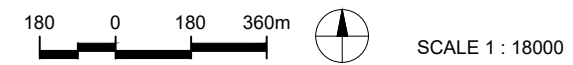


STRUCTURE PLAN		SPECIFIED WORKS PLAN	
	Residential R25		DCP Plan Boundary
	Residential R30		Shared Paths
	Residential R40		Sewer Pressure Main / Pump Station
	R50 Residential R50		Powerline 1
	Residential R60		Powerline 2
	P.O.S. & Drainage		Powerline 3
	Parks and Recreational (Regional)		Drainage
	District Centre		Roads
	Mixed Business/Residential		
	Public Purpose (Purpose notated on each reserve)		
	District Dual Use Path (Development Contribution Item)		
	Signalled Intersection		

Specified Works Plan
DCP No.3



DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

DCP No. 3 Specified Works Plan Map Key

Clause	Scheme Provision	Map Grid Reference	Notes
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.	H2	
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.	As for 1a	
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.	A7, A8, B6 & B7	
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.	As for 2a	
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	D4, E5, E10, E11, F6, F7, F8 & F9	
3b	3b 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.	As for 3b	
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)	E11	
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.	As for 3c	
3e	3e A contribution towards landscaping works.	As for 3a	
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.	B6 & C7	
4b	4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures.	As for 4a	
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.	H2	
5b	5b A contribution to the cost of upgrading the intersection at Ranford Road and Wright Road and installing traffic signals.	As for 5a	
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.	B9	
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.	C10	
6	Regional Path Network:		
6a	6a A contribution towards the total cost of constructing the Regional Path Network within Development Control Area No.3 as identified in the adopted Infrastructure Cost Schedule.	N/A	Refer to shared path layers in Specified Works Plan
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)	E5, F4, G3 and H2	
6c	6c A contribution towards the cost of a shared path along Armadale Road from Warton Road to Anstey Road.	A9, B9, C10, D10, E11, F11 & G11	
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.	G7, H6, H7, I5, I6, J4 & J5	
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.	F5, G4, G5 & H4	
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.	As for 7a	
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.	N/A	Along roads as specified - no spatial plan available
7d	7d Maintenance works in Balannup Drain.	As for 7a	
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.	N/A	Applies to entire DCA area
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.	B9, C9, C10, D9, D10 & E10	
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	N/A	Administrative costs
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.	C10 & C11	
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.	H11	
8b	8b 100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.	E5 & F5	
8c	8c 100% of the total cost to acquire the land and existing homestead 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.	F5 & G5	
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.	H3	

DRAFT INFRASTRUCTURE COST ESTIMATE - AMENDMENT 115

DCP No. 3 Specified Works Plan Map Key			
Clause	Scheme Provision	Map Grid Reference	Notes
3.6.3 Specified Works			
8e	8e 100% of the total cost to construct sporting and community facilities, including land acquisition, sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools where applicable, in the West Piara Urban Precinct identified in MRS Amendment 1369/57 and in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road.	B7, C9, D9, F9, H3 & I4	
8f	8f A contribution as defined in Infrastructure Cost Schedule to the total cost to construct a senior multiple purpose sporting oval and acquire land where applicable as follows: (i) adjoining each of the public primary schools where applicable minus contributions from the Department of Education when they become available for ovals shared with public primary schools; (ii) a senior multiple purpose sporting oval in the West Piara Urban Precinct identified in MRS Amendment 1369/57; (iii) a senior multiple purpose sporting oval in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road; and (iv) a senior multiple purpose sporting oval on Lot 48 Nicholson Road.	As for 8e	
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.	D9	
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.	H6	
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.	G5	
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.	G5	
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.	N/A	Refer to shared powerline layers in Specified Works Plan
10	Wetlands:		
10a	10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.	F5 & F6	
10b	10b Contribution towards the costs of acquisition and/or betterment of the rehabilitated Wetland UFI 14880 (as amended) located on Lot 200 on DP 415389 Skeet Road, Harrisdale	I5	
10c	10c Contribution towards the costs of acquisition and/or betterment of the rehabilitated wetland UFI 7176 (as amended) located on various lots bounded by the 330kVA Western Power transmission line easement to the north, Wright Road to the east, Armadale Road to the south, and Warton Road to the west in Piara Waters	B8	
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.	N/A	Not constructed - vegetation clearing to facilitate construction not supported by EPA
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.	I4 & J4	
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.	As for 12a	
13	Reilly Road between the existing cul-de-sac of Reilly Road and Balannup Road:		
13a	13a 100% of the total cost of constructing the full earthworks, one carriage way and all structures including shared path, roundabout, traffic calming devices and associated road pavement tie in.	H4	
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.	H6, H7 & G7	
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.	I5	
14c	14c 100% of the cost of fencing along the Skeet Road reserve abutting Lots 171, 67 and 65 Skeet Road, Forrestdale	I5, J4 & J5	
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.	I5	
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	As for 14c	
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.	As for 14c	
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.	H3 & I3	
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.	I4 & J4	