.181	1,344.50	9,615.68	0.9616						0.96			13.35
13-Jun-11	31 Armadale Rd	10,960.181	1,344.50	9,615.68	0.9616						0.96			
11-Dec-19	31 Armadale Rd	25,500.076	0.00	25,500.08	2.5500	25.00	0.96	26.00	\$9,683.00	\$135,938.61	0.00			
22-Nov-18	30 Armadale Rd					39.00	2.55	15.29	\$10,713.00	\$398,846.18	0.00	0.00		0.00
13-Jun-11	12 Armadale Rd	87,803.888	0.00	87,803.89	8.7804						8.78			
15-Jan-18	12 Armadale Rd					67.00	3.77	17.76	\$10,706.52	\$589,619.15	5.01		DP 407813	
11-Dec-19	12 Armadale Rd	49,237.336	1,728.80	47,508.44	4.7508	11.00	0.77	14.32	\$9,589.97	\$105,489.67	4.24	4.24		61.90
13-Jun-11	11 Armadale Rd	49,974.508	0.00	49,974.51	4.9975									0.00
13-Jun-11	10 Armadale Rd	343,828.123	27,080.70	316,747.42	31.6747						41.42			0.00
04-Apr-13	88, 10 & 11 Armadale Rd					167.00	17.59	9.50	\$13,577.03	\$2,267,364.01	23.84			
28-Jul-14	88, 10 & 11 Armadale Rd					261.00	15.72	16.61	\$14,134.91	\$2,354,773.95	8.12			
06-Dec-16	88, 10 & 11 Armadale Rd					112	8.02	13.96	\$15,447.23	\$1,730,089.76	0.10			
22-Nov-18	88, 10 & 11 Armadale Rd					2	0.10	20.04	\$10,713.00	\$15,609.70	0.00	0.00		0.00
13-Jun-11	45 Wright	391,075.955	49,255.00	341,820.96	34.1821						34.18			
06-Dec-16	45 Wright					261	22.37	11.67	\$15,447.23	\$4,031,727.03	11.81		DP407767	
15-Jan-18	45 Wright					55	3.51	15.66	\$10,706.52	\$549,150.90	8.30		DP400948	
22-Nov-18	45 Wright					49	3.29	14.91	\$10,713.00	\$514,150.29	5.01	5.01	DP 414079 & 415237	73.14
13-Jun-11	25 Wright	4,285.321	308.30	3,977.02	0.3977						0.40	0.40		5.81
27-May-09	30 Wright	20,566.184	0.00	20,566.18	2.0566									
13-Jun-11	30 Wright					1	0.23	4.30	\$11,504.29	\$11,504.29	1.83		DP68108 DP407088	
15-Jan-18	30 Wright					34	1.83	18.55	\$10,706.52	\$286,447.59	0.00			
13-Jun-11	4, 5 & 6 Wright	62,643.365	0.00	62,643.37	6.2643	41	1.71	23.92	\$10,706.52	\$267,976.84	4.55		DP407088	
15-Jan-18	4, 5 & 6 Wright					73	3.20	22.84	\$10,706.52	\$499,520.83	1.35	1.35	DP407089	19.77
13-Jun-11	7 Wright	36,312.000	12,591.00	23,721.00	2.3721						2.37			34.63
	<b>Totals SP South</b>	<b>1,244,068.071</b>	<b>108,636.16</b>	<b>1,135,431.91</b>	<b>113.5432</b>	<b>1,377.00</b>	<b>98.96</b>	<b>13.91</b>		<b>\$15,637,675.98</b>				<b>212.98</b>
	<b>SP East</b>													
	5000 Reilly Rd (Balmnup Drain Reserve)	30,603.000	30,603.00											
	800 Skeet Rd	538,547.000	0.00	538,547.00	53.8547						53.85			
04-Apr-13	54 Skeet Rd (Lot 800 Skeet & 54 Skeet Combined)	538,391.000	139,400.00	398,991.00	39.8991	170.00	17.96	9.47	\$13,577.03	\$2,308,095.10	75.80			
04-Apr-13	Lot 800 Skeet & 54 Skeet Combined					80.00	4.21	19.00	\$13,577.03	\$605,974.89	44.63			
28-Jul-14	Lot 800 Skeet & 54 Skeet Combined					432.00	23.26	18.57	\$14,134.91	\$3,485,616.22	48.32			
	Combined													

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

Calculation Date	Location and Area in DCA 03	Net Area for calculation of B & D			Calculation of "B" (Insert Unsubdivided area first - Column O)					Calculation of "D"				
	Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)	CI 3.3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus CI 3.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation date)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for "B" Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Lot (ha)	Unsubdivided area source & notes	"D" at 14.6 lots per ha
06-Dec-16	Parent Lot Lot 800 Skeet & 54 Skeet Combined				394.00	25.24	15.61	\$15,447.23	368.50	\$5,692,253.28	23.08			
15-Jan-18	Lot 800 Skeet & 54 Skeet Combined				100.00	5.71	17.51	\$10,708.37	83.39	\$892,948.49	17.37		DP 411175	
22-Nov-18	Lot 800 Skeet & 54 Skeet Combined				40.00	2.18	18.35	\$10,713.00	31.83	\$340,873.36	15.19	15.19	DP 413452	
11-Dec-19	Lot 800 Skeet & 54 Skeet Combined				42.00	2.44	17.21	\$9,683.00	35.62	\$344,947.19	12.75	12.75		186.15
	<b>Totals SP East</b>	<b>1,107,541.000</b>	<b>170,003.00</b>	<b>937,538.00</b>	<b>93,7538</b>	<b>81.00</b>	<b>15.53</b>			<b>\$13,670,808.54</b>				<b>186.15</b>







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													
Lot 800 Sikeet & 54 Sikeet Combined													
Lot 800 Sikeet & 54 Sikeet Combined													
Lot 800 Sikeet & 54 Sikeet Combined													
Lot 800 Sikeet & 54 Sikeet Combined													
<b>Totals SP East</b>												<b>170,003.00</b>	Cost contribution averaged to account for lots charged at \$10,713



Clause 3.3 Deductions from Development Contribution Area

Location and Area	Nominal contribution areas (sqm) (Sch 13B Cl 3.3)	CCWs (Sch13B Cl 3.3)	Drainage Reserves (Sch13B Cl 3.3)	Public Utility Sites (Cl 6B4.4 (c) & Sch13B Cl 3.3)	Community purpose sites (Sch13B Cl 3.3)	Common Infrastructure Sites (Sch13B Cl 3.3)	Primary & Other Regional Roads (Cl 6B4.4 (a - e))	Road notes	Government Schools (Cl 6B4.4 (c))	Other Developments (Cl 6B4.4 (e))	Notes	Total Deductions (Area in sqm)	Notes
Parent Lot													
<b>SP Balannup</b>													
Lots 515, 516, 172 Skeet Road		5,000.00				4,093.00						9,093.00	CCW on Lot 515 Skeet Road and Skeet Road
Lots 514, 513, 512, 511, 510, 509, 173 Balannup Road						6,895.00						6,895.00	Deductions relate to land for Balannup Road
Lots 500, 501, 502, 503, 504, 505 Balannup Road						619.00						619.00	Deductions relate to land for Balannup Road
<b>Totals SP Balannup</b>												<b>16,607.00</b>	
<b>SP Hatch</b>													
Lots 113, 114, 115, 116, 117, 118, 119, 180, 123, 122, 179 Hatch Court												0.00	
<b>Totals SP Hatch</b>												<b>0.00</b>	
<b>SP Shepherd</b>													
Lots 106, 107, 108, 109, 110, 111, 112, 124, 104, 103, 102, 101, 100 Shepherd Court						4,876.00						4,876.00	Deductions relate to land for Ranford and Wright Road
<b>Totals SP Shepherd</b>												<b>4,876.00</b>	
<b>Warton Road DCA</b>													
Lot 602_ P409765													
Lot 13_ P008381													
Lot 9008_ P408100													
Lot 14_ P008381													
Lot 15_ P008381													
Lot 100_ P063060													
Lot 99_ P064283													
Lot 88_ P065829										20,577.75	Powerline Easement	20,577.75	
Lot 9005_ P407089													
Lot 9510_ P407089													
Lot 9600_ P407089													
Lot 9501_ P415246										4,153.38	Powerline Easement	4,153.38	
Lot 9001_ P407088													
Lot 9800_ P407088													
Lot 603_ P409764													
Lot 9010_ P414089									128,377.00			128,377.00	
Lot 9009_ P414089									35,079.61			35,079.61	
Lot 9101_ P065831													
Lot 151_ P063061													
Lot 150_ P063062													
Lot 9009_ P417951													
Lot 9007_ P069864													
<b>Totals Warton Road DCA</b>												<b>863,672.22</b>	
<b>GRAND TOTAL</b>												<b>863,672.22</b>	

Clause 3.4 - Calculation of "B1" and "D1" - Specified Works Item 8

Clause 3.3 Deductions from Development Contribution Area

Calculation Date	Parent Lot Where Cost Apportionment Applies	Parcel area in DCA No 3 (see TPs 4 Special Control Area Map 3) (sqm)	Net Area for calculation of B1 & D1		Calculation of "B1" (Insert Unsubdivided area first - Column O)							Calculation of "D1"										Total Deductions (area in sqm)	Notes										
			CI 3.3 Deductions (sqm) (see over for callcs)	Parcel area in DCA No 3 minus CI 3.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation date)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Lot (ha)	Unsubdivided area source & notes	"D" at 14.6 lots per ha	Nominal contribution area (sqm) (Sch 13B CI 3.3)	CCWs (Sch13B CI 3.3)	Drainage Reserves (Sch13B CI 3.3)	Public Utility Sites (CI 684.4 (c) & Sch13B CI 3.3)	Community purpose sites (Sch13B CI 3.3)	Common Infrastructure Sites (Sch13B CI 3.3)			Primary & Other Regional Roads (CI 684.4 (a - e))	Road notes	Government Schools (CI684.4 (c))	Other Developments (CI 684.4 (e))	Notes					
06-Dec-16	SP Balannup Lots 515, 516, 172 Skeet Road	157,089.00	9,093.00	147,996.00	14.7996								14.80	14.80							4,093.00										9,093.00	CCW on Lot 515 Skeet Road and Skeet Road Construction	
06-Dec-16	Lots 514, 513, 512, 511, 510, 509,173 Balannup Road	146,308.00	6,895.00	139,413.00	13.9413								13.94	13.94							6,895.00										6,895.00	Deductions relate to land for Balannup Road	
06-Dec-16	Lots 500, 501, 502, 503, 504, 505 Balannup Road	121,390.000	619.00	120,771.00	12.0771								12.08	12.08							619.00										619.00	Deductions relate to land for Balannup Road	
	<b>Totals SP Balannup</b>	<b>424,787.00</b>	<b>16,607.00</b>	<b>408,180.00</b>	<b>40.8180</b>																										<b>16,607.00</b>		
	<b>SP Hatch</b>																																
06-Dec-16	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																			
	<b>Totals SP Hatch</b>	<b>136,379.00</b>	<b>0.00</b>	<b>136,379.00</b>	<b>13.6379</b>																											<b>0.00</b>	
	<b>GRAND TOTAL</b>	<b>561,166</b>	<b>16,607</b>	<b>544,559</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>54</b>	<b>795</b>																	<b>16,607.00</b>		

Clause 3.4 - Calculation of "B1" and "D1" - Specified Works Item 4b

Clause 3.3 Deductions from Development Contribution Area

	Warton Road DCA																																	
27-Jul-20	Lot 9009 P414089	313618.00	35,079.61	278,538.39	27.8538								27.85	27.85																				
	<b>Total Warton Road DCA</b>	<b>313,618.00</b>	<b>35,079.61</b>	<b>278,538.39</b>	<b>27.8538</b>																												<b>35,079.61</b>	
	<b>GRAND TOTAL</b>	<b>313,618.00</b>	<b>35,079.61</b>	<b>278,538.39</b>	<b>27.8538</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>55.71</b>	<b>406.67</b>																		<b>35,079.61</b>		

**Common Infrastructure Works - Summary**

Clause	Scheme Provision	Cost	Notes
<b>3.6.2 General Works</b>			
3.6.2a	(a) All costs incurred by the City associated with the preparation, processing and gazettal of the Development Contribution Plan No.3 and subsequent amendments, Infrastructure Cost Schedule and provisions under this scheme or former Town Planning Scheme No.2, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).	\$53,512.00	
3.6.2b	(b) The acquisition of land, including associated infrastructure and structures, for the roads, intersections, sewerage pumping station(s), arterial drainage land for multiple use corridor, community facilities and Conservation Category Wetlands included in the Specified Works in Clause 3.6.3 of Schedule 13B.	Included under specified works	
3.6.2c	(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 6B and Schedule 13B of the Scheme for this Development Contribution Plan.	\$343,670.78	
3.6.2d	(d) Any consulting fees agreed to by the City associated with designing and undertaking of the Common Infrastructure Works, including but not limited to surveying, engineering, planning, quotes and certification of estimated costs, environmental, project management and landscaping.	\$444,654.75	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.	-\$8,583,527.92	
<b>Sub Total</b>		<b>-\$7,741,690.39</b>	
<b>3.6.3 Specified Works</b>			
<b>1</b>	<b>Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road:</b>		
1a	1a 100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 106 and 107 Wright Road.	\$93,719.12	
1b	1b 100% of the total cost of all road works and structures between the northern boundary of Lot 50 and Ranford Road, minus contributions or land ceded free of cost from adjoining lots and / or from any other developments or subdivisions with a nexus to the road works.	\$1,145,835.38	Complete
<b>2</b>	<b>Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road:</b>		
2a	2a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.	\$2,170,570.71	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.
<b>3</b>	<b>Nicholson Road between Warton Road and Armadale Road:</b>		
3a	3a 100% of the total cost to acquire any road widenings for the ultimate road reserve and the ultimate traffic signalised intersection in the proposed North Forrestdale town centre	\$4,545,721.54	Complete
3b	3b 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.	\$20,329,960.96	Final Stage Remaining.
3c	3c 100% of the total cost of upgrading the intersection and installing traffic signals in the proposed North Forrestdale town centre. (Included under Item 3b Nicholson Road Construction Project)	\$0.00	Cost of signalised intersection treatment including within in Item 3b.
3d	3d 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Nicholson Road, including any road widenings, minus any contributions and grants from external sources.	\$0.00	Included in 3b.
3e	3e A contribution towards landscaping works.	\$1,286,159.11	Final Stage Remaining.
<b>4</b>	<b>Mason Road between Warton Road and 550 metres east of Warton Road</b>		
4a	4a 100% of the total cost to acquire any road widenings for the ultimate road reserve.	\$14,872.00	Complete
4b	4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures.	\$1,315,528.00	Allocation for a footpath remaining.
<b>5</b>	<b>Intersections with Ranford and Armadale Roads:</b>		
5a	5a 100% of the total cost to acquire any road widenings located within the City of Armadale for the ultimate traffic signalised intersection, at Ranford Road and Wright Road except those areas ceded free of cost from adjacent lots.	\$790,772.00	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
<b>6</b>	<b>Regional Path Network:</b>		
6a	6a A contribution towards the total cost of constructing the Regional Path Network within Development Control Area No.3 as identified in the adopted Infrastructure Cost Schedule.	\$3,506,102.08	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.	\$250,565.74	Skeet Road Allocation Remaining.

**Common Infrastructure Works - Summary**

7	<b>Arterial Drainage and Water Management:</b>		
7a	7a 100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for Balannup Drain and the arterial drainage land for the open channel adjacent to Reilly Road as identified in the adopted Infrastructure Cost Schedule.	\$4,337,704.94	One Allocation Remaining.
7b	7b A contribution of approximately 100% of the cost of constructing an open channel in the multiple use corridor and 100% of the cost of constructing the arterial drainage channel adjacent to Reilly Road.	\$3,956,750.69	Two James Drain Allocations Remaining.
7c	<i>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.</i>	<i>\$1,834,037.61</i>	<i>Complete</i>
7d	7d Maintenance works in Balannup Drain.	\$270,111.82	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.	\$2,883,106.07	Ongoing
7f	7f 100% of the cost of acquiring land or easements for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for part of James Drain north of the Armadale Road, and James Drain south of Armadale Road to Forrestdale Lake, as identified in the adopted Infrastructure Cost Schedule.	\$1,018,178.00	Two James Drain Allocations Remaining.
7g	7g 100% of the cost of implementing administrative measures to ensure access in perpetuity along James Drain from Armadale Road to Commercial Road for the City of Armadale and any other drainage utilities responsible for management of the drain. (Included under 7h)	\$0.00	Covered by General Works (CI 3.6.2)
7h	7h Initial maintenance works in James Drain from the northern boundary of Armadale Road to Forrestdale Lake including upgrading of the drainage channel and including upgrading culverts at the road crossings including those at Armadale Road and Nicholson Road.	\$533,052.72	Under Review.
8	<b>Community and Recreation Facilities:</b>		
8a	8a A contribution to the cost of district sporting and community facilities, including sporting/community buildings, change rooms, toilets, playground, multiple purpose courts, associated facilities and the upgrade of an existing multiple purpose sporting oval.	\$4,273,711.32	Allocations for Alfred Skeet Remaining
8b	<i>8b 100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.</i>	<i>\$3,850,006.86</i>	<i>Complete</i>
8c	<i>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.</i>	<i>\$1,722,107.46</i>	<i>Complete</i>
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	100% of the total cost to construct sporting and community facilities, including land acquisition, sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools where applicable, in the West Plara Urban Precinct identified in MRS Amendment 1369/57 and in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road.	\$21,188,638.00	
8f	A contribution as defined in Infrastructure Cost Schedule to the total cost to construct a senior multiple purpose sporting oval and acquire land where applicable as follows: (i) adjoining each of the public primary schools where applicable minus contributions from the Department of Education when they become available for ovals shared with public primary schools; (ii) a senior multiple purpose sporting oval in the West Plara Urban Precinct identified in MRS Amendment 1369/57; (iii) a senior multiple purpose sporting oval in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road; and (iv) a senior multiple purpose sporting oval on Lot 48 Nicholson Road.	\$0.00	Allocations included in individual projects.
8g	8g 100% of the cost of building a combined sporting pavilion / community meeting rooms on the proposed public open space in the area known as Structure Plan (SP) South, inclusive of change rooms, toilets, storage, community meeting space, car parking, a playground and landscaping, minus any probable or received grant funding.	\$6,675,473.00	One Allocation Remaining.
8h	<i>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.</i>	<i>\$7,231,299.47</i>	<i>Complete</i>
9	<b>Regional Sewer Infrastructure and 132KV Power Lines:</b>		
9a	9a 100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.	\$167,332.00	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.	\$1,984,725.11	
10	<b>Wetlands:</b>		
10a	10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.	\$1,550,838.44	Complete
10b	10b Contribution towards the costs of acquisition and/or betterment of the rehabilitated Wetland UFI 14880 (as amended) located on Lot 200 on DP 415389 Skeet Road, Harrisdale	\$350,000.00	
10c	10b Contribution towards the costs of acquisition and/or betterment of the rehabilitated wetland UFI 7176 (as amended) located on various lots bounded by the 330kVA Western Power transmission line easement to the north, Wright Road to the east, Armadale Road to the south, and Warton Road to the west in Plara Waters	\$200,000.00	
11	<b>Keane Road between Skeet Road and Anstey Road:</b>		
11a	<i>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.</i>	<i>\$0.00</i>	<i>Contributions refunded for this item, as it did not get EPA environmental approval.</i>
12	<b>Balannup Road between the southern boundary of Lot 5000 Reilly Road and Ranford Road:</b>		
12a	12a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Balannup Road.	\$735,202.25	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.	\$6,792,280.90	
13	<b>Reilly Road between the existing cul-de-sac of Reilly Road and Balannup Road:</b>		
13a	<i>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.</i>	<i>\$540,418.97</i>	<i>Complete</i>
14	<b>Skeet Road:</b>		
14a	14a 100% of the cost of constructing Skeet Road, the full earthworks, one carriage way and all structures (including roundabouts) between Keane Road and the northern boundary of the proposed primary school in the area referred to as Structure Plan (SP) East, minus a 50% contribution from the Department of Education for the portion(s) of Skeet Road directly abutting the proposed primary school site and high school sites.	\$1,132,640.04	Landscaping Consolidation Remaining.
14b	<i>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.</i>	<i>\$0.00</i>	<i>Now Included in Item 7b</i>
14c	14c 100% of the cost of fencing along the Skeet Road reserve abutting Lots 171, 67 and 65 Skeet Road, Forrestdale	\$140,117.00	Final stage awaiting developers connection from the south.

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

**DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115**

**Common Infrastructure Works - Summary**

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.	\$0.00	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.	\$4,513,342.80	Awaiting developers connection from the south.
<b>15</b>	<b>Existing High Conservation Value Reserves:</b>		
15a	100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Shepherd Court Reserve.	\$151,996.08	Pending Development of Adjoining Land.
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.	\$151,996.08	Pending Development of Adjoining Land.
<b>Sub Total</b>		<b>\$130,500,397</b>	
<b>GRAND TOTAL</b>		<b>\$122,758,707</b>	

**DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115**

<b>DCP 3 Density Rate</b>			
	Density Rate	Notes	Adoption Date
<b>ICS Review ICS 2020</b>	14.6 lots per hectare		
<b>Amendment 115 Draft Infrastructure Cost Estimate</b>	14.6 lots per hectare		
<b>Draft ICS 2021</b>			

**DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115**

**Common Infrastructure Works - Cost Apportionment Schedule**

Clause	Scheme Provision	Cost	DCA Apportionment for "A"	Gross cost of Common Infrastructure Work "A"	DCA Apportionment for "A1"	Gross cost of Common Infrastructure Work "A1"	Lots Where Additional Rate Applies	Notes
<b>3.6.2 General Works</b>								
3.6.2a	(a) All costs incurred by the City associated with the preparation, processing and gazettal of the Development Contribution Plan No.3 and subsequent amendments, Infrastructure Cost Schedule and provisions under this scheme or former Town Planning Scheme No.2, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).	\$53,512.00	100.00%	\$53,512.00				
3.6.2b	(b) The acquisition of land, including associated infrastructure and structures, for the roads, intersections, sewerage pumping station(s), arterial drainage land for multiple use corridor, community facilities and Conservation Category Wetlands included in the Specified Works in Clause 3.6.3 of Schedule 13B.	Included under specified works						
3.6.2c	(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 6B and Schedule 13B of the Scheme for this Development Contribution Plan.	\$343,670.78	100.00%	\$343,670.78				
3.6.2d	(d) Any consulting fees agreed to by the City associated with designing and undertaking of the Common Infrastructure Works, including but not limited to surveying, engineering, planning, quotes and certification of estimated costs, environmental, project management and landscaping.	\$444,654.75	100.00%	\$444,654.75				
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.	-\$8,583,527.92	100.00%	-\$8,583,527.92				
<b>Sub Total</b>		<b>-\$7,741,690.39</b>		<b>-\$7,741,690.39</b>				
<b>3.6.3 Specified Works</b>								
<b>1</b>	<b>Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road:</b>							
1a	1a 100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 106 and 107 Wright Road.	\$93,719.12	100.00%	\$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	100.00%	\$1,145,835.38				
<b>2</b>	<b>Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road:</b>							
2a	2a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.	\$2,170,570.71	100.00%	\$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	100.00%	\$7,584,706.12				
<b>3</b>	<b>Nicholson Road between Warton Road and Armadale Road:</b>							
3a	3a 100% of the total cost to acquire any road widenings for the ultimate road reserve and the ultimate traffic signalised intersection in the proposed North Forrestdale town centre	\$4,545,721.54	100.00%	\$4,545,721.54				
3b	3b 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.	\$20,329,960.96	100.00%	\$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	100.00%	\$0.00				

**DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115**

<b>Common Infrastructure Works - Cost Apportionment Schedule</b>								
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	100.00%	\$0.00				
3e	3e A contribution towards landscaping works.	\$1,286,159.11	100.00%	\$1,286,159.11				
<b>4</b>	<b>Mason Road between Warton Road and 550 metres east of Warton Road</b>							
4a	4a 100% of the total cost to acquire any road widenings for the ultimate road reserve.	\$14,872.00	100.00%	\$14,872.00				
4b	4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures.	\$1,315,528.00	77.00%	\$1,012,956.56	23.00%	\$302,571.44	Lot 9009 on DP414089	DoE contribution from Lot 9010 on DP414089 accounted for in ICS
<b>5</b>	<b>Intersections with Ranford and Armadale Roads:</b>							
5a	5a 100% of the total cost to acquire any road widenings located within the City of Armadale for the ultimate traffic signalised intersection, at Ranford Road and Wright Road except those areas ceded free of cost from adjacent lots.	\$790,772.00	100.00%	\$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	100.00%	\$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	100.00%	\$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	100.00%	\$821,687.67				
<b>6</b>	<b>Regional Path Network:</b>							
6a	6a A contribution towards the total cost of constructing the Regional Path Network within Development Control Area No.3 as identified in the adopted Infrastructure Cost Schedule.	\$3,506,102.08	100.00%	\$3,506,102.08				
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	100.00%	\$0.00				
6c	6c A contribution towards the cost of a shared path along Armadale Road from Warton Road to Anstey Road.	\$544,676.30	100.00%	\$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.	\$250,565.74	100.00%	\$250,565.74				



**Common Infrastructure Works - Cost Apportionment Schedule**

<b>7</b>	<b>Arterial Drainage and Water Management:</b>							
7a	7a 100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for Balannup Drain and the arterial drainage land for the open channel adjacent to Reilly Road as identified in the adopted Infrastructure Cost Schedule.	\$4,337,704.94	100.00%	\$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.	\$3,956,750.69	100.00%	\$3,956,750.69				
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	100.00%	\$1,834,037.61				
7d	7d Maintenance works in Balannup Drain.	\$270,111.82	100.00%	\$270,111.82				
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.	\$2,883,106.07	100.00%	\$2,883,106.07				
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	100.00%	\$1,018,178.00				
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.	\$0.00	100.00%	\$0.00				
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	100.00%	\$533,052.72				
<b>8</b>	<b>Community and Recreation Facilities:</b>							
8a	8a A contribution to the cost of district sporting and community facilities, including sporting/community buildings, change rooms, toilets, playground, multiple purpose courts, associated facilities and the upgrade of an existing multiple purpose sporting oval.	\$4,273,711.32	100.00%	\$4,273,711.32				
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	100.00%	\$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	100.00%	\$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	100.00%	\$273,081.00				
8e	100% of the total cost to construct sporting and community facilities, including land acquisition, sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools where applicable, in the West Piara Urban Precinct identified in MRS Amendment 1369/57 and in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road.	\$16,700,638.00	100.00%	\$16,700,638.00				Includes all costs except for Harrisdale North Site A Land Acquisition sub-total No. 3
8e	100% of the total cost to construct sporting and community facilities, including land acquisition, sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools where applicable, in the West Piara Urban Precinct identified in MRS Amendment 1369/57 and in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road.	\$4,488,000.00	50.00%	\$2,244,000.00	50.00%	\$2,244,000.00	1) Lots 515, 516, 172 Skeet Road 2) Lots 514, 513, 512, 511, 510, 509,173 Balannup Road 3) Lots 500, 501, 502, 503, 504, 505 Balannup Road 4) Lots 113, 114, 115, 116, 117, 118, 119, 180, 123, 122, 179 Hatch Court	Additional costs apply to the following parent lots: SP Balannup & SP Hatch
8f	A contribution as defined in Infrastructure Cost Schedule to the total cost to construct a senior multiple purpose sporting oval and acquire land where applicable as follows: (i) adjoining each of the public primary schools where applicable minus contributions from the Department of Education when they become available for ovals shared with public primary schools; (ii) a senior multiple purpose sporting oval in the West Piara Urban Precinct identified in MRS Amendment 1369/57; (iii) a senior multiple purpose sporting oval in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road; and (iv) a senior multiple purpose sporting oval on Lot 48 Nicholson Road.	\$0.00	100.00%	\$0.00				
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	100.00%	\$6,675,473.00				

**DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115**

<p align="center"><b>Common Infrastructure Works - Cost Apportionment Schedule</b></p>							
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	100.00%	\$7,231,299.47			
<b>9</b>	<b>Regional Sewer Infrastructure and 132KV Power Lines:</b>						
9a	9a 100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.	\$167,332.00	100.00%	\$167,332.00			
9b	9b Reimbursement of the portion of the cost of constructing the sewer pumping station and temporary pressure mains, which are not prefunded by the Water Corporation.	\$654,899.50	100.00%	\$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.	\$1,984,725.11	100.00%	\$1,984,725.11			
<b>10</b>	<b>Wetlands:</b>						
10a	10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.	\$1,550,838.44	100.00%	\$1,550,838.44			
10b	10b Contribution towards the costs of acquisition and/or betterment of the rehabilitated Wetland UFI 14880 (as amended) located on Lot 200 on DP 415389 Skeet Road, Harrisdale	\$350,000.00	100.00%	\$350,000.00			
10c	10b Contribution towards the costs of acquisition and/or betterment of the rehabilitated wetland UFI 7176 (as amended) located on various lots bounded by the 330kVA Western Power transmission line easement to the north, Wright Road to the east, Armadale Road to the south, and Warton Road to the west in Piara Waters	\$200,000.00	100.00%	\$200,000.00			
<b>11</b>	<b>Keane Road between Skeet Road and Anstey Road:</b>						
11a	11a A 33% contribution to the total cost of constructing this section of Keane Road, including any roundabouts and/or traffic management devices. If environmental approval is not granted for the construction of Keane Road, then the City is required to refund the contributions paid by subdividers towards the construction of Keane Road (together with any interest earned), with the exception of the roundabout at Skeet Road and Keane Road.	\$0.00	100.00%	\$0.00			
<b>12</b>	<b>Balannup Road between the southern boundary of Lot 5000 Reilly Road and Ranford Road:</b>						
12a	12a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Balannup Road.	\$735,202.25	100.00%	\$735,202.25			
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.	\$6,792,280.90	100.00%	\$6,792,280.90			
<b>13</b>	<b>Reilly Road between the existing cul-de-sac of Reilly Road and Balannup Road:</b>						
13a	13a 100% of the total cost of constructing the full earthworks, one carriage way and all structures including shared path, roundabout, traffic calming devices and associated road pavement tie in.	\$540,418.97	100.00%	\$540,418.97			
<b>14</b>	<b>Skeet Road:</b>						
14a	14a 100% of the cost of constructing Skeet Road, the full earthworks, one carriage way and all structures (including roundabouts) between Keane Road and the northern boundary of the proposed primary school in the area referred to as Structure Plan (SP) East, minus a 50% contribution from the Department of Education for the portion(s) of Skeet Road directly abutting the proposed primary school site and high school sites.	\$1,132,640.04	100.00%	\$1,132,640.04			
14b	14b 100% of the cost of constructing the Skeet Road culverts, pedestrian crossings, associated road pavement tie in, and pavement reconstruction between the southern boundary of Lot 5000 Reilly Road and the existing Skeet Road pavement adjacent to Lot 515 Skeet Road.	\$0.00	100.00%	\$0.00			
14c	14c 100% of the cost of fencing along the Skeet Road reserve abutting Lots 171, 67 and 65 Skeet Road, Forrestdale	\$140,117.00	100.00%	\$140,117.00			
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.	\$0.00	100.00%	\$0.00			
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	100.00%	\$459,167.00			
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.	\$4,513,342.80	100.00%	\$4,513,342.80			
<b>15</b>	<b>Existing High Conservation Value Reserves:</b>			\$0.00			
15a	100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Shepherd Court Reserve.	\$151,996.08	100.00%	\$151,996.08			
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.	\$151,996.08	100.00%	\$151,996.08			
<b>Sub Total</b>		<b>\$130,500,397</b>		<b>\$127,953,825.78</b>			
<b>GRAND TOTAL</b>		<b>\$122,758,707</b>		<b>\$120,212,135.38</b>			

**Common Infrastructure Works - Cost Apportionment Schedule**

Common Infrastructure Works - Cost Apportionment Schedule								
	Additional Contribution Cost Per Lot Areas & Costs							
8e	8j 100% of cost of acquiring land for the development of a senior multiple purpose sporting oval and sporting and community facilities in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road.					<b>\$2,244,000.00</b>	<b>Refer Item 8e</b>	<b>Refer Item 8e</b>
4b	4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures.					<b>\$302,571.44</b>	<b>Refer Item 4b</b>	<b>Refer Item 4b</b>

## ROADS - Common Infrastructure Works

**TOTAL ROADS**      **\$60,940,006.94**

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	\$1,315,528.00

Item	Cost
5a	\$790,772.00
5b	\$312,900.00
5c	\$6,214,405.38
5d	\$821,687.67
11a	\$0.00
12a	\$735,202.25
12b	\$6,792,280.90
13a	\$540,418.97
14a	\$1,132,640.04
14b	\$0.00
14c	\$140,117.00
14d	\$0.00
14e	\$459,167.00
14f	\$4,513,342.80

**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, (Now Lot 174)
Lot 106 (East) Wright Rd	245.6	\$294.50	\$72,329.20	\$79,562.12	Information from engineering drawings
Lot 803 Wright Road				\$14,157.00	PD 2017

**Total**      **\$93,719.12**

**DCA03 2a Warton Road**

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

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

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

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

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

DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

**ROADS - Common Infrastructure Works**

**DCA03 3a Nicholson Road**

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

TOTAL COST \$4,545,721.54

Parent Lots (from North to South)	Area (sqm)	Assessed Value (sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
114 Warton Rd					Part of DP57861 - See 2a Warton Rd above
388 Wright Rd				\$934,340.00	PD 2007 (Thumb Drive No 53)
49 Keane Rd				\$427,009.66	PD 2007 (Thumb Drive No 45 & 54)
6 Nicholson Rd				\$837,100.00	PD 2009 (OUT/3772/09)
2 Skeet Rd				\$648,648.00	PD 2013 (OUT/7766/12) (IE/5644/11)
22 Nicholson Rd (SP SE)				\$27,035.25	PD 2011 (OUT/5512/11)
21 Nicholson Rd (SP SE)				\$814,290.00	PD 2016, 2017
6 Nicholson Rd (SP South)				\$55,799.86	PD 2016 (INT/58663/15)
5 Nicholson Rd (SP South)				\$48,730.00	PD 2014 IE/16165/14 INT/16583/14
4 Nicholson Rd (SP South)				\$60,522.00	PD 2015 INT/35168/14
3 Nicholson Rd (SP South)				\$40,274.00	PD 2018
2 Nicholson Rd (SP South)				\$38,720.00	PD 2018
<b>Sub-total MRS areas</b>				<b>\$3,932,468.77</b>	

Area in excess of MRS	TS Drawing No.	Value	Value plus 10% for CI 3.12.5 or Final Value
49 Keane Rd	PD 2011 OUT/4516/11 DP 65820	\$8,076.75	
6 Nicholson Rd	PD 2016 INT/3124/16	\$12,908.39	
6 Nicholson Rd	PD 2016 INT/3124/16	\$16,496.98	
6 Nicholson Rd	PD 2016 INT/3124/16	\$39,435.00	
6 Nicholson Rd	PD 2016 INT/7196/16	\$17,745.75	
6 Nicholson Rd	PD 2015 (INT/8072/15)	\$19,586.00	
48 Wright Rd	PD 2013 (OUT/613/13)	\$6,138.00	
48 Wright Rd	PD 2015 (INT/8072/15)	\$56,822.00	
48 Wright Rd	PD 2014 AWM/13377/13, INT/28430/13, INT/28431/13 DP75190	\$25,602.50	
15 Wright Rd	PD 2015 (INT/8072/15)	\$14,520.00	
13 Mason Road	PD 2017	\$247,937.00	
2 Skeet Rd	PD 2013 (OUT/7766/12)	\$20,416.00	
12 Piara Drive	PD 2017	\$8,624.00	
12 Piara Drive	PD 2011 (OUT/5699/11)	\$51,678.00	
6 Nicholson (SP South)	PD 2016 (INT/58663/15)	\$16,771.10	
6 Nicholson (SP South)	PD 2016 (INT/58663/15)	\$17,004.85	
<b>Sub total non MRS</b>			<b>\$579,762.32</b>

Sub total all areas

\$4,512,231.09

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

Sub total survey costs \$33,490.45

Total \$4,545,721.54

**DCA03 4a Mason Road**

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

TOTAL COST \$14,872.00

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 155 (747) Warton Rd				\$4,867.50	PD 2009 (INT/10987/08)
Lot 143 (765) Warton Rd				\$10,004.50	PD 2012 (OUT/9508/11)
Lot 155 (747) Warton Rd					Increased widening to account for upgrade to Integrator B ceded free of cost
Lot 143 (765) Warton Rd					Increased widening to account for upgrade to Integrator B ceded free of cost

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.

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**ROADS - Common Infrastructure Works**

TOTAL COST \$790,772.00

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

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

Total \$790,772.00

**DCA03 12a Balannup Road**

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

TOTAL COST \$735,202.25

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes - Engineering Drawings IE/18075/11, updated INT/6456/13
<i>Lot 500 Balannup Rd</i>				<i>\$12,320.00 PD 2018</i>	
Lot 503 Balannup Rd	153.00	\$107.50	\$16,447.50	\$18,092.25	For future ultimate roundabout.
Lot 504 Balannup Rd	466.00	\$107.50	\$50,095.00	\$55,104.50	For future ultimate roundabout.
<i>Lot 509 Balannup Rd</i>				<i>\$105,094.00 PD 2018</i>	
<i>Lot 510 Balannup Rd</i>				<i>\$39,083.00 PD 2018</i>	
Lot 602 Balannup Rd	353.00	\$85.00	\$30,005.00	\$33,005.50	For future ultimate roundabout.
<i>Lot 511 Balannup Rd</i>				<i>\$45,980.00 PD 2018</i>	
Lot 603 Balannup Rd	60.00	\$107.50	\$6,450.00	\$7,095.00	For future ultimate roundabout.
<i>Lot 512 Balannup Rd</i>				<i>\$45,980.00 PD 2018</i>	
<i>Lot 513 Balannup Rd</i>				<i>\$45,980.00 PD 2018</i>	
<i>Lot 514 Balannup Rd</i>				<i>\$53,892.00 PD 2018</i>	
<i>Lot 173 Balannup Rd</i>				<i>\$213,576.00 PD 2018</i>	
<b>Sub Total</b>				<b>\$675,202.25</b>	

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

Total \$735,202.25

**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

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

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 - 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

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**ROADS - Common Infrastructure Works**

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)
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 Arlon	Construction cost	\$768,084.48	PD 2012 (INT/7942/12 & INT/5906/12)
Stage 1 (Arion)	Landscaping	\$45,000.00	PD 2014 (INT/15777/14) (INT/7942/12)
Total Length	2yr Consolidation Period Costs	\$18,268.17	
	Contribution to Landscaping - Nicholson Road to Armadale Road Forecast Costs	\$390,640.80	PD 2018
	Lighting Jandakot Road to Armadale Road	\$66,482.00	PD 2018
	Landscaping Consolidation	\$27,718.00	PD 2018
	Landscaping Consolidation	\$64,955.83	PD 2019
	Mason Road Roundabout	\$69,966.00	Contribution Only
	<b>Sub TOTAL</b>	<b>\$7,584,705.12</b>	
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)
<b>Total</b>		<b>\$7,584,706.12</b>	

**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	

**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)		\$895,849.50	
Monitoring Bore		\$1,104.50	PD 2019
Stage 5		\$346,076.00	
Main Roads Stage 5 Claim		\$496,909.00	PD 2019
Hakea Water Main		\$57,343.00	PD 2017
Hakea Water Main		\$632,000.00	
Pedestrian crossings and Footpaths on Western Side		\$240,562.20	PD 2017 2018
Pedestrian crossings		\$64,484.00	PD 2018
Pedestrian crossing and Footpaths on Western Side		\$19,380.00	
<b>Total</b>		<b>\$20,329,960.96</b>	

**DCA03 3c Nicholson Road Town Centre Intersection**

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

**TOTAL COST \$0.00**

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

**DCA03 3d Armadale Road and Nicholson Road Intersection**

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

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

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

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

All Remaining Works across the stages	<b>Total Cost</b>	Advice City Parks - Increased by LGC
	\$565,508.97	

Reimbursements to Parks	Notes
Contribution - Warton Rd to Harrisdale Dr	PD 2009 (OUT/5319/08)
Claim #1	PD2015 INT/17248/15
Kamara Nicholson Road Roundabout	PD 2020
<b>Total Reimbursements</b>	<b>\$720,650.14</b>

**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 \$1,315,528.00**

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
Urban Standard Upgrade	\$1,200,000.00	Advice from Engineering Design Sept 2020. Costs exclude utility service relocation and upgrades i.e. road upgrade costs only
Less DoE Contribution	-\$300,000.00	Refer to CAS - Road upgrade costs apportioned 50% to abutting parent lots and remaining 50% apportioned to broader DCA area
<b>Total</b>	<b>\$1,315,528.00</b>	



**ROADS - Common Infrastructure Works**

*DCA03 5b Ranford Road and Wright Road Intersection*

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

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

DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

**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	\$2,111,835.00				
Main Roads Claim #1	\$3,861,285.00	PD 2020			
Claim for Prelim works Completed	\$26,880.00				

**Sub total Construction \$6,000,000.00**

Parent Lots	Area (sqm)	Assessed Value (per sqm)	Cost	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 35 Taylor Rd				\$2,685.38	PD 2019
Lot 45 Wright Rd				\$211,720.00	PD 2015 (OE/9143/15)

**Sub total - Land \$214,405.38**

**Total \$6,214,405.38**

**DCA03 5d Armadale Road and Primary School Distributor Road Intersection**

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

**TOTAL COST \$821,687.67**

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

**Total \$821,687.67**

**DCA03 11a Keane Road Construction**

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

**TOTAL COST \$0.00**

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

**Total \$0.00**

**DCA03 12b Balannup Road Construction**

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

**TOTAL COST \$6,792,280.90**

Item	Cost	Notes
Construction cost	\$2,813,227.71	Advice Civil Works and Design.
Survey	\$3,500.00	PD 2013 (Authority Records) Technical Services Request for Design
Interim Works Claim	\$122,811.00	PD 2014 INT/15779/14
Preliminary Works	\$2,400.00	PD 2015 INT/12566/15
Balannup Drain Crossing	\$71,792.00	PD 2016 - Remainder of crossing costs moved to 7b
progress Claim		
Reilly Roundabout	\$404,984.00	PD 2017, 2018
Lighting at Reilly Roundabout	\$64,937.00	PD 2018
Retic Rectification	\$2,280.00	PD 2018
Final consolidation claim (Roundabout Landscaping)	\$3,890.50	PD 2019
Civil Works Progress Claim #1	\$156,672.57	PD 2019
Civil Works Progress Claim #2	\$293,400.45	PD 2019
Civil Works Progress Claim #3	\$410,656.66	PD 2019
Civil Works Progress Claim #4	\$101,464.93	PD 2019
Civil Works Progress Claim #5	\$592,487.64	PD 2019
Civil Works Progress Claim #6	\$1,078,978.54	PD 2019
Design and Prelims	\$143,463.90	PD 2019

DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

**ROADS - Common Infrastructure Works**

Landscaping	<i>Design and Prelims</i>	<i>\$170,500.00 PD 2018</i>
		<i>\$312,076.00</i>
Landscaping of Reilly Rd Roundabout		<i>\$42,758.00 PD 2018</i>

**Total      \$6,792,280.90**

DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

**ROADS - Common Infrastructure Works**

**DCA03 13a Reilly Road Construction**

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

TOTAL COST \$540,418.97

Item	Cost	Notes
<i>Claim</i>	\$171,963.00	PD 2013 (INT/173271/13) Fixed Cost Progress Payment Final 2012/13
<i>Claim</i>	\$327,969.97	(PD 2014 INT/15780/14) IE/7402/13 - previous IE/21576/11 Porter
<i>Claim Lighting</i>	\$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 \$1,132,640.04

Item	Cost	Notes
DCP Contribution to Total Construction and Landscaping	\$1,132,640.04	
<b>Reimbursements</b>		
<i>Claim #1</i>	\$29,614.00	PD 2015 - Costs apportioned from Skeet Road Drain Works INT/24680/15, INT/24679/15, INT/24696/15
<i>Claim #2</i>	\$908,701.98	PD 2016
<i>Claim Landscaping</i>	\$211,305.00	PD 2017
<i>DoE Contribution / Credit to Landscaping</i>	-\$49,701.00	Other DoE contribution to Road Construction (Civil Works) paid to / negotiated with Satterley
<i>Landscaping Consolidation</i>	\$17,008.00	PD 2018
<i>Landscaping Consolidation</i>	\$12,532.06	PD 2019
<i>Total Reimbursements minus Credits</i>	\$1,129,460.04	
Reimbursements Remaining	\$3,180.00	Landscaping Consolidation Period
<b>Total</b>	<b>\$1,132,640.04</b>	

**DCA03 14b Skeet Road Balannup Drain Culvert Construction**

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

TOTAL COST \$0.00

Item	Cost	Notes
Construction cost	\$0.00	Now Included in Item 7b
<b>Total</b>	<b>\$0.00</b>	

**DCA03 14c Skeet Road Fencing Construction**

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

TOTAL COST \$140,117.00

Item	Cost	Notes
Construction Costs Remaining	\$50,950.00	LGC1
<i>Construction cost</i>	\$89,127.00	PD 2015 INT/24680/15, INT/24679/15, INT/24696/15
<i>Gate Locks</i>	\$40.00	PD 2014 INT/13980/14
<b>Total</b>	<b>\$140,117.00</b>	

DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

**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 \$0.00

**Construction**

Item	Cost	Notes
Roundabout Construction	\$0.00	Included in Item 14f

Sub total Construction \$0.00

**Land**

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

**DCA03 14e Skeet Road North Land Acquisition**

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

TOTAL COST \$459,167.00

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

**DCA03 14f Skeet Road North Construction**

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

TOTAL COST \$4,513,342.80

Item	Cost	Notes
Construction Costs	\$3,021,666.23	Engineering Design Estimate December 2019
Carriageway Reilly to Ranford & (Item 14d) Reilly / Skeet Road Roundabout		
Landscaping	\$346,181.57	CE/5821/16 - Advice City Parks - Increased by LGCI
Private Works Relocations	\$45,495.00	
<b>Ranford/Skeet Road traffic signals</b>	<b>\$1,100,000.00</b>	
<b>Total</b>	<b>\$4,513,342.80</b>	

**DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115**

**Regional Paths**

Cost per metre	\$128
<b>Clause</b>	<b>Total</b>
6a	\$3,506,102.08
6b	\$0.00
6c	\$544,676.30
6d	\$250,565.74
<b>TOTAL COST</b>	<b>\$4,301,344.12</b>

Construction to **2.5m wide**, advice from Manager Civil Works 2011 IE/5653/11, INT/6385/13, INT/22833/14. LGCI 2019

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

**TOTAL COST \$3,506,102.08**  
 Cost per m \$128

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

Map Ref	Parent Lot or Nearest SP Central Paths	Location	Distance (m)	Cost	Other information
6a01	50 Wright Rd	Harrisdale Drive (north) Old Wright Road 225m north from 49 Keane Rd	479.09 225	\$79,504.00 \$18,000.00	PD 2012 (INT/15201/12 - Constructed by Council) PD 2009 (OE/1576/09 - Constructed by Council)
6a02	49 Keane Rd	Old Wright Road Nicholson to N boundary Lot 50	300	\$19,116.00	PD 2007 (Authority records)
6a03	388 Wright Rd	Old Wright Road Nicholson to N boundary Lot 50	402.34	\$27,429.55	PD 2009 (OUT/6169/08)
6a04	50 Wright Rd	Reilly Rd N boundary	764.9	\$76,490.00	PD 2010 (OUT/11223/09)
6a05	50 Wright Rd	New Wright Rd	916	\$82,440.00	PD 2007 (Authority records)
6a06	49 Keane Rd	New Wright Rd	108.6	\$8,095.64	PD 2009 (OUT/595/09)
6a07	48 Wright Rd	Wright Rd - SP alignment	407.9	\$37,853.12	PD 2014 (OUT/2669/13)
6a08	15 Wright Rd	Part of New Wright Rd	367	\$27,525.00	PD 2009 (OUT/6002/08)
6a09	14 Mason 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
6a10	46 Wright Rd	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
6a11	45 Wright Rd	New Wright Rd	360.7	\$33,472.96	PD 2013 (OUT/8258/12) South side Wright Road
6a12	49 Keane Rd	Wright Rd Primary School - Columbia Pwy Jolley Ave	317	\$30,432.00	PD 2014 INT/20290/13 & OUT/7240/13
6a13	49 Keane Rd	Wright Rd Primary School - Mason - Jolley Ave	295	\$21,504.00	PD 2014 (OUT/1672/14)
6a14	6 Nicholson Rd	Wright Rd Lot 46 Armadale Rd	610	\$78,320.34	
6a15	800 & 54 Skeet	Part of Gallinago Cnr	106	\$10,176.00	PD 2014 (OUT/1672/14)
6a16	13 Mason Rd	Part of Gallinago Cnr	275.3	\$34,412.50	PD 2019
6a17	15 Wright Rd	Pardalote Rd	458.4	\$58,855.81	
6a18	15 Wright Rd	Easthope Link/Broadway Nicholson Road to Keane Road	105.7	\$7,927.50	PD 2009 (OUT/6002/08)
6a19	15 Wright Rd	Broadway Blvd/Easthope Wright Road to Nicholson Road	369	\$25,456.84	PD 2007 (Authority records)
6a20	14 Mason Rd	Keane Rd - Nicholson Rd to Yellowwood/ Gracefield Blvd	335	\$25,125.00	PD 2009 (OUT/6002/08)
6a21	15 Wright Rd	Gracefield to Laverton	124	\$15,920.86	PD 2017
6a22	154 Mason Rd	Keane Rd - Yellowwood/ Gracefield Blvd to Skeet Rd Exchange Ave	307	\$39,416.96	PD 2017
6a23	Mason Rd - Rural	Internal to the lot	475	\$45,600.00	PD 2014 INT/20290/13 & OUT/724013
6a24	6 Nicholson Rd	Mason Road - internal to lot	347	\$43,028.00	PD 2016
6a25	22 Nicholson Rd (SP SE)	Mason Road	165	\$21,185.01	PD 2017
6a26	46 Wright Rd	Hillhouse Way & Yellowwood Ave	654	\$70,632.00	PD 2014 INT/20290/13 & OUT/724013
6a27		Skeet Road boundary	15	\$1,500.00	PD 2017
6a28		Skeet Road boundary	400	\$51,357.60	PD 2017
6a29 & 6a30	3 Nicholson Newhaven	Mason Road	201	\$19,296.00	PD 2014 INT/20290/13 & OUT/724013
6a30	4 Nicholson Rd	Mason Road	670	\$64,320.00	PD 2014 INT/20290/13 & OUT/724013
6a31		Hillhouse Way & Yellowwood Ave	230	\$27,600.00	PD 2014 INT/20290/13 & OUT/724013 Hillhouse Way - Wright Rd to Yellowwood Ave.
6a32		Mason Rd	388	\$49,816.87	
6a33		Mason Rd Rural area	500.9	\$64,312.55	
6a34		Skeet Road boundary	285	\$36,592.29	PD 2017
6a35		Skeet Road boundary	304	\$29,184.00	PD 2014 INT/20290/13 & OUT/724013
6a36		Skeet Road boundary	577	\$74,083.34	Consultants mapping (TRIM IN/3755/08)
6a37		Road reserve	164	\$21,056.62	Length provided by CLE Piara Nature reserve - over Trunk Main
6a38		Road reserve	423	\$52,452.00	PD 2015 INT/41436/14
6a39		Road reserve		\$52,959.00	PD 2018 - Cost to relocate path due to inundation from wetland at the previous alignment. ICS 2018/2019
6a40					See SP South Paths, G-H
6a41					See SP South Paths, C-D
6a42	Erade/CY O'Connor	Adjacent to Trunk Main - Erade Drive to Nicholson Road	260	\$33,382.44	
6a43	3 Nicholson Newhaven	Adjacent to Trunk Main - Erade Drive to Chapel Way			
6a44	4 Nicholson Rd	Adjacent to Trunk Main N side - Chapel to Wright Rd	728	\$93,470.83	

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



DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

Regional Paths

	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	Anstey Rd to Warton Rd	Northern side of Armadale Rd	4212	\$128,983.30	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
		Main Roads Claim #1		\$415,693.00	

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 \$250,565.74

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	\$178,981.24	Allocation for Reilly to Ranford Section included in Item 14f
6d		Adjacent to DOS		\$21,715.00	PD 2016

Linear Metre Rate \$128

Item	Cost	50% Costs adjacent to schools	50% Costs 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 \$229,733.74

Sub Total \$229,733.74

Total \$250,565.74



DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

Arterial Drainage

TOTAL ARTERIAL \$14,832,941.85

Item	Total
7a	\$4,337,704.94
7b	\$3,956,750.69
7c	\$1,834,037.61
7d	\$270,111.82
7e	\$2,883,106.07
7f	\$1,018,178.00
7g	\$0.00
7h	\$533,052.72

DCA03 7a Drainage Land Acquisition

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

TOTAL COST \$4,337,704.94

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

Western end Lot 53 Skeet to Baileys Drain

Lot 53 Skeet - Legal Fees					\$1,569.20	PD 2008
Lot 53 Skeet - Payment for land					\$2,861,100.00	PD 2009 (IN/5253/08)
Lot 53 Skeet - Legal Agreement					\$255.00	PD 2010 (OUT/4660/10)
Lot 53 Survey, DP & fees					\$6,894.43	PD 2009 (Authority records)
Lot 53 Settlement Fee, application for New Title and Transfer of Land					\$271.25	PD 2010 (Authority records) Registration of Western Power Easement Lot 53 Skeet Road
East of MRS P&R to Forrestdale Main Drain (Lot 67)	360	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	
<b>Sub total</b>	<b>360</b>				<b>\$2,913,105.88</b>	
<b>Total</b>	<b>3373</b>				<b>\$4,337,704.94</b>	

DCA03 7b Drainage Construction

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

TOTAL COST \$3,956,750.69

Balannup Drain - Mason Rd to Western end Lot 53 Skeet Rd					\$328,609.00
Balannup Drain - Trunk Main crossings					\$75,195.21
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
<b>Balannup Drain - Mason Rd to Western end Lot 53 Skeet Rd</b>				
14 Mason Rd, 15 Wright Rd, 48 Wright Rd	675	\$140.08	\$94,554.00	PD 2019
15 Wright Rd	485	\$124.00	\$60,140.00	PD 2013 (OUT/8258/12) Lot 737 DP63326
48 Wright Road Grouped Housing	75			Deleted - non compliance with Schedule 13B
48 Wright Road Playing Field Site	212			Deleted - non compliance with Schedule 13B
49 Keane Rd	48	\$127.00	\$6,096.00	PD 2013 Bond Transfer (OUT/2669/13) DP58342 Lot 8101
49 Keane Rd	318	\$100.00	\$31,800.00	PD 2009 (OUT/6002/08) DP59399 Lots 8113, 8104 & 8105
49 Keane Rd	215	\$122.00	\$26,230.00	PD 2011 (OUT/9723/10)
50 Wright Rd	482	\$61,214.00	\$61,214.00	PD 2014 INT/6632/14
50 Wright Road	250	\$100.00	\$25,000.00	PD 2007 250m PD 2007 Lots 8001 & 8006 DP50041
50 Wright Road	205	\$115.00	\$23,575.00	PD 2009 (OUT/6717/09) Lots 8001 & 8003 DP59399
<b>Sub Total</b>	<b>2965</b>		<b>\$328,609.00</b>	

DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

Arterial Drainage

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

Sub Total \$745,195.21

Balannup Drain - Western end Lot 53 Skeet Rd to Baileys Branch Drain	
Drain Survey pick-up (needed to prepare quote) below Reilly Road and part Balannup Road Survey	\$1,026.00 PD 2009 (Authority records)
Balannup Drain As Con Survey East of Skeet Road	\$5,376.00 PD 2011 (Authority records)
Reilly Road and Lot 5000 Reilly Road Clearing Permits	\$1,600.00 PD 2012 (Authority records)
Geotechnical Report	\$200.00 PD 2012 (Authority records)
Hydraulic Capacity Modelling and Geotechnical Report	\$21,484.00 PD 2012 (Authority records)
Balannup Drain Realignment Design	\$21,485.00 PD 2012 (Authority records)
Claim Construction	\$14,332.34 PD 2012 (Authority records)
Claim Construction	\$352,662.66 PD 2017
Balannup Drain Realignment Design	\$804,597.00 PD 2017, 2018, \$71,792.00 allocated 12b.
Balannup Drain Realignment Design Review	\$37,529.00 PD 2013 (Authority Records)
Survey (Parks)	\$107,412.00 PD 2013 (INT/6422/13 & INT/6420/13)
Clearing Permits	\$48,817.00 PD 2014 (INT/7742/14)
Jute Matting and Tube Stock	\$32,330.00 PD 2016 CD/1111/16
Access Structure and Insurance Excess	\$1,800.00 PD 2017 (Authority records)
Lot 5000 Conveyancing Fees	\$2,465.00 PD 2009 (Authority records)
Landscaping within Lot 5000 Hardworks Stage 1	\$100.00 PD 2017, 2018
Landscaping within Lot 5000 Softworks Stage 2	\$65,503.00 PD 2018
Landscaping within Lot 5000 Softworks Stage 2	\$4,765.00 PD 2018
Claim Landscaping Consolidation	\$1,126.00 PD 2018
	\$607,882.00 PD 2018
	\$451,804.40 PD 2019
	\$78,750.00 Consolidation Works - Advice Parks
	\$18,000.00 PD 2019

Sub Total \$2,681,046.40

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

Sub Total 1473 \$201,900.08

DCA03 7c Skeet Road Arterial Drain

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

TOTAL COST \$1,834,037.61

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	\$155,206.00
Progress Claim (FY 2018)	\$4,210.00
Progress Claim (FY 2018)	\$13,495.82
Work November 2019 - February 2021	\$27,200.00 Advice Civil Works
Remaining Works to 30 June 2022	\$70,000.00
Reimbursement Remaining	\$97,200.00

TOTAL COST \$270,111.82

DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

Arterial Drainage

DCA03 7e Water Management Initiatives

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

**TOTAL COST \$2,883,106.07** Approach proposed is that DCP responsible for Local Water Management Strategy post development monitoring & developers responsible for pre-development and UWMS monitoring

Item	Cost	Information source
North Forrestdale Stage 1 Structure Plan LWMS	\$164,239.77	PD 2008 (OUT/639/08)
Surface and Groundwater Monitoring Costs to August 2006	\$50,965.77	PD 2008 (OUT/639/08)
SP Central Surface water monitoring point installation (Western end Lot 53 Skeet) - Channel upgrade to provide required smooth flow	\$6,720.00	PD 2009 (Authority records) Works by COA Technical Services
SP Central, East & Erade - LWMS Surface & Ground Water Monitoring Costs	\$730,385.76	INT/6363/13 Based on advice from MWH Sampling and Analysis Plan.
Progress Claim #1 Phase 1	\$51,483.10	PD 2016 INT/73938/15
Progress Claim #2 Phase 1	\$65,599.00	PD 2016 CE/27804/16
Progress Claim #3 Phase 1	\$59,362.00	PD 2017
Progress Claim #1 Phase 2	\$78,504.00	PD 2018
Progress Claim / Flow Monitor	\$16,511.00	PD 2019
Progress Claim #2 Phase 2	\$82,046.00	PD 2019
SP South East and SP South - Establishment and LWMS monitoring ground and surface water monitoring	\$956,478.76	INT/6363/13 Based on advice from Sampling and Analysis Plan JDA IN/5693/09 & IN/5694/09. LGCI 2019
Monitoring scope extension to new DCA	\$322,670.00	Assumed pro rata of current \$2.5 million over existing DCA to apply to new DCA equating to approximately \$3,170 per HA of net developable
Community Education Scoping Document	\$3,140.91	PD 2007 (Authority records)
Community Education Year 2008	\$7,500.00	PD 2008 (IE/2055/08)
Community Education Year 2009	\$37,351.66	PD 2009 (Authority records)
Community Education Year 2009	\$20,148.34	PD 2010 (IN/6369/09)
Community Education Year 2010	\$10,000.00	PD 2011 (OUT/2637/11)
Community Education to 2022	\$220,000.00	
Signage to explain drainage system to residents	\$0.00	Now incorporated under the new Community Education Budget

**Total \$2,883,106.07**

DCA03 7f James Drain Land Acquisition

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

**TOTAL COST \$1,018,178.00**

Description	Length (m)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
Lot 45 Wright Rd	317				\$201,692.00	Main arterial drainage corridor SP South. Advice from Emerson Stewart IE/7049/11
Lot 58 Armadale Rd	139				\$77,408.00	PD 2016 CE/32429/16
Lot 58 Armadale Rd	155				\$70,246.00	PD 2013 OUT/6175/12 DP74054 Lot 8001
Lot 58 Armadale Rd	425				\$274,152.00	PD 2015 INT/36280/14
Lot 3/4 Armadale Rd	160				\$106,920.00	PD 2017
Lot 10 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 Aspire Estate - Initial	\$21,541.72
Road Culvert Clearing	\$2,045.00
	PD 2015 INT/22581/15

**Total**

**\$533,052.72**

Community facilities

COMMUNITY FACILITIES COST \$45,214,317.10

Item	Total
8a	\$4,273,711.32
8b	\$3,850,006.86
8c	\$1,722,107.46
8d	\$273,081.00
8e	\$21,188,638.00
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
<b>Stage 1</b>	
Bore and Skate Park	\$109,463.00 PD2015 INT/18544/15
Lighting @ Alfred Skeet Oval 2	\$162,364.00 PD2015 INT/21598/15
Alfred Skeet Carpark	\$130,000.00 INT/22584/15, INT/18039/15
Alfred Skeet Change Rooms	\$280,623.00 INT/24677/15
Lighting @ Alfred Skeet Oval 1	\$164,068.00 INT/73855/15
<b>Stage 2</b>	
William Skeet Oval - Upgrade	\$1,581,952.28 Advice City Parks / LGCI 2019 / DCP 3 Major Review
William Skeet Play Space Upgrade	\$350,153.62 Advice City Parks / LGCI 2019
Mult Court	\$283,334.99 Advice City Parks / LGCI 2019
Forrestdale Sportsman Pavilion	\$1,211,752.43 Advice City Parks / Com Serv. / LGCI 2019
<b>TOTAL COST</b>	<b>\$4,273,711.32</b>

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

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

TOTAL COST \$3,850,006.86

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

Oval 50% Funding (Item 8f)	
Former Lot 48 - Piara Waters (North) Community & Sporting Facility - SP Central	\$1,000,000.00 Fixed Cost
Stage 1 Grant - 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
<b>Total</b>	<b>\$3,850,006.86</b>

DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

Community facilities

DCA03 8c Baker's House Community Facility

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

TOTAL COST \$1,722,107.46

Building and land cost

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

Sub total \$592,090.00

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

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

Total \$1,722,107.46

DCA03 8d Carey Baptist College Community Use

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

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

Community facilities

**DCA03.8e** **Harrisdale North, Piara Waters South East & Piara Waters West Community Facility**

8e 100% of the total cost to construct sporting and community facilities, including land acquisition, sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools where applicable, in the West Piara Urban Precinct identified in MRS Amendment 1369/57, and in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road.

Harrisdale North - Site A	\$7,588,000.00
South East - Site B	\$3,225,638.00
Piara Waters West - Site C	\$9,925,000.00
Piara Waters West HS Site	\$450,000.00
<b>TOTAL COST</b>	<b>\$21,188,638.00</b>
Total Other Funding	\$1,793,000.00
Total Project Cost	<b>\$22,981,638.00</b>
<b>Harrisdale North Site A TOTAL</b>	<b>\$7,588,000.00</b>

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

Playing Field and Other Items	Value
Harrisdale North Site A (1001 Wright Rd)	\$1,100,000.00 Advice City Projects
Earthworks and Fill	\$500,000.00
<b>Sub-total No. 2</b>	<b>\$1,600,000.00</b>

Land Acquisition Harrisdale North Site A	Assessed value per square metre	Value	Value plus 10% for CI 3.12.5 or Final Value
4.8 hectare parcel in the Harrisdale North area (SP Balamup / SP Hatch)	\$85.00	\$4,080,000.00	\$4,488,000.00
<b>Sub-total No. 3</b>		<b>\$4,488,000.00</b>	
<b>TOTAL</b>		<b>\$7,588,000.00</b>	

**South East Site B TOTAL** **\$3,225,638.00**

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

Playing Field and Other Items	Value
Project Management / Consultant Fees	\$222,155.00 Advice City Projects
Playing Field and Carpark	\$1,024,897.00 PD 2019
Playing Field and Carpark	\$64,830.00 PD 2020
Earthworks and Fill	\$96,756.00 PD 2018
Playing Field Lighting	\$200,000.00
Landscaping	\$100,000.00 Advice City Projects
Playground	\$110,000.00 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.
<b>Sub-total No. 2</b>	<b>\$1,595,638.00</b>
<b>TOTAL</b>	<b>\$3,225,638.00</b>

**Piara Waters West Site C TOTAL** **\$9,925,000.00**

Playing field & buildings	Notes
Combined total of Parks cost estimate	\$9,500,000.00 Pending confirmation from QS - Cost estimate provided by Parks based on scope for Anstey Keane DOS
Other funding	-\$1,100,000.00 Estimated contribution by subdivided for standard POS development costs
Other funding	-\$350,000.00 Assumed DoE contribution towards shared playing field based on contribution made to Piara Waters South.
<b>Sub Total No. 1</b>	<b>\$8,050,000.00</b>

Contribution towards Site C land acquisition	Assessed value per square metre	Value	Value plus 10% for CI 3.12.5 or Final Value
Area that exceeds 10% over and above the owner's public open space contribution [1.5 hectares assumed - TBC]	\$125.00	\$1,875,000.00	N/A
<b>Sub-total No. 2</b>		<b>\$1,875,000.00</b>	
<b>TOTAL</b>		<b>\$9,925,000.00</b>	

**Piara Waters West High School Sporting and Community Facilities TOTAL** **\$450,000.00**

Item	Cost	Notes
Estimated cost of upgrade of facility to meet the City's standards for shared use including change rooms and lighting	\$450,000.00	Pending confirmation from DoE & Community Planning
<b>Sub-total No. 1</b>	<b>\$450,000.00</b>	
<b>TOTAL</b>	<b>\$450,000.00</b>	

**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 and acquire land where applicable as follows: (i) adjoining each of the public primary schools where applicable minus contributions from the Department of Education when they become available for ovals shared with public primary schools; (ii) a senior multiple purpose sporting oval in the West Piara Urban Precinct identified in MRS Amendment 1369/57; (iii) a senior multiple purpose sporting oval in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road; and (iv) a senior multiple purpose sporting oval on Lot 48 Nicholson Road.

**TOTAL COST** **\$0.00**

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

**Community facilities**

Piara Waters (North) Community & Sporting Facility (Former Lot 48 Wright)	Included under Item 8b
Piara Waters West	Included under Item 8e

<b>Design fees (3.6.2 d)</b> <i>Preliminary design brief and 15% design</i>	<i>PD 2009 Costed to 3.6.2 Scheme costs G (d)</i>
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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.

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

Reimbursements City Projects		
Claim #1	\$13,034.00	PD 2015 INT/24375/15
Claim #2	\$31,097.00	
Claim #3	\$43,260.00	
Claim #4	\$48,110.00	
Claim #5	\$124,220.00	
Claim #6	\$1,004,378.00	
Claim #7	\$1,778,964.00	
Claim #8	\$3,683,444.00	
Opening	\$14,827.00	
Grant Reimbursement	<del>\$265,861.00</del>	
Total Reimbursements	\$6,475,473.00	
Allocation Remaining for Landscaping Claim	\$96,443.00	
Landscaping Claim	\$103,557.00	PD 2019

**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.

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

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

**Sub Total \$8,076,520.80**

Approved CSRFF Grant -\$800,000.00

**Sub Total -\$800,000.00**

Reimbursements City Projects		
Claim #1	\$674,306.00	PD 2015 INT/18224/15
Claim #2	\$548,532.00	PD 2015 INT/22583/15
Claim #3	\$151,738.00	PD 2015 INT/24373/15
Claim #4	\$162,885.00	
Claim #5	\$1,485,950.00	
Claim #6	\$802,917.00	
Claim #7	\$900,286.00	
Claim #8	\$2,204,642.00	
DCA Community Introduction	\$14,106.00	
Claim #9	\$161,767.00	
Claim #10	\$38,674.00	
Claim #11	\$85,496.47	
Total Reimbursements	\$7,231,299.47	

**TOTAL ESTIMATED DCP COSTS \$7,276,520.80**

**TOTAL ACUTAL DCP COSTS \$7,231,299.47**



DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

**Sewer, power & CCWS**

\$5,211,787.20

TOTAL SEWER & POWER \$2,806,956.61

TOTAL CCW & RESERVES \$2,404,830.59

Item	Total
9a	\$167,332.00
9b	\$654,899.50
9c	\$1,984,725.11

Item	Total
10a	\$1,550,838.44
10b	\$350,000.00
10c	\$200,000.00

Item	Item 15a & 15b
Item 15a & 15b	\$303,992.16

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

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

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

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

TOTAL COST \$654,899.50

Section/ works	Cost per m	Powerline
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 OUI/4000/09; Covers Wright/ Nicholson Rd to Turtledove/
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 \$1,984,725.11

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	

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		\$210,403.20	Eastern (Cannington to Pinjarra)
334 Armadale Rd (S2)	90	\$345.81	\$31,122.71	Eastern (Cannington to Pinjarra)
335 Armadale Rd (S2)	30		\$10,180.00	Eastern (Cannington to Pinjarra)
Skeet Road Reserve	180	\$339.36	\$61,084.80	Eastern (Cannington to Pinjarra)
Sub total	3730		\$1,173,233.01	

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	\$405.50	\$439,157.43	Southern (Wagerup to Alcoa Pinjarra)
Skeet Road Section Road Reserves	26		\$10,346.40	Southern (Wagerup to Alcoa Pinjarra)
Sub total	1441		\$581,892.10	
TOTAL	5871		\$1,984,725.11	

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	\$405.50	\$439,157.43	Southern (Wagerup to Alcoa Pinjarra)
Skeet Road Section Road Reserves	26		\$10,346.40	Southern (Wagerup to Alcoa Pinjarra)
Sub total	1441		\$581,892.10	
TOTAL	5871		\$1,984,725.11	

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	\$405.50	\$439,157.43	Southern (Wagerup to Alcoa Pinjarra)
Skeet Road Section Road Reserves	26		\$10,346.40	Southern (Wagerup to Alcoa Pinjarra)
Sub total	1441		\$581,892.10	
TOTAL	5871		\$1,984,725.11	

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	\$405.50	\$439,157.43	Southern (Wagerup to Alcoa Pinjarra)
Skeet Road Section Road Reserves	26		\$10,346.40	Southern (Wagerup to Alcoa Pinjarra)
Sub total	1441		\$581,892.10	
TOTAL	5871		\$1,984,725.11	

DCA03 10a 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	3.12.5 Allowance; or Value Paid
North Western Wetland				\$202,468.75	See below
South Western Wetland				\$1,104,743.75	See below
Combined NW & SW Wetland				\$1,307,212.50	PD 2008, but \$300,000 withheld for Wetland rehabilitation (OUI/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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**DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115**

**10a Contribution towards the costs of acquisition and/or betterment of the rehabilitated Wetland UFI 14880 (as amended) located on Lot 200 on DP 415389 Skeet Road, Harrisdale**

**TOTAL COST** | \$350,000.00 | Estimated costs for area exceeding 10% and approved rehabilitation works

**10b Contribution towards the costs of acquisition and/or betterment of the rehabilitated wetland UFI 7176 (as amended) located on various lots bounded by the 330kVA Western Power transmission line easement to the north, Wright Road to the east, Armadale Road to the south, and Warton Road to the west in Piara Waters**

**TOTAL COST** | \$200,000.00 | Estimated costs for area exceeding 10% and approved rehabilitation works

**DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115**

**DCA03 15a and 16a High Conservation Value Reserves**

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

**TOTAL COST** | \$151,996.08 | LGCI 2019

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

**TOTAL COST** | \$151,996.08 | LGCI 2019

**DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115**

**3.6.2 General Works**

**Notes**  
All future costs to 2022 (3 years)

**TOTAL COST**      **-\$7,741,690.39**

Item	Total	Notes
a	\$53,512.00	
b		Included under specified works
c	\$343,670.78	
d	\$444,654.75	
e		Included under specified works
f		Included under specified works
g	<b>-\$8,583,527.92</b>	

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

Repayment to City	\$20,155.00	PD 2007
SP Balannup, SP Shephard and SP Hatch	\$33,140.00	PD 2016, 2017
Amed. 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**      **\$444,654.75**

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/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)
2018	\$22,380.00	PD 2018 (Authority Records)
2019	\$2,564.00	PD 2019 (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**      **\$150,000.00** 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 to ..**

**TOTAL COST**      **-\$8,583,527.92**

Cost estimate	Value	Basis
Bank charges	\$0.00	
Audit fees	\$68,248.20	
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 2018 Audit 2017 by Macri Partners (Authority records)
2018	\$4,200.00	PD 2019 Audit 2018 by Macri Partners (Authority records)
2019	\$4,200.00	PD 2020 Audit 2019 by Macri Partners (Authority records)
Future audit costs	\$16,800.00	
Office costs		Included in Sundries and Staff salaries & on-costs
Sundry	\$19,824.18	
Amd 12 Gazetal	\$1,818.18	PD 2007
Sundry 2008	\$649.57	PD 2008 - Includes construction cost index
Sundry 2009	\$658.44	PD 2009 (Authority records)
Sundry 2009	\$712.04	PD 2010 (Authority records)
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)
Sundry 2018	\$647.00	PD 2018 (Authority records)
Sundry 2019	\$489.00	PD 2019 (Authority records)
Future Sundry	\$4,000.00	
Legal expenses	\$84,328.34	
	\$137.04	PD 2007
Legal advice	\$2,156.70	PD 2008 - Deeds of release
Legal advice for Deed of Agreement	\$1,078.00	PD 2009 to 27 May 2009 (Authority records), Lot 53 Skeet
Settlement Fees	\$706.00	PD 2010 (Authority records)
Legal Advice	\$980.50	PD 2011 (Authority records)
Legal Advice	\$1,613.10	PD 2013 (Authority records)

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**DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115**

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 2019 (Authority records)
Legal Advice	\$1,776.00	PD 2019 (Authority records)
Future legal costs	\$60,000.00	
Valuation fees & reviews	\$221,345.76	
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	\$17,750.00	PD 2011
2011 No.2	\$10,454.55	PD 2012 - Amendment No. 64
2013	\$20,700.00	PD 2013 Authority records
2014	\$19,100.00	PD 2015 Authority records
2016	\$20,780.00	PD 2017 Authority records
2017	\$20,500.00	PD 2019 Authority records
2018	\$9,500.00	PD 2019 Authority records
Future valuation fees	\$30,000.00	
Caveat & conveyencing	\$0.00	
Staff salaries & on-costs	\$1,969,960.57	
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)
2019	\$150,230.00	PD 2019 (Authority records)
Future Credit	-\$71,732.38	
Future on-costs	\$400,000.00	Costs for staff supporting DCP No. 3 at the City.
Recruitment contingency	\$2,542.84	
Recruitment	\$2,542.84	PD 2010 (Authority records)
Future Recruitment Fees	\$0.00	
Loan fees and interest	-\$10,949,777.81	
Loan Fees	\$0.00	
2008	-\$172,706.00	PD 2008 (Actual)
2009	-\$234,735.63	PD 2009 (Actual)
2010	-\$241,728.73	PD 2010 (Actual)
2011	-\$512,184.45	PD 2011 (Actual)
2012	-\$800,200.00	PD 2012 (Actual)
2013	-\$397,800.00	PD 2013 (Actual)
2014	-\$709,000.00	PD 2014 (Actual)
2015	-\$732,000.00	PD 2015 (Actual)
2016	-\$968,900.00	PD 2016 (Actual)
2017	-\$995,460.00	PD 2017 (Actual)
2018	-\$819,693.00	PD 2018 (Actual)
2019	-\$799,370.00	PD 2019 (Actual)
2020	-\$666,000.00	Budget FFP Estimate
2021	-\$480,000.00	Budget FFP Estimate
2022	-\$620,000.00	Budget FFP Estimate
2023	-\$600,000.00	Budget FFP Estimate
2024	-\$600,000.00	Budget FFP Estimate
2025	-\$600,000.00	Budget FFP Estimate
<b>TOTAL</b>	<b>-\$8,583,527.92</b>	

# ASSESSED VALUES

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

Totals  
Grand total \$1,204,287.37

**Scheme Text**

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

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

\$79,562.12

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

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

\$772,772.00

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

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

\$38,016.00

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

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

\$200,640.00

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

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for Cl 3.12.5 or Final Value
Lot 503 Balannup Rd	153.00	\$107.50	\$16,447.50	\$18,092.25
Lot 504 Balannup Rd	466.00	\$107.50	\$50,095.00	\$55,104.50
Lot 510 Balannup Rd	353.00	\$85.00	\$30,005.00	\$33,005.50
Lot 511 Balannup Rd	60.00	\$107.50	\$6,450.00	\$7,095.00

\$113,297.25

DCP No.3 Item	Specified Works
1	<p><b>Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road:</b></p> <p>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.</p> <p>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.</p>
2	<p><b>Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road:</b></p> <p>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.</p>
2b	<p>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.</p>
2c	<p>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.</p>
3	<p><b>Nicholson Road between Warton Road and Armadale Road:</b></p>
3a	<p>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</p>
3b	<p>3b 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.</p>
3c	<p>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)</p>
3d	<p>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.</p>
3e	<p>3e A contribution towards landscaping works.</p>
4	<p><b>Mason Road between Warton Road and 550 metres east of Warton Road</b></p>
4a	<p>4a 100% of the total cost to acquire any road widenings for the ultimate road reserve.</p>
4b	<p>4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures.</p>
5	<p><b>Intersections with Ranford and Armadale Roads:</b></p>
5a	<p>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.</p>
5b	<p>5b A contribution to the cost of upgrading the intersection at Ranford Road and Wright Road and installing traffic signals.</p>
5c	<p>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.</p>
5d	<p>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.</p>
6	<p><b>Regional Path Network:</b></p>
6a	<p>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.</p>
6b	<p>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)</p>
6c	<p>6c A contribution towards the cost of a shared path along Armadale Road from Warton Road to Anstey Road.</p>

- 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.
- 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.
- 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.
- 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.
- 7d **7d Maintenance works in Balannup Drain.**
- 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.
- 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.
- 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 Work Items)
- 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.
- 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.
- 8b 8b 100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.
- 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.
- 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.
- 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.
- 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.
- 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.



- 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.
- 9 **Regional Sewer Infrastructure and 132KV Power Lines:**
- 9a 100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.
- 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.
- 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.
- 10 **Wetlands:**
- 10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.
- 11 **Keane Road between Skeet Road and Anstey Road:**
- 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.
- 12 **Balannup Road between the southern boundary of Lot 5000 Reilly Road and Ranford Road:**
- 12a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Balannup Road.
- 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.
- 13 **Reilly Road between the existing cul-de-sac of Reilly Road and Balannup Road:**
- 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.
- 14 **Skeet Road:**
- 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.
- 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.
- 14c 100% of the cost of fencing along the Skeet Road reserve abutting Lots 171, 67 and 65 Skeet Road, Forrestdale
- 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.

- 3.6.2a (a) All costs incurred by the City associated with the preparation, processing and gazettal of the Development Contribution Plan No.3 and subsequent amendments, Infrastructure Cost Schedule and provisions under this scheme or former Town Planning Scheme No.2, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).
- 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.
- 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.
- 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.
- 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.
- 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.