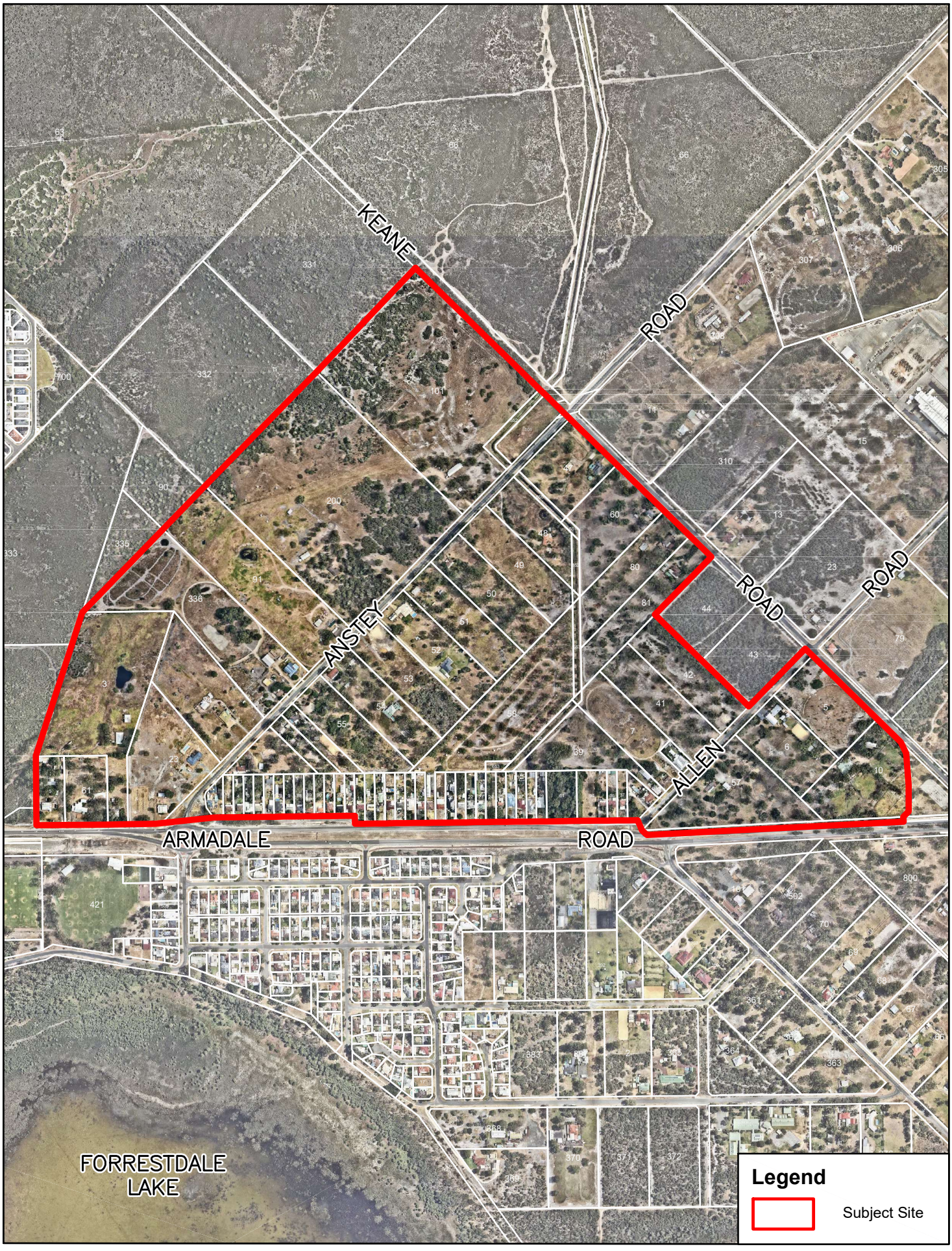
CITY OF ARMADALE

DEVELOPMENT CONTRIBUTION PLAN 4 REPORT APPENDICES (DRAFT)

Anstey Keane Precinct (Forrestdale) Urban Development Area as identified on Scheme Special Control Area Map 3

January 2021

A. Location Plan and DCA 4 Plan



AERIAL PLAN

Developer Contribution Plan No. 4
Amendment No. 102

120 0 120 240m

SCALE 1 : 12000

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

CITY OF Armadale

DATE 31 January 2019 - REVISION 1901
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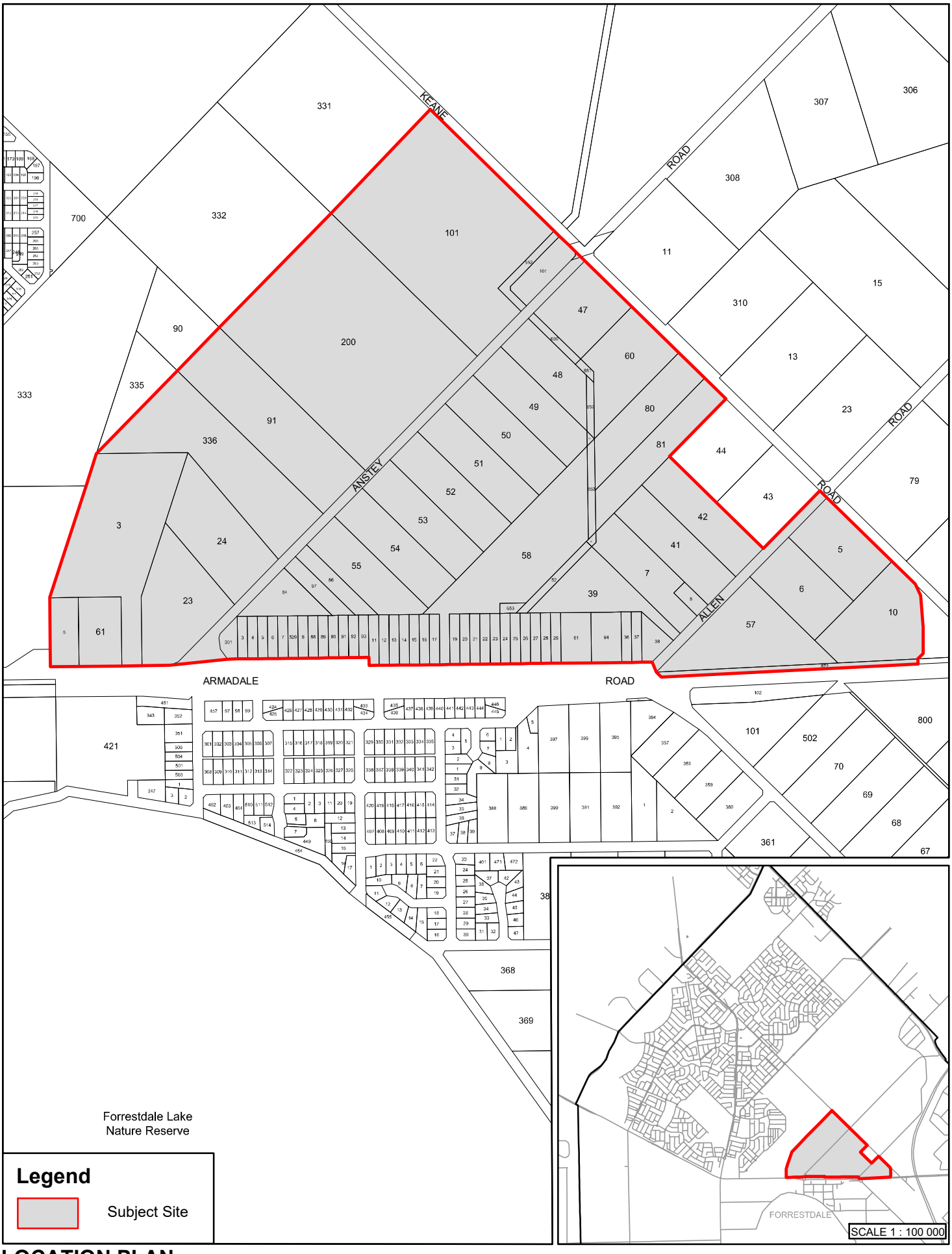

LOCATION PLAN

Developer Contribution Plan No. 4
Amendment No. 102

120 0 120 240m

SCALE 1 : 12000

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CITY OF Armadale

DATE 31 January 2019 - REVISION 1901
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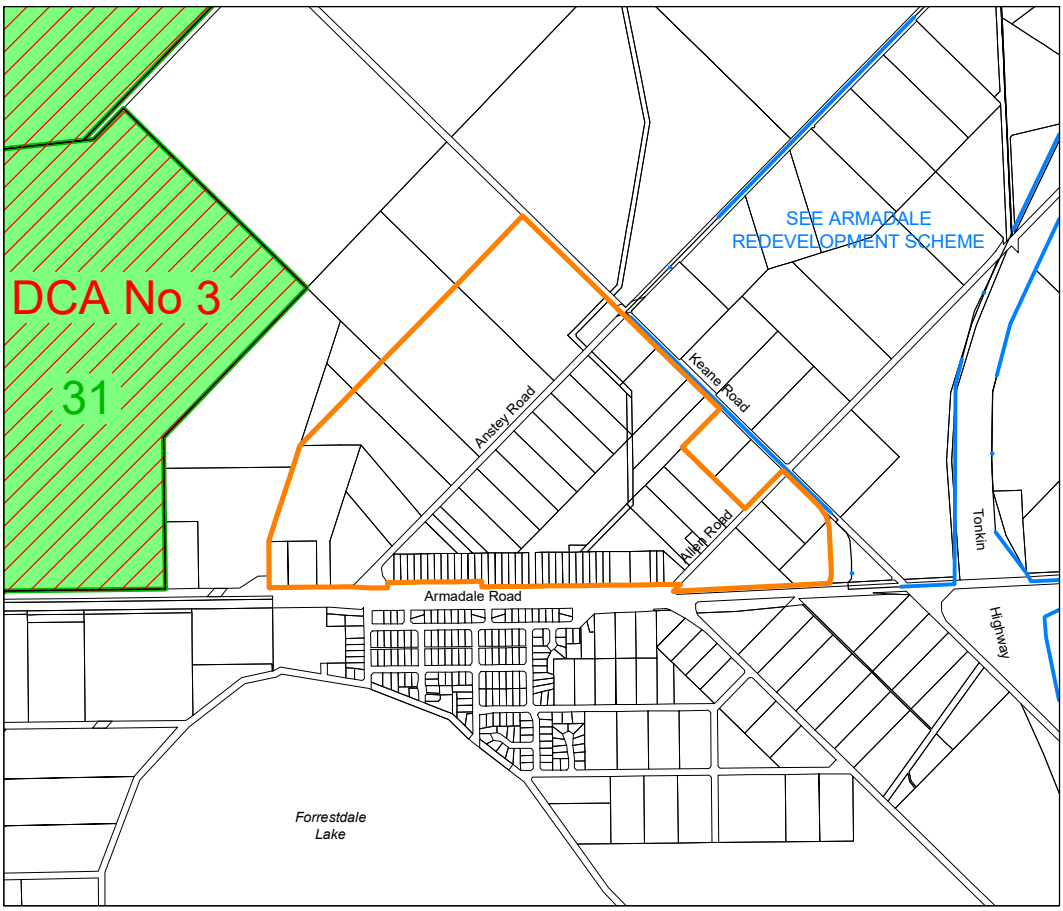
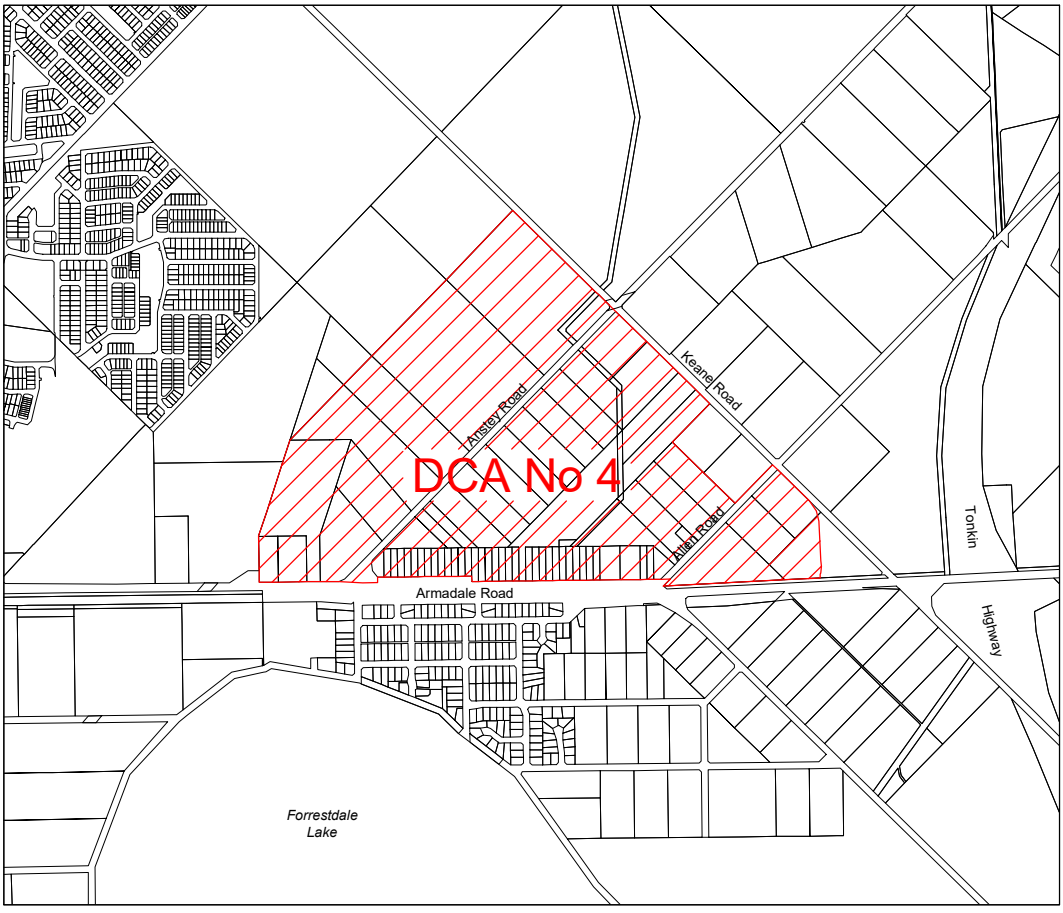
EXISTING ZONING - SPECIAL CONTROL AREA MAP 3



LEGEND

- 7 — Development Area (Structure Plan) (Schedule 8)
- DCA No 1 — Development Contribution Area (Schedule 9A & 9B)
- EC — Environmental Conditions (Schedule 6)
- Armadale Redevelopment Area Boundary

PROPOSED ZONING - SPECIAL CONTROL AREA MAP 3



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

AMENDMENT No. 102

City of Armadale Town Planning Scheme No. 4

Special Control Area Map 3

DATE 31 January 2019 - REVISION 1901

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150 0 150 300m

SCALE 1 : 15000

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CITY OF Armadale

B. Precincts and Deductions Plan

Deduction areas by precinct (Ha)				
Deduction	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**
CCW Core	0.8215			
CCW & TEC	5.3932			1.9475
Primary School		3.9899		
DBN GP Easement	2.2982			1.3985
Powerline Easement			0.2614	
Baileys Branch Drain	0.3166		0.2024	
Realigned BBD		1.3222		
Existing Road Reserve	0.7301	1.9429		0.6670
Anstey Road Widening	0.0804	0.1388	0.0119	0.0794
Lot 5 Allen Road Widening		0.0328		
Senior Sized Playing Field	1.6505			3.2428
Armadale Road		0.6365		0.2106
Industrial Business Area		1.1289		
Existing House Land			4.8976	
Sewer Pump Station		0.1377		
Total	**11.2905**	**9.3297**	**5.3733**	**7.5458**

LEGEND

Development Contribution Area 4 - 109.0066 ha

LSP Precinct

Legend	Deduction	Total Area (Ha)
	CCW Core	0.8215
	CCW & TEC	7.3407
	Primary School	3.9899
	DBN GP Easement	3.6967
	Powerline Easement	0.2614
	Baileys Branch Drain	0.5190
	Realigned BBD	1.3222
	Existing Road Reserve	3.3400
	Anstey Road Widening	0.3105
	Lot 5 Allen Road Widening	0.0328
	Senior Sized Playing Field	4.8933
	Armadale Road	0.8471
	Industrial Business Area	1.1289
	Existing House Land	4.8976
	Sewer Pump Station	0.1377

1 30.2415ha

2 50.4463ha

3 8.2599ha

4 20.0589ha

Anstey Road

Keane Road

Allen Road

Armadale Road

Development Contribution Plan 4

Anstey Keane Precincts and Deductions Plan 14/12/2020

50 0 50 100m

SCALE 1 : 5000

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CITY OF Armadale

DATE 14 December 2020 - REVISION 2004

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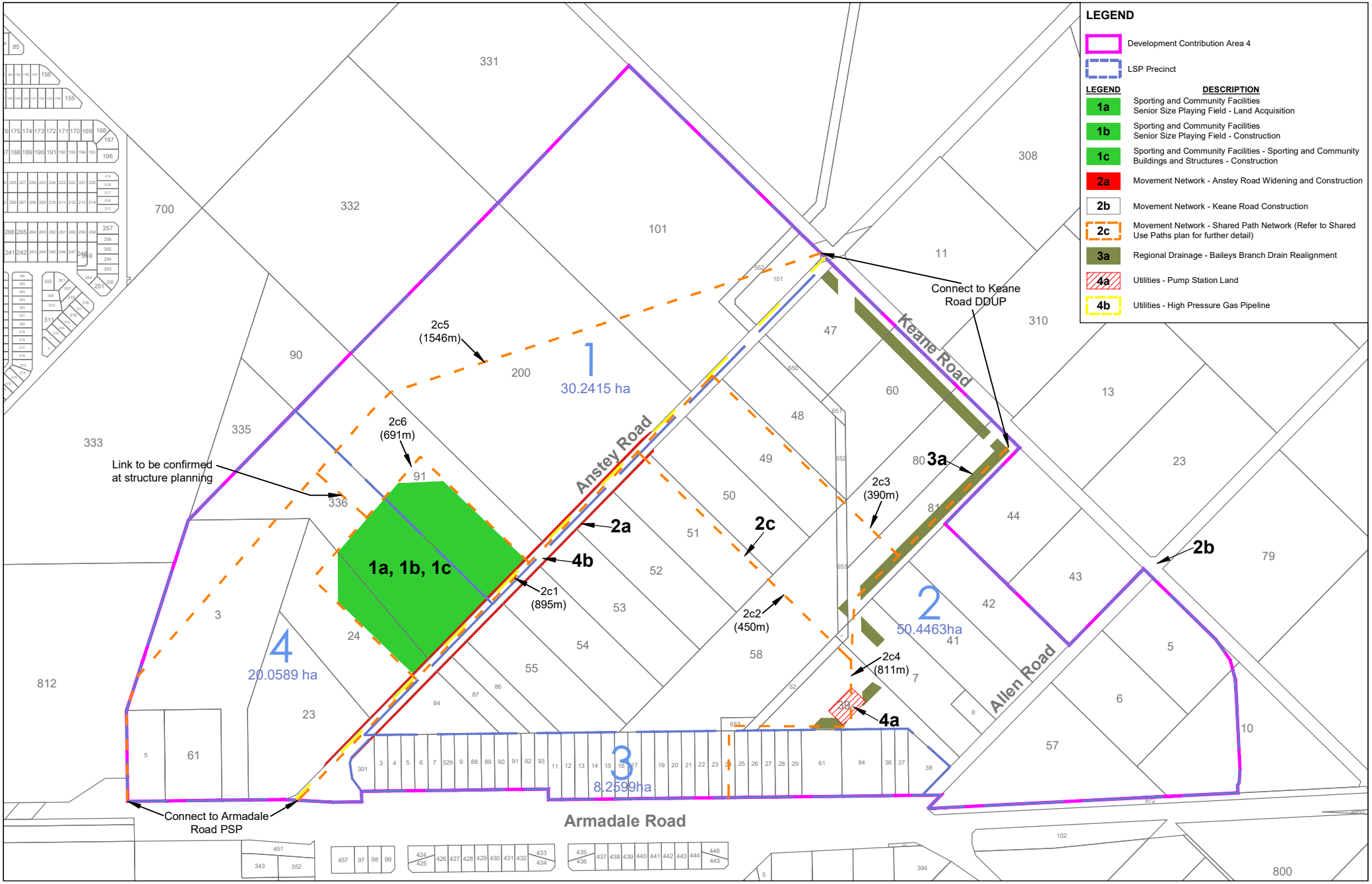
C. Infrastructure Items Plan



Development Contribution Plan 4

Anstey Keane Infrastructure Items

50 0 50 100m

SCALE 1 : 5000

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CITY OF Armadale

DATE 30 October 2019 - REVISION 1903

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D. Infrastructure Cost Schedule

INFRASTRUCTURE COST SCHEDULE 2021

Contribution Cost Summary

Infrastructure Items per hectare base rate calculation for entire Development Contribution Area (A + B – C / D = E)	
Total Costs for Items Covered by Entire DCA (A) & (B)	$26,616,106.00
Base Rate Contributions Collected (C)	$0.00
Total Developable Area Remaining (HA) (D)	75.4895
Total Cost Per HA (Base Rate) (E)	**$352,580.24**

Infrastructure Items per hectare calculation for additional rate for Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey within Precinct 2 (F – G / H = I)	
Total Costs for Additional Item Covered by Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey in Precinct 2 (F)	$370,818.00
Additonal Rate Contributions Collected (G)	$0.00
Total Developable Area Remaining (HA) of Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Pt1 and Pt2 in Precinct 2 (H)	5.0121
Total Cost Per HA for Additional Item (Additional Rate) (I)	**$73,984.56**

Developable Areas					
Precinct	**Gross Developable Area (HA)**	**Deductions (HA)**	**Net Developable Area (HA)**	**Land Developed (HA)**	**Developable Area Remaining (HA)**
1	30.2415	11.2905	18.9510	0.0000	18.9510
2 (All Lots other than Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey Road, Lot 52 Pt1 and Pt2 Only)	45.37	9.2655	36.1045	0.0000	36.1045
2 (Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey Road, Lot 52 Pt1 and Pt2 Only)	5.0763	0.0642	5.0121	0.0000	5.0121
3	8.2599	5.3733	2.8866	0.0000	2.8866
4	20.0589	7.5236	12.5353	0.0000	12.5353
Total	**109.0066**	**33.5171**	**75.4895**	**0.0000**	**75.4895**

Cost Contribution Due				**Notes**
Precinct	**Developable Area Remaining (HA)**	**Contribution Rate**	**Total Due for Developable Area Remaining**	**Total Due**
1	18.9510	$352,580.24	$6,681,748.13	$6,681,748.13
2 (All Lots other than Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey Road, Lot 52 Pt1 and Pt2 Only)	36.1045	$352,580.24	$12,729,733.28	$12,729,733.28
2 (Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey Road)	5.0121	$426,564.80	$2,137,985.43	$2,137,985.43
3	2.8866	$352,580.24	$1,017,758.12	$1,017,758.12
4	12.5353	$352,580.24	$4,419,699.08	$4,419,699.08
		Total	**$26,986,924**	

Contribution Cost by Lot

Legend	Total Cost Per HA
Precinct 1	$352,580.24
Precinct 2 - all lots other than Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey	$352,580.24
Precinct 2 - Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey	$426,564.80
Precinct 3	$352,580.24
Precinct 4	$352,580.24

Additional Rate Per HA
$73,984.56

	Lot Number	Road Name	CCW Core Remaining	CCW Core Acutal to Date	CCW & TEC Buffer Remaining	CCW & TEC Buffer Acutal to Date	Primary School Remaining	Primary School Acutal to Date	DBNGP Easement Remaining	DBNGP Easement Acutal to Date	Powerline Easement Remaining	Powerline Easement Acutal to Date	BBD Lot 24 & 552 Remaining	BBD Lot 24 & 552 Acutal to Date	BBD Realigned 15m Remaining	BBD Realigned 15m Acutal to Date	Anstey Road Widening Remaining	Anstey Road Widening Acutal to Date	Lot 5 Allen Road Wideining Remaining	Lot 5 Allen Road Widening Actual to Date	Senior Sized Playing Field Remaining	Senior Sized Playing Field Acutal to Date	Armadale Road Remaining	Armadale Road Acutal to Date	Non-Residential Land Use Remaining	Non-Residential Land Use Acutal to Date	Existing House Land Remaining	Existing House Land Acutal to Date	Sewer Pump Station Remaining	Sewer Pump Station Acutal to Date	Total Deductions Per Lot	Total Deductions Per Lot Acutal to Date	Total site area (ha)	Total Net Developable Area (ha)	Total Net Developable Area Developed (ha)	Total Developable Area (ha) Remaining	Total Contribution Cost Due	Contribution Cost Paid	Balance Due
Cedar Woods	91	Anstey Road			0.3618				0.3614								0.0161	0.0118			1.6505										2.4016	0.0118	4.8957	2.4941		2.4941	$879,370.38		$879,370.38
	101	Anstey Road			3.5134				0.8616																						4.3750	0.0000	11.3676	6.9926		6.9926	$2,465,452.59		$2,465,452.59
	200	Anstey Road	0.8215		1.5180				1.0752								0.0027	0.0498													3.4672	0.0498	12.9315	9.4643		9.4643	$3,336,925.17		$3,336,925.17
	552	Anstey Road											0.3166																		0.3166	0.0000	0.3166	0.0000		0.0000	$0.00		$0.00
																															Existing Road Reserve Deduction Area in Precinct not Listed Above		0.7301	0.0000	0.7301	N/A	N/A	N/A	N/A	N/A
																															Sub Total		11.2905	0.0616	30.2415	18.9510	0.0000	18.9510	$6,681,748.13		
LWP/Communities/Individual	Pt 5	Allen Road																	0.0328						1.0275						1.0603	0.0000	1.9641	0.9038		0.9038	$318,662.02		$318,662.02
	7	Allen Road													0.0846																0.0846	0.0000	1.8337	1.7491		1.7491	$616,698.10		$616,698.10
	Pt 10	Keane Road																					0.1384		0.1014						0.2398	0.0000	1.7240	1.4842		1.4842	$523,299.59		$523,299.59
	39	Allen Road													0.1608														0.1377		0.2985	0.0000	1.8661	1.5676		1.5676	$552,704.78		$552,704.78
	41	Allen Road																													0.0000	0.0000	2.0626	2.0626		2.0626	$727,232.00		$727,232.00
	42	Allen Road																													0.0000	0.0000	2.0628	2.0628		2.0628	$727,302.52		$727,302.52
	47	Keane Road													0.1962																0.1962	0.0000	1.9053	1.7091		1.7091	$602,594.89		$602,594.89
	48	Anstey Road																													0.0000	0.0000	1.5830	1.583		1.5830	$558,134.52		$558,134.52
	49	Anstey Road					1.9289																								1.9289	0.0000	2.0404	0.1115		0.1115	$39,312.70		$39,312.70
	50	Anstey Road					2.0489										0.0020														2.0509	0.0000	2.0628	0.0119		0.0119	$4,195.70		$4,195.70
	51	Anstey Road															0.0180														0.0180	0.0000	2.0627	2.0447		2.0447	$720,920.82		$720,920.82
	52 (Remainder)	Anstey Road															0.0000	0.0000													0.0000	0.0000	1.1611	1.1611		1.1611	$409,380.92		$409,380.92
	52 pt 1 (Front Homestead)	Anstey Road															0.0181														0.0181	0.0000	0.4558	0.4377		0.4377	$186,707.41		$186,707.41
	52 pt 2 (Rear Homestead)	Anstey Road																													0.0000	0.0000	0.4458	0.4458		0.4458	$190,162.59		$190,162.59
	53	Anstey Road																0.0182													0.0182	0.0182	2.0626	2.0444		2.0444	$720,815.04		$720,815.04
	54	Anstey Road																0.0182													0.0182	0.0182	2.0625	2.0443		2.0443	$720,779.78		$720,779.78
	55	Anstey Road															0.0182														0.0182	0.0000	1.8677	1.8495		1.8495	$652,097.15		$652,097.15
	57	Allen Road																					0.4981								0.4981	0.0000	3.2684	2.7703		2.7703	$976,753.04		$976,753.04
	Pt 58	Armadale Road																													0.0000	0.0000	4.3465	4.3465		4.3465	$1,532,490.01		$1,532,490.01
	60	Keane Road													0.1961																0.1961	0.0000	2.3458	2.1497		2.1497	$757,941.74		$757,941.74
	80	Keane Road													0.1091																0.1091	0.0000	2.0054	1.8963		1.8963	$668,597.91		$668,597.91
	81	Keane Road													0.5562																0.5562	0.0000	2.0062	1.45		1.4500	$511,241.35		$511,241.35
	8	Allen Road																													0.0000	0.0000	0.2000	0.2		0.2000	$85,312.96		$85,312.96
	52	Armadale Road																													0.0000	0.0000	0.2886	0.2886		0.2886	$101,754.66		$101,754.66
	86	Anstey Road															0.0075														0.0075	0.0000	0.5890	0.5815		0.5815	$248,047.43		$248,047.43
	87	Anstey Road															0.0075														0.0075	0.0000	0.4855	0.4780		0.4780	$203,897.97		$203,897.97
	84	Anstey Road															0.0311														0.0311	0.0000	0.9097	0.8786		0.8786	$374,779.83		$374,779.83
	6	Allen Road																													0.0000	0.0000	1.9905	1.9905		1.9905	$849,077.23		$849,077.23
	650	Anstey Road																													0.0000	0.0000	0.1963	0.1963		0.1963	$69,211.50		$69,211.50
	651	Anstey Road																													0.0000	0.0000	0.0661	0.0661		0.0661	$23,305.55		$23,305.55
	652	Anstey Road																													0.0000	0.0000	0.1676	0.1676		0.1676	$59,092.45		$59,092.45
	54	Armadale Road					0.0121																								0.0121	0.0000	0.0225	0.0104		0.0104	$3,666.83		$3,666.83
	653 - 1	Armadale Road													0.0192																0.0192	0.0000	0.2785	0.2593		0.2593	$91,424.06		$91,424.06
	53	Armadale Road																													0.0000	0.0000	0.0289	0.0289		0.0289	$10,189.57		$10,189.57
	653 - 2	Armadale Road																													0.0000	0.0000	0.0849	0.0849		0.0849	$29,934.06		$29,934.06
																															Exisitng Road Reserve Deduction Area in Precinct not Listed Above		1.9429	0.0000	1.9429	N/A	N/A	N/A	N/A	N/A
																															Base Rate Sub Total		9.3297	0.0364	50.4463	41.1166	0.0000	41.1166	$14,496,900.70		
																															Additonal Rate Sub Total		0.0642	N/A	5.0763	5.0121	0.0000	5.0121	$370,818.01		
																																				Total	$14,867,718.71		
Individual	3	Armadale Road															0.0003										0.1028				0.1031	0.0000	0.1702	0.0671		0.0671	$23,658.13		$23,658.13
	4	Armadale Road																									0.1027				0.1027	0.0000	0.1702	0.0675		0.0675	$23,799.17		$23,799.17
	5	Armadale Road																									0.1027				0.1027	0.0000	0.1702	0.0675		0.0675	$23,799.17		$23,799.17
	6	Armadale Road																									0.1027				0.1027	0.0000	0.1702	0.0675		0.0675	$23,799.17		$23,799.17
	7	Armadale Road																									0.1027				0.1027	0.0000	0.1702	0.0675		0.0675	$23,799.17		$23,799.17
	9	Armadale Road																									0.1030				0.1030	0.0000	0.1702	0.0672		0.0672	$23,693.39		$23,693.39
	11	Armadale Road																									0.1349				0.1349	0.0000	0.2024	0.0675		0.0675	$23,799.17		$23,799.17
	12	Armadale Road																									0.1349				0.1349	0.0000	0.2024	0.0675		0.0675	$23,799.17		$23,799.17
	13	Armadale Road																									0.1349				0.1349	0.0000	0.2024	0.0675		0.0675	$23,799.17		$23,799.17
	14	Armadale Road																									0.1349				0.1349	0.0000	0.2024	0.0675		0.0675	$23,799.17		$23,799.17
	15	Armadale Road																									0.1349				0.1349	0.0000	0.2024	0.0675		0.0675	$23,799.17		$23,799.17
	16	Armadale Road																									0.1348				0.1348	0.0000	0.2024	0.0676		0.0676	$23,834.42		$23,834.42
	17	Armadale Road																									0.1348				0.1348	0.0000	0.2024	0.0676		0.0676	$23,834.42		$23,834.42
	19	Armadale Road																									0.1348				0.1348	0.0000	0.2024	0.0676		0.0676	$23,834.42		$23,834.42
	20	Armadale Road																									0.1348				0.1348	0.0000	0.2024	0.0676		0.0676	$23,834.42		$23,834.42
	21	Armadale Road																									0.1348				0.1348	0.0000	0.2024	0.0676		0.0676	$23,834.42		$23,834.42
	22	Armadale Road																									0.1348				0.1348	0.0000	0.2024	0.0676		0.0676	$23,834.42		$23,834.42
	23	Armadale Road																									0.1348				0.1348	0.0000	0.2024	0.0676		0.0676	$23,834.42		$23,834.42
	25	Armadale Road																									0.1349				0.1349	0.0000	0.2024	0.0675		0.0675	$23,799.17		$23,799.17
	27	Armadale Road																									0.1349				0.1349	0.0000	0.2024	0.0675		0.0675	$23,799.17		$23,799.17
	29	Armadale Road																									0.1349				0.1349	0.0000	0.2024	0.0675		0.0675	$23,799.17		$23,799.17
	36	Armadale Road																									0.1349				0.1349	0.0000	0.2024	0.0675		0.0675	$23,799.17		$23,799.17
	37	Armadale Road																									0.1349				0.1349	0.0000	0.2024	0.0675		0.0675	$23,799.17		$23,799.17
	38	Armadale Road																									0.0651				0.0651	0.0000	0.3590	0.2939		0.2939	$103,623.33		$103,623.33
	Pt 58	Armadale Road																									0.1348				0.1348	0.0000	0.2022	0.0674		0.0674	$23,763.91		$23,763.91
	61	Armadale Road																									0.4046				0.4046	0.0000	0.6070	0.2024		0.2024	$71,362.24		$71,362.24
	88	Armadale Road																									0.1028				0.1028	0.0000	0.1702	0.0674		0.0674	$23,763.91		$23,763.91
	89	Armadale Road																									0.1028				0.1028	0.0000	0.1702	0.0674		0.0674	$23,763.91		$23,763.91
	90	Armadale Road																									0.1027				0.1027	0.0000	0.1702	0.0675		0.0675	$23,799.17		$23,799.17
	91	Armadale Road																									0.1027				0.1027	0.0000	0.1702	0.0675		0.0675	$23,799.17		$23,799.17
	92	Armadale Road																									0.1027				0.1027	0.0000	0.1701	0.0674		0.0674	$23,763.91		$23,763.91
	93	Armadale Road																									0.1027				0.1027	0.0000	0.1701	0.0674		0.0674	$23,763.91		$23,763.91
	94	Armadale Road									0.2614																0.2302				0.4916	0.0000	0.6070	0.1154		0.1154	$40,687.76		$40,687.76
	301	Armadale Road															0.0116										0.1646				0.1762	0.0000	0.2243	0.0481		0.0481	$16,959.11		$16,959.11
	529	Armadale Road																									0.1029				0.1029	0.0000	0.1702	0.0673		0.0673	$23,728.65		$23,728.65
	24	Armadale Road											0.2024																		0.2024	0.0000	0.2024	0.0000		0.0000	$0.00		$0.00
	26	Armadale Road																									0.1349				0.1349	0.0000	0.2024	0.0675		0.0675	$23,799.17		$23,799.17
	28	Armadale Road																									0.1349				0.1349	0.0000	0.2024	0.0675		0.0675	$23,799.17		$23,799.17
																															Sub Total		5.3733	0.0000	8.2599	2.8866	0.0000	2.8866	$1,017,758.12		
Yak Prop	23	Anstey Road																0.0224													0.0224	0.0224	3.0642	3.0418		3.0418	$1,072,478.57		$1,072,478.57
	24	Anstey Road																0.0280				0.7635									0.7915	0.7915	3.0643	2.2728		2.2728	$801,344.37		$801,344.37
Individual	336	Anstey Road			1.1040				0.3985								0.0278				2.4583										3.9886	0.0000	5.3134	1.3248		1.3248	$467,098.30		$467,098.30
	3	Armadale Road			0.7037				1.0000																						1.7037	0.0000	5.7870	4.0833		4.0833	$1,439,690.89		$1,439,690.89
	5	Armadale Road			0.1398																										0.1398	0.0000	0.7808	0.6410		0.6410	$226,003.93		$226,003.93
	61	Armadale Road																													0.0000	0.0000	1.1716	1.1716		1.1716	$413,083.01		$413,083.01
																															Exisitng Road Reserve Deduction Area in Precinct not Listed Above		0.8776	0.0000	0.8776	N/A	N/A	N/A	N/A	N/A
																															Sub Total		7.5236	0.8139	20.0589	12.5353	0.0000	12.5353	$4,419,699.08		
		Sub Total deductions	0.8215	0.0000	7.3407	0.0000	3.9899	0.0000	3.6967	0.0000	0.2614	0.0000	0.5190	0.0000	1.3222	0.0000	0.1609	0.1484	0.0328	0.0000	4.1088	0.7635	0.6365	0.0000	1.1289	0.0000	4.8976	0.0000	0.1377	0.0000									
		Total deductions per lot & Total lot area									Note: Actual amount due by an Owner confirmed by the City once Contribution Cost becomes due.																		Total		33.5171	0.9119	109.0066	75.4895	0.0000	75.4895	$26,986,924	$0.00	$0.00

Land Area Deductions and Land Area Summary by Precinct

Land Area Deductions	Precinct 1 Remaining	Precinct 1 Actual	Precinct 2 Remaining	Precinct 2 Actual	Precinct 3 Remaining	Precinct 3 Actual	Precinct 4 Remaining	Precinct 4 Actual
Conservation Category Wetland (CCW) core	0.8215							
CCW and TEC buffer	5.3932						1.9475	
Primary and Secondary School Sites			3.9899					
Dampier to Bunbury Natural Gas Pipeline (DBNGP) Easement Area	2.2982						1.3985	
Powerline Easement Area					0.2614			
Bailey's Branch Drain @ Lots 101 & 24	0.3166				0.2024			
Realigned Bailey's Branch Drain			1.3222					
Existing Anstey and Allen Road Reserves	0.7301		1.9429				0.6670	
Anstey Road Widening Land	0.0188	0.0616	0.1024	0.0364	0.0119		0.0278	0.0504
Lot 5 Allen Road Widening			0.0328					
Senior Sized Playing Field	1.6505						2.4583	0.7635
Armadale Road			0.6365				0.2106	
Industrial Business Area			1.1289					
Existing House Land					4.8976			
Sewer Pump Station			0.1377					
Totals	**11.2289**	**0.0616**	**9.2933**	**0.0364**	**5.3733**	**0.0000**	**6.7097**	**0.8139**

Land Areas						
	Gross Developable Area	**Deductions Remaining**	**Deductions Actual**	**Net Developable Area Total**	**Net Developable Area Developed**	**Net Developable Area Remaining**
Developable Area P1	30.2415	11.2289	0.0616	18.9510	0.0000	18.9510
Developable Area P2 excluding Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey	45.37	9.2291	0.0364	36.1045	0.0000	36.1045
Developable Area P2 Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Pt1 and Pt2 Only	5.0763	0.0642	0.0000	5.0121	0.0000	5.0121
Developable Area P3	8.2599	5.3733	0.0000	2.8866	0.0000	2.8866
Developable Area P4	20.0589	6.7097	0.8139	12.5353	0.0000	12.5353
	109.0066	**32.6052**	**0.9119**	**75.4895**	**0.0000**	**75.4895**

Contributions Collected	
	Total to Date
Base Rate Contributions Collected P1	**$0.00**
Base Rate Contributions Collected P2 excluding Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey	**$0.00**
Base Rate Contributions Collected P2 Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey Only	**$0.00**
Additional Rate Contributions Collected P2 Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Pt1 and Pt2 Only	**$0.00**
Base Rate Contributions Collected P3	**$0.00**
Base Rate Contributions Collected P4	**$0.00**
Total Base Rate Contributions Collected	**$0.00**
Total Additional Rate Contributions Collected	**$0.00**

Contributions Collected

Precinct 1 - Base Rate								
Deposited Plan and/or other Referance	Net Developable Area Developed - Invoiced	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Balance Due
Total	0	N/A	$0.00	0	N/A	$0.00	$0.00	$0.00

Precinct 2 - Base Rate Excluding Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Anstey Pt1 and Pt2 Only								
Deposited Plan and/or other Referance	Net Developable Area Developed - Invoiced	Rate Appiled	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Balance Due
Total	0	N/A	$0.00	0	N/A	$0.00	$0.00	$0.00

Precinct 2 - Base Rate Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Anstey t1 and Pt2 Only								
Deposited Plan and/or other Referance	Net Developable Area Developed - Invoiced	Rate Appiled	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Balance Due
Total	0	N/A	$0.00	0	N/A	$0.00	$0.00	$0.00

Precinct 2 - Additional Rate Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Pt1 and Pt2 Only								
Deposited Plan and/or other Referance	Net Developable Area Developed - Invoiced	Rate Appiled	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Balance Due
Total	0	N/A	$0.00	0	N/A	$0.00	$0.00	$0.00

Contributions Collected

Precinct 3 - Base Rate								
Deposited Plan and/or other Referance	Net Developable Area Developed - Invoiced	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Balance Due
Total	0	N/A	$0.00	0	N/A	$0.00	$0.00	$0.00

Precinct 4 - Base Rate								
Deposited Plan and/or other Referance	Net Developable Area Developed - Invoiced	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Balance Due
Total	0	N/A	$0.00	0	N/A	$0.00	$0.00	$0.00

Infrastructure Cost Summary

Item	Description	Cost
Community Infrastructure		
1a	Full costs to acquire land for a minimum of 4.9ha of Public Open Space at a location approved by the City within Development Contribution Area 4.	$4,823,577.00
1b	Full costs to construct a minimum of 4.9ha of public open space, including a senior sized multi use playing field area, to the specifications and dimensions approved by the City and at a location approved by the City within Development Contribution Area 4 minus contributions from other sources if and when they become available.	$4,696,915.32
1c	Full costs to construct sporting and community buildings and structures at the public open space included under Infrastructure Items 1a and 1b minus contributions from other sources if and when they become available.	$2,888,757.39
1b and 1c	1b and 1c Allowances	$1,628,736.99
Movement Network		
2a	Full cost to upgrade Anstey Road, including road widening land, from Armadale Road to the Primary School as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule.	$5,000,984.00
2b	Contribution towards upgrading Keane Road as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule, with the contribution calculated being equivalent to the standard of a Residential Access Street C in accordance with Liveable Neighbourhoods (as amended), excluding costs associated with realigning the road or upgrading of the Armadale Road intersection.	$2,496,091.00
2c	Fixed maximum contribution towards a shared path network within the Anstey Keane Urban Precinct as detailed in the Development Contribution Plan Report.	$733,150.00
Public Open Space and Drainage		
3a	Partial contribution only towards improvements to the Baileys Branch Drain immediate surrounds that deliver a multiple use corridor as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule. The contribution is a partial offset only of the full cost that will need to be met by applicable subdividers and is based on the cost and development of land that would be provided on lots with a shortfall of Public Open Space within Precinct 2 of DCA 4 and in lieu of them needing to cede free of cost and develop POS land in accordance with WAPC policy. It is to be paid on a per liner metre basis upon construction that is to be undertaken by applicable subdividers to the satisfaction of the City.	$370,818.00
Utilities		
4a	Contribution towards the acquisition of land for a sewer pump station as detailed on the approved structure plan.	$136,323.00
4b	Contribution towards the upgrade of the ATCO High Pressure Gas Pipeline in Anstey Road as it pertains to the Anstey Keane Precinct (Forrestdale).	$2,495,000.00
Administration Costs		
Full costs associated with preparing and administering Development Contribution Plan 4.		$1,716,571.00

Total Costs for Items Covered by Entire DCA minus Interest Earnings Forecast	**$26,616,106**
Total Extra Costs for Extra Items Covered by Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey in Precinct 2	**$370,818**
Total Net Costs / Infrastructure Works Costs	**$26,986,924**

Public Open Space and Sporting and Community Facilities

Item	Total Cost
1a	$4,823,577.00
1b	$4,696,915.32
1c	$2,888,757.39
1b & 1c	$1,628,736.99
Total	$14,037,986.70

1a Infrastructure Item - Sporting and Community Facilities - Senior Size Playing Field - Public Open Space Land Acquisition

Full costs to acquire land for a minimum of 4.9ha of Public Open Space at a location approved by the City within Development Contribution Area 4.

Item	Area (m2)	Value Per m2	Total	Total Cost Including 10% Solatium	Notes
Land Acquisition - Lot 336 Anstey Road	24583	$90.00	$2,212,470.00	$2,433,717.00	
Land Acquisition - Lot 24 Anstey Road	7635	$90.00	$687,150.00	$755,865.00	
Land Acquisition - Lot 91 Anstey Road	16505	$90.00	$1,485,450.00	$1,633,995.00	

Total	$4,823,577.00

1b Infrastructure Item - Sporting and Community Facilities - Senior Size Playing Field – Construction

Full costs to construct a minimum of 4.9ha of public open space, including a senior sized multi use playing field area, to the specifications and dimensions approved by the City and at a location approved by the City within Development Contribution Area 4 minus contributions from other sources if and when they become available.

Item	Cost	Notes
Demolition of Existing Buildings and Structures	$219,674.88	Increased by cost escalator rates below.
Site Clearance	$135,555.52	Increased by cost escalator rates below.
900mm of imported clean fill laid to appropriate levels	$1,871,379.93	900mm @ $37.33/m2. Rate Increased by cost escalator rates below.
Playing Field and Landscaping	$2,379,455.84	Increased by cost escalator rates below.
Perimeter Road Pavement Widening / Carbays	$90,849.15	45 car bays and 1.0m of additional pavement. Increased by cost escalator rates below.

Total	$4,696,915.32

1c Infrastructure Item - Sporting and Community Facilities - Sporting and Community Buildings and other Structures – Construction

Full costs to construct sporting and community buildings and structures at the public open space included under Infrastructure Items 1a and 1b minus contributions from other sources if and when they become available.

Item	Cost	Notes
Construction Costs	$2,888,757.39	Increased by cost escalator rates below.

Total	$2,888,757.39

General 1b and 1c Allowances

Item	Cost	Notes
Design Contingency	$588,268.70	Increased by cost escalator rates below.
Construction Contingency	$421,507.31	
Loose Furniture and AV	$40,923.04	
Headworks Fee and Charges	$255,769.00	
External Site Infrastructure Services	$322,268.94	

Total	$1,628,736.99

Escalators	
2019	0.40%
2020	1.90%

Movement Network

Item	Total Cost
2a	$5,000,984.00
2b	$2,496,091.00
2c	$733,150.00
Total	$8,230,225.00

2a Infrastructure Item – Movement Network – Anstey Road Widening and Construction

Full cost to upgrade Anstey Road, including road widening land, from Armadale Road to the Primary School as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule.

Item	Area (m2)	Value Per m2	Total	Total Cost Including 10% Solatium	Notes
Land Acquisition - Lot 23 Anstey Road	224	$90.00	$20,160.00	$22,176.00	
Land Acquisition - Lot 24 Anstey Road	280	$90.00	$25,200.00	$27,720.00	
Land Acquisition - Lot 336 Anstey Road	278	$90.00	$25,020.00	$27,522.00	
Land Acquisition - Lot 91 Anstey Road	264	$90.00	$23,760.00	$26,136.00	
Land Acquisition - Lot 200 Anstey Road	480	$90.00	$43,200.00	$47,520.00	
Land Acquisition - Lot 50 Anstey Road	20	$90.00	$1,800.00	$1,980.00	
Land Acquisition - Lot 51 Anstey Road	180	$90.00	$16,200.00	$17,820.00	
Land Acquisition - Lot 52 Anstey Road	181	$90.00	$16,290.00	$17,919.00	
Land Acquisition - Lot 53 Anstey Road	182	$90.00	$16,380.00	$18,018.00	
Land Acquisition - Lot 54 Anstey Road	182	$90.00	$16,380.00	$18,018.00	
Land Acquisition - Lot 55 Anstey Road	182	$90.00	$16,380.00	$18,018.00	
Land Acquisition - Lot 86 Anstey Road	75	$125.00	$9,375.00	$10,312.50	
Land Acquisition - Lot 87 Anstey Road	75	$125.00	$9,375.00	$10,312.50	
Land Acquisition - Lot 84 Anstey Road	311	$120.00	$37,320.00	$41,052.00	
Land Acquisition - Lot 3 Armadale Road	3	$395.00	$1,185.00	$1,303.50	
Land Acquisition - Lot 301 Armadale Road	116	$395.00	$45,820.00	$50,402.00	
Total	3033		$323,845.00	$356,229.50	

Item	Cost	Notes
Mobilisation and Equipment	$276,618	
Management	$145,250	
Demolition	$80,421	
Earthworks and Retaining	$360,469	
Roadworks	$917,346	
Stormwater Drainage	$391,757	
Subsoil Drainage	$254,000	
Electrical and Street Lighting	$325,000	
Telstra	$175,000	
Atco Medium Presure Main	$150,000	
Water Reticulation	$77,000	

Provisional Sums	$200,000	
Consultancy	$673,000	
Closure of Redunant Portion	$102,809	
12.5% Contingency	$516,084	

Total	**$5,000,984**

2b Infrastructure Item – Movement Network – Keane Road Construction

Contribution towards upgrading Keane Road as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule, with the contribution calculated being equivalent to the standard of a Residential Access Street C in accordance with Liveable Neighbourhoods (as amended), excluding costs associated with realigning the road or upgrading of the Armadale Road intersection.

Item	Area (m2)	Value Per m2	Total	Total Cost Including 10% Solatium	Notes
Land Acquisition - Lot 5 Allen	328	90	$29,520.00	$32,472.00	
Land Acquisition - Lot 43 Keane Road	257	$30.00	$7,710.00	$8,481.00	

Item	Cost	Notes
Contribution to Keane Road	$2,455,138.00	Fixed contribution. Only indexing may be applied at each review of the ICS.

Total	**$2,496,091.00**

2c Infrastructure Item – Movement Network – Shared Path Network

Fixed maximum contribution towards a shared path network within the Anstey Keane Urban Precinct as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule.

Item	Length (m)	Allocation/m	Total	Notes
2c1 - Anstey Road	895	$139	$124,405.00	Concrete - Fixed contribution. Only indexing may be applied at each review of the ICS. Increased by cost escalator rates below.
2c2 - Primary School South	450	$139	$62,550.00	
2c3 - Primary School North	390	$139	$54,210.00	
2c4 - Baileys Branch Drain	811	$146	$118,406.00	Red Asphalt - Fixed contribution. Only indexing may be applied at each review of the ICS. Increased by cost escalator rates below.
2c5 - Gae Pipeline and Link to POS	1546	$167	$258,182.00	
2c6 - Community and Sporting Facility Perimeter	691	$167	$115,397.00	
Total	4783		$733,150.00	

Escalators	
2019	0.40%
2020	1.90%

Betterment of Baileys Branch Drain Immediate Surrounds

Item	Total Cost
3a	$370,818.00

3a Infrastructure Item – Baileys Branch Drain Surrounds – Betterment of the Baileys Branch Drain Immediate Surrounds

Partial contribution only towards improvements to the Baileys Branch Drain immediate surrounds that deliver a multiple use corridor as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule. The contribution is a partial offset only o the full cost that will need to be met by applicable subdividers and is based on the cost and development of land that would be provided on lots with a shortfall of Public Open Space within Precinct 2 of DCA 4 and in lieu of them needing to cede free of cost and develop POS land in accordance with WAPC policy. It is to be paid on a per liner metre basis upon construction that is to be undertaken by applicable subdividers to the satisfaction of the City.

Item	POS Deficit (m2)	POS Development Cost Allocation	Total Costs	Notes
Lot 6 Allen	836	$68	$56,848.00	Fixed contribution. Only indexing may be applied at each review of the ICS.
Lot 8 Allen	84	$68	$5,712.00	
Lot 52 Anstey Pt1	183	$68	$12,444.00	
Lot 52 Anstey Pt2	187	$68	$12,716.00	
Lot 84 Anstey	382	$68	$25,976.00	
Lot 86 Anstey	248	$68	$16,864.00	
Lot 87 Anstey	206	$68	$14,008.00	
Total	**2126**		**$144,568.00**	$65 estimate provided by Emerge Associates and $68 estimate provided by City's Parks Department. Median of $66.50 proposed and increased by cost escalator rates below.

Item	Area (m2)	Value Per m2	Total	Notes
Lot 6 Allen	836	$90.00	$75,240.00	
Lot 8 Allen	84	$180.00	$15,120.00	
Lot 52 Anstey Pt1	183	$90.00	$16,470.00	
Lot 52 Anstey Pt2	187	$90.00	$16,830.00	
Lot 84 Anstey	382	$120.00	$45,840.00	
Lot 86 Anstey	248	$125.00	$31,000.00	
Lot 87 Anstey	206	$125.00	$25,750.00	
Total	**2126**		**$226,250.00**	

Total	**$370,818**

Per Liner Metre Rate - Based on 885m total length	**$419.00**

Escalators	
2019	0.40%
2020	1.90%

Utilities

Item	Total Cost
4a	$136,323.00
4b	$2,495,000.00
Total	$2,631,323.00

4a Infrastructure Item – Utilities – Pump Station Land

Contribution towards the acquisition of land for a sewer pump station as detailed on the approved structure plan.

Item	Area (m2)	Value Per m2	Total	Total Cost Including 10% Solatium	Notes
Pump Station Land	1377	$90.00	$123,930.00	$136,323.00	

Total	$136,323.00

4b Infrastructure Item – Utilities – High Pressure Gas Pipeline

Contribution towards the upgrade of the ATCO High Pressure Gas Pipeline in Anstey Road as it pertains to the Anstey Keane Precinct (Forrestdale).

Item	Cost	Notes
Construction Costs	$2,495,000.00	Relay of DN300 HP Steel

Total	$2,495,000.00

Administrative Costs

Item	Total Costs
Administrative Costs	$1,716,571.00
Forecast Interest Earnings	$0.00

Full costs associated with preparing and administering Development Contribution Plan 4

Item	Costs	Comment
All costs incurred by the Local Government associated with the preparation, processing and gazettal of the Development Contribution Plan No. 4 and subsequent amendments and Infrastructure Cost Schedule.		
Preparation Cost Prefunded by Landowners	$387,739	
Valuation Advice	$30,150	
Local Government Administration Costs up to 30/6/2020	$135,682	
Sub Total	$553,571.00	
Administration Costs incurred by the Local Government associated with administering Development Contribution Plan 4 including but not limited to: legal expenses, valuation fees, design costs, estimation and certification of costs, audit fees, consultant and contract services, project management, financing costs including interest charges, proportion of City staff salaries, technical support and office expenses for the purposes of administering the plan and expenses incurred by the City in relation to litigation in any Court of Tribunal or arbitration or any compensation paid or payable for or in respect of the provision of any of the infrastructure, land or facilities included in the Plan, whether incurred before or after the incorporation of the DCP in Schedule 9B.		
Administration Charges including contribution towards salaries and on cost for staff supporting the administration of Development Contribution Plan 4.	$540,000.00	Will be reconciled annually and ultimately based on actuals.
Compensation Allocation	$400,000.00	
Consultant Fees	$130,000.00	
Audit Fees	$55,000.00	
Valuation Charges	$32,000.00	
Bank Fees and Interest Charges	$6,000.00	
Sub Total	$1,163,000.00	

Total	$1,716,571.00

Forecast Interest Earnings (Will be included from post 30 June 2020)	
2020	$0.00
2021	$0.00
2022	$0.00
2023	$0.00
2024	$0.00
2025	$0.00
2026	$0.00
2027	$0.00
2028	$0.00
2029	$0.00
2030	$0.00
2031	$0.00
2032	$0.00
Total	$0.00

E. Infrastructure Cost Estimates

ANESTY KEANE COMMUNITY INFRASTRUCTURE PROJECT

REPORT:
INDICATIVE COST ESTIMATE

RLB Rider Levett Bucknall

Anesty Keane Community Infrastructure Project
Indicative Cost Estimate

Project Details

Description

Basis of Estimate

This Indicative Order of Cost Estimate is based upon the information received on 25th & 26th September 2018, plus the email from Andrew Barnett dated 30th January 2019, to which we have applied rates and prices that are applicable at the date of this report.

We highlight that the level of information the attached estimate has been based on is extremely high level. The values should be utilised as a guide for strategic master planning review and options analysis only. They should not be used for decision making analysis to commit to a project (including acquisition, finance approval, equity approval or the like). We recommend that a more detailed design and cost planning be prepared before such commitment is to be considered.

Items Specifically Included

This Indicative Order of Cost Estimate specifically includes the following:

- Demolition and Site Preparation
- New Build Construction and Landscaping Works
- Design Contingency (7.5%)
- Construction Contingency (5%)
- Loose Furniture & Equipment
- Audio Visual & IT
- Headworks Fees & Charges
- Public Art

Items Specifically Excluded

This Indicative Order of Cost Estimate specifically excludes the following:

- Removal of Hazardous Materials (including asbestos and acid sulphate soils)
- Dewatering
- Excavation in Rock
- Professional Fees
- City of Armadale Fees and Charges
- Land Costs
- Escalation
- GST

Anesty Keane Community Infrastructure Project
Indicative Cost Estimate

Project Details

Description

Documents

This Indicative Order of Cost Estimate has been based on the following:

- Anstey Keane Precinct - Community Infrastructure Cost-Estimate Table 1: Community Building Components

- Anesty Keane Urban Precict - Playing Field Concept with Aerial dated 23 July 2018 - Revision 1802

- Andrew Barnett's email to Adam Robinson dated 30 January 2019

Anesty Keane Community Infrastructure Project
Indicative Cost Estimate

Location Summary

FECA: Fully Enclosed Covered Area
Rates Current At January 2019

Report:		FECA m²	Cost/m²	Total Cost
A DEMOLITION AND SITE PREP				**2,190,349.42**
B COMMUNITY BUILDING		**1,043**	**2,707**	**2,823,600.00**
C PLAYING FIELDS AND LANDSCAPING				**2,325,786.00**
D EXTERNAL SITE INFRASTRUCTURE SERVICES				**315,000.00**
ESTIMATED NET COST		**1,043**	**$7,339**	**$7,654,735.42**
MARGINS & ADJUSTMENTS				
Preliminaries				Incl.
Builders Margin				Incl.
CONSTRUCTION SUB-TOTAL		**1,043**	**$7,339**	**$7,654,735.42**
Design Contingency	7.5 %			$575,000.00
Construction Contingency	5.0 %			$412,000.00
Loose Furniture & Equipment	1.2 %			$100,000.00
Audio Visual and IT	0.9 %			$75,000.00
Statutory Fees & Charges	0.0 %			$0.25
Professional Fees				Excl.
City of Armadale Direct Fees and Charges				Excl.
Headworks Fees and Charges	2.8 %			$250,000.00
Public Art	1.0 %			$90,667.38
Land Costs				Excl.
Escalation beyond October 2018				Excl.
GST				Excl.
ESTIMATED TOTAL COST		**1,043**	**$8,780**	**$9,157,403.05**

Anesty Keane Community Infrastructure Project

Indicative Cost Estimate

Location Elements Item

A DEMOLITION AND SITE PREP Rates Current At January 2019

Description		Unit	Qty	Rate	Total
AR	**Alterations and Renovations to Existing Buildings**				
23	Demolish existing buildings and structures	m²	1,581.0	120.00	189,720.00
78	Allowance for sundry demolition	Item			25,000.00
	Alterations and Renovations to Existing Buildings				***$214,720.00***
XP	**Site Preparation**				
24	Site clearance	m²	49,374.0	2.00	98,748.00
25	Allowance for clearing of mature trees	No	45.0	750.00	33,750.00
26	900mm of imported clean fill laid to appropriate levels (as advised bu CoA Parks and Community Services)	m²	49,374.0	37.33	1,843,131.42
65	No allowance for removal of contaminated material (asbestos and acid sulphate soils etc.)	Item			Excl.
66	No allowance for dewatering	Item			Excl.
67	No allowance for retaining	Item			Excl.
	Site Preparation				***$1,975,629.42***
	DEMOLITION AND SITE PREP				***$2,190,349.42***

Anesty Keane Community Infrastructure Project

Indicative Cost Estimate

Location Elements Item

FECA: 1,043 m² Cost/m²: $2,707

B COMMUNITY BUILDING

Rates Current At January 2019

Description		Unit	Qty	Rate	Total
FT	**Fitments**				
58	Allowance for signage including City logo, name etc	Item			25,000.00
	Fitments			***$24/m²***	***$25,000.00***
SE	**Special Equipment**				
62	Allowance for Club Room Kitchenette / Kiosk Fitout	Item			25,000.00
63	Allowance for Main Hall Kitchen Fitout	Item			40,000.00
	Special Equipment			***$62/m²***	***$65,000.00***
XR	**Roads, Footpaths and Paved Areas**				
38	Allowance for external building surround pavements	Item			100,000.00
40	Allowance for external stairs and ramps	Item			20,000.00
	Roads, Footpaths and Paved Areas			***$115/m²***	***$120,000.00***
XB	**Outbuildings and Covered Ways**				
64	Allowance for covered terrace and verandah areas	m²	250.0	450.00	112,500.00
	Outbuildings and Covered Ways			***$108/m²***	***$112,500.00***
XK	**External Stormwater Drainage**				
37	Allowance for building stormwater drainage (including retention cells etc.)	Item			50,000.00
	External Stormwater Drainage			***$48/m²***	***$50,000.00***
XD	**External Sewer Drainage**				
61	Allowance for grease trap	Item			30,000.00
	External Sewer Drainage			***$29/m²***	***$30,000.00***
XW	**External Water Supply**				
80	Allowance for drinking station	No	1.0	7,500.00	7,500.00
	External Water Supply			***$7/m²***	***$7,500.00***
XE	**External Electric Light and Power**				
32	Allowance for external light and power	Item			25,000.00
	External Electric Light and Power			***$24/m²***	***$25,000.00***
XC	**External Communications**				
33	No allowance for building PA system	Item			Excl.
	External Communications				***Excl.***
XS	**External Special Services**				
34	No allowance for external security / CCTV	Item			Excl.
	External Special Services				***Excl.***
BA	**Building Areas**				
1	Club Room	m²	80.0	2,400.00	192,000.00
2	Multi-Purpose Activity Space	m²	80.0	2,400.00	192,000.00
3	Main Hall	m²	160.0	2,400.00	384,000.00
4	Meeting Room	m²	30.0	2,600.00	78,000.00
5	Club Room Kitchenette/Kiosk	m²	30.0	2,800.00	84,000.00
6	Main Hall Kitchen	m²	30.0	2,800.00	84,000.00
7	Change rooms (x4)	m²	100.0	2,500.00	250,000.00

Anesty Keane Community Infrastructure Project

Indicative Cost Estimate

Location Elements Item

FECA: 1,043 m² Cost/m²: $2,707
Rates Current At January 2019

B COMMUNITY BUILDING (continued)

	Description	Unit	Qty	Rate	Total
8	Change Room Showers/Toilets	m²	60.0	3,400.00	204,000.00
9	Toilets (male and female)	m²	30.0	3,400.00	102,000.00
10	Parenting Room	m²	12.0	2,550.00	30,600.00
12	UAT	m²	12.0	3,600.00	43,200.00
13	Umpire room	m²	12.0	2,900.00	34,800.00
14	First Aid Room	m²	12.0	2,500.00	30,000.00
15	Kitchen/Kitchenette Storage Spaces	m²	20.0	2,400.00	48,000.00
16	Chair/Table Store Rooms	m²	25.0	2,000.00	50,000.00
17	Internal Storage Space	m²	60.0	1,800.00	108,000.00
18	External Storage Space	m²	75.0	900.00	67,500.00
19	Communication/Plant	m²	5.0	4,000.00	20,000.00
20	Circulation	m²	195.0	1,800.00	351,000.00
21	Cleaners Room/Toilet Ducts	m²	5.0	2,700.00	13,500.00
22	Bin Store Room	m²	10.0	2,200.00	22,000.00
	Building Areas			***$2,290/m²***	***$2,388,600.00***
	COMMUNITY BUILDING			***$2,707/m²***	***$2,823,600.00***

Anesty Keane Community Infrastructure Project

Indicative Cost Estimate

Location Elements Item

C PLAYING FIELDS AND LANDSCAPING Rates Current At January 2019

	Description	Unit	Qty	Rate	Total
SE	**Special Equipment**				
45	Cricket Nets including slab, artificial grass, fencing etc	m²	431.0	150.00	64,650.00
46	Basketball half court (2no)	m²	183.0	120.00	21,960.00
73	Allowance for central concrete and synthetic turf cricket pitch	No	2.0	15,000.00	30,000.00
74	Allowance for playing field sporting equipment (goal posts etc.)	Item			20,000.00
75	No allowance for linemarking	Item			Excl.
	Special Equipment				***$136,610.00***
XP	**Site Preparation**				
70	Associated fill included in 'Demolition and Site Prep'	Item			Incl.
	Site Preparation				***Incl.***
XR	**Roads, Footpaths and Paved Areas**				
44	Bitumen at grade car parking (150 bays) including kerbing, line marking and lighting etc.	m²	3,818.0	120.00	458,160.00
51	Allowance for road infrastructure to Anstey to accommodate carpark entries	Item			10,000.00
52	No allowance for Anstey Road widening	Item			Excl.
68	Allowance for external footpaths and pathways etc.	m²	500.0	75.00	37,500.00
	Roads, Footpaths and Paved Areas				***$505,660.00***
XN	**Boundary Walls, Fencing and Gates**				
79	Allowance for site fencing	m	900.0	61.00	54,900.00
	Boundary Walls, Fencing and Gates				***$54,900.00***
XB	**Outbuildings and Covered Ways**				
50	Shelter structure including concrete pad	m²	70.0	350.00	24,500.00
	Outbuildings and Covered Ways				***$24,500.00***
XL	**Landscaping and Improvements**				
39	Allowance for low level native landscaping	m²	2,117.0	40.00	84,680.00
42	Play equipment	m²	700.0	350.00	245,000.00
47	Grass including topsoil etc. to oval and surrounding areas	m²	29,000.0	12.00	348,000.00
48	Reticulation to turf and landscape areas	m²	31,117.0	8.00	248,936.00
53	Tree	No	173.0	500.00	86,500.00
54	No allowance for manual scoreboard	Item			Excl.
60	No allowance for tiered sport viewing seating	Item			Excl.
81	Double BBQ including electrical connection	No	2.0	12,500.00	25,000.00
82	Allowance for park furniture including bins, park benches and picnic settings etc.	Item			30,000.00
83	Concrete mowing kerb	m	200.0	30.00	6,000.00
	Landscaping and Improvements				***$1,074,116.00***
XK	**External Stormwater Drainage**				
72	No allowance for sub-soil drainage to playing fields	Item			Excl.
77	No allowance for swales etc.	Item			Excl.
	External Stormwater Drainage				***Excl.***

C PLAYING FIELDS AND LANDSCAPING (continued) Rates Current At January 2019

Description	Unit	Qty	Rate	Total
XW External Water Supply				
76 Allowance for a bore to service reticulation	Item			200,000.00
External Water Supply				***$200,000.00***
XE External Electric Light and Power				
49 Light towers (lighting 150lux with future expansion)	No	4.0	70,000.00	280,000.00
71 Allowance for sundry external lighting	Item			50,000.00
External Electric Light and Power				***$330,000.00***
PLAYING FIELDS AND LANDSCAPING				***$2,325,786.00***

Anesty Keane Community Infrastructure Project

Indicative Cost Estimate

Location Elements Item

D EXTERNAL SITE INFRASTRUCTURE SERVICES Rates Current At January 2019

Description		Unit	Qty	Rate	Total
XD	**External Sewer Drainage**				
27	Allowance for external sewer drainage	Item			35,000.00
	External Sewer Drainage				***$35,000.00***
XW	**External Water Supply**				
35	Allowance for external water supply	Item			30,000.00
	External Water Supply				***$30,000.00***
XG	**External Gas**				
36	Allowance for gas supply	Item			30,000.00
	External Gas				***$30,000.00***
XF	**External Fire Protection**				
28	Allowance for external fire protection services (no allowance for fire tanks and pumps)	Item			25,000.00
	External Fire Protection				***$25,000.00***
XE	**External Electric Light and Power**				
29	Allowance for new substation and site main switchboard	Item			120,000.00
31	Allowance for electrical mains	Item			75,000.00
	External Electric Light and Power				***$195,000.00***
	EXTERNAL SITE INFRASTRUCTURE SERVICES				***$315,000.00***

City of Armadale - Shared Paths Estimate - 6/2/2019							
	Quantity	Unit	Unit rate	Total Cost		Total Length	Total Price
Construct 3.0m wide red asphaltic footpaths to City of Armadale standards							
20mm Red asphalt (2% red oxide)	3	m2	$11.90	$35.70			
300mm wide Reinforced flush kerbing	0.6	m	$56.92	$34.15			
150mm compacted limestone base	3.7	m2	$11.63	$43.03			
Subgrade preparation, trim and compact	3.7	m2	$5.96	$22.05			
				$134.94			
10% Preliminaries				$13.49			
10% Contingencies				$14.84			
				$163.27		2237	$365,238.01
Construct 2.5m wide red asphaltic footpaths to City of Armadale standards							
20mm Red asphalt (2% red oxide)	2.5	m2	$11.90	$29.75			
300mm wide Reinforced flush kerbing	0.6	m	$56.92	$34.15			
150mm compacted limestone base	3.1	m2	$11.63	$36.05			
Subgrade preparation, trim and compact	3.1	m2	$5.96	$18.48			
				$118.43			
10% Preliminaries				$11.84			
10% Contingencies				$13.03			
				$143.30		811	$116,217.52
Construct 2.5m wide concrete footpath to City of Armadale standards							
2.5m wide colour grey	2.5	m2	$37.93	$94.83			
Subgrade preparation, trim and compact	3	m2	$5.96	$17.88			
				$112.71			
10% Preliminaries				$11.27			
10% Contingencies				$12.40			
				$136.37		1735	$236,607.24

Anstey-Keane Urban Precinct DCP

Client: Cedar Woods Properties
Date: 20/11/2020
Revision: B DRAFT
Subject: Anstey Road - Construction of NCA Between Armadale Rd & School Site
Job Number: JDS13642

Lots: 1224

1	Infrastructure Upgrades	JDSi Estimate	City of Armadale Estimate	Amount Proposed	Comment
	Description				
1.01	Mobilisation & Establishment	$ 259,000	$ 294,235	$ 276,618	Median
1.02	Management	$ 134,000	$ 156,500	$ 145,250	Median
1.03	Demolition	$ 79,000	$ 81,841	$ 80,421	Median
1.04	Earthworks and Retaining	$ 337,000	$ 383,937	$ 360,469	Median
1.05	Roadworks	$ 918,000	$ 916,692	$ 917,346	Median
1.06	Stormwater Drainage	$ 393,000	$ 390,514	$ 391,757	Median
1.07	Subsoil Drainage	$ 254,000	$ 254,000	$ 254,000	Agreed
1.08	Electrical and Street Lighting	$ 216,000	$ 325,000	$ 325,000	CoA Estimate Adopted
1.09	Provisional Sums	$ 117,000	$ 200,000	$ 200,000	CoA Estimate Adopted
	Sub-Total Infrastructure Upgrades	$ 2,707,000	$ 3,002,719	$ 2,950,860	
2	**Service Relocations**				
	Description				
2.01	Anstey Road Telstra	$ 175,000	$ 175,000	$ 175,000	Agreed
2.02	Anstey Road ATCO Gas MP Gas Main Relocation	$ 150,000	$ 150,000	$ 150,000	Agreed
2.03	Anstey Road ATCO Gas HP Gas Main Relocation	$ 2,495,000	$ 2,495,000	$ 2,495,000	ATCO Estimate - Separate Item in DCP
2.04	Anstey Road Water Reticulation	$ 77,000	$ 77,000	$ 77,000	Agreed
	Sub-Total Service Relocations	$ 2,897,000	$ 2,897,000	$ 2,897,000	
3	**Consultancy Fees**				
	Description				
3.01	Consultancy Fees (Applicable to Items 1 & 2 only)	$ 673,000	$ 673,000	$ 673,000	TBC as part of future prefunding applications and claims
	Sub-Total Consultancy Fees	$ 673,000	$ 673,000	$ 673,000	
7	**Total DCP Estimate**	$ 6,277,000	$ 6,572,719	$ 6,520,860	
8	**Total Cost per Lot (1350 Lots)**	$ 4,649.63	$ 4,868.68	$ 4,830.27	
9	**Notes and Assumptions**				

9.01 General

a) Costs are based on proposed draft subdivisional layouts provided. Refer attached drawings for further details.
b) Rates are based on CWP's Term Contract rates provided by Wormall as CWP's encubent Term Contractor
c) The effect of GST has not been included in these costings.
d) Estimate is based on preliminary design endorsed by the City of Armadale and is subject to detailed design and authority approvals.
e) Estimate includes nominal allowance for Contractor preliminaries (mobilisation and management) for upgrade and service relocation works.
f) Estimate includes Provisional Allowances for works that are known but not necessarily quantifiable at the time of preparation of this estimate. This also includes items assocaited with compliance to DEC's Guidelines for Dust Generation on Construction Sites.

9.02 Anstey Road Infrastructure Upgrades

a) Anstey Road Upgrade includes nominal allowances for demolition, clearing, earthworks, drainage, subsoil, road widening, asphalt re-surfacing, kerbing and street lighting associated with the proposed works up to the northern boundary of the school site. Also includes dual use path allowance both sides of road reserve.
b) Nominal allowance to retain Lot 336 interface affected by the Anstey Road upgrade in lieu of battering into private property and reinstatement of affected areas

9.03 Service Relocations

a) Nominal allowances has been made for relocation of existing services for the proposed road widening within Anstey Road. These shall be confirmed via liaison with the affected service providers.
b) Allowance for the relocation of the ATCO Gas DN300 Steel HP gas main is based on costs received from ATCO Gas dated 9/11/2020 less the JDSi's nominal allowance to relocate the ATCO Gas MP gas main

9.04 Electrical

a) Estimate includes allowance for undergrounding existing overhead network adjacent to DOS and ultimate street lighting arrangement for DCP component of Anstey Road

9.05 Fees

a) Estimate includes 12% of construction cost including preliminaries to cover all consultancy fees.

A3 TENDER SCHEDULES - ANSTEY ROAD, FORRESTADLE - ROAD UPGRADE

A3.1 Lump Sum Tender Summary Schedule

Item	Description	
1.0	Mobilisation & Establishment	
2.0	Management	
3.0	Demolition	
4.0	Earthworks and Retaining	
5.0	Roadworks	
6.0	Stormwater Drainage	
7.0	Electrical and Street Lighting	
8.0	Provisional Sums	

A3.1.1 Detail Schedule - Mobilisation & Establishment

Item	Description	Qty	Unit
1.0	**Mobilisation & Establishment**		
1.01	Mobilisation and Demobilisation of plant and equipment to site	1	Item
1.02	Establishment of site compound including amenities, fencing, paving (hard standing) and services	1	Item
1.03	Insurances as required by the Contract	1	Item
1.04	Site security	1	Item
1.05	Construction Warning Signs	1	item
1.06	Supply and install Project Signboard	1	item
1.07	Survey and Set Out	20	wks
1.08	Construction Water		
	a) Install construction water bore		Item
	b) Drawing of Construction Water	20	wks
	c) Extra over to hire cost of overhead tanks		wks
	d) Extra over to construct Turkey Nest		Item
1.09	Fencing:		
	a) Site Fencing including relocation	1	Item
	b) Maintain existing fence and gates during the works	1	Item
	c) Replace existing fence, gates and letterboxes as directed by Superintendent		Item
	c) Install 900 Ringlock rural fencing	571	m
	c) Install 6m wide rural gates	6	each
1.10	Protection of adjacent properties and structures throughout contract	1	item
1.11	Maintain access to existing properties	1	item
1.12	Temporary construction lighting	20	wks
1.13	Letter drop and liaison with existing residents	1	Item
1.14	Conduct Pre and Post Construction Dilapidation Surveys	1	Item
1.15	Allowance for site clean prior to 12 month defect liability inspection.		
	a) Road Sweeping	1	item
	b) Cleaning of all drainage pits and structure	1	item
	c) Attendance cost	1	item
1.16	Locate & protect existing services throughout contract	1	Item
1.17	Other items (the contractor shall list all other items as per the specification and construction drawings deemed required to complete the works)		
	HP Gas Supervision	1	Item
			TOTAL MOBILISATION AND ESTABLISHMENT

A3.1.2 Detail Schedule - Management

Item	Description	Qty	Unit
2.0	**Management**		
2.01	Contractors project supervision and management	20	wks
2.02	Preparation of Dust, Noise and Vibration Management Plans	1	item
2.03	Preparation of Traffic Management Plan	1	item
2.04	Preparation of Site Safety Plan	1	item
2.05	Dust Management throughout Contract	20	wks
2.06	Traffic Management throughout Contract	1	item
2.07	Site access maintenance (road sweeping etc)	20	wks
2.08	BCITF levy	1	Item
2.09	Other items (the contractor shall list all other items as per the specification and construction drawings)		
			TOTAL MANAGEMENT

A3.1.3 Detail Schedule - Demolition

Item	Description	Qty	Unit
3.0	**Demolition**		
3.01	Demolish and dispose existing sealed surface treatments incl existing islands	5586	m^2
3.01	Demolish existing basecourse and re-use	1238	m3
3.02	Demolish and dispose existing kerb	1598	m
3.03	Remove exiting concrete property crossovers including drainage culvert, headwalls	1	Item
3.04	Remove & dispose existing signage	1	Item
3.05	Remove & reinstate gas markers	1	Item
3.06	Remove & dispose of existing fencing as specified by Superintendent	1	Item
3.07	Decommission of existing bore to DWER standards	1	Item
3.08	Other items (the contractor shall list all other items as per the specification and construction drawings) a) Remove Brick Paved Island	1	Item
			TOTAL DEMOLITION

A3.1.4 Detail Schedule - Earthworks

Item	Description	Qty	Unit
4.0	**Earthworks and Retaining**		
4.01	Clearing, grubbing and stockpile material onsite	1	item
4.01	Strip topsoil to stockpile	12722	m^2
4.02	Strip topsoil and re-use as structural fill		m^2
4.03	Dispose unsuitable material from site	382	m^3
4.04	Proof Roll	21193	m^2
4.05	Existing trees removal	1	item
4.06	Protect existing trees	1	item
4.07	Extra over to dispose of mulch offsite	1	Item
4.08	Bulk Earthworks		
	a) Import, place and compact clean sand fill	9738	m^3
4.09	Final Trim (verges)	9669	m^2
4.10	Stabilise surface by hydromulch	9669	m^2
	a) E/O dye	9669	m^2
	b) E/O seed	9669	m^2
4.11	Liaison with Geotechnical Engineer for Earthworks Certification	1	Item
4.12	Provision of QA and as-constructed survey as per the specification	1	Item
4.13	Other items (the contractor shall list all other items as per the specification and construction drawings deemed required to complete the works)		
	a) Install modular style wall to Lot 336 interface	1	Item
	b) Reinstate Lot 336	1	Item
			TOTAL EARTHWORKS

A3.1.5 Detail Schedule - Roadworks

Item	Description	Qty	Unit
5.0	**Roadworks**		
5.01	Compact and trim pavement subgrade	12241	m^2
5.02	Construct pavement as specified		
	a) 200mm compacted thickness limestone subbase	12241	m^2
	b) 200mm compacted thickness crushed rock roadbase	12745	m^2
5.02	Construct pavement seal as specified		
	a) 7mm prime seal	10489	m^2
	b) 30mm AC10 asphalt	9051	m^2
5.03	Supply and Install Brick Paving		
	a) 80mm	564	m^2
	b) 'Faux brick' in medians - 100mm Thick	2119	m^2
5.04	Concrete Infill		
	a) 150mm thick concrete infill with pattern pave style as per CoA requirements	Rate Only	m^2
5.05	Supply and lay extruded concrete kerbing as shown		
	a) Mountable	912	m
	b) Semi-mountable	1987	m
	c) Reinforced flush edge beam	0	m
	d) Barrier kerb	101	m
	e) E/O for key at radius <40m	350	m
	f) Mountable adjacent Roundabout	52	m
	g) Semi-mountable adjacent brick paving	86	m
	g) Semi-mountable at roundabout	101	m
5.06	Construct Footpaths as specified		
	a) Compact and trim footpath subgrade	2860	m^2
	b) 1.8m wide concrete footpath	695	m
	c) 2.5m wide concrete footpath	678	m
	d) Pram ramps 1.8m	11	each
	d) Pram ramps 2.5m	13	each
	e) Connect to existing		each
	g) tactiles	380	each
	h) handrailing	34	each
	i) bollards	86	each
5.07	Construct temporary turnarounds (incl compact subgrade)	0	item
5.08	Replace Existing Concrete Crossovers - 100mm	211	m^2
5.09	Supply and install street furniture as shown on the drawings		
	a) Street sign post	7	each
	b) Street name plates	22	each
	c) Chevron signs D4-5	1	each
5.10	Tie into existing	5	no
5.11	Line Marking Spotting	1	Item
5.12	Grade & trim verges following installation of all services prior to final pegging	9669	m^2
5.13	Quality Assurance		
	a) Compaction testing during construction	1	Item
	b) Material testing	1	Item

	c) As constructed survey and documentation (liaise with Principal Surveyor)	1	Item
	d) Final inspection	1	Item
5.14	Signage and Linemarking		
	a) Liaise with MRWA for linemarking and signage	1	Item
			TOTAL ROADWORKS

A3.1.6 Detail Schedule - Stormwater Drainage

Item	Description	Qty	Unit
6.0	**Stormwater Drainage**		
6.01	Excavation and backfill to depths shown;		
	a) 0-2m	938	m
	b) 2-3m		m
	c) Sand bedding & backfill		m
	d) E/O for excavation near to existing HP gas	1	item
	d) E/O for excavation next to existing PVC gas	650	m
6.02	Supply, lay and bed class 2 RCP pipework		
	a) DN300	178	m
	b) DN375	72	m
	c) DN450	150	m
	d) DN525	125	m
	e) DN600	177	m
	f) DN750	236	m
	b) E/O for Class 4 RCP pipework	938	m
6.03	Supply and install reinforce concrete box culverts		
	a) 1200x600mm	0	m
6.04	Supply and Install Stormtech Units		
	a) SC740 Units (1.3m³ capacity per unit)	191	each
6.05	Construct RC gully pits complete as detailed - 1050 Liner		
	a) Base and bench	6	each
	b) RC walls and step irons	12	m
	c) Lid, apron and frame	6	each
6.06	Construct RC gully pits complete as detailed - 1200 Liner		
	a) Base and bench	0	each
	b) RC walls and step irons	0	m
	c) Lid, apron and frame	0	each
6.08	Construct RC access chamber complete as detailed - 1050 Liner		
	a) Base and bench	2	each
	b) RC Walls and step irons	4	m
	c) Trafficable lid	2	each
6.08	Construct RC access chamber complete as detailed - 1200 Liner		
	a) Base and bench	7	each
	b) RC Walls and step irons	14	m
	c) Trafficable lid	7	each
6.09	Construct RC access chamber complete as detailed - to suit 750 pipes BRICK		
	a) Base and bench	1	each
	b) RC Walls 1050	1	m
	b) Brick Walls	2	m
	c) Trafficable lid	1	each
	c) Conversion Slab	1	each
6.10	Construct RC access chamber complete as detailed - to suit 1200x600 Culverts BRICK		
	a) Base and bench	0	each
	b) RC Walls and step irons	0	m
	c) Trafficable lid (Special Cover)	0	each
6.11	Headwall to suit box culverts (1200x600mm)	0	each
6.12	Construct drainage sump		each

6.13	Rockpitching		m^2
6.14	Protect existing drainage culvert along Anstey road	1	each
6.15	Seal end	1	each
6.16	Connect to existing	1	each
6.17	Quality Assurance		
	a) Compaction testing during construction	1	Item
	b) Final Inspection	1	Item
	c) As constructed survey and documentation (liaison only)	1	Item
6.18	Other items (the contractor shall list all other items as per the specification and construction drawings deemed required to complete the works)		
			TOTAL STORMWATER DRAINAGE

A3.1.7 Detail Schedule - Electrical

Item	Description	Qty	Unit
7.00	**Electrical and Street Lighting**		
7.01	Excavation and backfill	1600	m
7.02	Bore under existing road - Extra Over Cost		
	a) 50mm dia		m
	b) 100mm dia		m
	c) 150mm dia		m
7.03	Import, place and compact sand bedding & backfill	1600	m
7.04	Supply and install electrical conduits		
	a) 50mm dia	480	m
	b) 100mm dia	230	m
	c) 150mm dia	230	m
	Supply and install		
7.05	CN42 - 25mm xlpe LV	1600	m
7.06	CN45 - 240mm xlpe LV	230	m
7.07	CN53 - 400mm Al cable 22 Kv	230	m
7.08	CN54 Cable protector plastic slab 2m	48	each
7.09	CN61 - Cable protector tape 690m roll	3	each
7.10	CN64_SPURS underground marker		each
7.11	CN73_240 - Cap ends HV 240		each
7.12	CN73_LV25 - Cap ends LV 25	50	each
7.13	CN73_LVMAINS - Cap ends LV mains	2	each
7.14	HU2 - Straight joint 400HV		each
7.15	HU3_22_400 - 22 Kv cab-line and seal XLPE 185/400	2	each
7.16	LU10 - Mini Pillar		each
7.17	LU11 - Universal Pillar		each
7.18	LU36_LINK - Terminal link 400A - uni pillar		each
7.19	LU2 - Straight joint - 240LV		each
7.20	LU5 - TEE joint 25/240		each
7.21	SL9_4L 10.5m Std Pole WITH 3m SOR and 80W Road Flair LED Luminaire	18	each
7.22	SL10_4L 10.5m Std Pole WITH 3m DOR and 80W Road Flair LED Luminaires	8	each
7.23	LU62_185_240 - LV cable and seal	2	each
7.24	Transport	1	item
7.25	E/O to excavate on live cable		m
7.26	Reinforcement of existing Western Power poles during works		Item
7.27	Liaison with Western Power	1	Item
7.28	Locate and protect existing services		Item
7.29	Reconnection of consumer mains		Item
7.30	Quality Assurance		
	a) Final inspection	1	Item
	b) HV & LV Testing	1	item
	c) As-constructed documentation	1	Item
7.31	Western Power interface works	1	Item
			TOTAL ELECTRICAL

A3.1.8 Detail Schedule - Provisional Sums

Item	Description	Qty	Unit
8.0	**Provisional Sums**		
	Preliminaries		
8.01	Provision of 1.8m high wind fencing for erection within 18 hours of being directed by the	300	m
8.02	Relocation and re-erection of wind fencing as directed by Superintendent	300	m
	Earthworks		
8.03	Operation of water cart outside of work hours	100	hours
8.04	Temporary stabilisation of works as directed by the Superintendent (Hydromulch/Dustex)	2000	m^2
8.05	Dust Monitors - 3 x dustraks or equivalent that are able to provide real time alerts and	20	wks
8.06	Additional works as required by the geotechnical engineer	1	Item
8.07	Import place and compact clean structural fill	1000	m^3
8.08	Disposal offsite of unsuitable material from site works	500	m^3
	Stormwater		
8.09	Additional works required by the local authority	1	Item
	Roadworks		
8.10	Additional works required by the local authority	1	Item
8.11	MRWA Signs and Lines	1	Item
	Electrical		
8.12	Allowance for JDSi to prepare as constructed information to Western Power standards (forward works)	1	Item
8.13	Allowance for JDSi to prepare as constructed information to Western Power standards (street lighting)	1	Item
	Miscellaneous		
8.14	a) DN200 irrigation conduits across roads and intersections	100	m
8.15	Other Items (the contractor shall list all other items as per the specification and construction drawings deemed required to complete the works)		
			TOTAL PROVISIONAL SUMS

ANSTEY ROAD, FORRESTDALE
LANDSCAPE PRELIMINARY ORDER OF COST
for PRM

Emerge Associates
REV C 23-Oct-18

No	LOCATION	COMMENTS	QTY	UNIT	RATE	COST	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	STAGE 7	STAGE 8	STAGE 9	STAGE 10	STAGE 11	STAGE 12	STAGE 13	STAGE 14	BY OTHERS	Check Total
1	**Public Open Space 1**	**Minimum standard POS treatment**	**3,128**	**m2**	**$ 65**	**$ 203,320**															$ 203,320	$ 203,320
2	**Public Open Space 2 - Entry Park**	**Standard POS treatment with playground**	**2,103**	**m2**	**$ 80**	**$ 168,240**	$ 440,800															$ 440,800
3	**Public Open Space 3 - Multiuse Corridor**	**Minimum standard POS treatment**	**4,894**	**m2**	**$ 65**	**$ 318,110**					$ 318,110											$ 318,110
4	**Public Open Space 4 - Multiuse corridor**	**Feature POS with significant facilities and Living Stream**	**18,987**	**m2**	**$ 110**	**$ 2,088,570**						$ 1,524,656	$ 417,714				$ 146,200					$ 2,088,570
5	**Public Open Space 5 - Multiuse Corridor**	**Standard POS treatment with playground and Living Stream**	**14,462**	**m2**	**$ 95**	**$ 1,373,890**							$ 686,945		$ 686,945							$ 1,373,890
6	**Public Open Space 6**	**Minimum standard POS treatment**	**3,677**	**m2**	**$ 65**	**$ 239,005**														$ 239,005		$ 239,005
7	Major Entry Statements	Major entry points incl larger signage, mature trees, lighting	1	m2	$ 150,000	$ 150,000	$ 150,000															$ 150,000
8	Minor Entry Statements	Minor entry points incl smaller precinct style signage, no lighting	3	ea	$ 50,000	$ 150,000			$ 50,000				$ 50,000							$ 50,000		$ 150,000
9	Roundabouts	Transplant, 2 x uplights, retic, low shrub planting	4	ea	$ 21,000	$ 84,000	$ 21,000		$ 21,000		$ 21,000									$ 21,000		$ 84,000
10	Street Trees to Anstey Rd	500lit trees to both sides of Anstey Rd frontage @ 10m ctrs	100	ea	$ 2,000	$ 200,000	$ 90,000		$ 30,000					$ 50,000	$ 30,000							$ 200,000
11	Public Art	Allowance for public art	1	sum	$ 200,000	$ 200,000	$ 60,000					$ 100,000	$ 40,000									$ 200,000
12	**Bores and Electrics**	**Standard bore and electrics**	**2**	**ea**	**$ 100,000**	**$ 200,000**	$ 100,000					$ 100,000										$ 200,000
13	**Retic Mainlines**	**Assume 3000 lin m**	**3,000**	**lin m**	**$ 30**	**$ 90,000**	$ 59,000				$ 4,000		$ 5,000		$ 3,000					$ 19,000		$ 90,000
14	**Iron Filters and enclosures**	**Iron staining is anticipated locally ($75K filter plus $15K enclosure)**	**2**	**ea**	**$ 100,000**	**$ 200,000**	$ 100,000					$ 100,000										$ 200,000
15	Construction Consolidation	13 weeks	13	wks	$ 1,950	$ 25,350	$ 5,070				$ 3,621	$ 6,519	$ 5,070		$ 2,535					$ 2,535		$ 25,350
					SubTotal	**$ 5,963,045**	**$ 1,025,870**	**$ -**	**$ 101,000**	**$ -**	**$ 346,731**	**$ 1,831,175**	**$ 1,204,729**	**$ 50,000**	**$ 722,480**	**$ -**	**$ 146,200**	**$ -**	**$ -**	**$ 331,540**	**$ 203,320**	$ 5,963,045
					GST	$ 596,305	$ 102,587	$ -	$ 10,100	$ -	$ 34,673	$ 183,117	$ 120,473	$ 5,000	$ 72,248	$ -	$ 14,620	$ -	$ -	$ 33,154	$ 20,332	$ 596,305
					TOTAL	$ 6,559,350	$ 1,128,457	$ -	$ 111,100	$ -	$ 381,405	$ 2,014,292	$ 1,325,202	$ 55,000	$ 794,728	$ -	$ 160,820	$ -	$ -	$ 364,694	$ 223,652	$ 6,559,350
		Number of Lots	550		**Avg Cost/lot excl GST**	**$ 10,842**	17.2%	0.0%	1.7%	0.0%	5.8%	30.7%	20.2%	0.8%	12.1%	0.0%	2.5%	0.0%	0.0%	5.6%	3.4%	100.0%

MAINTENANCE POS Area m2 (incl verges) 50,658

16	**Year 1 (after 13 wks const'n consolidation)**	**All POS (50,658m2 x $2/m2 = $101,500 for 52 weeks)**	**39**	**wks**	**$ 1,950**	**$ 76,050**
17	**Year 2**	**All POS (50,658m2 x $2/m2 = $101,500 for 52 weeks)**	**52**	**wks**	**$ 1,950**	**$ 101,400**
					SubTotal	**$ 177,450**
					GST	$ 17,745

Notes:
- POS m2 areas increased by 5% to allow for POS road verges
- Lot walls, fencing, gates in civil package
- Assume no planted medians or median trees
- 2 x bores and iron filters with mainline linkages are proposed
- 660 Residential street trees form part of Front Yard Packages budget
- Anstey Rd verge ground treatment covered by Front Yard Package
- Assume no works to Primary School required

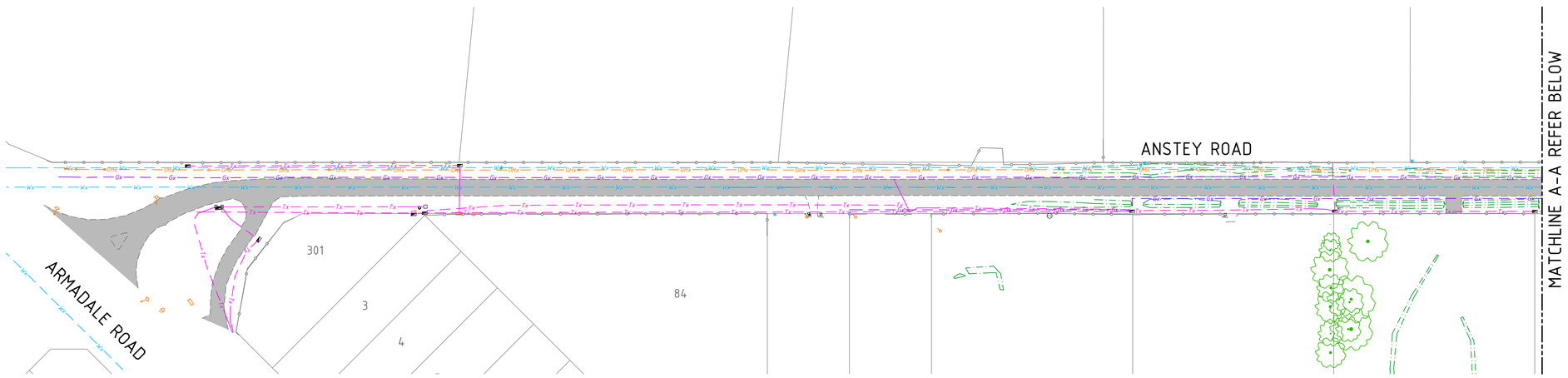
EXPECTED 1:5 DRAINAGE COST SPLIT

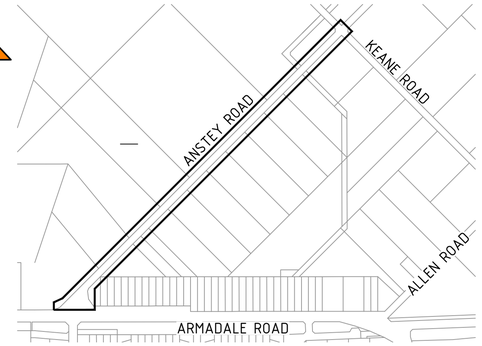
18	Public Open Space 3 - Multiuse corridor	Above 1:5 flood zone	3,744	m2	$ 56	$ 208,860
		Below 1:5 flood zone	1,150	m2	$ 95	$ 109,250
		Total (as above)	4,894	m2	$ 65	$ 318,110
19	Public Open Space 4 - Multiuse corridor	Above 1:5 flood zone	15,847	m2	$ 113	$ 1,790,270
		Below 1:5 flood zone	3,140	m2	$ 95	$ 298,300
		Total (as above)	18,987	m2	$ 110	$ 2,088,570
20	Public Open Space 5 - Multiuse Corridor	Above 1:5 flood zone	10,422	m2	$ 95	$ 990,090
		Below 1:5 flood zone	4,040	m2	$ 95	$ 383,800
		Total (as above)	14,462	m2	$ 95	$ 1,373,890
		Total All above 1:5	**30,013**			**$ 2,989,220**
		Total All below 1:5	**8,330**			**$ 791,350**
					Check Total All	$ 3,780,570

DCA4 Precinct 2 Landscaping Costs

No	COST ESTIMATE
1-6, 12-14	$4,881,135
16-17 (maintence - 2 years)	$177,450
Total	**$5,058,585**

F. Infrastructure Concept Plans





LOCALITY PLAN

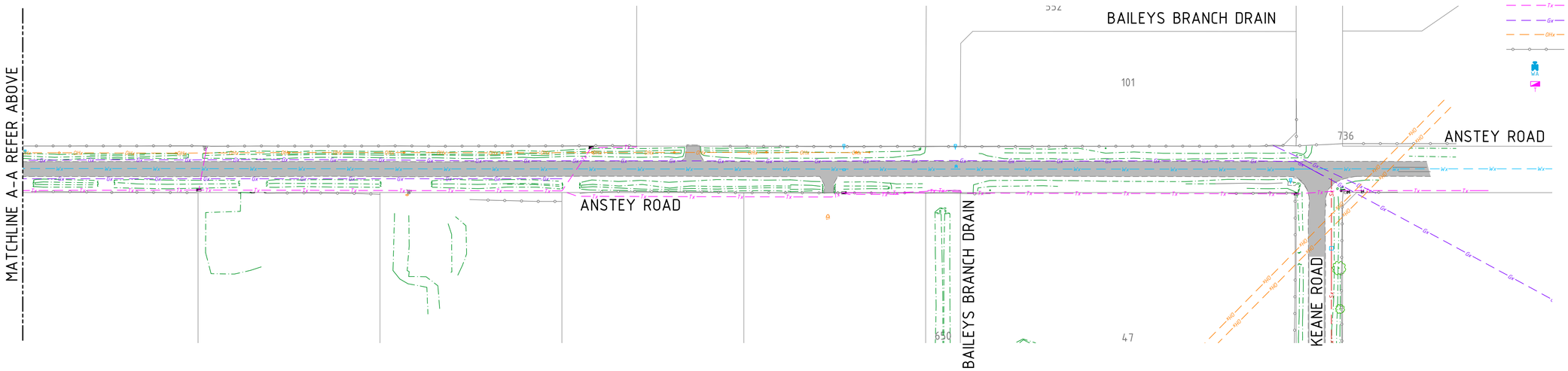
SCALE: DIAGRAMMATIC

NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATION.
2. SERVICES SHOWN ARE FOR GENERAL LOCATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY IN LOCATING AND PROTECTING SERVICES.
3. CONTRACTOR TO PROTECT EXISTING GROUND WATER MONITORING BORES ONSITE AT ALL TIMES.
4. CONTRACTOR TO PROTECT ANY EXISTING SERVICES ONSITE UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO INVESTIGATE THE PRESENCE OF EXISTING SERVICES ONSITE PRIOR TO DECOMMISSIONING ANY LIVE SERVICES.
6. EXISTING SERVICES SHOWN MAY NOT BE COMPLETE AND FOR INFORMATION ONLY.

LEGEND

- LIMIT OF WORKS
- EXISTING ROAD
- EXISTING SEWER
- EXISTING WATER
- EXISTING DRAINAGE
- EXISTING TELECOMS
- EXISTING GAS
- EXISTING OVERHEAD POWER
- EXISTING FENCES
- EXISTING WATER VALVE
- EXISTING TELSTRA PIT



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SCALE 1:1000 @ ORIGINAL SHEET SIZE A1

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Certified Quality System to ISO 9001

JDSi
CONSULTING ENGINEERS
Workzone, Level 6, 1 Nash Street, Perth WA 6000
P: (08) 9227 0595 F: (08) 9227 8617

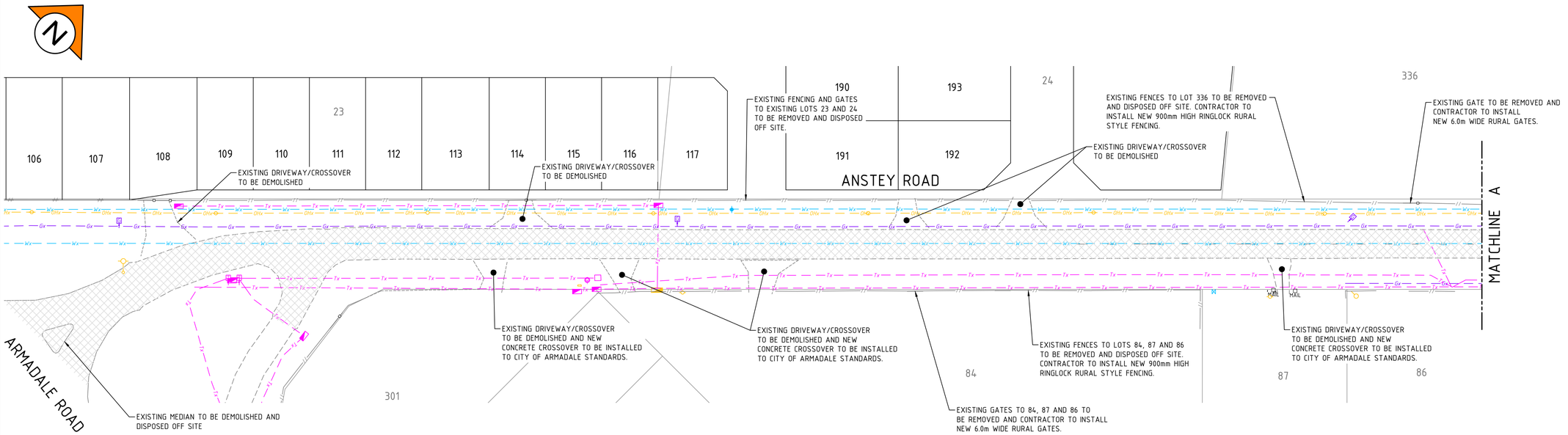
CLIENT: TERRA PROPERTY PTY. LTD.

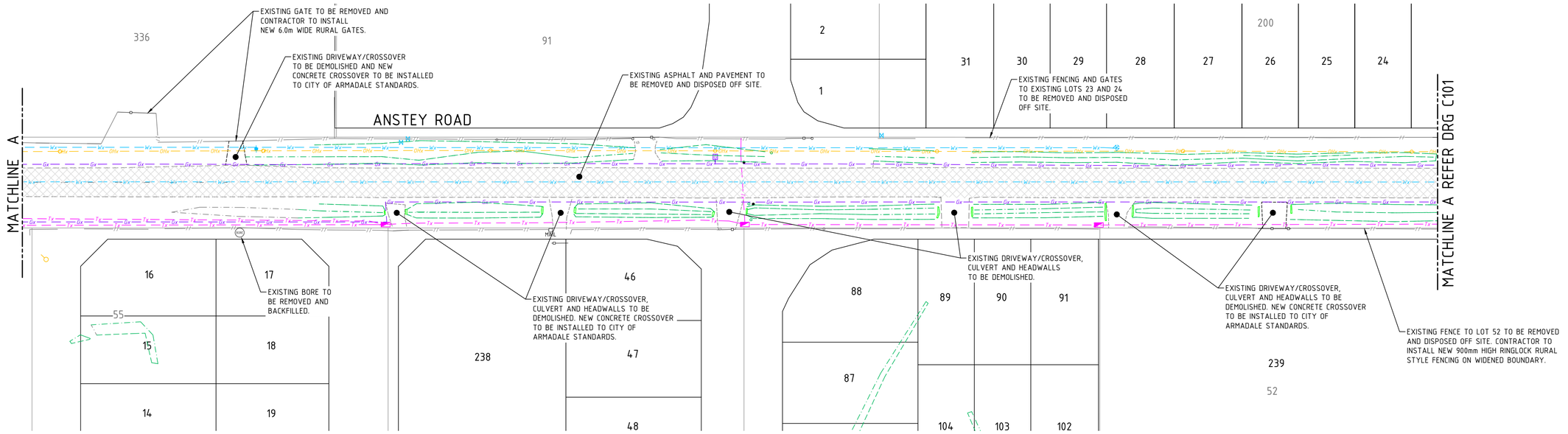
PROJECT: ANSTEY ROAD UPGRADE FORRESTDALE

DRAWING TITLE: EXISTING SERVICES PLAN

DRAWN: A. PANZICH	WAPC No.: 158169	
DESIGNED: A. PANZICH	SCALE @ A1: 1:1000	
PROJECT MANAGER: D. HELLMUTH	DATUM: AHD	CO-ORDS: PCG 94
JDSi PROJECT No.: JDS13642.RW01	DRAWING No.: C050	REVISION: A

Plotted By: apanzich Plot Date: 12/12/19 - 12:00 Cad File: I:\JDS13642\JDS13642.RW01\02 CIVIL\Drawings\JDS13642.RW01_C050.dwg





0 5 10 20 30m
SCALE 1:500 @ ORIGINAL SHEET SIZE A1

WARNING
BEWARE OF UNDERGROUND SERVICES
The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.
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P: (08) 9227 0595 F: (08) 9227 8617

CLIENT: TERRA PROPERTY PTY. LTD.

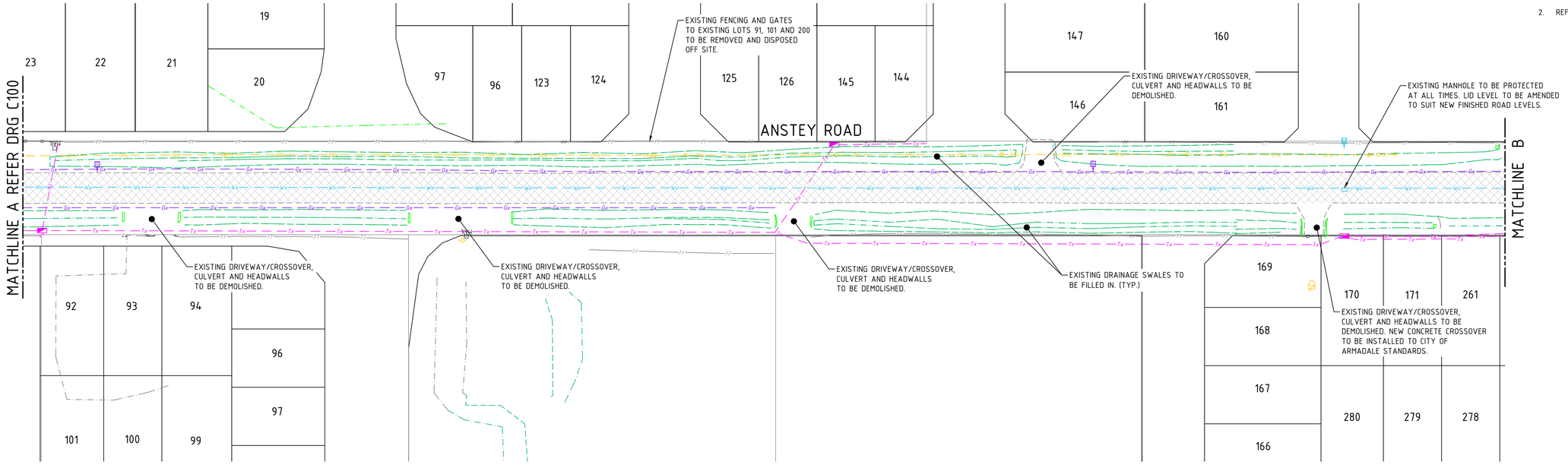
PROJECT: ANSTEY ROAD UPGRADE FORRESTDALE

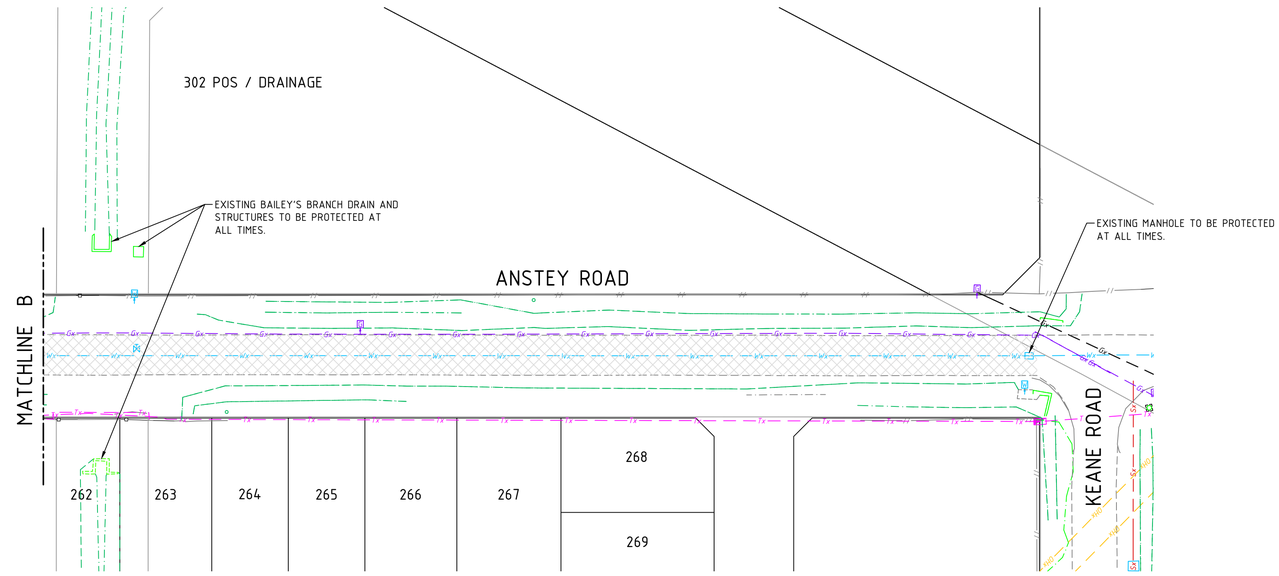
DRAWING TITLE: DEMOLITION PLAN SHEET 1 OF 2

DRAWN: A. PANZICH	WAPC No.: 158169
DESIGNED: A. PANZICH	SCALE @ A1: 1:500
PROJECT MANAGER: D. HELLMUTH	DATUM: AHD / CO-ORDS: PCG 94
JDSi PROJECT No.: JDS13642.RW01	DRAWING No.: C060 / REVISION: A

NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATION
2. REFER DRAWING JDS13642.RW01_C100 FOR NOTES AND LEGEND.





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SCALE 1:500 @ ORIGINAL SHEET SIZE A1

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P: (08) 9227 0595 F: (08) 9227 8617

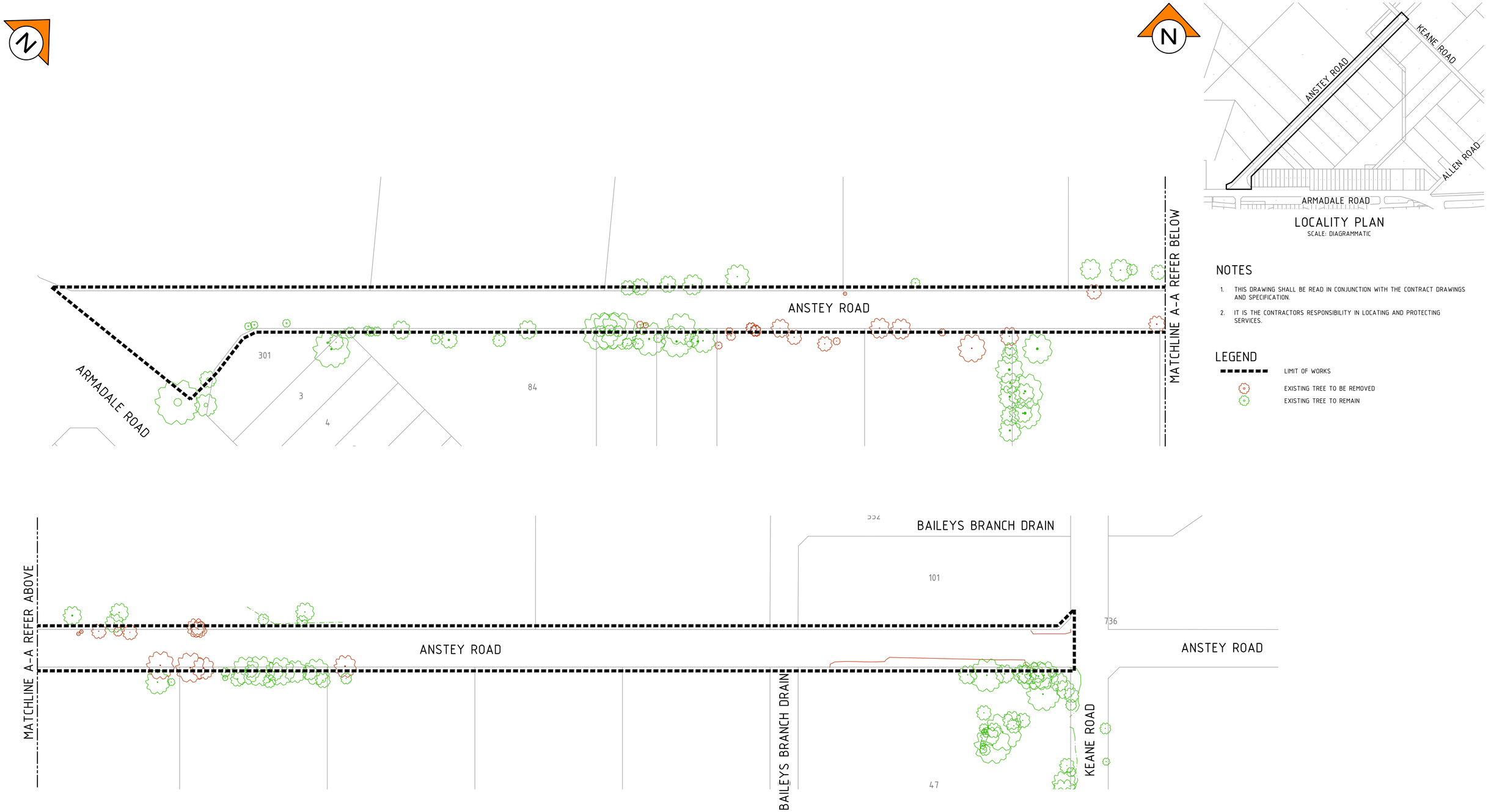
CLIENT: TERRA PROPERTY PTY. LTD.

PROJECT: ANSTEY ROAD UPGRADE FORRESTDALE

DRAWING TITLE: DEMOLITION PLAN SHEET 2 OF 2

DRAWN: A. PANZICH	WAPC No.: 158169
DESIGNED: A. PANZICH	SCALE @ A1: 1:500
PROJECT MANAGER: D. HELLMUTH	DATUM: AHD / CO-ORDS: PCG 94
JDSi PROJECT No.: JDS13642.RW01	DRAWING No.: C061 / REVISION: A

WARNING
BEWARE OF □NDERGRO□ND SERVICES
The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.
DIAL 1100 BEFORE YO□ DIG



LOCALITY PLAN
SCALE: DIAGRAMMATIC

NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATION.
2. IT IS THE CONTRACTORS RESPONSIBILITY IN LOCATING AND PROTECTING SERVICES.

LEGEND

- LIMIT OF WORKS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

PRELIMINARY

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CONSULTING ENGINEERS
Workzone, Level 6, 1 Nash Street, Perth WA 6000
P: (08) 9227 0595 F: (08) 9227 8617

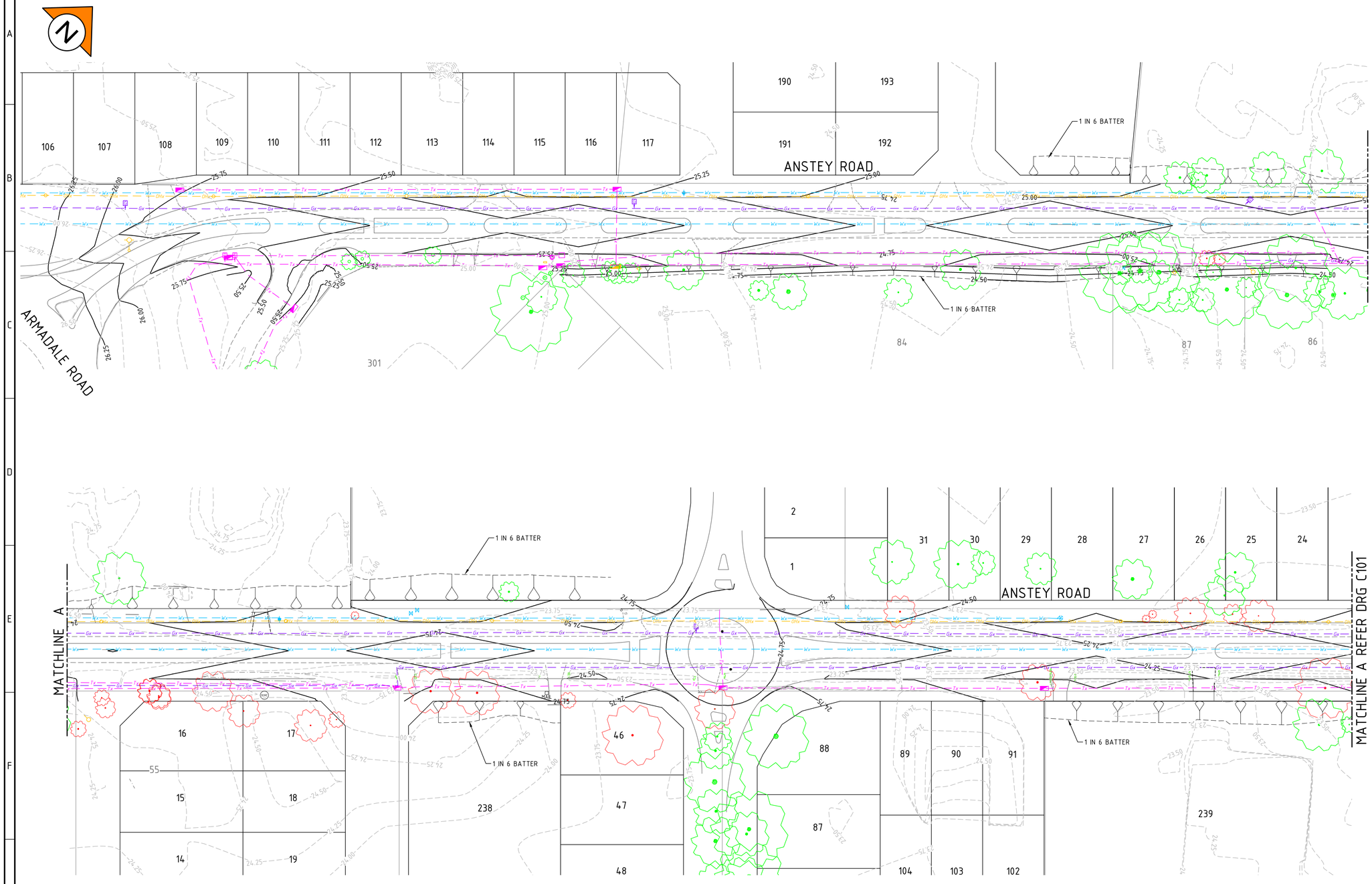
CLIENT: TERRA PROPERTY PTY. LTD.

PROJECT: LOT 91, 101 & 200 ANSTEY ROAD FORRESTDALE ANSTEY ROAD UPGRADE

DRAWING TITLE: VEGETATION CLEARING PLAN

DRAWN: A. PANZICH		WAPC No.: 158169	
DESIGNED: A. PANZICH		SCALE @ A1: 1:1000	
PROJECT MANAGER: D. HELLMUTH	DATUM: AHD	CO-ORDS: PCG 94	
JDSi PROJECT No.: JDS13642.RW01	DRAWING No.: C070	REVISION: A	

Plotted By: apanzich Plot Date: 12/12/19 - 12:00 Cad File: I:\JDS13642\JDS13642.RW01\02 CIVIL\Drawings\JDS13642.RW01_C070.dwg



NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATION
2. SETOUT OF ROAD CENTERLINE, FACE OF KERB AND EDGE OF SEAL FOR UN-KERBED ROADS SHALL BE BASED ON SUPPLIED AUTOCAD DATA. ALL OTHER WORKS SHALL BE SETOUT BASED ON INFORMATION CONTAINED ON THE CONTRACT DRAWINGS.
3. ALL DIMENSIONS SHOWN ARE IN METRES UNLESS OTHERWISE SHOWN.
4. SURVEY DATA PROVIDED BY McMULLEN NOLAN GROUP
5. ALL LEVELS SHALL BE DETERMINED FROM BENCH MARKS ESTABLISHED BY THE PROJECT SURVEYOR.
6. ALL LEVELS ARE FINISHED SURFACE LEVELS. ROADS, FOOTPATHS AND HARDSTANDS TO BE BOXED OUT TO APPROPRIATE DEPTHS.
7. FOR RETAINING WALL LEVELS REFER TO DRAWING C110 OF THIS SET.
8. GEOTECHNICAL INSPECTIONS AND ASSESSMENTS TO BE CARRIED OUT AS PER SPECIFICATION AND AT RECOMMENDATION FROM THE PRINCIPAL NOMINATED GEOTECHNICAL CONSULTANT.
9. EXISTING SERVICES ARE SHOWN FOR INFORMATION ONLY. FOR CONSTRUCTION DETAILS REFER TO RELEVANT SERVICES DRAWINGS.

LEGEND

- LIMIT OF WORKS
- 2 — LOT NUMBER
- 43.15 — PROPOSED LOT LEVEL
- 43.15 — FUTURE LOT LEVEL
- 43.15 — EXISTING LOT LEVEL
- PROPOSED CONTOURS (0.25m INTERVAL)
- EXISTING CONTOURS (0.25m INTERVAL)
- PROPOSED ROAD
- EXISTING ROAD/TRACK
- PROPOSED BATTER
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- Sx — EXISTING SEWER
- Rx — EXISTING RISING MAIN
- Wx — EXISTING WATER
- Dx — EXISTING DRAINAGE
- NBNx — EXISTING NBN
- Gx — EXISTING GAS
- Ex — EXISTING UNDERGROUND POWER
- HVx — EXISTING HV UNDERGROUND POWER
- OHx — EXISTING OVERHEAD POWER

0 5 10 20 30m
SCALE 1:500 @ ORIGINAL SHEET SIZE A1

WARNING
BEWARE OF UNDERGROUND SERVICES
The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.
DIAL 1100 BEFORE YOU DIG

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CONSULTING ENGINEERS
Workzone, Level 6, 1 Nash Street, Perth WA 6000
P: (08) 9227 0595 F: (08) 9227 8617

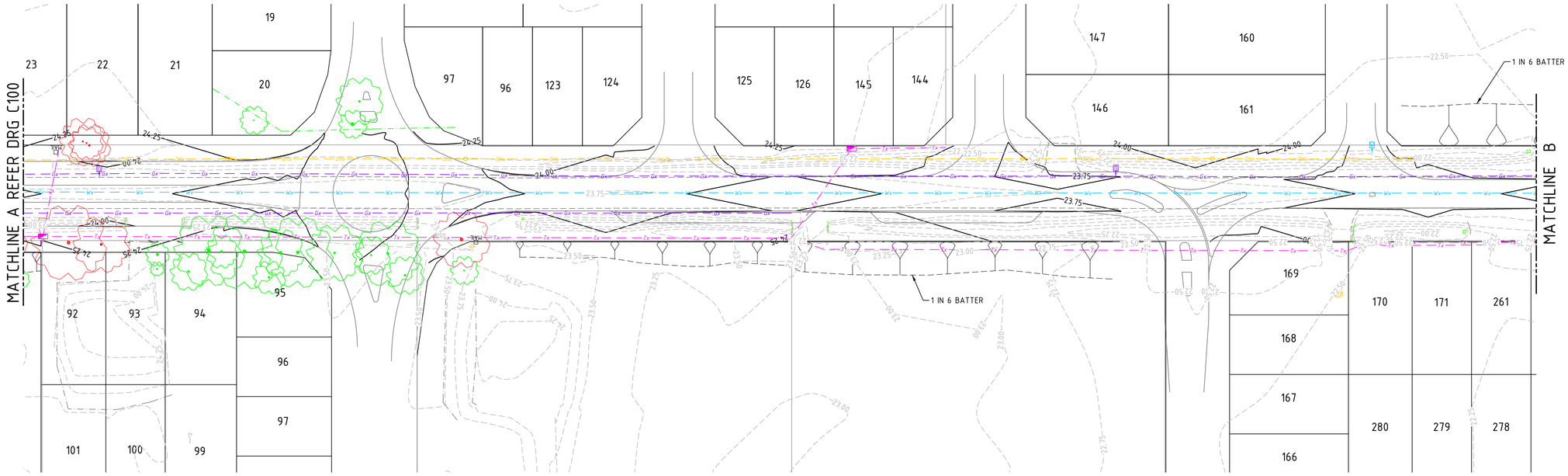
CLIENT: TERRA PROPERTY PTY. LTD.

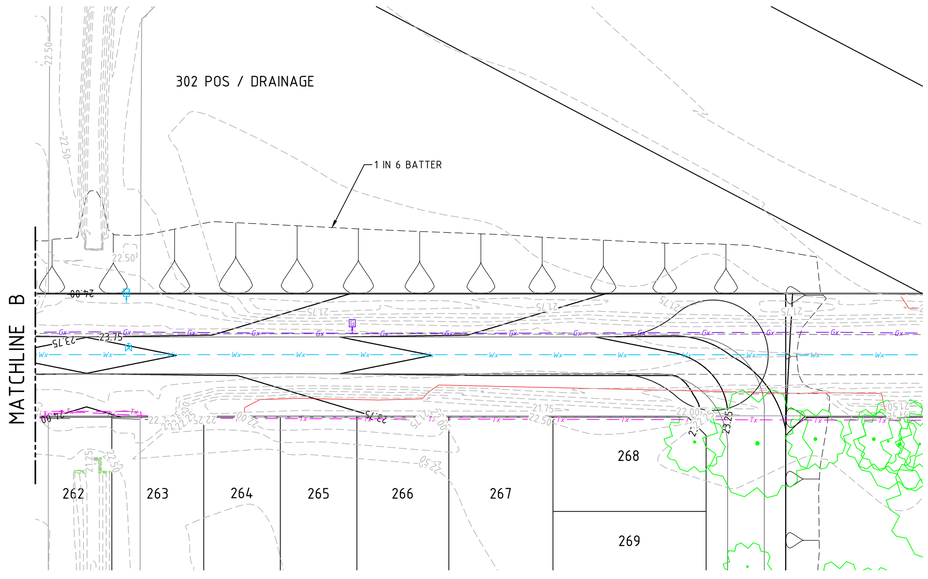
PROJECT: ANSTEY ROAD UPGRADE FORRESTDALE

DRAWING TITLE: EARTHWORKS PLAN SHEET 1 OF 2

DRAWN: A. PANZICH	WAPC No.: 158169
DESIGNED: A. PANZICH	SCALE @ A1: 1:500
PROJECT MANAGER: D. HELLMUTH	DATUM: AHD / CO-ORDS: PCG 94
JDSI PROJECT No.: JDS13642.RW01	DRAWING No.: C100 / REVISION: A

Plotted By: apanzich Plot Date: 12/12/19 - 12:01 Cad File: I:\JDS13642\JDS13642.RW01\02 CIVIL\Drawings\JDS13642.RW01_C100-C101.dwg





NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATION
2. REFER DRAWING JDS13642.RW01_C100 FOR NOTES AND LEGEND.

0 5 10 20 30m
SCALE 1:500 @ ORIGINAL SHEET SIZE A1

WARNING
BEWARE OF □NDERGRO□ND SERVICES
The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.
DIAL 1100 BEFORE YO□ DIG

PRELIMINARY

REV	DATE	DRAWN	CHECKED	APPROVED

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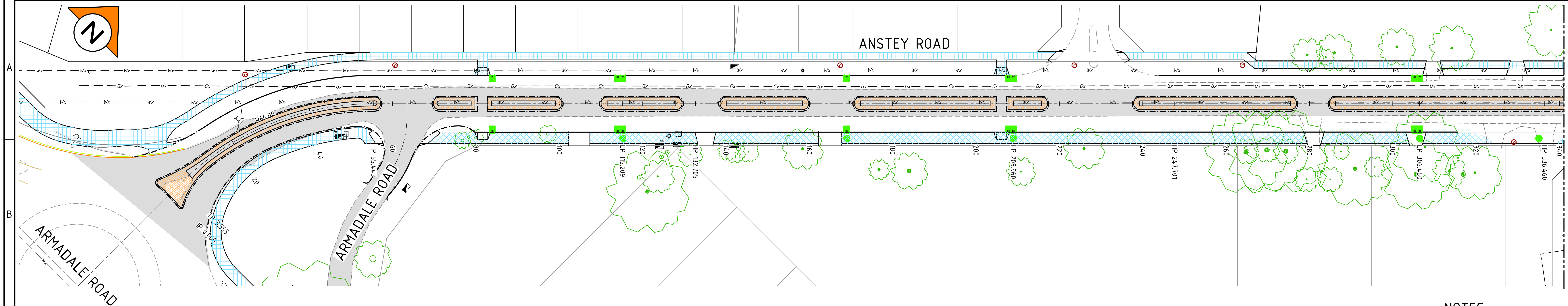
JDSi
CONSULTING ENGINEERS
Workzone, Level 6, 1 Nash Street, Perth WA 6000
P: (08) 9227 0595 F: (08) 9227 8617

CLIENT: TERRA PROPERTY PTY. LTD.

PROJECT: ANSTEY ROAD UPGRADE FORRESTDALE

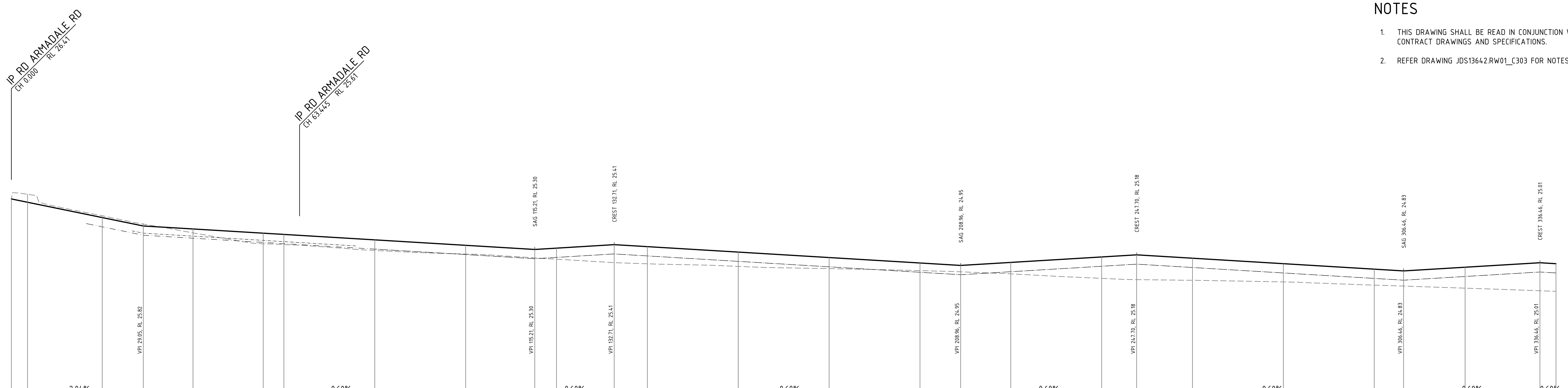
DRAWING TITLE: EARTHWORKS PLAN SHEET 2 OF 2

DRAWN A. PANZICH		WAPC No. 158169	
DESIGNED A. PANZICH		SCALE @ A1 1:500	
PROJECT MANAGER D. HELLMUTH		DATUM AHD	CO-ORDS PCG 94
JDSI PROJECT No. JDS13642.RW01	DRAWING No. C101		REVISION A



NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
2. REFER DRAWING JDS13642.RW01_C303 FOR NOTES AND LEGEND



GRADE (%): -2.04% (0.00–29.05); -0.60% (29.05–115.21); 0.60% (115.21–132.71); -0.60% (132.71–208.96); 0.60% (208.96–247.70); -0.60% (247.70–306.46); 0.60% (306.46–336.46); -0.60% (336.46–)

VC LENGTH / K VALUE

DATUM RL 21.0

CENTRE LINE CHAINAGE	0.00	3.56	20.00	29.05	40.00	55.44	60.00	80.00	100.00	115.21	120.00	132.71	140.00	160.00
CENTRE LINE DESIGN LEVEL	26.41	26.34	26.00	25.82	25.75	25.66	25.63	25.51	25.39	25.30	25.33	25.41	25.36	25.24
LEFT EDGE			25.80	25.61	25.55	25.45	25.43	25.31	25.19	25.10	25.13	25.20	25.16	25.04
RIGHT EDGE				25.66	25.59	25.50	25.47	25.31	25.19	25.10	25.13	25.20	25.16	25.04
EXISTING SURFACE LEVEL	26.41	26.51	26.04	25.86	25.66	25.43	25.41	25.28	25.20	25.11	25.09	25.01	24.98	24.93

CENTRE LINE CHAINAGE	180.00	200.00	208.96	220.00	240.00	247.70	260.00	280.00	300.00	306.46	320.00	336.46	340.00
CENTRE LINE DESIGN LEVEL	25.12	25.00	24.95	25.01	25.13	25.18	25.11	24.99	24.87	24.83	24.91	25.01	24.99
LEFT EDGE	24.92	24.80	24.74	24.81	24.93	24.98	24.90	24.78	24.66	24.62	24.71	24.80	24.78
RIGHT EDGE	24.92	24.80	24.74	24.81	24.93	24.98	24.90	24.78	24.66	24.62	24.71	24.80	24.78
EXISTING SURFACE LEVEL	24.88	24.83	24.81	24.76	24.66	24.64	24.62	24.59	24.52	24.49	24.45	24.39	24.38

HORIZONTAL ALIGNMENT: R=66.0m

SUPER ELEVATION

LONGITUDINAL SECTION RD ANSTEY ROAD

SCALE HORIZ 1 : 500
VERT 1 : 50

0 5 10 20 30m
SCALE 1:500 @ ORIGINAL SHEET SIZE A1

0 0.5 1 2 3m
SCALE 1:50 @ ORIGINAL SHEET SIZE A1

REV	DATE	DRAWN	CHECKED	APPROVED

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JDSi CONSULTING ENGINEERS
Workzone, Level 6, 1 Nash Street, Perth WA 6000
P: (08) 9227 0595 F: (08) 9227 8617

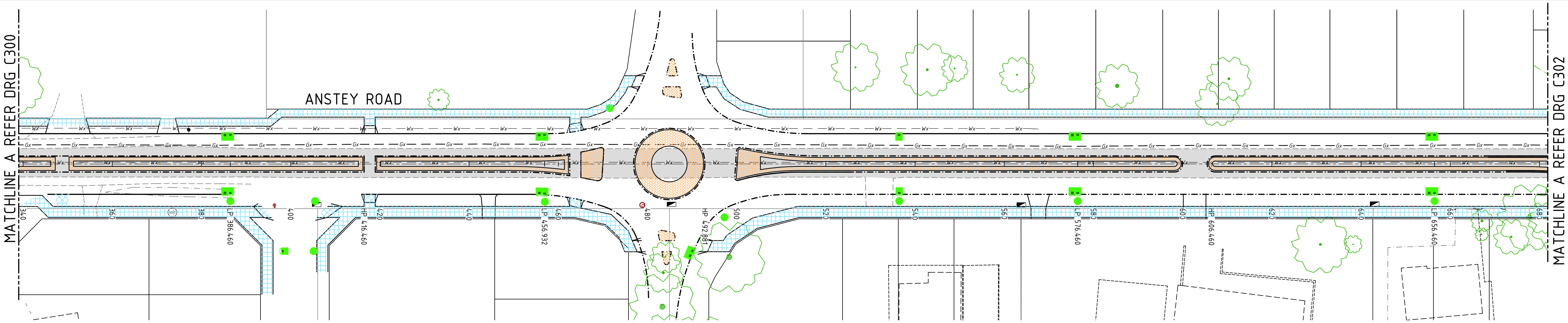
CLIENT: TERRA PROPERTY PTY. LTD.

PROJECT: ANSTEY ROAD UPGRADE FORRESTDALE

DRAWING TITLE: ROAD PLAN AND PROFILE SHEET 1 OF 4

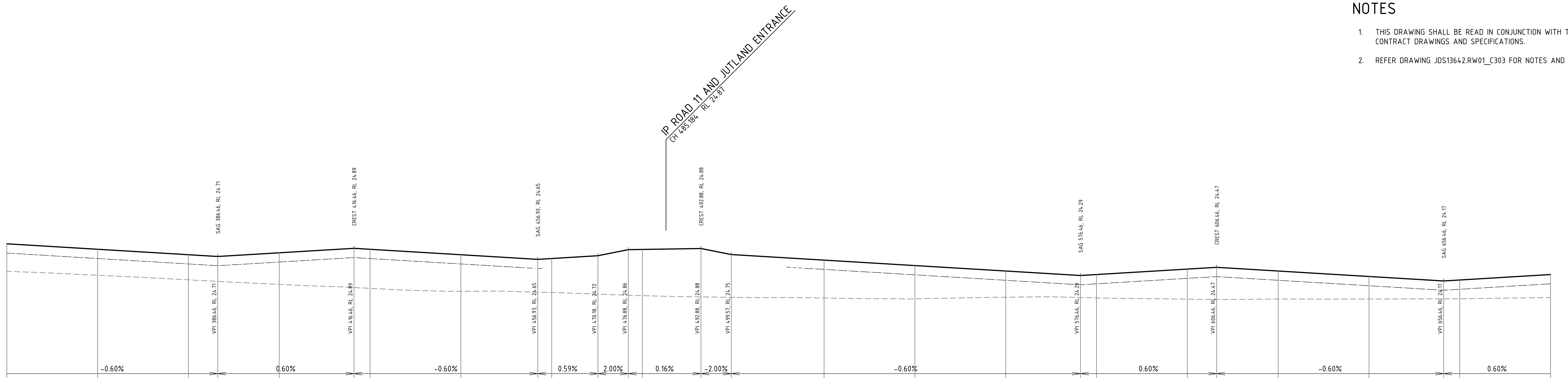
DRAWN	A. PANZICH	WAPC No.	158169
DESIGNED	A. PANZICH	SCALE @ A1	AS SHOWN
PROJECT MANAGER	D. HELLMUTH	DATUM / CO-ORDS	AHD / PCG 94
JDSi PROJECT No.	JDS13642.RW01	DRAWING No. / REVISION	C300 / A

Plotted By: apanzich Plot Date: 12/12/19 - 12:01 Cad File: I:\JDS13642\JDS13642.RW01\02 CIVIL\Drawings\JDS13642.RW01_C300-C303.dwg



NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
2. REFER DRAWING JDS13642.RW01_C303 FOR NOTES AND LEGEND



GRADE (%): -0.60% | 0.60% | -0.60% | 0.59% | 2.00% | 0.16% | -2.00% | -0.60% | 0.60% | -0.60% | 0.60%

VC LENGTH / K VALUE

DATUM RL 21.0

CENTRE LINE CHAINAGE	CENTRE LINE DESIGN LEVEL	LEFT EDGE	RIGHT EDGE	EXISTING SURFACE LEVEL
340.00	24.99	24.78	24.78	24.38
360.00	24.87	24.66	24.66	24.29
380.00	24.75	24.54	24.54	24.19
386.46	24.71	24.50	24.50	24.16
400.00	24.79	24.59	24.59	24.09
416.46	24.89	24.68	24.68	24.02
420.00	24.87	24.66	24.66	24.00
440.00	24.75	24.54	24.54	23.94
456.93	24.65	24.44		23.92
460.00	24.66			23.91
470.18	24.72			23.88
476.88	24.86			23.85
480.00	24.86			23.84
492.88	24.88			23.82
499.57	24.75			23.81
520.00	24.63	24.42	24.42	23.79
540.00	24.51	24.30	24.30	23.77
560.00	24.39	24.18	24.18	23.81
576.46	24.29	24.08	24.08	23.80
580.00	24.31	24.11	24.11	23.80
600.00	24.43	24.23	24.23	23.77
606.46	24.47	24.26	24.26	23.76
620.00	24.39	24.18	24.18	23.77
640.00	24.27	24.06	24.06	23.77
656.46	24.17	23.96	23.96	23.77
660.00	24.19	23.99	23.99	23.77
680.00	24.31	24.11	24.11	23.80

HORIZONTAL ALIGNMENT

SUPER ELEVATION

LONGITUDINAL SECTION RD ANSTEY ROAD

SCALE HORIZ 1 : 500
VERT 1 : 50

0 5 10 20 30m
SCALE 1:500 @ ORIGINAL SHEET SIZE A1

0 0.5 1 2 3m
SCALE 1:50 @ ORIGINAL SHEET SIZE A1

REV	DATE	DRAWN	CHECKED	APPROVED

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P: (08) 9227 0595 F: (08) 9227 8617

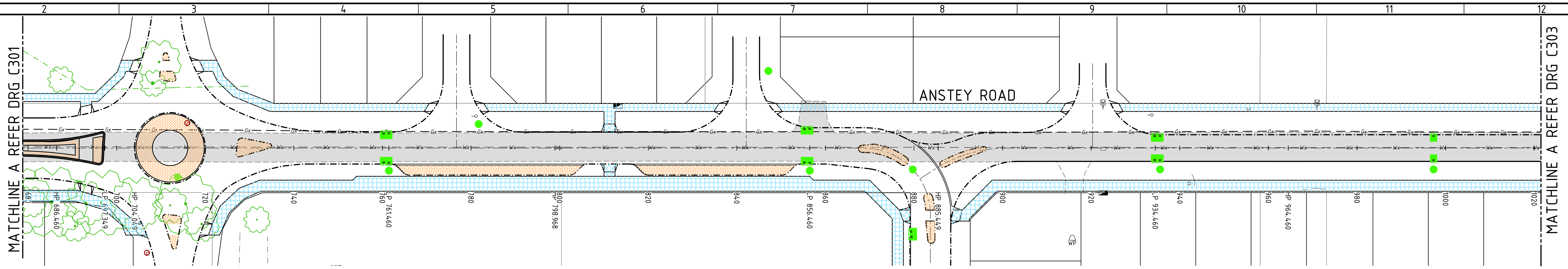
CLIENT: TERRA PROPERTY PTY. LTD.

PROJECT: ANSTEY ROAD UPGRADE FORRESTDALE

DRAWING TITLE: ROAD PLAN AND PROFILE SHEET 1 OF 4

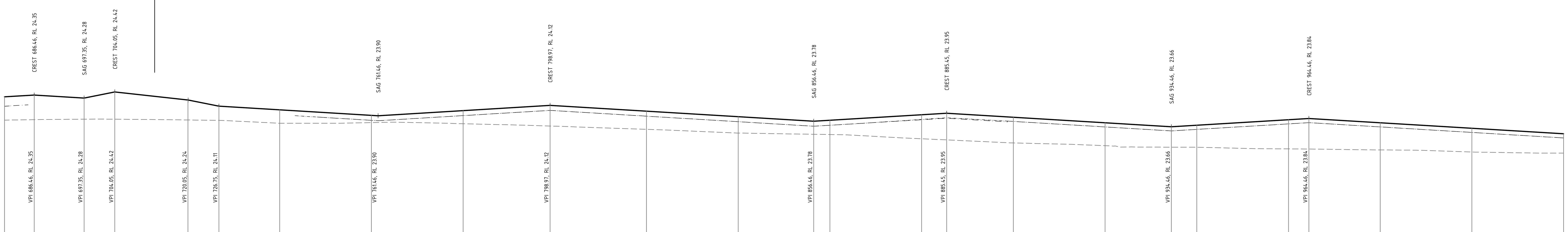
DRAWN	A. PANZICH
DESIGNED	A. PANZICH
PROJECT MANAGER	D. HELLMUTH
WAPC No.	158169
SCALE @ A1	AS SHOWN
DATUM	AHD
CO-ORDS	PCG 94
JDSi PROJECT No.	JDS13642.RW01
DRAWING No.	C301
REVISION	A

Plotted By: apanzich Plot Date: 12/12/19 - 12:01 Cad File: I:\JDS13642\JDS13642.RW01\02 CIVIL\Drawings\JDS13642.RW01_C300-C303.dwg



NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
2. REFER DRAWING JDS13642.RW01_C303 FOR NOTES AND LEGEND



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VC LENGTH / K VALUE

DATUM RL 20.0

CENTRE LINE CHAINAGE	CENTRE LINE DESIGN LEVEL	LEFT EDGE	RIGHT EDGE	EXISTING SURFACE LEVEL
680.00	24.31	24.11	24.11	23.80
686.46	24.35			23.81
697.35	24.28			23.82
704.05	24.42			23.82
720.00	24.24			23.81
726.75	24.11			23.80
740.00	24.03			23.73
760.00	23.91	23.80	23.80	23.75
780.00	24.01	23.90	23.90	23.72
798.97	24.12	24.01	24.01	23.67
820.00	24.00	23.89	23.89	23.60
840.00	23.88	23.77	23.77	23.52
856.46	23.78	23.67	23.67	23.49
860.00	23.80	23.69	23.69	23.49
880.00	23.92	23.81	23.82	23.40
885.45	23.95	23.84	23.85	23.37
900.00	23.86	23.77	23.77	23.31
920.00	23.74	23.65	23.65	23.25
934.46	23.66	23.57	23.57	23.21
940.00	23.69	23.60	23.60	23.21
960.00	23.81	23.72	23.72	23.18
964.46	23.84	23.75	23.75	23.17
980.00	23.74	23.65	23.65	23.15
1000.00	23.62	23.53	23.53	23.11
1020.00	23.50	23.41	23.41	23.08

HORIZONTAL ALIGNMENT

SUPER ELEVATION

LONGITUDINAL SECTION RD ANSTEY ROAD

SCALE HORIZ 1 : 500
VERT 1 : 50

0 5 10 20 30m
SCALE 1:500 @ ORIGINAL SHEET SIZE A1

0 0.5 1 2 3m
SCALE 1:50 @ ORIGINAL SHEET SIZE A1

PRELIMINARY

REV	DATE	DRAWN	CHECKED	APPROVED

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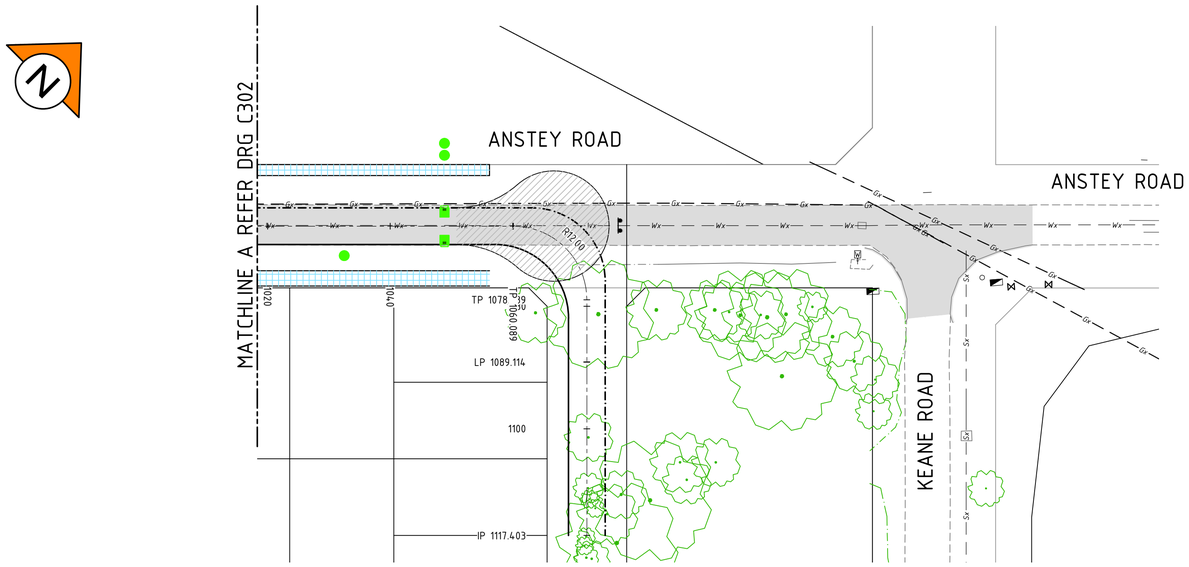
CLIENT: TERRA PROPERTY PTY. LTD.

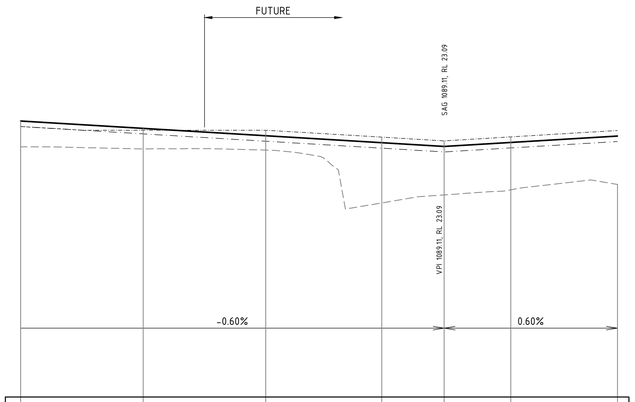
PROJECT: ANSTEY ROAD UPGRADE FORRESTDALE

DRAWING TITLE: ROAD PLAN AND PROFILE SHEET 1 OF 4

DRAWN	A. PANZICH
DESIGNED	A. PANZICH
PROJECT MANAGER	D. HELLMUTH
WAPC No.	158169
SCALE @ A1	AS SHOWN
DATUM	AHD
CO-ORDS	PCG 94
JDSi PROJECT No.	JDS13642.RW01
DRAWING No.	C302
REVISION	A

Plotted By: apanzich Plot Date: 12/12/19 - 12:01 Cad File: I:\JDS13642\JDS13642.RW01\02 CIVIL\Drawings\JDS13642.RW01_C300-C303.dwg





GRADE (%)			-0.60%		0.60%		
VC LENGTH / K VALUE							
DATUM RL 19.0							
CENTRE LINE DESIGN LEVEL	23.50	23.39	23.27	23.15	23.09	23.16	
LEFT EDGE	23.41	23.30	23.18	23.06	23.00	23.07	
RIGHT EDGE	23.41	23.35	23.35	23.24	23.18	23.25	
EXISTING SURFACE LEVEL	23.08	23.05	23.03	22.17	22.30	22.38	22.47
CENTRE LINE CHAINAGE	1020.00	1040.00	1060.00	1078.94	1089.11	1100.00	1117.40
HORIZONTAL ALIGNMENT			R=12.0m				
SUPER ELEVATION							

LONGITUDINAL SECTION RD ANSTEY ROAD

SCALE HORIZ 1 : 500
VERT 1 : 50

0 5 10 20 30m
SCALE 1:500 @ ORIGINAL SHEET SIZE A1

0 0.5 1 2 3m
SCALE 1:50 @ ORIGINAL SHEET SIZE A1

NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
2. SETOUT OF ROAD CENTERLINE, FACE OF KERB AND EDGE OF SEAL FOR UN-KERBED ROADS SHALL BE BASED ON SUPPLIED AUTOCAD DATA. ALL OTHER WORKS SHALL BE SETOUT BASED ON INFORMATION CONTAINED ON THE CONTRACT DRAWINGS AND SPECIFICATION.
3. ALL CONSTRUCTION DETAILS TO BE TO LOCAL AUTHORITY SPECIFICATION AND SATISFACTION.
4. ALL DIMENSIONS ARE IN METRES UNLESS SHOWN OTHERWISE.
5. ALL ROADS TO BE BLACK ASPHALT UNLESS SHOWN OTHERWISE.
6. ALL LEVELS SHALL BE DETERMINED FROM BENCHMARKS ESTABLISHED BY THE PROJECT SURVEYOR.
7. ALL TRANSITIONS TO EXISTING WORK SHALL BE SMOOTH AND OF NEAT APPEARANCE.
8. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT IN A STRAIGHT LINE AND MAKE SMOOTH CONNECTION PRIOR TO CONSTRUCTION COMMENCING.
9. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY OR CLASH WITH OTHER SERVICES TO THE SUPERINTENDENT.
10. FOR LOCATION OF UNDERGROUND SERVICES REFER TO RELEVANT SERVICES PLAN.
11. ALL PARKING BAYS AND EMBAYMENT PARKING AREAS SHALL BE LINE-MARKED IN ACCORDANCE WITH THE SPECIFICATIONS. WHERE AN EDGE OR BOND BEAM IS INSTALLED TO DELINEATE THE EDGE OF THE PARKING BAY, THEN THE LINE MARKING ON THAT EDGE MAY BE DELETED WHEN APPROVED BY THE SUPERINTENDENT.

LEGEND

- PROPOSED MOUNTABLE KERB
- PROPOSED SEMI MOUNTABLE KERB
- PROPOSED REINFORCED FLUSH EDGE BEAM
- EXISTING KERB
- FUTURE KERB
- PROPOSED DRAINAGE PIT
- PROPOSED SEWER MANHOLE
- EXISTING PAVEMENT
- MAKE SMOOTH TRANSITION TO EXISTING PAVEMENT
- CONSTRUCT TO LIMESTONE SUBBASE ONLY
- PROPOSED PRAM RAMP IN ACCORDANCE WITH COUNCIL SPECIFICATIONS
- CHEVRON BOARD 04-5
- PROPOSED STREET SIGN
- PROPOSED STREET LIGHT
- PROPOSED STREET LIGHT WITH 2 ROAD NAME SIGNS
- PROPOSED/EXISTING RETAINING WALL
- CH 100 ROAD CENTRELINE CHAINAGE
- TP 100 ROAD CENTRELINE TANGENT POINT
- LP 100 ROAD CENTRELINE LOW POINT
- HP 100 ROAD CENTRELINE HIGH POINT

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REV	DATE	DRAWN	CHECKED	APPROVED

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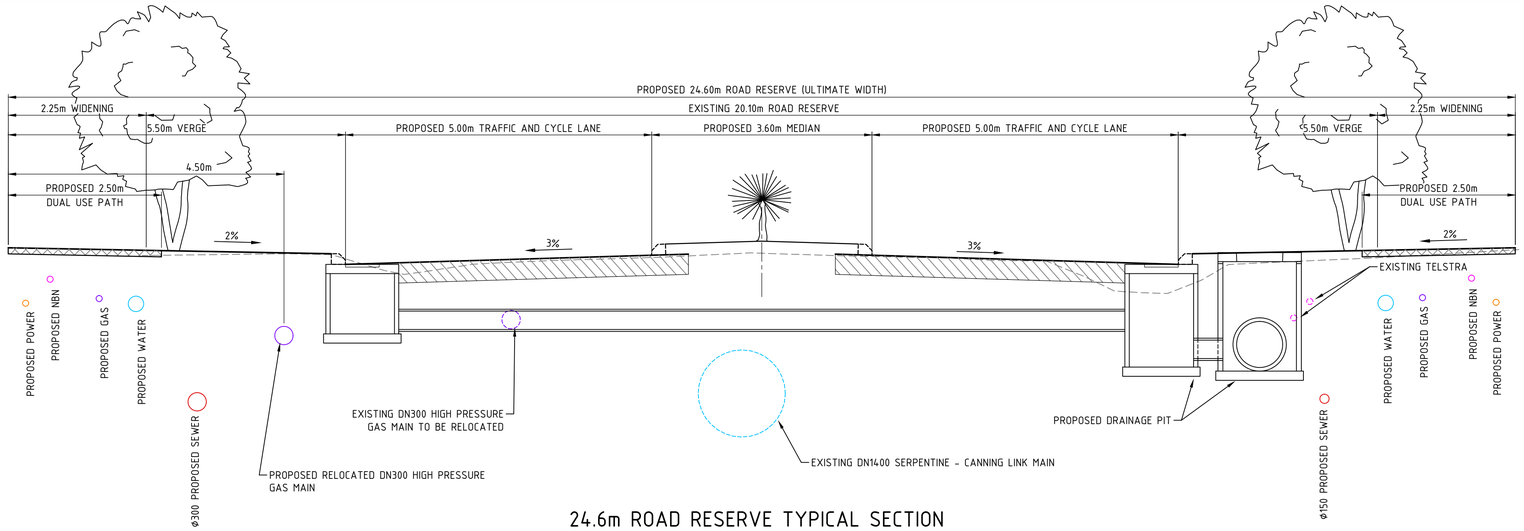
CLIENT: TERRA PROPERTY PTY. LTD.

PROJECT: ANSTEY ROAD UPGRADE FORRESTDALE

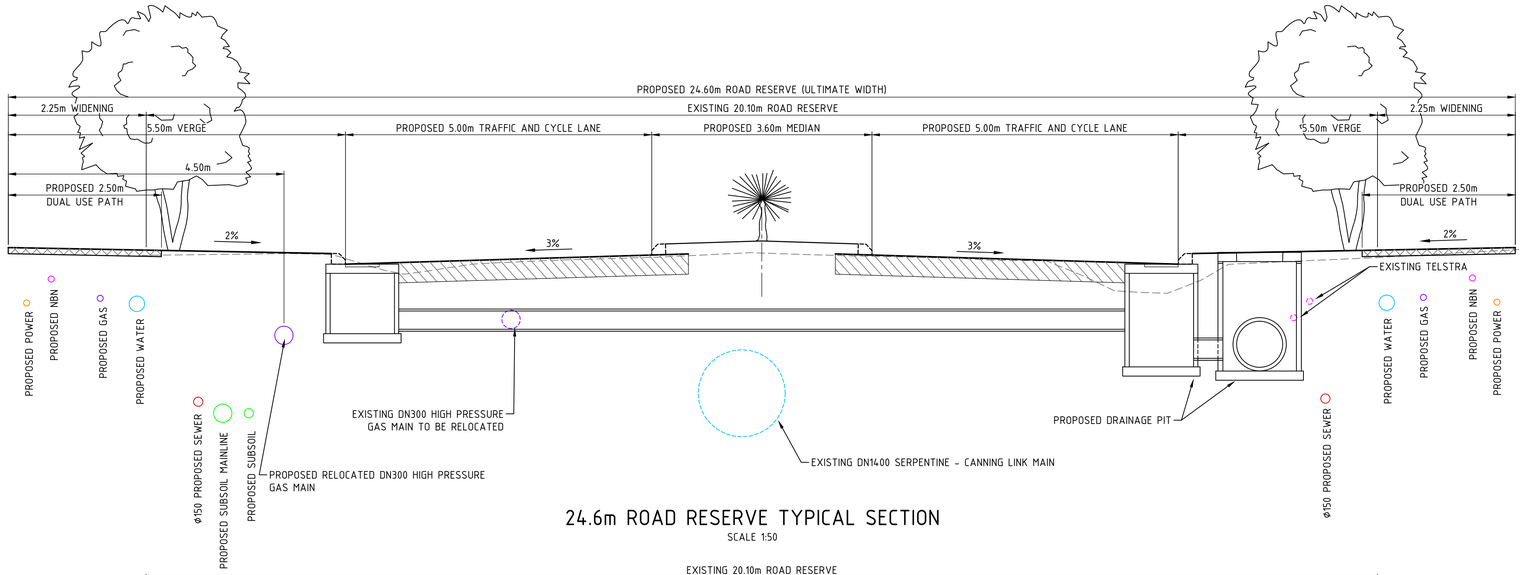
DRAWING TITLE: ROAD PLAN AND PROFILE SHEET 1 OF 4

DRAWN A. PANZICH		WAPC No. 158169	
DESIGNED A. PANZICH		SCALE @ A1 AS SHOWN	
PROJECT MANAGER D. HELLMUTH		DATUM AHD	CO-ORDS PCG 94
JDSi PROJECT No. JDS13642.RW01	DRAWING No. C303		REVISION A



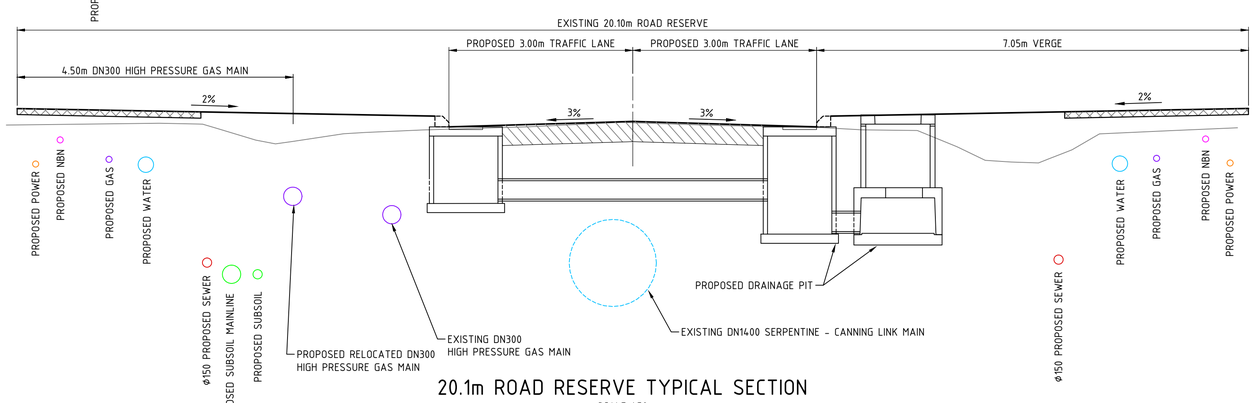
24.6m ROAD RESERVE TYPICAL SECTION

SCALE 1:50



24.6m ROAD RESERVE TYPICAL SECTION

SCALE 1:50



20.1m ROAD RESERVE TYPICAL SECTION

SCALE 1:50

0 0.5 1 2 3m

SCALE 1:50 @ ORIGINAL SHEET SIZE A1

WARNING

BEWARE OF □NDERGRO□ND SERVICES

The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.

DIAL1100 BEFORE YO□ DIG

REV	DATE	DRAWN	CHECKED	APPROVED
A				

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P: (08) 9227 0595 F: (08) 9227 8617

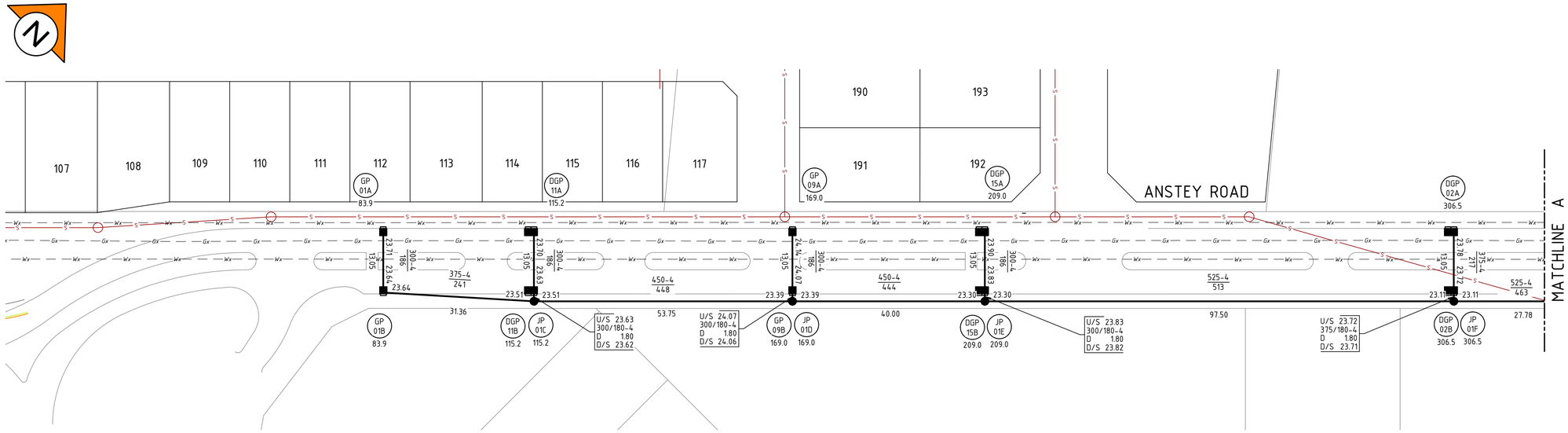
CLIENT: TERRA PROPERTY PTY. LTD.

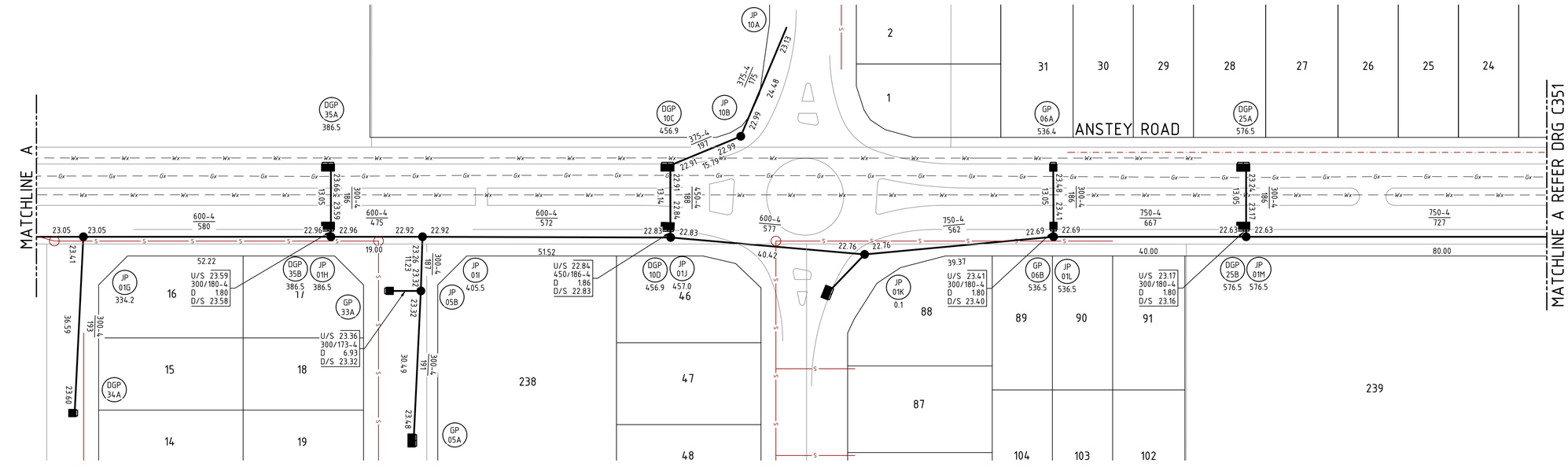
PROJECT: ANSTEY ROAD UPGRADE FORRESTDALE

DRAWING TITLE: TYPICAL ROAD CROSS SECTIONS

DRAWN: A. PANZICH	WAPC No.: 158169
DESIGNED: A. PANZICH	SCALE @ A1: 1:50
PROJECT MANAGER: D. HELLMUTH	DATUM: AHD / CO-ORDS: PCG 94
JDSi PROJECT No.: JDS13642.RW01	DRAWING No.: C310 / REVISION: A

Plotted By: APanzich Plot Date: 23/07/20 - 10:35 Cad File: I:\JDS13642\JDS13642.RW01\02 CIVIL\Drawings\JDS13642.RW01_C310.dwg





NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATION
2. SETOUT OF ROAD CENTERLINE, FACE OF KERB AND EDGE OF SEAL FOR UN-KERBED ROADS SHALL BE BASED ON SUPPLIED AUTOCAD DATA. ALL OTHER WORKS SHALL BE SETOUT BASED ON INFORMATION CONTAINED ON THE CONTRACT DRAWINGS.
3. THE CONSTRUCTION OF WORKS SHALL BE TO THE APPROVAL OF THE LOCAL AUTHORITY
4. ALL DIMENSIONS ARE IN METRES UNLESS SHOWN OTHERWISE
5. ALL LEVELS SHALL BE DETERMINED FROM BENCHMARKS ESTABLISHED BY THE PROJECT SURVEYOR
6. ALL TRENCHING, PIPE BEDDING AND BACKFILLING SHALL BE IN ACCORDANCE WITH AS3725
7. ALL DRAINAGE PITS SHALL BE LOCATED AS SHOWN IRRESPECTIVE OF PIPE LENGTHS SHOWN ON THE DRAWINGS
8. AT LOW POINTS THE ENTRY PITS SHALL BE LOCATED AT THE LOW POINT OF THE ROAD PAVEMENT
9. THE DRAINAGE PIT LIDS SHALL BE SET TO SUIT THE VERGE SLOPE, NOMINALLY 2% UPWARDS FROM THE TOP OF BACK OF KERB
10. WHERE A SEWER LINE INTERSECTS WITH STORMWATER DRAINAGE LINE AND THE SEWER PASSES OVER THE DRAIN THEN THE SEWER SHALL HAVE A TIMBER PILE AND KEEL PROVIDED FOR THE FULL EXTENT NECESSARY TO SUPPORT THE SEWER DURING EXCAVATION FOR THE DRAIN
11. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCY OR CLASH WITH OTHER SERVICES TO THE SUPERINTENDENT
12. ALL JUNCTION PITS LOCATED IN THE ROAD PAVEMENT SHALL HAVE TRAFFICABLE LIDS
13. IRRIGATION DUCTS TO BE DETERMINED ON SITE WITH SUPERINTENDENT
14. FOR SERVICE CROSSING LEVELS REFER TO DRAINAGE LONGITUDINAL SECTIONS
15. ROAD PAVEMENT TYPES AND BRICK PAVING REMOVED FOR CLARITY - REFER TO PAVEMENT DRAWING FOR DETAILS
16. IN CIRCUMSTANCES WHERE MULTIPLE PIPES ENTER A LINER A MINIMUM OF 40% OF THE LINER SHALL REMAIN IN ANY HORIZONTAL PLANE

LEGEND

- LIMIT OF WORKS
- 2 — LOT NUMBER
- PIPE DIA-CLASS / GRADE, IL, IL, LENGTH(m) — PROPOSED DRAINAGE WITH NOTATION
- U/S 00.00, 300/0.0(3), D 0.0, D/S 00.00 — UPSTREAM INVERT LEVEL; PIPE DIA / GRADE (CLASS OTHER THAN 2); LENGTH; DOWNSTREAM INVERT LEVEL
- PROPOSED DRAINAGE
- EXISTING DRAINAGE
- FUTURE DRAINAGE
- PROPOSED JUNCTION PIT
- PROPOSED DOUBLE GULLY PIT
- PROPOSED GULLY PIT
- JP 1, CH 0.0 — PIT TYPE, PIT NUMBER, CHAINAGE
- JP — JUNCTION PIT
- DGP — DOUBLE GRATED PIT
- GP — GRATED PIT
- PROPOSED/EXISTING/FUTURE SEWER
- EXISTING WATER
- EXISTING GAS

0 5 10 20 30m
SCALE 1:500 @ ORIGINAL SHEET SIZE A1

PRELIMINARY

REV	DATE	DRAWN	CHECKED	APPROVED

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NOTE
This drawing shall be preliminary only until it is issued for Construction.
Certified Quality System to ISO 9001

JDSi
CONSULTING ENGINEERS
Workzone, Level 6, 1 Nash Street, Perth WA 6000
P: (08) 9227 0595 F: (08) 9227 8617

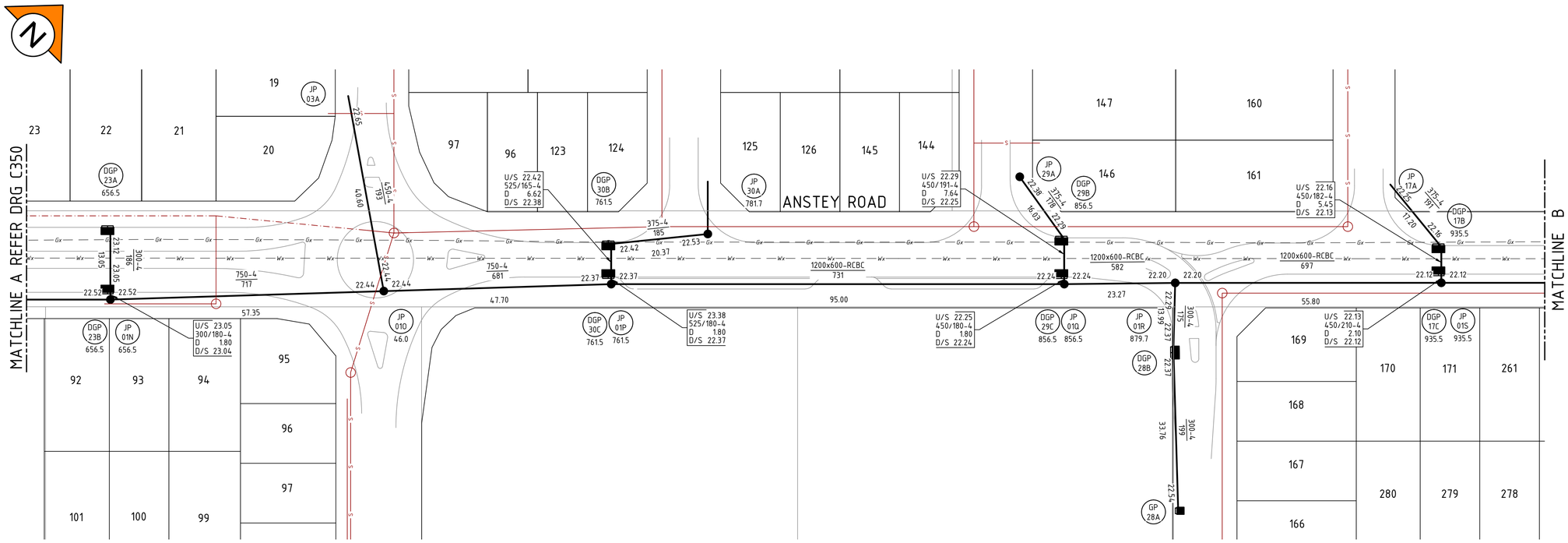
CLIENT: TERRA PROPERTY PTY. LTD.

PROJECT: ANSTEY ROAD UPGRADE FORRESTDALE

DRAWING TITLE: DRAINAGE PLAN SHEET 1 OF 2

DRAWN: A. PANZICH	WAPC No.: 158169
DESIGNED: A. PANZICH	SCALE @ A1: 1:500
PROJECT MANAGER: D. HELLMUTH	DATUM: AHD / CO-ORDS: PCG 94
JDSi PROJECT No.: JDS13642.RW01	DRAWING No.: C350 / REVISION: A

WARNING
BEWARE OF UNDERGROUND SERVICES
The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.
DIAL 1100 BEFORE YOU DIG



NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATION
2. REFER DRAWING JDS13642.RW01_C350 FOR NOTES AND LEGEND.

WARNING
BEWARE OF UNDERGROUND SERVICES
The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.
DIAL 1100 BEFORE YOU DIG

PRELIMINARY

REV	DATE	DRAWN	CHECKED	APPROVED

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JDSi CONSULTING ENGINEERS
Workzone, Level 6, 1 Nash Street, Perth WA 6000
P: (08) 9227 0595 F: (08) 9227 8617

CLIENT: TERRA PROPERTY PTY. LTD.

PROJECT: ANSTEY ROAD UPGRADE FORRESTDALE

DRAWING TITLE: DRAINAGE PLAN SHEET 2 OF 2

DRAWN A. PANZICH	WAPC No. 158169
DESIGNED A. PANZICH	SCALE @ A1 1:500
PROJECT MANAGER D. HELLMUTH	DATUM AHD / CO-ORDS PCG 94
JDSi PROJECT No. JDS13642.RW01	DRAWING No. C351 / REVISION A

LEGEND

EXTENT OF DCP WORKS

DEVELOPER PROPERTY BOUNDARIES

CEDAR WOODS
(TERRA PROPERTY PTY. LTD.)

OTHER LAND HOLDING

OTHER LAND HOLDING

OTHER LAND HOLDINGS

YOLK

LWP

ANSTEY ROAD

KEANE ROAD

ARMADALE ROAD

NOT SUBJECT TO WIDENING AT THIS STAGE

NOT SUBJECT TO WIDENING AT THIS STAGE

NOT SUBJECT TO WIDENING AT THIS STAGE

PRELIMINARY

REV	DATE	DRAWN	CHECKED	APPROVED

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JDSi CONSULTING ENGINEERS
Workzone, Level 6, 1 Nash Street, Perth WA 6000
P: (08) 9227 0595 F: (08) 9227 8617

CLIENT: TERRA PROPERTY PTY. LTD.

PROJECT: LOT 91, 101 & 200 ANSTEY ROAD FORRESTDALE

DRAWING TITLE: ANSTEY ROAD UPGRADE WORKS DCP PLAN

DRAWN: A. PANZICH		WAPC No.	
DESIGNED: A. PANZICH		SCALE @ A1: DIAGRAMMATIC	
PROJECT MANAGER: D. HELLMUTH		DATUM: AHD	CO-ORDS: PCG-94
JDSI PROJECT No.: JDS13642	DRAWING No.: SK085		REVISION: A

Plotted By: apanzich Plot Date: 20/09/19 - 11:23 Cad File: I:\JDS13642\JDS13642.00\02 CIVIL\Drawings\DWG\Sketches\JDS13642_SK085.dwg

□□A□N□ □E□D □ON□E□T

With Aerial

Anstey Keane Urban Precinct

15 0 15 30m

SCALE 1 : 1500

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

CITY OF Armadale

DATE 23 July 2018 - REVISION 1802

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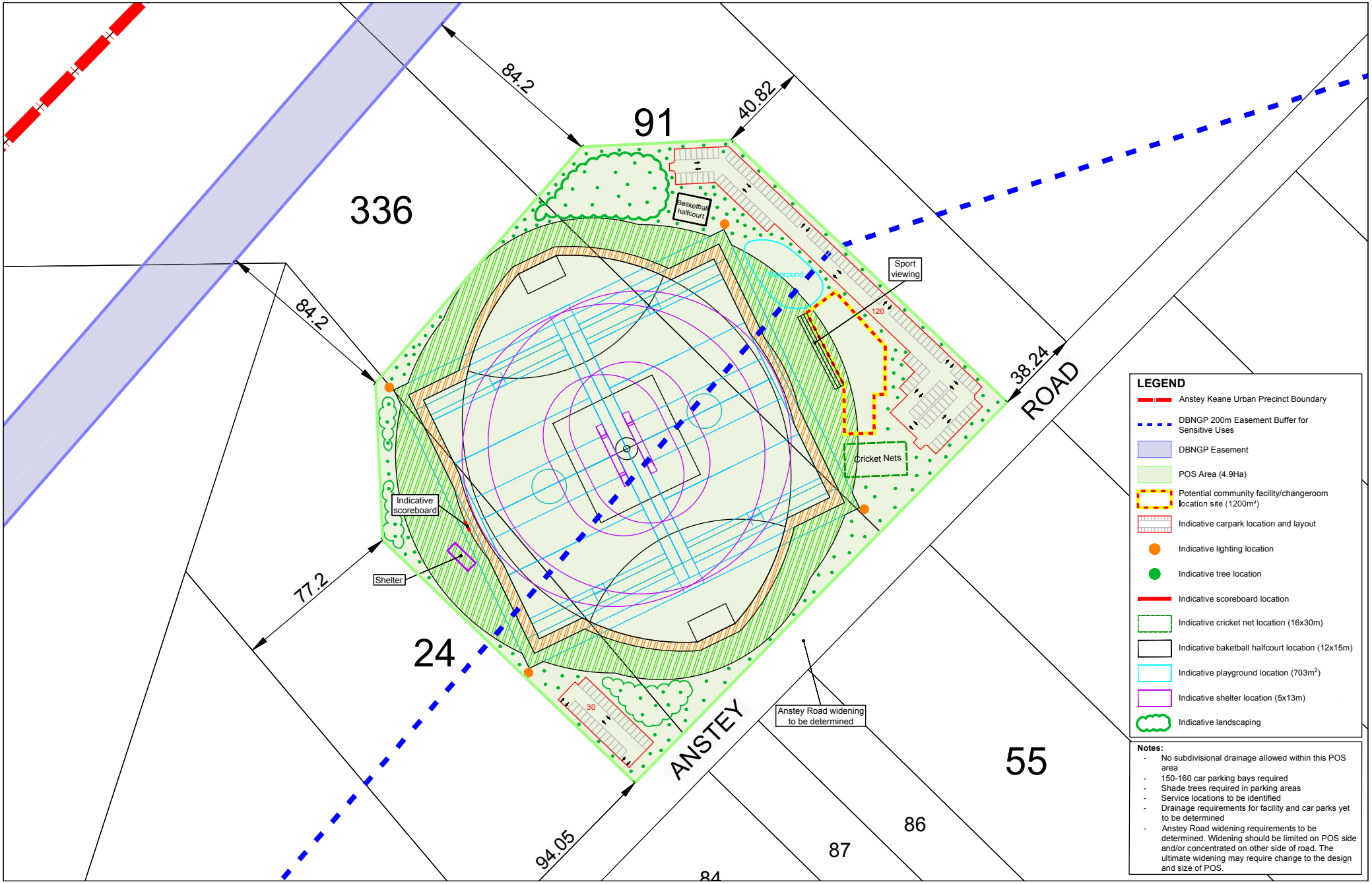

PLAYING FIELD CONCEPT

Without Aerial

Anstey Keane Urban Precinct

15 0 15 30m

SCALE 1 : 1500

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

CITY OF Armadale

DATE 23 July 2018 - REVISION 1802

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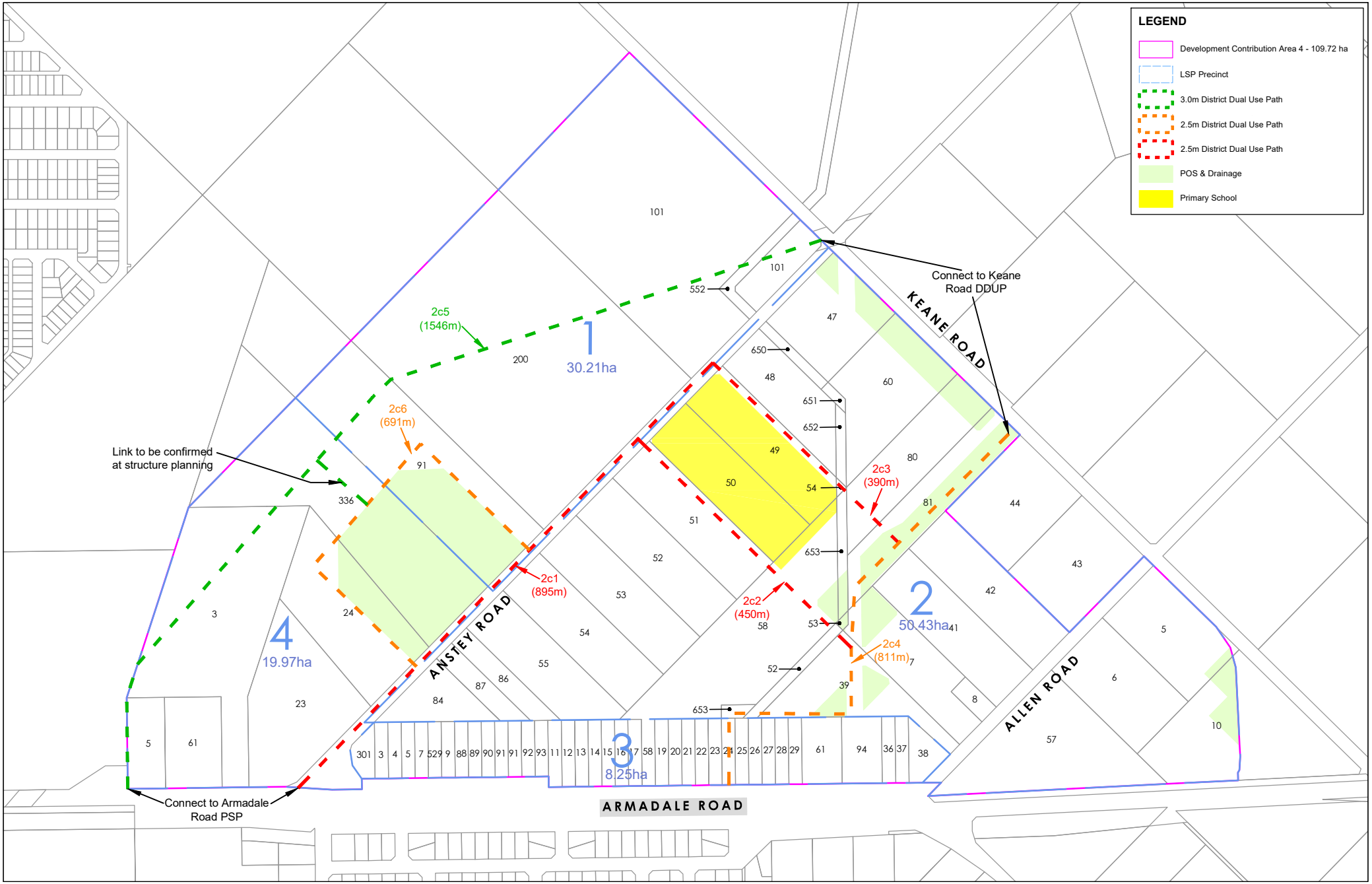
G. Shared Use Path Plan



Development Contribution Plan 4 - Shared Use Paths

Anstey Keane Precinct

50 0 50 100m

SCALE 1 : 5000

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

CITY OF Armadale

DATE 11 February 2019 - REVISION 1902

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H. Valuations Summary

DETERMINATION OF ASSESSED VALUES

Assign No.	Property Description (Lot)	Previous Area (ha) N/A 1st Year	Previous Value N/A 1st Year $/ha	Current Area (ha) (2020)	HTW (2020) $/ha	Acu. (2020) $/ha	% Variance between Acu. & HTW %	$ Variance between Acu. & HTW $/ha	Median $/ha	Variance Previous to Now $/ha	Percentage Previous to Now %	Agreement with CoA Proposed Value 2020 HTW	Agreement with CoA Proposed Value 2020 Acu.	$ Variance between Acu. & HTW $/ha	% Variance between Acu. & HTW %	Value chosen (Agree/ Median)	Final Proposed Value 2020 $/ha	Final Previous Proposed Value N/A 1st Year $/ha
1	**Road Widening for Anstey Road Upgrade**																	
	Lot 23 Anstey	0.0000	$0	0.0224	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 24 Anstey	0.0000	$0	0.028	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 336 Anstey	0.0000	$0	0.0278	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 91 Anstey	0.0000	$0	0.0264	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 200 Anstey	0.0000	$0	0.048	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 50 Anstey	0.0000	$0	0.002	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 51 Anstey	0.0000	$0	0.018	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 52 Anstey	0.0000	$0	0.0181	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 53 Anstey	0.0000	$0	0.0182	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 54 Anstey	0.0000	$0	0.0182	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 55 Anstey	0.0000	$0	0.0182	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 86 Anstey	0.0000	$0	0.0075	$130	$120	-8%	($10)	$125	$125	100%	$130	$120	($10)	-8%	M	**$125**	$0
	Lot 87 Anstey	0.0000	$0	0.0075	$130	$120	-8%	($10)	$125	$125	100%	$130	$120	($10)	-8%	M	**$125**	$0
	Lot 84 Anstey	0.0000	$0	0.0311	$120	$120	0%	$0	$120	$120	100%	$120	$120	$0	0%	A	**$120**	$0
	Lot 3 Armadale	0.0000	$0	0.0003	$410	$380	-7%	($30)	$395	$395	100%	$410	$380	($30)	-7%	M	**$395**	$0
	Lot 301 Armadale	0.0000	$0	0.0116	$410	$380	-7%	($30)	$395	$395	100%	$410	$380	($30)	-7%	M	**$395**	$0
2	**POS**																	
	Lot 336 Anstey	0.0000	$0	2.4600	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 24 Anstey	0.0000	$0	0.7635	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 91 Anstey	0.0000	$0	1.6500	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
3	**WWPS**																	
	Lot 39 Anstey	0.0000	$0	0.1377	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
4	**Road Widening for Keane Road Roundabout DCP 4 Side**																	
	Lot 43 Keane	0.0000	$0	0.0257	$30	$30	0%	$0	$30	$30	100%	$30	$30	$0	0%	A	**$30**	$0
	Lot 316 Allen	0.0000	$0	0.0328	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
5	**POS Shortfall Land**																	
	Lot 6 Allen	0.0000	$0	0.0836	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 8 Allen	0.0000	$0	0.0084	$175	$185	6%	$10	$180	$180	100%	$175	$185	$10	6%	M	**$180**	$0
	Lot 84 Anstey	0.0000	$0	0.0382	$120	$120	0%	$0	$120	$120	100%	$120	$120	$0	0%	A	**$120**	$0
	Lot 86 Anstey	0.0000	$0	0.0248	$130	$120	-8%	($10)	$125	$125	100%	$130	$120	($10)	-8%	M	**$125**	$0
	Lot 87 Anstey	0.0000	$0	0.0206	$130	$120	-8%	($10)	$125	$125	100%	$130	$120	($10)	-8%	M	**$125**	$0
	Lot 52 Anstey	0.0000	$0	0.0182	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0
	Lot 52 Anstey	0.0000	$0	0.0187	$90	$90	0%	$0	$90	$90	100%	$90	$90	$0	0%	A	**$90**	$0

I. DCP 4 Long Term Financial Plan

DRAFT Development Contribution Plan No. 4 Draft Forward Financial Plan

				Start									Forecast End Period			
Financial Year			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
			Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Opening Balance		**0**	**-879,981.96**	**-3,520,448.32**	**-4,477,619.44**	**46,241.73**	**668,957.85**	**494,984.73**	**-3,098,004.05**	**1,544.84**	**-3,132,240.36**	**-1,725,366.69**	**-30,500.83**	**0.00**	**0.00**	**0.00**
	Total Cash Revenue		-940,121.96	-3,038,414.86	-1,050,671.12	-2,547,732.83	-1,907,565.88	-1,891,968.12	-3,696,045.78	-2,496,513.43	-3,179,285.20	-2,341,752.22	-805,772.14	0.00	0.00	0.00	0.00
	Total Cash Reimbursements		0.00	397,948.50	93,500.00	7,071,594.00	2,530,282.00	1,717,995.00	103,057.00	5,596,062.32	45,500.00	3,748,625.89	2,500,638.00	30,500.00	0.00	0.00	0.00
	Total Infrastructure or Land Revenue (Credit)		60,140.00	-817,715.50	-775,598.00	-673,000.00	-157,578.00	-422,577.00	-244,612.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Cash Balance Sub Total		-879,981.96	-2,640,466.36	-957,171.12	4,523,861.17	622,716.12	-173,973.12	-3,592,988.78	3,099,548.89	-3,133,785.20	1,406,873.67	1,694,865.86	30,500.00	0.00	0.00	0.00
	Total Revenue		-879,981.96	-3,856,130.36	-1,826,269.12	-3,220,732.83	-2,065,143.88	-2,314,545.12	-3,940,657.78	-2,496,513.43	-3,179,285.20	-2,341,752.22	-805,772.14	0.00	0.00	0.00	0.00
	Total DCP Reserve Fund Cash Closing Balance (negative value means the DCP reserve is in credit)		**-879,981.96**	**-3,520,448.32**	**-4,477,619.44**	**46,241.73**	**668,957.85**	**494,984.73**	**-3,098,004.05**	**1,544.84**	**-3,132,240.36**	**-1,725,366.69**	**-30,500.83**	**-0.83**	**0.00**	**0.00**	**0.00**
Income																	
	Development Contributions Due		-940,121.96	-3,856,130.36	-1,826,269.12	-3,220,732.83	-2,065,143.88	-2,314,545.12	-3,940,657.78	-2,496,513.43	-3,179,285.20	-2,341,752.22	-805,772.14	0.00	0.00	0.00	0.00
	Development Contributions Cash		0.00	-3,038,414.86	-1,050,671.12	-2,547,732.83	-1,907,565.88	-1,891,968.12	-3,696,045.78	-2,496,513.43	-3,179,285.20	-2,341,752.22	-805,772.14	0.00	0.00	0.00	0.00
	Development Contributions Works / Credit		0.00	817,715.50	775,598.00	673,000.00	157,578.00	422,577.00	244,612.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expenditure			**60,140.00**	**1,215,664.00**	**869,098.00**	**7,744,594.00**	**2,687,860.00**	**2,140,572.00**	**347,669.00**	**5,596,062.32**	**45,500.00**	**3,748,625.89**	**2,500,638.00**	**30,500.00**	**0.00**	**0.00**	**0.00**
Administration Charges - Reimbursement			**60,140.00**	**196,192.00**	**93,500.00**	**493,500.00**	**83,500.00**	**84,000.00**	**75,500.00**	**75,500.00**	**45,500.00**	**45,500.00**	**45,500.00**	**30,500.00**	**0.00**	**0.00**	**0.00**
Administration Charges - Credit			**0.00**	**387,739.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
	Administration Charges including contribution towards salaries and on cost for staff supporting the administration of Development Contribution Plan 4 **(TBC)**			60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	30,000.00	30,000.00	30,000.00	30,000.00			
	Consultancy and Legal - General			20,000.00	20,000.00	20,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00				
	Compensation Allocation					400,000.00											
	Audit Fees			10,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00				
	Interest Earnings - Will be included Post 30 June 2021																
	Consultancy - Valuations			30,150.00	8,000.00	8,000.00	8,000.00	8,000.00									
	Start Up Costs - **CITY**		60,140.00	75,542.00													
	Start Up Costs - **Landowners**			387,739.00													
	Bank Charges			500.00	500.00	500.00	500.00	1,000.00	500.00	500.00	500.00	500.00	500.00	500.00			
Contributions to Infrastructure - Reimbursement			**0.00**	**201,756.50**	**0.00**	**6,578,094.00**	**2,446,782.00**	**1,633,995.00**	**27,557.00**	**5,520,562.32**	**0.00**	**3,703,125.89**	**2,455,138.00**	**0.00**	**0.00**	**0.00**	**0.00**
Contributions to Infrastructure - Credit			**0.00**	**429,976.50**	**775,598.00**	**673,000.00**	**157,578.00**	**422,577.00**	**244,612.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
	1a - Community Infrastructure - Sporting and Community Facility Land - **LOT 336 POS Area - McLennan**					2,433,717.00											
	1a - Community Infrastructure - Sporting and Community Facility Land & 2a - Anstey Road Land - **CEDAR WOODS**			73,656.00				1,633,995.00									
	1a - Community Infrastructure - Sporting and Community Facility Land & 2a - Anstey Road Land - **YOLK**			49,896.00	755,865.00												
	1b, 1c - Community Infrastructure - Sporting and Community Facility - Construction - Carbays - **YOLK**				19,733.00												
	1b, 1c - Community Infrastructure - Sporting and Community Facility - Construction - **CITY**									5,393,323.32		3,703,125.89					
	1b, 1c - Community Infrastructure - Sporting and Community Facility - Construction Design - **CEDAR WOODS**			98,227.50													
	2a - Anstey Road Land - **LWP**			71,874.00													
	2a - Anstey Road Land - **OTHERS**			160,803.50													
	2a - Anstey Road Construction Consultancy - **Landowners**					673,000.00											
	2a - Anstey Road Construction - **Landowners**					1,649,377.00	2,322,377.00										
	2b - Keane Road - **DevWA**												2,455,138.00				
	2b - Keane Road Land			40,953.00													
	4a - WWPS Land - **CEDAR WOODS**			136,323.00													
	4b - ATCO High Pressure Gas Main - **CEDAR WOODS**					2,495,000.00											
	3a - Baileys Branch Drain Realignment - **LWP**							185,409.00	185,409.00								
	2c1 - Path - **CEDAR WOODS**						124,405.00										

DRAFT Development Contribution Plan No. 4 Draft Forward Financial Plan

				Start									Forecast End Period			
Financial Year			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
			Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Opening Balance		**0**	**-879,981.96**	**-3,520,448.32**	**-4,477,619.44**	**46,241.73**	**668,957.85**	**494,984.73**	**-3,098,004.05**	**1,544.84**	**-3,132,240.36**	**-1,725,366.69**	**-30,500.83**	**0.00**	**0.00**	**0.00**
	Total Cash Revenue		-940,121.96	-3,038,414.86	-1,050,671.12	-2,547,732.83	-1,907,565.88	-1,891,968.12	-3,696,045.78	-2,496,513.43	-3,179,285.20	-2,341,752.22	-805,772.14	0.00	0.00	0.00	0.00
	Total Cash Reimbursements		0.00	397,948.50	93,500.00	7,071,594.00	2,530,282.00	1,717,995.00	103,057.00	5,596,062.32	45,500.00	3,748,625.89	2,500,638.00	30,500.00	0.00	0.00	0.00
	Total Infrastructure or Land Revenue (Credit)		60,140.00	-817,715.50	-775,598.00	-673,000.00	-157,578.00	-422,577.00	-244,612.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Cash Balance Sub Total		-879,981.96	-2,640,466.36	-957,171.12	4,523,861.17	622,716.12	-173,973.12	-3,592,988.78	3,099,548.89	-3,133,785.20	1,406,873.67	1,694,865.86	30,500.00	0.00	0.00	0.00
	Total Revenue		-879,981.96	-3,856,130.36	-1,826,269.12	-3,220,732.83	-2,065,143.88	-2,314,545.12	-3,940,657.78	-2,496,513.43	-3,179,285.20	-2,341,752.22	-805,772.14	0.00	0.00	0.00	0.00
	Total DCP Reserve Fund Cash Closing Balance (negative value means the DCP reserve is in credit)		**-879,981.96**	**-3,520,448.32**	**-4,477,619.44**	**46,241.73**	**668,957.85**	**494,984.73**	**-3,098,004.05**	**1,544.84**	**-3,132,240.36**	**-1,725,366.69**	**-30,500.83**	**-0.83**	**0.00**	**0.00**	**0.00**
	2c2 - Path - **LWP**						62,550.00										
	2c3 - Path - **LWP**						54,210.00										
	2c4 - Path - **LWP**							59,203.00	59,203.00								
	2c5 - Path - **CEDAR WOODS**							130,943.00									
	2c5 - Path - **OTHERS**									127,239.00							
	2c6 - Path **OTHERS**								27,557.00								
	2c6 - **CEDAR WOODS**							47,022									
	2c6 - **YOLK**						40,818										

Opinion on Probable Future Income Overall	
Financial Year	**Number of Contributions**
2020	-$940,121.96
2021	-$3,856,130.36
2022	-$1,826,269.12
2023	-$3,220,732.83
2024	-$2,065,143.88
2025	-$2,314,545.12
2026	-$3,940,657.78
2027	-$2,496,513.43
2028	-$3,179,285.20
2029	-$2,341,752.22
2030	-$805,772.14
2031	$0.00
2032	$0.00
2033	$0.00
2034	$0.00
2035	$0.00
	-$26,986,924

Opinion on Probable Income by Precinct

Opinion on Probable Number of Contributions per year

Fiancial Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total	Comment
Precinct																		
1 - Cedar Woods	$940,121.96	$1,621,125.73	$459,148.55	$1,356,862.59	$582,782.07	$861,979.51	$859,727.72										**$6,681,748.13**	
2 - All Lots other than Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 10 Keane - LWP		$1,281,675.54	$1,367,120.57	$1,196,230.50	$1,196,230.50	$1,452,565.61	$1,708,900.72	$870,044.56	$1,291,166.53	$1,291,166.53	$551,332.61						**$12,206,433.67**	
2 - Lot 10 Keane - DevWA									$261,649.80	$261,649.80							**$523,299.60**	Timing Subject to Further Investigation
2 - Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Anstey Pt1 Pt2 - Other /							$534,496.36	$534,496.36	$534,496.36	$534,496.36							**$2,137,985.44**	Timing Subject to Further Investigation
3 - Other / Individual								$254,439.53	$254,439.53	$254,439.53	$254,439.53						**$1,017,758.12**	Timing Subject to Further Investigation
4 - Yolk		$953,329.09		$667,639.74	$286,131.31												**$1,907,100.14**	
4 - Other / Individual							$837,532.98	$837,532.98	$837,532.98								**$2,512,598.94**	Timing Subject to Further Investigation
TOTAL	**$940,121.96**	**$3,856,130.36**	**$1,826,269.12**	**$3,220,732.83**	**$2,065,143.88**	**$2,314,545.12**	**$3,940,657.78**	**$2,496,513.43**	**$3,179,285.20**	**$2,341,752.22**	**$805,772.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$26,986,924.04**	

Rates	
Base Rate:	$352,580.24
Additional Rate	$73,984.56
Base Rate + Ad. Rate:	$426,564.80

Precinct Net Dev. Area	Area (ha)
1	18.951
2 - All Lots other than Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87	34.6203
2 - Lot 10 Keane	1.4842
2 - Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey	5.0121
3	2.8866
4	12.5353

Lot Forecast based on a $20,000 Contribution per lot

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Totals
1 - Cedar Woods	47	81	23	68	29	43	43	0	0	0	0	0	334
Allen, 84 Anstey, 86 Anstey, 87 Anstey, 10 Keane - LWP	0	64	68	60	60	73	85	44	65	65	28	0	612
Lot 10 Keane - DevWA	0	0	0	0	0	0	0	0	13	13	0	0	26
2 - Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Anstey Pt 1 Pt2 - Other / Individual	0	0	0	0	0	0	27	27	27	27	0	0	108
3 - Other / Individual	0	0	0	0	0	0	0	13	13	13	13	0	52
4 - Yolk	0	48	33	14	0	0	0	0	0	0	0	0	95
4 - Other / Individual	0	0	0	0	0	0	42	42	42	0	0	0	126
Total	**47**	**193**	**124**	**142**	**89**	**116**	**197**	**126**	**160**	**118**	**41**	**0**	1353