

DRAFT INFRASTRUCTURE COST SCHEDULE 2021

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Calculation of Contribution Cost Per Lot		
		Notes
A = Gross cost of Common Infrastructure Work	\$103,883,507	<i>Clause 3.6 Calculation of "A"</i>
B = Payments to Date	\$89,331,341	
C = Common Infrastructure Work Cost	\$14,552,165	$C = A - B$
D = Estimated Lot Yield (unsubdivided balance)	1,516	Calculated at 14.6 lots per hectare excluding land uses in Clause 3.3 of Schedule 9B and Clause 5A.4.4. See worksheet <i>Clause 3.4 Calculation of "B" and "D"</i> and <i>Clause 3.3 Deductions from Development Contribution</i>
E = Contribution Cost Per Lot	\$9,601	$E = C/D$

DRAFT INFRASTRUCTURE COST SCHEDULE 2021

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)	CI 3.3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus CI 3.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation date)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Lot (ha)	Unsubdivided area source & notes	"D" at 14.6 lots per ha
	SP Central														14.60
07-Sep-11	2 Skeet Rd	150,178.404	16,203.36	133,975.04	13.3975							13.40			
04-Apr-13	2 Skeet Rd					63	5.75	10.95	\$13,577.03	57.53	\$781,087.13	7.64		DP74618 Powerline easement not yet ceded so still deducted	
04-Apr-13	2 Skeet Rd					62	4.42	14.04	\$13,577.03	46.81	\$635,578.52	3.23		DP76205 Powerline easement not yet ceded so still deducted	
06-Dec-16	2 Skeet Rd					40	2.88	13.90	\$15,447.23	40.00	\$617,889.20	0.35		DP402674 Powerline easement not yet ceded so still deducted	
15-Jan-18	2 Skeet Rd					6	0.35	17.13	\$10,706.52	5.11	\$54,757.21	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	\$373,456.20	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	\$1,029,604.68	0.00			
26-May-10	3 Nicholson Rd					18	0.68	26.53	\$9,939.33	6.79	\$67,438.35	0.34		DP63370 & DP64793	
13-Jun-11	3 Nicholson Rd					35	1.64	21.39	\$11,504.29	16.36	\$188,244.70	0.00		DP65277	
28-Jul-14	3 Nicholson Rd					9	0.34	26.59	\$14,134.91	3.59	\$50,717.47	0.00		DP77447	
13-Jun-11	6 Nicholson Rd	481,758.351	8,195.13	473,563.22	47.3563	112	7.87	14.23	\$11,504.29	78.69	\$905,321.14	39.49		DP71171	
07-Sep-11	6 Nicholson Rd					121	6.10	19.82	\$12,678.87	61.05	\$774,006.98	33.38		DP71201 & DP71793	
04-May-12	6 Nicholson Rd					138	12.74	10.83	\$12,678.87	127.37	\$1,614,856.96	20.65		DP71201 & DP71793	
04-Apr-13	6 Nicholson Rd					36	1.99	18.08	\$13,577.03	19.92	\$270,386.55	18.65		DP74740	
04-Apr-13	6 Nicholson Rd					71	3.70	19.19	\$13,577.03	39.21	\$532,375.98	14.95		DP76544	
28-Jul-14	6 Nicholson Rd					206	7.99	25.77	\$14,134.91	84.75	\$1,197,876.23	6.96		DP400646	
06-Dec-16	6 Nicholson Rd					76	5.95	12.77	\$15,447.23	76.00	\$1,173,989.48	1.01	1.01		14.72
13-Jun-11	13 Mason Rd	277,277.135	0.00	277,277.14	27.7277							27.73			
06-Dec-16	13 Mason Rd					290	14.29	20.30	\$15,447.23	208.59	\$3,222,076.18	13.44			
15-Jan-18	13 Mason Rd					169	10.05	16.81	\$10,706.52	146.74	\$1,571,123.99	3.39		DP 412115	
17-Oct-18	13 Mason Rd					86	3.39	25.37	\$10,713.00	49.49	\$530,229.22	0.00	0.00	DP 415093	
27-May-09	14 Mason Rd	238,901.625	0.00	238,901.63	23.8902							23.89			
26-May-10	14 Mason Rd					124	13.22	9.38	\$9,939.33	124.00	\$1,232,476.92	10.67		DP65201	
	46 Wright Rd						0.00			0.00	\$0.00	27.08			
13-Jun-11	14 Mason & 46 Wright Rd	310,820.138	40,000.00	270,820.14	27.0820	200	10.99	18.20	\$11,504.29	109.89	\$1,264,242.53	26.76		DP65219	
04-May-12	14 Mason & 46 Wright Rd					67	4.54	14.76	\$12,678.87	45.40	\$575,620.70	22.22		DP73710	
04-Apr-13	14 Mason & 46 Wright Rd					40	3.09	12.96	\$13,577.03	30.87	\$419,163.65	19.14		DP75188	
04-Apr-13	14 Mason & 46 Wright Rd					87	5.83	14.92	\$13,577.03	61.83	\$839,450.66	13.30		DP76569	
28-Jul-14	14 Mason & 46 Wright Rd					131	12.83	10.21	\$14,134.91	131.00	\$1,851,673.21	0.47		DP401607 (Lot 1504 Kellogg drive deducted as contribution paid)	
06-Dec-16	14 Mason & 46 Wright Rd					8	0.39	20.66	\$15,447.23	5.65	\$87,347.60	0.08	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				59.2293	198	23.99	8.25	\$9,575.80	198.00	\$1,896,008.40	35.24		DP 58982	
27-May-09	15 & 48 Wright Rd					170	9.00	18.88	\$10,376.34	90.04	\$934,244.15	26.23		DP 50975	
26-May-10	15 & 48 Wright Rd					68	18.79	3.62	\$9,939.33	68.00	\$675,874.44	16.44		DP63326	
13-Jun-11	15 & 48 Wright Rd					56	2.23	25.11	\$11,504.29	22.30	\$256,568.68	14.21		DP63326	
28-Jul-14	15 & 48 Wright Rd											6.97		DP75190	
06-Dec-16	15 & 48 Wright Rd					109	6.89	15.82	\$15,447.23	100.59	\$1,553,831.00	0.08			
15-Jan-18	15 & 48 Wright Rd					1	0.08	12.66	\$10,706.52	1.00	\$10,706.52	0.00		DP 412136	
12-May-08	49 Keane Rd	538,206.000	31,238.91	506,967.09	50.6967	230	23.25	9.89	\$9,575.80	230.00	\$2,202,434.00	27.45		DP 59398	
27-May-09	49 Keane Rd					149	9.69	15.37	\$10,376.34	96.93	\$1,005,747.51	17.75		DP63035	
26-May-10	49 Keane Rd					116	22.88	5.07	\$9,939.33	116.00	\$1,152,962.28	4.57		DP66306	
13-Jun-11	49 Keane Rd					53	4.57	11.61	\$11,504.29	45.66	\$525,228.36	0.00		DP70108	
12-May-08	50 Wright Rd	538,575.005	0.00	538,575.01	53.8575	358	34.15	10.48	\$9,575.80	341.45	\$3,269,685.69	19.71		DP 57664 & 57670	
27-May-09	50 Wright Rd					14	1.44	9.71	\$10,376.34	14.00	\$145,268.76	18.27		DP57664	
26-May-10	50 Wright Rd					228	18.27	12.48	\$9,939.33	182.70	\$1,815,945.41				
26-May-10	50 Wright Rd					2	0.00		\$9,939.33	2.00	\$19,878.66	0.00		DP58941 & DP58940	
27-May-09	113 Warton Rd	145,657.995	40,000.00	105,658.00	10.5658		0.00			0.00		10.57			
27-May-09	114 Warton Rd	65,353.803	59,351.15	6,002.65	0.6003	1	0.30	3.35	\$10,376.34	1.00	\$10,376.34	0.30		SUB/13190	
08-Apr-11	113 & 114 Warton Rd					32	3.18	10.07	\$9,939.33	31.79	\$315,971.30	10.01		DP65356	
13-Jun-11	113 & 114 Warton Rd					42	4.04	10.39	\$11,504.29	40.43	\$465,091.44	5.97		DP 66788	
04-May-12	113 & 114 Warton Rd					2	0.16	12.71	\$12,678.87	1.57	\$19,956.54	5.81		DP 69461	
04-Apr-13	113 & 114 Warton Rd					29	3.02	9.59	\$13,577.03	29.00	\$393,733.87	2.79		DP 72808 & DP 72816	
04-Apr-13	113 & 114 Warton Rd					32	2.47	12.97	\$13,577.03	26.16	\$355,171.57	0.32		DP 74553, DP 72816 & DP 74550	
28-Jul-14	113 & 114 Warton Rd					4	0.32	12.53	\$14,134.91	3.38	\$47,840.73			DP 75425	
06-Dec-16	113 & 114 Warton Rd					17	1.59	10.69	\$15,447.23	17.00	\$262,602.91	4.94			
26-Feb-21	113 & 114 Warton Rd					5	1.29	3.87	\$9,683.00	5.00	\$48,415.00	3.65		DP 417951	
26-Feb-21	113 & 114 Warton Rd					28	1.60	17.49	\$9,474.00	23.37	\$221,409.46	2.05	2.05	DP 417970	29.89
13-Jun-11	143 Warton Rd	266,866.000	0.00	266,866.00	26.6866							26.69			
06-Dec-16	143 Warton Rd					198	11.60	17.07	\$15,447.23	169.31	\$2,615,376.07	15.09			
15-Jan-18	143 Warton Rd					63	3.53	17.85	\$10,706.52	51.54	\$551,792.63	11.56		DP 412047	
17-Oct-18	143 Warton Rd					23	1.20	19.17	\$10,713.00	17.52	\$187,691.76	10.36		DP 401809	
11-Dec-19	143 Warton Rd					25	1.53	16.34	\$9,683.00	22.34	\$216,298.85	8.83		DP 416307	
26-Feb-21	143 Warton Rd					24	1.20	19.95	\$9,683.00	17.56	\$170,042.00	7.63		DP 417957	
26-Feb-21	143 Warton Rd					56	3.15	17.78	\$9,474.00	45.99	\$435,709.26	4.48	4.48	DP 419346 & DP 419405	65.37
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	\$910,373.05			DP 65130 & DP 66319	
27-May-09	153 Wright Rd	90,515.000	0.00	90,515.00	9.0515										

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

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

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)	CI 3.3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus CI 3.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation date)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Lot (ha)	Unsubdivided area source & notes	"D" at 14.6 lots per ha
	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	\$919,870.50	6.01		DP 58901 Lot 9000	
13-Jun-11	Lot 153 & 154 Combined					34	2.14	15.86	\$11,504.29	21.44	\$246,686.49	3.86		DP68123	
07-Sep-11	Lot 153 & 154 Combined					48	3.86	12.43	\$12,678.87	38.62	\$489,607.24			DP71428	
12-May-08	388 Wright Rd	323,501.117	12,017.00	311,484.12	31.1484	338	31.15	10.85	\$9,575.80	311.48	\$2,982,709.61				
27-May-09	388 Wright Rd					6			\$10,376.34	6.00	\$62,258.04				
26-May-10	388 Wright Rd					2			\$9,939.33	2.00	\$19,878.66				
04-May-12	388 Wright Rd					1			\$12,678.87	1.00	\$12,678.87				
13-Jun-11	1000 Wright Rd	120,011.000	120,011.00	0.00	0.0000						\$26,550.00	0.00			
13-Jun-11	1001 Wright Rd	100,125.000	40,000.00	60,125.00	6.0125						\$0.00	6.01	6.01		87.75
13-Jun-11	Water Corp Mains Corridor	56,901.958	56,901.96	0.00											
		4,660,006.378	424,858.51	4,235,147.87	423.5148	5408	431.83	12.52			\$49,313,467.50				198.95
	SP South East														
13-Jun-11	334 Armadale Rd (SP SE)	118,993.244	101,463.00	17,530.24	1.7530							1.75	1.75		25.59
13-Jun-11	21 Nicholson Rd (SP SE)	388,401.000	28,299.00	360,102.00	36.0102							36.01			
15-Jan-18	21 Nicholson Rd (SP SE)					95	6.71	14.16	\$10,706.52	95.00	\$1,017,119.40	29.30		DP412669	
22-Nov-18	21 Nicholson Rd (SP SE)					29	1.70	17.06	\$10,713.00	24.82	\$265,896.66	27.60			
11-Dec-19	21 Nicholson Rd (SP SE)					42	4.00	10.50	\$9,683.00	42.00	\$406,686.00	23.60		DP415594 DP416553	
26-Feb-21	21 Nicholson Rd (SP SE)					42	4.06	10.34	\$9,474.00	42.00	\$397,908.00	19.54	19.54	DP 417958 DP 419378	285.28
27-May-09	22 Nicholson Rd (SP SE)	473,912.000	30,412.55	443,499.45	44.3499							45.35			
13-Jun-11	22 Nicholson Rd (SP SE)					145	11.97	12.12	\$11,504.29	119.67	\$1,376,718.38	33.39		DP70607 & DP70622	
07-Sep-11	22 Nicholson Rd (SP SE)					95	4.62	20.57	\$11,504.29	46.19	\$531,371.65	28.77			
04-Apr-13	22 Nicholson Rd (SP SE)					16	2.64	6.06	\$13,577.03	16.00	\$217,232.48	26.13			
04-Apr-13	22 Nicholson Rd (SP SE)					55	3.94	13.97	\$13,577.03	41.75	\$566,800.81	22.19		DP67676, DP71324 & DP75963	
28-Jul-14	22 Nicholson Rd (SP SE)					216	15.45	13.98	\$14,134.91	163.76	\$2,314,739.36	6.74		DP67676, DP71324 & DP77035	
06-Dec-16	22 Nicholson Rd (SP SE)					2.45	1.37	1.78	\$15,447.23	2.45	\$37,845.71	5.37		DP409276	
11-Dec-19	22 Nicholson Rd (SP SE)					36.00	4.17	8.64	\$9,683.00	36.00	\$348,588.00	1.20	1.20	DP 411551 DP 411552 DP 411553	17.52
	Totals SP SE	981,306.244	160,174.55	821,131.69	82.1132	773.45	60.62	12.76			\$7,480,906.47				328.40
	SP South														
13-Jun-11	12 Piara - Former Mason (SP South)	40,140.509	13,454.00	26,686.51	2.6687							2.67			
15-Jan-18	12 Piara - Former Mason (SP South)					39.00	2.67	14.61	\$10,706.52	38.96	\$417,150.68	0.00	0.00		
13-Jun-11	6 Nicholson (SP South)	98,965.833	582.84	98,383.00	9.8383							9.84			
15-Jan-18	6 Nicholson (SP South)					67.00	4.49	14.93	\$10,706.52	65.53	\$701,589.41	5.35			
22-Nov-18	6 Nicholson (SP South)					60.00	5.35	11.21	\$10,713.00	60.00	\$642,780.00	0.00	0.00		0.00
13-Jun-11	5 Nicholson (SP South)	11,776.792	433.75	11,343.04	1.1343							1.13			
11-Dec-19	5 Nicholson (SP South)					13.00	0.83	15.58	\$9,683.00	12.18	\$117,947.09	0.30	0.30		4.38
13-Jun-11	4 Nicholson (SP South)	10,998.000	1,857.18	9,140.82	0.9141							0.91	0.91		13.35
13-Jun-11	31 Armadale Rd	10,960.181	1,344.50	9,615.68	0.9616							0.96			
11-Dec-19	31 Armadale Rd					25.00	0.96	26.00	\$9,683.00	14.04	\$135,938.61	0.00			
13-Jun-11	30 Armadale Rd	25,500.076	0.00	25,500.08	2.5500							2.55			0.00
22-Nov-18	30 Armadale Rd					39.00	2.55	15.29	\$10,713.00	37.23	\$398,846.18	0.00	0.00		0.00
13-Jun-11	12 Armadale Rd	87,803.888	0.00	87,803.89	8.7804							8.78			
15-Jan-18	12 Armadale Rd					67.00	3.77	17.76	\$10,706.52	55.07	\$589,619.15	5.01		DP 407813	
11-Dec-19	12 Armadale Rd					11.00	0.77	14.32	\$9,589.97	11.00	\$105,489.67	4.24			
26-Feb-21	12 Armadale Rd					54.00	3.78	14.29	\$9,474.00	54.00	\$511,596.00	0.00		DP 417973 DP 419339	0.00
13-Jun-11	11 Armadale Rd	49,237.336	1,728.90	47,508.44	4.7508										0.00
13-Jun-11	10 Armadale Rd	49,974.508	0.00	49,974.51	4.9975										0.00
13-Jun-11	58 Armadale Rd	343,828.123	27,080.70	316,747.42	31.6747							41.42			
04-Apr-13	58, 10 & 11 Armadale Rd					167.00	17.59	9.50	\$13,577.03	167.00	\$2,267,364.01	23.84			
28-Jul-14	58, 10 & 11 Armadale Rd					261.00	15.72	16.61	\$14,134.91	166.59	\$2,354,773.95	8.12			
06-Dec-16	58, 10 & 11 Armadale Rd					112	8.02	13.96	\$15,447.23	112.00	\$1,730,089.76	0.10			
22-Nov-18	58, 10 & 11 Armadale Rd					2	0.10	20.04	\$10,713.00	1.46	\$15,609.70	0.00	0.00		0.00
13-Jun-11	45 Wright	391,075.955	49,255.00	341,820.96	34.1821							34.18			
06-Dec-16	45 Wright					261	22.37	11.67	\$15,447.23	261.00	\$4,031,727.03	11.81		DP407767	
15-Jan-18	45 Wright					55	3.51	15.66	\$10,706.52	51.29	\$549,150.90	8.30		DP400948	
22-Nov-18	45 Wright					49	3.29	14.91	\$10,713.00	47.99	\$514,150.29	5.01		DP 414079 & 415237	
26-Feb-21	45 Wright					45	2.91	15.48	\$9,683.00	42.44	\$410,981.96	2.94		DP 418376	
26-Feb-21	45 Wright					54	3.03	17.82	\$9,474.00	44.24	\$419,083.15	0.00	0.00	DP 419390	0.00
13-Jun-11	25 Wright	4,285.321	308.30	3,977.02	0.3977							\$0.00	0.40	0.40	5.81
27-May-09	30 Wright	20,566.184	0.00	20,566.18	2.0566							\$0.00			
13-Jun-11	30 Wright					1	0.23	4.30	\$11,504.29	1.00	\$11,504.29	1.83		DP68108	
15-Jan-18	30 Wright					34	1.83	18.55	\$10,706.52	26.75	\$286,447.59	0.00		DP407088	
13-Jun-11	4, 5 & 6 Wright	62,643.365	0.00	62,643.37	6.2643							\$0.00			6.26
15-Jan-18	4, 5 & 6 Wright					41	1.71	23.92	\$10,706.52	25.03	\$267,976.84	4.55		DP407088	
15-Jan-18	4, 5 & 6 Wright					73	3.20	22.84	\$10,706.52	46.66	\$499,520.83	1.35		DP407089	
26-Feb-21	4, 5 & 6 Wright					21	1.35	15.51	\$9,474.00	19.77	\$187,341.15	0.00	0.00	DP 419841	0.00
13-Jun-11	7 Wright	36,312.000	12,591.00	23,721.00	2.3721							\$0.00	2.37		
26-Feb-21	7 Wright					23.00	2.37	9.70	\$9,474.00	23.00	\$217,902.00	0.00	0.00	DP 419842	0.00
	Totals SP South	1,244,068.071	108,636.16	1,135,431.91	113.5432	1,574.00	112.40	14.00			\$17,384,580.24				23.53

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)	CI 3.3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus CI 3.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation date)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Lot (ha)	Unsubdivided area source & notes	"D" at 14.6 lots per ha
	SP East														
	5000 Reilly Rd (Balannup Drain Reserve)	30,603.000	30,603.00												
	800 Skeet Rd	538,547.000	0.00	538,547.00	53.8547							53.85			
	54 Skeet Rd	538,391.000	139,400.00	398,991.00	39.8991							39.90			
04-Apr-13	Lot 800 Skeet & 54 Skeet Combined					170.00	17.96	9.47	\$13,577.03	170.00	\$2,308,095.10	75.80			
04-Apr-13	Lot 800 Skeet & 54 Skeet Combined					80.00	4.21	19.00	\$13,577.03	44.63	\$605,974.89	71.58			
28-Jul-14	Lot 800 Skeet & 54 Skeet Combined					432.00	23.26	18.57	\$14,134.91	246.60	\$3,485,616.22	48.32			
06-Dec-16	Lot 800 Skeet & 54 Skeet Combined					394.00	25.24	15.61	\$15,447.23	368.50	\$5,692,253.28	23.08			
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	\$340,973.36	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		
26-Feb-21	Lot 800 Skeet & 54 Skeet Combined					39.00	0.90	43.48	\$9,683.00	13.09	\$126,796.37	11.85		DP 417955	
26-Feb-21	Lot 800 Skeet & 54 Skeet Combined					143.00	10.47	13.66	\$9,474.00	143.00	\$1,354,782.00	0.00	0.00	DP 419098 DP 419074 DP 410571 DP 420019 DP 420628	0.00
	Totals SP East	1,107,541.000	170,003.00	937,538.00	93.7538	1,440.00	92.37	15.59			\$15,152,386.90				0.00

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)	CI 3.3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus CI 3.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation date)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Lot (ha)	Unsubdivided area source & notes	"D" at 14.6 lots per ha
	SP Balannup														
06-Dec-16	Lots 515, 516, 172 Skeet Road	157,089.00	9,093.00	147,996.00	14.7996							14.80	14.80		216.07
06-Dec-16	Lots 514, 513, 512, 511, 510, 509,173 Balannup Road	146,308.00	6,895.00	139,413.00	13.9413							13.94	13.94		203.54
06-Dec-16	Lots 500, 501, 502, 503, 504, 505 Balannup Road	121,390.000	619.00	120,771.00	12.0771							12.08	12.08		176.33
	Totals SP Balannup	424,787.00	16,607.00	408,180.00	40.8180										595.94
	SP Hatch														
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		199.11
	Totals SP Hatch	136,379.00	0.00	136,379.00	13.6379										199.11
	SP Shepherd														
06-Dec-16	Lots 106, 107, 108, 109, 110,111, 112,124, 104, 103, 102, 101, 100 Shepherd Court	121,152.00	4,876.00	116,276.00	11.6276							11.63	11.63		169.76
	Totals SP Shepherd	121,152.00	4,876.00	116,276.00	11.6276										169.76
	GRAND TOTAL	8,675,240	885,155	7,790,084	779	9,195	697	13			\$89,331,341		132		1,516

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
SP Central							8,110.36	Nicholson Rd		8,093	Powerline Easement	16,203.36	updated ICS Review 2010
2 Skeet Rd													
2 Skeet Rd													
2 Skeet Rd													
2 Skeet Rd													
2 Skeet Rd													
3 Nicholson Rd												0.00	
4 Nicholson Rd												0.00	
3 Nicholson Rd													
3 Nicholson Rd													
3 Nicholson Rd													
6 Nicholson Rd							8,195.13	Nicholson Rd				8,195.13	
6 Nicholson Rd													
6 Nicholson Rd													
6 Nicholson Rd													
6 Nicholson Rd													
6 Nicholson Rd													
13 Mason Rd												0.00	
13 Mason Rd													
13 Mason Rd													
13 Mason Rd													
14 Mason Rd												0.00	
14 Mason Rd													
46 Wright Rd									40,000.00			40,000.00	
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
15 Wright Rd							64.00	Nicholson Road				64.00	IN/5341/10
48 Wright Rd							876.00	Nicholson Rd				876.00	updated ICS Review 2010
15 & 48 Wright Rd													
15 & 48 Wright Rd													
15 & 48 Wright Rd													
15 & 48 Wright Rd													
15 & 48 Wright Rd													Creation of Piara Waters Nth POS and other POS in Newhaven - POS area deducted.
15 & 48 Wright Rd													
15 & 48 Wright Rd													
49 Keane Rd		23,183.00			4,019.00		4,036.91	Nicholson Rd				31,238.91	Areas from Sub 129423
49 Keane Rd													
49 Keane Rd													
49 Keane Rd													
50 Wright Rd													
50 Wright Rd													
50 Wright Rd													
50 Wright Rd													
113 Warton Rd									40,000.00			40,000.00	
114 Warton Rd	55,585.00						3,766.15	Warton Rd & Nicholson Rd MRS				59,351.15	Nominal contribution area changed so D provides 6 residential lots only.
113 & 114 Warton Rd												0.00	
113 & 114 Warton Rd													
113 & 114 Warton Rd													
113 & 114 Warton Rd													
113 & 114 Warton Rd													
113 & 114 Warton Rd													
113 & 114 Warton Rd													
113 & 114 Warton Rd													
143 Warton Rd												0.00	Developable area Includes the area to be developed within power line easement to the south
143 Warton Rd													
143 Warton Rd													
143 Warton Rd													
143 Warton Rd													
151 Wright Rd												0.00	
151 Wright Rd													
153 Wright Rd												0.00	

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Clause 3.3 Deductions from Development Contribution Area

Parent Lot	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
154 Mason Rd												0.00	
Lot 153 & 154 Combined												0.00	
Lot 153 & 154 Combined												0.00	
Lot 153 & 154 Combined												0.00	
388 Wright Rd							12,017.00	Roads DP 54277				12,017.00	
388 Wright Rd													
388 Wright Rd													
388 Wright Rd													
1000 Wright Rd	120,011.00											120,011.00	Nominal Contribution (CI 3.5.1) Development Application 10.20
1001 Wright Rd									40,000.00			40,000.00	Meeting 11/11/06 agreed no lot yield for this lot
Water Corp Mains Corridor				56,901.96								56,901.96	
												424,858.51	
SP South East													
334 Armadale Rd (SP SE)	101,463.00											101,463.00	
21 Nicholson Rd (SP SE)							13,299.00	Nicholson Rd & Armadale Rd- Figure GIS	15,000.00			28,299.00	
21 Nicholson Rd (SP SE)													
21 Nicholson Rd (SP SE)													
21 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)							382.55	Nicholson Rd - Figure GIS	20,000.00	10,030	Powerline Easement	30,412.55	
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
Totals SP SE												160,174.55	
SP South													
12 Piara - Former Mason (SP South)							522.00	Nicholson Road		12,932	Powerline Easement	13,454.00	IN/5341/10
12 Piara - Former Mason (SP South)													
6 Nicholson (SP South)							582.837	Nicholson Rd				582.84	
6 Nicholson (SP South)													
6 Nicholson (SP South)													
5 Nicholson (SP South)							433.75	Nicholson Rd				433.75	
5 Nicholson (SP South)													
4 Nicholson (SP South)							1857.177	Nicholson Rd & Armadale Road				1,857.18	
31 Armadale Rd							1,344.50	Armadale Road				1,344.50	
31 Armadale Rd													
30 Armadale Rd												0.00	
30 Armadale Rd													
12 Armadale Rd												0.00	
12 Armadale Rd													
12 Armadale Rd													
12 Armadale Rd													
11 Armadale Rd							1,728.90	Armadale Road				1,728.90	
10 Armadale Rd												0.00	
58 Armadale Rd							10,663.70	Armadale Road	14,510.00	1,907	Powerline Easement	27,080.70	
58, 10 & 11 Armadale Rd		1,010.00											
58, 10 & 11 Armadale Rd		1,010.00											
58, 10 & 11 Armadale Rd													
58, 10 & 11 Armadale Rd													
45 Wright							11,213.00	Armadale Rd & Wright Rd Intersection	15,730.00	22,312	Powerline Easement	49,255.00	
45 Wright													
45 Wright													
45 Wright													
45 Wright													
25 Wright							308.30	Armadale Road				308.30	
30 Wright												0.00	
30 Wright												0.00	
30 Wright													
4, 5 & 6 Wright												0.00	
4, 5 & 6 Wright													
4, 5 & 6 Wright													
4, 5 & 6 Wright													
7 Wright										12,591	Powerline Easement	12,591.00	
7 Wright													
Totals SP South												108,636.16	The City of Armadale expressly disclaims liability for any loss or damage suffered by a person relying on this document.

Clause 3.3 Deductions from Development Contribution Area

Location and Area													
Parent Lot	Nominal contribution areas (sqm) (Sch 13B Cl 3.3)	CCWs (Sch13B Cl 3.3)	Drainage Reserves (Sch13B Cl 3.3)	Public Utility Sites (Cl 6B4.4 (c) & Sch13B Cl 3.3)	Community purpose sites (Sch13B Cl 3.3)	Common Infrastructure Sites (Sch13B Cl 3.3)	Primary & Other Regional Roads (Cl 6B4.4 (a - e))	Road notes	Government Schools (Cl6B4.4 (c))	Other Developments (Cl 6B4.4 (e))	Notes	Total Deductions (area in sqm)	Notes
SP East													
5000 Reilly Rd (Balannup Drain Reserve)			30,603.00									30,603.00	
800 Skeet Rd												0.00	
54 Skeet Rd								139,400.00				139,400.00	
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													Cost contribution averaged to account for lots charged at \$10,713
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													
Totals SP East												170,003.00	

Clause 3.3 Deductions from Development Contribution Area

Location and Area													
Parent Lot	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
SP Balannup													
Lots 515, 516, 172 Skeet Road		5,000.00				4,093.00						9,093.00	CCW on Lot 515 Skeet Road and Skeet Road Construction
Lots 514, 513, 512, 511, 510, 509,173 Balannup Road						6,895.00						6,895.00	Deductions relate to land for Balannup Road
Lots 500, 501, 502, 503, 504, 505 Balannup Road						619.00						619.00	Deductions relate to land for Balannup Road
Totals SP Balannup												16,607.00	
SP Hatch													
Lots 113, 114, 115, 116, 117, 118, 119, 180, 123, 122, 179 Hatch Court													
Totals SP Hatch												0.00	
SP Shepherd													
Lots 106, 107, 108, 109, 110,111, 112,124, 104, 103, 102, 101, 100 Shepherd Court						4,876.00						4,876.00	Deductions relate to land for Ranford and Wright Road
Totals SP Shepherd												4,876.00	
GRAND TOTAL												885,155.22	

Common Infrastructure Works - Summary

Clause	Scheme Provision	Cost	Notes
3.6.2 General Works			
3.6.2a	(a) All costs incurred by the City associated with the preparation, processing and gazettal of the Development Contribution Plan No.3 and subsequent amendments, Infrastructure Cost Schedule and provisions under this scheme or former Town Planning Scheme No.2, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).	\$53,512.00	
3.6.2b	(b) The acquisition of land, including associated infrastructure and structures, for the roads, intersections, sewerage pumping station(s), arterial drainage land for multiple use corridor, community facilities and Conservation Category Wetlands included in the Specified Works in Clause 3.6.3 of Schedule 13B.	Included under specified works	
3.6.2c	(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 6B and Schedule 13B of the Scheme for this Development Contribution Plan.	\$343,670.78	
3.6.2d	(d) Any consulting fees agreed to by the City associated with designing and undertaking of the Common Infrastructure Works, including but not limited to surveying, engineering, planning, quotes and certification of estimated costs, environmental, project management and landscaping.	\$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.	-\$9,513,217.92	
Sub Total		-\$8,671,380.39	
3.6.3 Specified Works			
1	Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road:		
1a	1a 100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 106 and 107 Wright Road.	\$93,719.12	Complete
1b	1b 100% of the total cost of all road works and structures between the northern boundary of Lot 50 and Ranford Road, minus contributions or land ceded free of cost from adjoining lots and / or from any other developments or subdivisions with a nexus to the road works.	\$1,145,835.38	Complete
2	Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road:		
2a	2a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.	\$2,170,570.71	Complete
2b	2b 100% of the total cost of constructing the full earthworks, one carriageway, roundabout intersection, cycle facilities and all structures, minus any contributions and grants from external sources.	\$7,591,682.20	Roundabout deflection works remaining
3	Nicholson Road between Warton Road and Armadale Road:		
3a	3a 100% of the total cost to acquire any road widenings for the ultimate road reserve and the ultimate traffic signalised intersection in the proposed North Forrestdale town centre	\$4,545,721.54	Complete
3b	3b 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.	\$20,253,325.96	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.	\$1,239,536.69	Landscaping consolidation works remaining
4	Mason Road between Warton Road and 550 metres east of Warton Road		
4a	4a 100% of the total cost to acquire any road widenings for the ultimate road reserve.	\$14,872.00	Complete
4b	4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures.	\$415,528.00	Complete
5	Intersections with Ranford and Armadale Roads:		
5a	5a 100% of the total cost to acquire any road widenings located within the City of Armadale for the ultimate traffic signalised intersection, at Ranford Road and Wright Road except those areas ceded free of cost from adjacent lots.	\$790,772.00	Acquisitions completed, minor administrative works 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	Roundabout upgrade works remaining.
5d	5d 75% of the cost of temporary intersection works/ upgrading of the intersection of Armadale Road and the distributor road to the Primary School, including any road widenings, minus any contributions and grants from external sources.	\$821,687.67	Complete
6	Regional Path Network:		

Common Infrastructure Works - Summary			
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.	\$3,305,793.20	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.	\$544,676.00	Complete
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.	\$252,425.33	Skeet Road Allocation Remaining.
7	Arterial Drainage and Water Management:		
7a	7a 100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for Balannup Drain and the arterial drainage land for the open channel adjacent to Reilly Road as identified in the adopted Infrastructure Cost Schedule.	\$4,337,704.94	One Allocation Remaining.
7b	7b A contribution of approximately 100% of the cost of constructing an open channel in the multiple use corridor and 100% of the cost of constructing the arterial drainage channel adjacent to Reilly Road.	\$3,926,794.97	Complete
7c	7c 100% of the cost of constructing Skeet Road pipe work, culverts and pavement reconstruction and reinstatement of Nicholson Road, Mason Road and any other portion of road pavement modified to install arterial drainage.	\$1,834,037.61	Complete
7d	7d Maintenance works in Balannup Drain.	\$198,037.82	Complete
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.	\$2,560,436.07	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.	\$957,293.00	Complete
7g	7g 100% of the cost of implementing administrative measures to ensure access in perpetuity along James Drain from Armadale Road to Commercial Road for the City of Armadale and any other drainage utilities responsible for management of the drain. (Included under General	\$0.00	Covered by General Works (CI 3.6.2)
7h	7h Initial maintenance works in James Drain from the northern boundary of Armadale Road to Forrestdale Lake including upgrading of the drainage channel and including upgrading culverts at the road crossings including those at Armadale Road and Nicholson Road.	\$63,044.72	Allocation reduced - project not proceeding any further
8	Community and Recreation Facilities:		
8a	8a A contribution to the cost of district sporting and community facilities, including sporting/community buildings, change rooms, toilets, playground, multiple purpose courts, associated facilities and the upgrade of an existing multiple purpose sporting oval.	\$3,936,166.44	
8b	8b 100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.	\$3,850,006.86	Complete
8c	8c 100% of the total cost to acquire the land and existing building on Lot 49 Keane Road and 72% of the cost of the refurbishment of the existing homestead dwelling, car parking, playground and landscaping for a community facility.	\$1,722,107.46	Complete
8d	8d Contribution towards the provision of sporting facilities at Carey Baptist College – Lot 1000 Wright Road to provide public sporting facilities including 50% of the cost of car parking, change rooms and toilets.	\$273,081.00	Complete
8e	8e 100% of the total cost to construct sporting and community facilities, including sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools.	\$6,145,271.14	Ongoing
8f	8f A contribution as defined in Infrastructure Cost Schedule to the total cost to construct a senior multiple purpose sporting oval adjoining each of the public primary schools minus contributions from the Department of Education when they become available for ovals shared with public primary schools and a senior multiple purpose sporting oval on Lot 48 Nicholson Road.	\$0.00	Allocations included in individual projects.
8g	8g 100% of the cost of building a combined sporting pavilion / community meeting rooms on the proposed public open space in the area known as Structure Plan (SP) South, inclusive of change rooms, toilets, storage, community meeting space, car parking, a playground and landscaping, minus any probable or received grant funding.	\$6,668,325.00	Complete
8h	8h 100% of the cost of building a combined sporting pavilion / community building on the proposed open space in the area known as Structure Plan (SP) East, including, but not limited to, change rooms, ovals, toilets, storage, community meeting spaces, car parking, a playground, landscaping, irrigation, earthworks and site fill minus any probable or received grant funding, and any contribution obtained from the Department of Education for a shared oval facility as specified in the Infrastructure Cost Schedule.	\$7,231,299.47	Complete
9	Regional Sewer Infrastructure and 132KV Power Lines:		
9a	9a 100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.	\$167,332.00	Complete
9b	9b Reimbursement of the portion of the cost of constructing the sewer pumping station and temporary pressure mains, which are not prefunded by the Water Corporation.	\$654,899.50	Complete
9c	9c Contribution towards the cost to reconfigure the 132 KV power lines to an urban standard on current alignment as specified in the Infrastructure Cost Schedule. Other relocation costs to be met by individual subdividers.	\$1,984,725.11	
10	Conservation Category Wetlands:		
10a	10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.	\$1,550,838.44	Complete
11	Keane Road between Skeet Road and Anstey Road:		
11a	11a A 33% contribution to the total cost of constructing this section of Keane Road, including any roundabouts and/or traffic management devices. If environmental approval is not granted for the construction of Keane Road, then the City is required to refund the contributions paid by subdivider's towards the construction of Keane Road (together with any interest earned), with the exception of the roundabout at Skeet Road and Keane Road.	\$0.00	Contributions refunded for this item, as it did not get EPA environmental approval.
12	Balannup Road between the southern boundary of Lot 5000 Reilly Road and Ranford Road:		
12a	12a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Balannup Road.	\$726,762.50	Roundabout Acquisitions Remaining
12b	12b 100% of the total cost of constructing the full earthworks, one carriage way and all structures, including a culvert, shared path, pedestrian crossings over Balannup Drain and a roundabout at the intersection of Reilly Road.	\$6,797,877.90	
13	Reilly Road between the existing cul-de-sac of Reilly Road and Balannup Road:		

Common Infrastructure Works - Summary			
13a	13a 100% of the total cost of constructing the full earthworks, one carriage way and all structures including shared path, roundabout, traffic calming devices and associated road pavement tie in.	\$540,418.97	Complete
14	Skeet Road:		
14a	14a 100% of the cost of constructing Skeet Road, the full earthworks, one carriage way and all structures (including roundabouts) between Keane Road and the northern boundary of the proposed primary school in the area referred to as Structure Plan (SP) East, minus a 50% contribution from the Department of Education for the portion(s) of Skeet Road directly abutting the proposed primary school site and high school sites.	\$1,132,794.10	Complete
14b	14b 100% of the cost of constructing the Skeet Road culverts, pedestrian crossings, associated road pavement tie in, and pavement reconstruction between the southern boundary of Lot 5000 Reilly Road and the existing Skeet Road pavement adjacent to Lot 515 Skeet Road.	\$0.00	Now Included in Item 7b
14c	14c 100% of the cost of fencing along the Skeet Road reserve abutting Lots 171, 67 and 65 Skeet Road, Forrestdale	\$89,167.00	Final stage awaiting developers connection from the south.
14d	14d 100% of the total cost of constructing a roundabout at the intersection of Skeet Road and Reilly Road including the cost to acquire any road widenings for the ultimate road reserve.	\$0.00	Now Included in Item 14f
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	Complete
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.	\$4,729,854.60	Updated to include intersection upgrade
15	Existing High Conservation Value Reserves:		
15a	100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Shepherd Court Reserve.	\$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.
Sub Total		\$112,554,887	
GRAND TOTAL		\$103,883,507	

ROADS - Common Infrastructure Works

TOTAL ROADS	\$60,086,598.72
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Item	Cost
1a	\$93,719.12
1b	\$1,145,835.38
2a	\$2,170,570.71
2b	\$7,591,682.20
2c	\$0.00
3a	\$4,545,721.54
3b	\$20,253,325.96
3c	\$0.00
3d	\$0.00
3e	\$1,239,536.69
4a	\$14,872.00
4b	\$415,528.00

Item	Cost
5a	\$790,772.00
5b	\$312,900.00
5c	\$6,214,405.38
5d	\$821,687.67
11a	\$0.00
12a	\$726,762.50
12b	\$6,797,877.90
13a	\$540,418.97
14a	\$1,132,794.10
14b	\$0.00
14c	\$89,167.00
14d	\$0.00
14e	\$459,167.00
14f	\$4,729,854.60

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	PD 2021
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)
Sub total				\$2,128,817.90	

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

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

ROADS - Common Infrastructure Works

DCA03 3a Nicholson Road

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

TOTAL COST \$4,545,721.54

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

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

Sub total all areas

\$4,512,231.09

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

Sub total survey costs \$33,490.45

Total \$4,545,721.54

DCA03 4a Mason Road

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

TOTAL COST \$14,872.00

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

Total

\$14,872.00

DCA03 5a Wright Road and Ranford Road Intersection

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

TOTAL COST \$790,772.00

ROADS - Common Infrastructure Works

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	
Lot 100 Wright Road	1061.00	\$320.00	\$339,520.00	\$373,472.00	PD 2021
Lot 101 Shepherd Court	825.00	\$220.00	\$181,500.00	\$199,650.00	PD 2021
Lot 102 Shepherd Court	825.00	\$220.00	\$181,500.00	\$199,650.00	PD 2021
			Sub Total	\$772,772.00	

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

Total **\$790,772.00**

DCA03 12a Balannup Road

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

TOTAL COST **\$726,762.50**

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
Lot 500 Balannup Rd				\$12,320.00	PD 2018
Lot 503 Balannup Rd	153.00	\$97.50	\$14,917.50	\$16,409.25	For future ultimate roundabout.
Lot 504 Balannup Rd	466.00	\$97.50	\$45,435.00	\$49,978.50	For future ultimate roundabout.
Lot 509 Balannup Rd				\$105,094.00	PD 2018
Lot 510 Balannup Rd				\$39,083.00	PD 2018
Lot 602 Balannup Rd	353.00	\$82.50	\$29,122.50	\$32,034.75	For future ultimate roundabout.
Lot 511 Balannup Rd				\$45,980.00	PD 2018
Lot 603 Balannup Rd	60.00	\$97.50	\$5,850.00	\$6,435.00	For future ultimate roundabout.
Lot 512 Balannup Rd				\$45,980.00	PD 2018
Lot 513 Balannup Rd				\$45,980.00	PD 2018
Lot 514 Balannup Rd				\$53,892.00	PD 2018
Lot 173 Balannup Rd				\$213,576.00	PD 2018
			Sub Total	\$666,762.50	

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

Total **\$726,762.50**

DCA03 1b Wright Road Construction

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

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

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

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

DCA03 2b Warton Road Construction

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

TOTAL COST **\$7,591,682.20**

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

ROADS - Common Infrastructure Works

Lot 8 Warton Road	Relocation planting	\$12,000.00	PD 2011 (IE/21113/10 & INT/16666/10)
Lot 8 Warton Road	Relocation bore & pump	\$26,930.00	PD 2011 (IE/21113/10 & INT/16666/10)
Lot 8 Warton Road	Relocation infrastructure driveway	\$70,000.00	PD 2011 (IE/21113/10 & INT/16666/10)
Lot 555 Warton Road	Survey Cost	\$1,838.00	PD 2011
Nicholson to Armadale	Relocation private infrastructure	\$141,554.96	PD 2011 (INT/6614/11)
Nicholson to Armadale	Relocation private infrastructure	\$11,641.00	PD 2011 (INT/14280/11)
Lot 143 Warton Road	Relocation private infrastructure	\$25,228.36	PD 2012 (OUT/3859/12, OUT/6219/12 & INT/21458/11)
Stage 1 Adjacent to Arion	Construction cost	\$768,084.48	PD 2012 (INT/7942/12 & INT/5906/12)
Stage 1 (Arion)	Landscaping	\$45,000.00	PD 2014 (INT/15777/14) (INT/7942/12)
Total Length	2yr Consolidation Period Costs	\$25,244.25	PD 2020 (Final Claim)
	Contribution to Landscaping - Nicholson Road to Armadale Road Forecast Costs	\$390,640.80	PD 2018
Southern End	Lighting Jandakot Road to Armadale Road	\$66,482.00	PD 2018
Landscaping Consolidation		\$27,718.00	PD 2018
Landscaping Consolidation		\$64,955.83	PD 2019
Mason Road Roundabout	Mason Road Roundabout Deflection	\$69,966.00	Contribution Only
Sub TOTAL		\$7,591,681.20	
Nicholson to Armadale	Grant	\$2,296,608.00	Expenditure Construction Civil Works covered under grant shown below
Nicholson to Armadale	Grant	-\$2,296,607.00	Fixed cost, external funding grant expended 2009/10 Warton Road (Nicholson Road to Warton Road). Total project cost \$7,589,308.76 (DCP \$5,292,641.76 & Grant \$2,296,607.00)

Total \$7,591,682.20

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 \$20,253,325.96 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
Main Roads Stage 5 Claim		\$496,909.00	PD 2019
Main Roads Stage 5 Claim		\$269,441.00	PD 2020
Hakea Water Main		\$57,343.00	PD 2017
Hakea Water Main		\$632,000.00	PD 2021
Pedestrian crossings and Footpaths on Western Side		\$240,562.20	PD 2017 2018
Pedestrian crossings		\$64,484.00	PD 2018
Footpaths on Western Side		\$19,380.00	

Total **\$20,253,325.96**

DCA03 3c Nicholson Road Town Centre Intersection

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

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

DCA03 3d Armadale Road and Nicholson Road Intersection

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

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

3e A contribution towards landscaping works.

TOTAL COST **\$1,239,536.69**

	Total Cost	
All Remaining Works across the stages	\$3,714.55	Advice City Parks

Reimbursements to Parks		Notes
Contribution - Warton Rd to Harrisdale Dr	\$191,858.04	PD 2009 (OUT/5319/08)
Claim #1	\$503,687.00	PD2015 INT/17248/15
Kamara Nicholson Road Roundabout	\$25,105.10	PD 2020
Stage 4 Claim #1	\$515,172.00	PD 2020
Total Reimbursements	\$1,235,822.14	

Total **\$1,239,536.69**

DCA03 4b Mason Road Construction

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

TOTAL COST **\$415,528.00**

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

Total **\$415,528.00**

DCA03 5b Ranford Road and Wright Road Intersection

ROADS - Common Infrastructure Works

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)

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	\$503,987.00	
Main Roads Claim #1	\$3,861,285.00	PD 2020
Main Roads Claim #2	\$1,607,848.00	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 subdividers towards the construction of Keane Road (together with any interest earned), with the exception of the roundabout at Skeet Road and Keane Road.

TOTAL COST \$0.00

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

Total \$0.00

DCA03 12b Balannup Road Construction

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

TOTAL COST \$6,797,877.90

Item	Cost	Notes
Construction cost	\$1,195,488.63	Advice Civil Works and Design.
Survey	\$3,500.00	PD 2013 (Authority Records) Technical Services Request for Design
Interim Works Claim	\$122,811.00	PD 2014 INT/15779/14
Preliminary Works	\$2,400.00	PD 2015 INT/12566/15
Balannup Drain Crossing progress Claim	\$71,792.00	PD 2016 - Remainder of crossing costs moved to 7b
Reilly Roundabout	\$404,984.00	PD 2017, 2018
Lighting at Reilly Roundabout	\$64,937.00	PD 2018
Retic Retification	\$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

ROADS - Common Infrastructure Works

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
Civil Works Progress Claim #7	\$965,927.60	PD 2020
Civil Works Progress Claim #8	\$651,811.48	PD 2020
Design and Prelims	\$143,463.90	PD 2019
Design and Prelims	\$170,500.00	PD 2018
Landscaping of Reilly Rd Roundabout	\$42,758.00	PD 2018
Landscaping and Irrigation Works Claim #1	\$311,498.10	PD 2020
Landscaping and Irrigation Works Claim #2	\$6,174.90	PD 2020

Total \$6,797,877.90

ROADS - Common Infrastructure Works**DCA03 13a Reilly Road Construction**

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

TOTAL COST \$540,418.97

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

Total \$540,418.97

DCA03 14a Skeet Road South Construction

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

TOTAL COST \$1,132,794.10

Item	Cost	Notes
DCP Contribution to Total Construction and Landscaping	\$1,132,794.10	

Reimbursements		
Claim #1	\$29,614.00	PD 2015 - Costs apportioned from Skeet Road Drain Works INT/24680/15, INT/24679/15, INT/24696/15
Claim #2	\$908,701.98	PD 2016
Claim Landscaping	\$211,305.00	PD 2017
DoE Contribution / Credit to Landscaping	-\$49,701.00	Other DoE contribution to Road Construction (Civil Works) paid to / negotiated with Satterley
Landscaping Consolidation	\$17,008.00	PD 2018
Landscaping Consolidation	\$12,532.06	PD 2019
Final Landscaping Consolidation Claim	\$3,334.06	PD 2020
Total Reimbursements minus Credits	\$1,132,794.10	

Total \$1,132,794.10

DCA03 14b Skeet Road Balannup Drain Culvert Construction

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

TOTAL COST \$0.00

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

Total \$0.00

DCA03 14c Skeet Road Fencing Construction

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

TOTAL COST \$89,167.00

Item	Cost	Notes
Construction Costs Remaining	\$0.00	Included in Item 14f
Construction cost	\$89,127.00	PD 2015 INT/24680/15, INT/24679/15, INT/24696/15
Gate Locks	\$40.00	PD 2014 INT/13980/14

Total \$89,167.00

ROADS - Common Infrastructure Works

DCA03 14d Skeet Road and Reilly Road Intersection

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

TOTAL COST \$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

Sub Total Land \$0.00

Total \$0.00

DCA03 14e Skeet Road North Land Acquisition

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

TOTAL COST \$459,167.00

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

DCA03 14f Skeet Road North Construction

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

TOTAL COST \$4,729,854.60

Item	Cost	Notes
Construction Costs Carriageway Reilly to Ranford & (Item 14d) Reilly / Skeet Road Roundabout & Item 14c	\$3,108,242.11	Advice Engineering Design
Civil Works - Early Works Claim #1	\$59,858.87	PD 2020
Civil Works - Early Works Claim #2	\$17,156.59	PD 2020
Construction Claim #1	\$56,219.04	PD 2021
Landscaping	\$388,377.99	Advice City Parks
Ranford/Skeet Road Intersection Upgrade	\$1,100,000.00	Advice Engineering Design
Total	\$4,729,854.60	

Regional Paths

Cost per metre	\$130	Construction to 2.5m wide , advice from Manager Civil Works 2011 IE/5653/11, INT/6385/13, INT/22833/14. LGCI 2021
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Clause	Total
6a	\$3,305,793.20
6b	\$0.00
6c	\$544,676.00
6d	\$252,425.33
TOTAL COST	\$4,102,894.54

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 \$3,305,793.20

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

Cost per m \$130

Map Ref	Parent Lot or Nearest Lot No	Location	Distance (m)	Cost	Other information
SP Central Paths					
6a01	50 Wright Rd	Harrisdale Drive (north)	479.09	\$79,504.00	PD 2012 (INT/15201/12 - Constructed by Council)
		Old Wright Road 225m north from 49 Keane Rd	225	\$18,000.00	PD 2009 (OE/1576/09 - Constructed by Council)
6a02	49 Keane Rd	Old Wright Road Nicholson to N boundary Lot 50	300	\$19,116.00	PD 2007 (Authority records)
6a03	388 Wright Rd	Old Wright Road Nicholson to N boundary Lot 50	402.34	\$27,429.55	PD 2009 (OUT/6169/08)
6a04	50 Wright Rd	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)
		New Wright Rd	108.6	\$8,095.64	PD 2009 (OUT/595/09)
6a06	49 Keane Rd	Wright Rd - SP alignment	407.9	\$37,853.12	PD 2014 (OUT/2669/13)
		Part of New Wright Rd	367	\$27,525.00	PD 2009 (OUT/6002/08)
6a07	48 Wright Rd	Wright Rd - SP alignment	154	\$14,610.75	PD 2013 Part Reimbursement DUP construction Piara Waters (North) portion Wright Road construction -INT/17339/13
		Wright Rd - SP alignment	73	\$7,517.82	PD 2014 Path Adjacent to Grouped Dwelling Site at Northern end of Oval along Wright Road INT/29159/13 INT/29161/13
6a08	15 Wright Rd	New Wright Rd	360.7	\$33,472.96	PD 2013 (OUT/8258/12) South side Wright Road
6a09	14 Mason Rd	Wright Rd Primary School - Columbia Pwy Jolley Ave	317	\$30,432.00	PD 2014 INT/20290/13 & OUT/7240/13
		Wright Rd Primary School - Mason - Jolley Ave	295	\$21,504.00	PD 2014 (OUT/1672/14)
6a10	46 Wright Rd	Wright Rd - SP alignment	610	\$79,134.08	
		Wright Rd - SP alignment	106	\$10,176.00	PD 2014 (OUT/1672/14)
6a11	45 Wright Rd	Claim	275.3	\$34,412.50	PD 2019
		Wright Rd Lot 46 Armadale Rd	458.4	\$59,467.32	
6a12	49 Keane Rd	Part of Gallinago Cnr	105.7	\$7,927.50	PD 2009 (OUT/6002/08)
		Part of Gallinago Cnr	369	\$25,456.84	PD 2007 (Authority records)
6a13	49 Keane Rd	Pardalote Rd	335	\$25,125.00	PD 2009 (OUT/6002/08)
6a14	6 Nicholson Rd	Easthope Link/Broadway Nicholson Road to Keane Road	124	\$16,086.27	PD 2017
	48 Wright Rd	Broadway Blvd/Easthope Wright Road to Nicholson Road	307	\$39,826.50	PD 2017
6a15	6 Nicholson	Keane Rd - Nicholson Rd to Yellowwood/ Gracefield Blvd	475	\$45,600.00	PD 2014 INT/20290/13 & OUT/724013
	800 & 54 Skeet	Gracefield to Laverton	347	\$43,028.00	PD 2016
	800 & 54 Skeet	Keane Rd - Yellowwood/ Gracefield Blvd to Skeet Rd	165	\$21,405.12	PD 2017
6a16	6 Nicholson Rd	Exchange Ave	654	\$70,632.00	PD 2014 INT/20290/13 & OUT/724013
6a17	2 Skeet Rd	Internal to the lot	15	\$1,500.00	PD 2017
6a18	13 Mason Rd	Mason Road - internal to lot	400	\$51,891.20	PD 2017
6a19	15 Wright Rd	Mason Road	201	\$19,296.00	PD 2014 INT/20290/13 & OUT/724013
6a20	14 Mason Rd	Mason Road	670	\$64,320.00	PD 2014 INT/20290/13 & OUT/724013
6a21	15 Wright Rd	Hillhouse Way & Yellowwood Ave	230	\$27,600.00	PD 2014 INT/20290/13 & OUT/724013 Hillhouse Way - Wright Rd to Yellowwood Ave.
6a22	154 Mason Rd	Mason Rd	388	\$50,334.46	
6a23	Mason Rd - Rural	Mason Rd Rural area	500.9	\$64,980.76	
6a24	6 Nicholson Rd	Skeet Road boundary	285	\$36,972.48	PD 2017
			304	\$29,184.00	PD 2014 INT/20290/13 & OUT/724013
6a25	22 Nicholson Rd (SP SE)	Skeet Road boundary	577	\$74,853.06	Consultants mapping (TRIM IN/3755/08)
6a26	46 Wright Rd	Road reserve	164	\$21,275.39	Length provided by CLE Piara Nature reserve - over Trunk Main
			423	\$52,452.00	PD 2015 INT/41436/14
				\$52,959.00	PD 2018 - Cost to relocate path due to inundation from wetland at the previous alignment. ICS 2018/2019
6a27	See SP South Paths, G-H				
6a28	See SP South Paths, C-D				
6a29 & 6a30	Erade/CY O'Connor	Adjacent to Trunk Main - Erade Drive to Nicholson Road	260	\$33,729.28	
	3 Nicholson Newhaven	Adjacent to Trunk Main - Erade Drive to Chapel Way	728	\$94,441.98	
	4 Nicholson Rd	Adjacent to Trunk Main N side - Chapel to Wright Rd			

Regional Paths

6a31		Deleted			
6a32	15 Wright Rd	Adjacent to Trunk Main N side - Mason Road to Piara Drive	678	\$81,360.00	PD 2014 INT/20290/13 & OUT/724013 Constructed by Stockland, 12 month claim period.
			235	\$29,140.00	PD 2015 INT/41436/14
			90	\$11,675.52	
6a33	Erade/CY O'Connor	Erade Drive	492	\$63,826.18	
6a34	388 Wright Rd	N Side Nicholson Rd			PD 2007 & 2008 - Included in 3b
6a35	49 Keane Rd	Nicholson Rd - Both Sides			Included in 3b
6a36	6 Nicholson Rd				
6a37	2 Skeet Rd				
6a38	21 Nicholson Rd (SP SE)				
6a39	48 Wright Rd	Oval POS	29.2	\$16,084.20	Eastern boundary Nicholson Road remaining links at Wright Road & Broadway Blvd minus paid. Including linear metre surplus from paid for tie in construction
		Oval POS	352.8	\$33,471.90	PD 2013 Part Reimbursement DUP construction Piara Waters (North) internal to lot (Nicholson to Wright Road link) & portion Nicholson Road -INT/17339/13
		Oval POS	67	\$10,510.46	PD 2014 Path Adjacent to Grouped Dwelling Site at Northern end of Oval along Wright Road INT/29159/13 INT/29161/13
6a40	Trunk Main	Piara Drive	100	\$12,972.80	
6a41	13 Mason Rd	Piara Drive - Trunk Main to boundary Lot 121 (Former 12)	335	\$43,458.88	
6a42	121 (Former 12)	Piara Dr - Lot 13 to Nicholson Rd			Included under SP South 6a51
6a43	13 Mason Rd	Mason Road - Bedbrook to Nicholson	473	\$61,361.34	
6a44	15 Wright Rd	Yellowwood - Hillhouse to Nicholson	150	\$19,459.20	
SP South East Paths					
6a43	22 Nicholson Rd (SP SE)	Internal to the lot	30	\$3,891.84	Consultants mapping (IN/3755/08)
		Riva Entrance	450	\$41,760.00	PD 2013 INT/1452/13
6a44	21 Nicholson Rd (SP SE)	Internal to Armadale Rd	576	\$74,723.33	Consultants mapping (IN/3755/08)
		Mivac Claim 1	167	\$20,207.00	PD 2020
6a45	21 Nicholson Rd (SP SE)	Local Centre to School	374	\$48,518.27	Consultants mapping (IN/3755/08)
6a46	21 Nicholson Rd (SP SE)	Next to school	514	\$66,680.19	Consultants mapping (IN/3755/08)
6a47	22 Nicholson Rd (SP SE)	To private school	52	\$6,745.86	Consultants mapping (IN/3755/08)
SP South Paths					
6a48		A-B	29.2	\$3,788.06	Consultants mapping (IN/5656/08)
		Part claim	312.8	\$39,100.00	PD 2019
		Part claim	298.6	\$35,832.00	PD 2014 (OE/5671/14)
		Part claim	309	\$38,316.00	PD 2017
		Part claim	222	\$28,416.00	PD 2021
6a28	45 Wright Rd	C-D	190	\$24,648.32	Consultants mapping (IN/5656/08)
		Part claim	135	\$15,660.00	PD 2013 (OUT/8960/12)
		Part claim	338.1	\$40,572.00	PD 2014 (OE/5671/14)
		Part claim	49.5	\$6,138.00	PD 2016
		Part claim	154	\$19,096.00	PD 2017
6a49		E-F	469	\$56,318.00	PD 2016
		E-F	85.3	\$10,236.00	PD 2014 (OE/5671/14)
6a27		Part claim	177	\$21,886.00	PD 2016
		Claim	437.4	\$54,675.00	PD 2019
		G-H	367.6	\$47,688.01	Consultants mapping (IN/5656/08)
6a50		I-J	142.4	\$18,473.27	Consultants mapping (IN/5656/08)
		Part claim	475.6	\$58,750.00	PD 2019
6a51		N-M	367	\$47,610.18	Consultants mapping (IN/5656/08)
SP East Paths					
6a15	800 & 54 Skeet Rd	Keane Road			Refer above under 6a15
6a52	800 & 54 Skeet Rd	A-I	1529	\$189,596.00	PD 2016
6a53	800 & 54 Skeet Rd	D-E	209	\$25,916.00	PD 2016
		D-E	337	\$40,440.00	PD 2014 (OE/26118/13 IE/33084/13)
6a54	800 & 54 Skeet Rd	F-G	210	\$27,242.88	PD 2017
			40	\$4,200.00	PD 2017 2.1m wide
6a55	800 & 54 Skeet Rd	H-J	317	\$39,308.00	PD 2016
6a56	800 & 54 Skeet Rd	B-C	241	\$31,264.45	Collared St POS to Gracefield

Fixed costs \$2,241,889.67 Cost is excluding DUP's constructed in associated with road projects.
 Future costs \$967,185.03
 Contingency \$96,718.50

TOTAL 27,255 **\$3,305,793.20**

DCA03 6b Wright Road Dual Use Path

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

TOTAL COST \$0.00 *Included in 1b Wright Road Project*

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

Regional Paths

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 \$544,676.00

Map ref	Section	Location	Distance (m)	Cost	Other information & Notes
6c	Anstey Rd to Warton Rd	Northern side of Armadale Rd	4212	\$0.00	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	PD 2019
			Main Roads Claim #2	\$128,983.00	PD 2020

Total \$544,676.00

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 \$252,425.33

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	\$180,840.83	Allocation for Reilly to Ranford Section included in Item 14f
6d		Adjacent to DOS		\$21,715.00	PD 2016

Linear Metre Rate \$130

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

Total DoE Contribution \$29,037.50

Total DCP Contribution \$231,593.33

Sub Total \$231,593.33

Total \$252,425.33

Arterial Drainage

TOTAL ARTERIAL \$13,877,349.13

Item	Total
7a	\$4,337,704.94
7b	\$3,926,794.97
7c	\$1,834,037.61
7d	\$198,037.82
7e	\$2,560,436.07
7f	\$957,293.00
7g	\$0.00
7h	\$63,044.72

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

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

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

DCA03 7b Drainage Construction

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

TOTAL COST \$3,926,794.97

Balannup Drain - Mason Rd to Western end Lot 53 Skeet Rd	\$328,609.00
Balannup Drain - Trunk Main crossings	\$745,195.21
Balannup Drain - Western end Lot 53 Skeet Rd to Baileys Branch	\$2,660,055.80
James Drain - Junction Point Lot 58 Armadale Road to northern boundary Armadale Road	\$192,934.96

Description	Length (m)	Rate	Cost	Notes
Balannup Drain - Mason Rd to Western end Lot 53 Skeet Rd				
14 Mason Rd, 15 Wright Rd, 48 Wright Rd	675	\$140.08	\$94,554.00	PD 2019
15 Wright Rd	485	\$124.00	\$60,140.00	PD 2013 (OUT/8258/12) Lot 737 DP63326
48 Wright Road Grouped Housing	75			Deleted - non compliance with Schedule 13B
48 Wright Road Playing Field Site	212			Deleted - non compliance with Schedule 13B
49 Keane Rd	48	\$127.00	\$6,096.00	PD 2013 Bond Transfer (OUT/2669/13) DP58342 Lot8101
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	PD 2014 INT/6632/14
50 Wright Road	250	\$100.00	\$25,000.00	PD 2007 250m PD 2007 Lots 8001 & 8006 DP50041
50 Wright Road	205	\$115.00	\$23,575.00	PD 2009 (OUT/6717/09) Lots 8001 & 8003 DP59399
Sub Total	2965		\$328,609.00	

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		\$37,529.00	PD 2013 (Authority Records)
Balannup Drain Realignment		\$107,412.00	PD 2013 (INT/6422/13 & INT/6420/13)
Balannup Drain Realignment		\$48,817.00	PD 2014 (INT/7742/14)
Design Review		\$32,330.00	PD 2016 CD/1111/16
Survey (Parks)		\$1,800.00	PD 2017 (Authority records)
Lot 53 Skeet Rd - Consultancy advice on size of culverts under powerlines		\$2,465.00	PD 2009 (Authority records)
Clearing Permits		\$100.00	PD 2017, 2018
Jute Matting and Tube Stock		\$65,503.00	PD 2018
Access Structure and Insurance Excess		\$4,765.00	PD 2018
Lot 5000 Conveyancing Fees		\$1,126.00	PD 2018
Landscaping within Lot 5000 Hardworks Stage 1		\$607,882.00	PD 2018
Landscaping within Lot 5000 Softworks Stage 2		\$451,804.40	PD 2019
Landscaping within Lot 5000 Softworks Stage 2		\$30,004.70	Consolidation Works - Advice Parks
Claim Landscaping Consolidation		\$18,000.00	PD 2019
Claim Landscaping Consolidation		\$27,754.70	PD 2020

Sub Total **\$2,660,055.80**

James Drain	Rate	\$0.00		
Description	Length (m)	Rate	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
Lot 58 Armadale Rd	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
Lot 10 Armadale Rd	135		\$18,910.80	PD 2019
Lot 3/4 Armadale Rd	110		\$15,408.80	PD 2019
Lot 12 Armadale Rd	56	\$140.08	\$7,844.48	PD 2021
Lot 4 and Lot 27 Wright Road	91	\$140.08	\$12,747.28	PD 2021

Sub Total **1409** **\$192,934.96**

DCA03 7c Skeet Road Arterial Drain

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

TOTAL COST \$1,834,037.61

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

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

DCA03 7d Balannup Maintenance

7d Maintenance works in Balannup Drain.

Previous Costs	\$155,206.00	
Progress Claim (FY 2018)	\$4,210.00	
Progress Claim (FY 2018)	\$13,495.82	
Progress Claim 2020	\$25,126.00	Final claim

TOTAL COST \$198,037.82

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 \$2,560,436.07

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 UWMS	\$164,239.77	PD 2008 (OUT/639/08)
Surface and Groundwater Monitoring Costs to August 2006	\$50,965.77	PD 2008 (OUT/639/08)
SP Central Surface water monitoring point installation (Western end Lot 53 Skeet) - Channel upgrade to provide required smooth flow	\$6,720.00	PD 2009 (Authority records) Works by COA Technical Services
SP Central, East, Erade, South East and South - LWMS Surface & Ground Water Monitoring Costs	\$524,975.00	CE/146701/20 Based on advice from Environment for 5 year program
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
Progress Claim / Flow Monitor	\$26,825.00	PD 2020
Progress Claim #3 Phase 2	\$90,562.00	PD 2020
SP Central, East, Erade, South East and South - 10 Year Monitoring Program	\$1,044,502.52	Remaining allocation for all SP areas
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 \$2,560,436.07

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

TOTAL COST \$957,293.00

Description	Length (m)	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
						Main arterial drainage corridor SP South. Advice from Emerson Stewart IE/7049/11
Lot 45 Wright Rd	317				\$201,692.00	PD 2016 CE/32429/16
Lot 58 Armadale Rd	139				\$77,408.00	PD 2017
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 10 Armadale Rd	160				\$106,920.00	PD 2017
Lot 3/4 Armadale Rd	153				\$87,120.00	PD 2017
Lot 12 Armadale Rd	56	420	\$107.50	\$45,150.00	\$49,665.00	PD 2021
Lot 4 and Lot 27 Wright Road	91	546	\$150.00	\$81,900.00	\$90,090.00	PD 2021

Total \$957,293.00

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 \$63,044.72

James Drain Water Flow Improvements Implementation	\$0.00	
Scoping Study	\$32,175.00	PD 2018
Survey	\$7,283.00	PD 2017
Credit Works Aspiri Estate - Initial	\$21,541.72	PD 2013 OUT/3295/13
Road Culvert Clearing	\$2,045.00	PD 2015 INT/22581/15

Total \$63,044.72

Community facilities

COMMUNITY FACILITIES COST \$29,826,257.36

Item	Total
8a	\$3,936,166.44
8b	\$3,850,006.86
8c	\$1,722,107.46
8d	\$273,081.00
8e	\$6,145,271.14
8f	\$0.00
8g	\$6,668,325.00
8h	\$7,231,299.47

Included as consolidated projects under associated Multi Purpose Facility Item

DCA03 8a District Sporting Field Contribution

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

Item		Notes
Stage 1		
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
Stage 2		
William Skeet Oval - Upgrade	\$737,407.40	Advice City Parks
William Skeet Play Space Upgrade	\$350,153.62	Advice City Parks
Multi Court	\$283,334.99	Advice City Parks
Forrestdale Sportsman Pavilion	\$1,711,752.43	Advice Comm Serv. Refer CE/695/21
Irrigation and lighting design consultancy fees	\$7,000.00	PD 2020
TOTAL COST	\$3,936,166.44	

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	Fixed Cost	
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		

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

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

Total \$3,850,006.86

Community facilities

DCA03 8c Baker's House Community Facility

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

TOTAL COST **\$1,722,107.46**

Building and land cost

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

Sub total **\$592,090.00**

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

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

Total **\$1,722,107.46**

DCA03 8d Carey Baptist College Community Use

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

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

Community facilities

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

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

Harrisdale North - Site A	\$3,100,000.00
South East - Site B	\$3,045,271.14
TOTAL COST	\$6,145,271.14
Total Other Funding	\$343,000.00
Total Project Cost	\$6,488,271.14

Harrisdale North Site A TOTAL	\$3,100,000.00
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Multi purpose Facility Item		Notes
Building	\$1,500,000.00	Advice City Projects
Sub-total No.1	\$1,500,000.00	

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

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

South East Site B TOTAL	\$3,045,271.14
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Multi purpose Facility Item		Notes
Building	\$12,000.00	Advice City Projects
Additional car park works to close off temporary access	\$64,830.00	PD 2020
City Projects Claim #1	\$570,701.00	PD 2020
City Projects Claim #2	\$953,257.14	PD 2021
Sub-total No.1	\$1,600,788.14	

Playing Field and Other Items		
Project Management / Consultant Fees	\$25,000.00	Advice City Parks
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	\$350,000.00	Advice City Parks
Landscaping	\$116,000.00	Advice City Parks
Playground	\$110,000.00	Advice City Parks
Contingency	\$0.00	Advice City Parks
Other Funding	-\$343,000.00	Assumed DoE contribution towards shared playing field based on contribution made to Piara Waters South.
Sub-total No.3	\$1,444,483.00	

Total **\$3,045,271.14**

DCA03 8f Playing Field Development

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

TOTAL COST **\$0.00**

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

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

Community facilities

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

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

TOTAL COST	\$6,668,325.00	
Total Other Funding	\$843,336.00	DoE 343k and Grant 500k
Total Project Cost	\$7,511,661.00	

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	-\$265,861.00	
Total Reimbursements	\$6,475,473.00	
Landscaping Claim #1	\$103,557.00	PD 2019
Landscaping Claim #2	\$89,295.00	PD 2020

TOTAL \$6,668,325.00

DCA03 8h Harrisdale (East) Community & Sporting Facility

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

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

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

Sub Total \$8,076,520.80

Approved CSRFF Grant	-\$800,000.00
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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

Sewer, power & CCWs

\$4,661,787.21

TOTAL SEWER & POWER \$2,806,956.61

TOTAL CCW & RESERVES \$1,854,830.60

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

Item	Total
10a	\$1,550,838.44
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 OUT/3987/09
50 Wright Rd	\$90,640.00	PD 2009 see OUT/595/09
Total	\$167,332.00	

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

TOTAL COST \$654,899.50

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

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

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

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

Lot	Length of powerline (m)	Cost per m	Predicted current cost	Powerline
50 Wright Rd	200		\$58,408.00	Eastern (Cannington to Pinjarra) PD 2009 OUT/595/09
49 Keane Rd	980		\$274,400.00	Eastern (Cannington to Pinjarra) PD 2007
6 Nicholson Rd	830		\$256,146.30	Eastern (Cannington to Pinjarra) PD 2012 OUT/10428/11
2 Nicholson (Skeet) Rd	380	\$339.36	\$128,956.80	Eastern (Cannington to Pinjarra) Fixed - Work Complete
22 Nicholson Rd (S2)	420	\$339.36	\$142,531.20	Eastern (Cannington to Pinjarra) Fixed - Work Complete
21 Nicholson Rd (S2)	620		\$210,403.20	Eastern (Cannington to Pinjarra) PD 2019
334 Armadale Rd (S2)	90	\$345.81	\$31,122.71	Eastern (Cannington to Pinjarra) LGCI 2019
335 Armadale Rd (S2)	30		\$10,180.00	Eastern (Cannington to Pinjarra) PD 2019
Skeet Road Reserve	180	\$339.36	\$61,084.80	Eastern (Cannington to Pinjarra) Fixed - Work Complete
Sub total	3730		\$1,173,233.01	

Southern (Wagerup to Alcoa Pinjarra)

Lot	Length of powerline (m)	Cost per m	Predicted current cost	Powerline
5000 Reilly Rd & 800 & 54 Skeet Rd	296		\$117,790.24	Southern (Wagerup to Alcoa Pinjarra) PD 2017
SP Balannup, SP Hatch - Reilly to Ranford	1083	\$405.50	\$439,157.43	Southern (Wagerup to Alcoa Pinjarra) LGCI 2019
Skeet Road Section	26		\$10,346.40	Southern (Wagerup to Alcoa Pinjarra) PD 2017
Road Reserves	36	\$405.50	\$14,598.03	Southern (Wagerup to Alcoa Pinjarra) LGCI 2019
Sub total	1441		\$581,892.10	

TOTAL 5871 \$1,984,725.11

DCA03 10a Conservation Category Wetlands

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

TOTAL COST \$1,550,838.44

	Area (sqm)	Assessed Urban Value (per sqm)	Value at Assessed Urban Value	Assessed Value (62.5% of urban value - as per CI 3.12.4 (f))	Value plus CI 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 (OUT/5987/07) Subdivision Bond Account
Eastern Wetland					\$243,625.94	PD 2012, as above Town Planning Bond INT/5713/12

TOTAL \$1,550,838.44

ICS 2021

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
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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
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3.6.2 General Works

Notes

TOTAL COST **-\$8,671,380.39**

All future costs to 2022 (2 years)

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	-\$9,513,217.92	

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

Repayment to City	\$20,155.00	PD 2007
SP Balannup, SP Shepherd and SP Hatch	\$33,140.00	PD 2016, 2017
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)
2020	\$63,582.00	PD 2020 (Authority Records)
2021	\$2,302.65	PD 2021 (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 **\$84,115.35** 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

TOTAL COST **-\$9,513,217.92**

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)
2020	\$4,200.00	PD 2021 Audit 2020 by Macri Partners (Authority records)
Future audit costs	\$12,600.00	
Office costs		Included in Sundries and Staff salaries & on-costs
Sundry	\$19,824.18	
Amd 12 Gazettal	\$1,818.18	PD 2007
Sundry 2008	\$649.57	PD 2008 - Includes construction cost index
Sundry 2009	\$658.44	PD 2009 (Authority records)
Sundry 2009	\$712.04	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	\$85,288.34	
	\$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)
Legal Advice	\$6,334.00	PD 2015 (Authority records)

ICS 2021

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)
Legal Advice	\$10,960.00	PD 2021 (Authority records)
Future legal costs	\$50,000.00	
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
2019	\$9,000.00	PD 2020 Authority records
Future valuation fees	\$21,000.00	
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)
2020	\$172,716.29	PD 2020 (Authority records)
2021	\$99,189.83	PD 2021 (Authority records)
Future Credit	-\$71,732.38	
Future on-costs	\$128,093.88	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	-\$11,880,427.81	
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	-\$496,650.00	PD 2020 (Actual)
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
2026	-\$550,000.00	Budget FFP Estimate
2027	-\$550,000.00	Budget FFP Estimate

TOTAL -\$9,513,217.92

ASSESSED VALUES

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

Grand total Totals \$142,873.50

Scheme Text

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

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

\$38,016.00

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

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value
Lot 503 Balannup Rd	153.00	\$97.50	\$14,917.50	\$16,409.25
Lot 504 Balannup Rd	466.00	\$97.50	\$45,435.00	\$49,978.50
Lot 510 Balannup Rd	353.00	\$82.50	\$29,122.50	\$32,034.75
Lot 511 Balannup Rd	60.00	\$97.50	\$5,850.00	\$6,435.00

\$104,857.50