INFRASTRUCTURE COST SCHEDULE 2026

Contents

NOTE: The format and appearance of this Infrastructure Cost Schedule has changed from the previous 2025 ICS. As of 2026, historical information pertaining to completed infrastructure works in the ICS has been omitted. Where references appear, the ICS will differentiate between legacy items (pale blue) and active infrastructure items. All legacy data removed from this ICS is available in ICS 2025 and preceding reviews.

Calculation of Contribution Cost Per Lot

		Notes
A = Gross cost of Common Infrastructure Work	$140,288,670	*Clause 3.6 Calculation of "A"*
B = Payments to Date	$106,433,142	
C = Common Infrastructure Work Cost	$33,855,529	C = A - B
D = Estimated Lot Yield (unsubdivided balance)	1,795	Calculated at **16.5 lots** per hectare excluding land uses in Clause 3.3 of Schedule 9B and Clause 5A.4.4. See worksheet *Clause 3.4 Calculation of "B" and "D"* and *Clause 3.3 Deductions from Development Contribution*
E = Contribution Cost Per Lot	**$18,862**	E = C/D

Calculation of Additional Contribution Cost Per Lot - Specified Works Item 8e (SP West Piara Southern Landholdings)

		Notes
A1 = Gross cost of Additional Common Infrastructure Work	$246,720.54	
B1 = Payments to Date	$118,800.00	
C1 = Common Infrastructure Work Additional Costs	$127,920.54	C1= A1 - B1
D1 = Estimated Lot Yield (unsubdivided balance)	324	Applies to SP West Piara Southern Landholdings Structure Plan Area
E1 = Additional Contribution Cost Per Lot	**$395**	E1 = C1/D1

Calculation of Additional Contribution Cost Per Lot - Specified Works Item 8e (SP Harrisdale North)

		Notes
A1 = Gross cost of Additional Common Infrastructure Work	$28,784.55	
B1 = Payments to Date	$0.00	
C1 = Common Infrastructure Work Additional Costs	$28,784.55	C1= A1 - B1
D1 = Estimated Lot Yield (unsubdivided balance)	341	Applies to Harrisdale North SP area
E1 = Additional Contribution Cost Per Lot	**$84**	E1 = C1/D1

Common Infrastructure Works - Summary

Clause	Scheme Provision	Cost	Notes
3.6.2 General Works			
3.6.2a	(a) All costs incurred by the City associated with the preparation, processing and gazettal of the Development Contribution Plan No.3 and subsequent amendments, Infrastructure Cost Schedule and provisions under this scheme or former Town Planning Scheme No.2, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).	$54,828.39	
3.6.2b	(b) The acquisition of land, including associated infrastructure and structures, for the roads, intersections, sewerage pumping station(s), arterial drainage land for multiple use corridor, community facilities and Conservation Category Wetlands included in the Specified Works in Clause 3.6.3 of Schedule 13B.	Included under specified works	
3.6.2c	(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 6B and Schedule 13B of the Scheme for this Development Contribution Plan.	$343,670.78	
3.6.2d	(d) Any consulting fees agreed to by the City associated with designing and undertaking of the Common Infrastructure Works, including but not limited to surveying, engineering, planning, quotes and certification of estimated costs, environmental, project management and landscaping.	$410,539.40	Consulting fees included in Specified Works costs from 2022 onwards except in special circumstances.
3.6.2e	(e) The provision of any road listed in the Specified Works in Clause 3.6.3 of Schedule 13B, including but not limited to land acquisition, earthworks, shared paths, cycleways, footpaths, traffic management devices, limited landscaping, stabilisation of verges, the formation, preparation, priming and sealing of the road and the provision of kerbing, drainage, service ducts, intersection treatments and lighting and costs associated with the relocation of existing services in connection with the road or in the road reserve.	Included under specified works	
3.6.2f	(f) Any environmental remediation or improvement including the removal of any contaminant and peat associated with the Specified Works referred to in Clause 3.6.3 of Schedule 13B.	Included under specified works	
3.6.2g	(g) All costs incurred by Council associated with the preparation, administration and management of the Development Contribution Plan and Infrastructure Cost Schedule including but not limited to bank charges, audit fees, office and sundry costs, legal expenses, valuation fees, reviews of land values and costs, caveat and conveyancing fees, Council staff salaries including a Co-ordinator/Manager of the Development Contribution Plan, any interest costs incurred by Council in respect to loan funds required to provide timely implementation of any of the listed Common Infrastructure Works or related costs, any claims for injurious affection and the costs of establishing any required system to facilitate the administration and the ongoing management of Development Contribution Plan and Infrastructure Cost Schedule along with the specific requirements of the Scheme pertaining thereto.	-$11,578,422.44	
Sub Total		**-$10,769,383.87**	
3.6.3 Specified Works			
1	**Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road:**		
1a	*1a 100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 106 and 107 Wright Road.*	*$89,637.35*	*Complete*
1b	*1b 100% of the total cost of all road works and structures between the northern boundary of Lot 50 and Ranford Road, minus contributions or land ceded free of cost from adjoining lots and / or from any other developments or subdivisions with a nexus to the road works.*	*$1,145,835.38*	*Complete*
2	**Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road:**		
2a	*2a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.*	*$2,170,570.71*	*Complete*
2b	*2b 100% of the total cost of constructing the full earthworks, one carriageway, roundabout intersection, cycle facilities and all structures, minus any contributions and grants from external sources.*	*$7,521,716.20*	*Complete*
3	**Nicholson Road between Warton Road and Armadale Road:**		
3a	*3a 100% of the total cost to acquire any road widenings for the ultimate road reserve and the ultimate traffic signalised intersection in the proposed North Forrestdale town centre*	*$4,545,721.54*	*Complete*
3b	*3b 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.*	*$19,338,096.46*	*Complete*
3c	*3c 100% of the total cost of upgrading the intersection and installing traffic signals in the proposed North Forrestdale town centre. (Included under Item 3b Nicholson Road Construction Project)*	*$0.00*	*Cost of signalised intersection treatment including within in Item 3b.*
3d	*3d 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Nicholson Road, including any road widenings, minus any contributions and grants from external sources.*	*$0.00*	*Included in 3b.*
3e	*3e A contribution towards landscaping works.*	*$1,235,822.14*	*Complete*
4	**Mason Road between Warton Road and 550 metres east of Warton Road**		
4a	4a 100% of the total cost to acquire any road widenings for the ultimate road reserve.	$483,747.00	
4b	4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures.	$4,824,149.85	
5	**Intersections with Ranford and Armadale Roads:**		
5a	*5a 100% of the total cost to acquire any road widenings located within the City of Armadale for the ultimate traffic signalised intersection, at Ranford Road and Wright Road except those areas ceded free of cost from adjacent lots.*	*$782,496.79*	*Complete*
5b	*5b A contribution to the cost of upgrading the intersection at Ranford Road and Wright Road and installing traffic signals.*	*$312,900.00*	*Complete*
5c	*5c 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Wright Road, including any road widenings, minus any contributions and grants from external sources.*	*$5,580,018.33*	*Complete*
5d	*5d 75% of the cost of temporary intersection works/ upgrading of the intersection of Armadale Road and the distributor road to the Primary School, including any road widenings, minus any contributions and grants from external sources.*	*$821,687.67*	*Complete*
6	**Regional Path Network:**		
6a	6a A contribution towards the total cost of constructing the Regional Path Network within Development Control Area No.3 as identified in the adopted Infrastructure Cost Schedule.	$2,880,016.84	Ongoing

Common Infrastructure Works - Summary

6b	6b A contribution towards the total cost of constructing the principal shared path on Wright Road between Nicholson Road and Ranford Road. (Included under Item 1b Wright Road Construction Project)	$0.00	Included in 1b Wright Road Project
6c	6c A contribution towards the cost of a shared path along Armadale Road from Warton Road to Anstey Road.	$544,676.00	Complete
6d	6d A contribution towards the cost of shared paths within Lot 5000 Reilly Road and Skeet Road between Keane Road and Ranford Road as identified in the adopted Infrastructure Cost Schedule.	$144,710.90	Complete
7	**Arterial Drainage and Water Management:**		
7a	7a 100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for Balannup Drain and the arterial drainage land for the open channel adjacent to Reilly Road as identified in the adopted Infrastructure Cost Schedule.	$4,294,688.94	Complete
7b	7b A contribution of approximately 100% of the cost of constructing an open channel in the multiple use corridor and 100% of the cost of constructing the arterial drainage channel adjacent to Reilly Road.	$3,901,290.27	Complete
7c	7c 100% of the cost of constructing Skeet Road pipe work, culverts and pavement reconstruction and reinstatement of Nicholson Road, Mason Road and any other portion of road pavement modified to install arterial drainage.	$1,834,037.61	Complete
7d	7d Maintenance works in Balannup Drain.	$198,037.82	Complete
7e	7e A contribution to the cost of providing pre and/or post development water quality data, monitoring and Water Management initiatives as specified in the Infrastructure Cost Schedule.	$2,566,903.55	Ongoing
7f	7f 100% of the coast of acquiring land or easements for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for part of James Drain north of the Armadale Road, and James Drain south of Armadale Road to Forrestdale Lake, as identified in the adopted Infrastructure Cost Schedule.	$957,293.00	Complete
7g	7g 100% of the cost of implementing administrative measures to ensure access in perpetuity along James Drain from Armadale Road to Commercial Road for the City of Armadale and any other drainage utilities responsible for management of the drain. (Included under	$0.00	Covered by General Works (Cl 3.6.2)
7h	7h Initial maintenance works in James Drain from the northern boundary of Armadale Road to Forrestdale Lake including upgrading of the drainage channel and including upgrading culverts at the road crossings including those at Armadale Road and Nicholson Road.	$63,044.72	Complete
8	**Community and Recreation Facilities:**		
8a	8a A contribution to the cost of district sporting and community facilities, including sporting/community buildings, change rooms, toilets, playground, multiple purpose courts, associated facilities and the upgrade of an existing multiple purpose sporting oval.	$5,180,002.61	Allocations for Forrestdale Sporting Precinct remaining.
8b	8b 100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.	$3,850,006.86	Complete
8c	8c 100% of the total cost to acquire the land and existing building on Lot 49 Keane Road and 72% of the cost of the refurbishment of the existing homestead dwelling, car parking, playground and landscaping for a community facility.	$1,722,107.46	Complete
8d	8d Contribution towards the provision of sporting facilities at Carey Baptist College – Lot 1000 Wright Road to provide public sporting facilities including 50% of the cost of car parking, change rooms and toilets.	$273,081.00	Complete
8e	8e 100% of the total cost to construct sporting and community facilities, including land acquisition, sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools where applicable, in the West Piara Urban Precinct identified in MRS Amendment 1369/57 and in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road.	$34,868,727.71	Ongoing
8f	8f A contribution as defined in Infrastructure Cost Schedule to the total cost to construct a senior multiple purpose sporting oval and acquire land where applicable as follows: (i) adjoining each of the public primary schools where applicable minus contributions from the Department of Education when they become available for ovals shared with public primary schools; (ii) a senior multiple purpose sporting oval in the West Piara Urban Precinct identified in MRS Amendment 1369/57; (iii) a senior multiple purpose sporting oval in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road; and (iv) a senior multiple purpose sporting oval on Lot 48 Nicholson Road.	$0.00	Allocations included in individual projects.
8g	8g 100% of the cost of building a combined sporting pavilion / community meeting rooms on the proposed public open space in the area known as Structure Plan (SP) South, inclusive of change rooms, toilets, storage, community meeting space, car parking, a playground and landscaping, minus any probable or received grant funding.	$6,668,325.00	Complete
8h	8h 100% of the cost of building a combined sporting pavilion / community building on the proposed open space in the area known as Structure Plan (SP) East, including, but not limited to, change rooms, ovals, toilets, storage, community meeting spaces, car parking, a playground, landscaping, irrigation, earthworks and site fill minus any probable or received grant funding, and any contribution obtained from the Department of Education for a shared oval facility as specified in the Infrastructure Cost Schedule.	$7,231,299.47	Complete
9	**Regional Sewer Infrastructure and 132KV Power Lines:**		
9a	9a 100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.	$167,332.00	Complete
9b	9b Reimbursement of the portion of the cost of constructing the sewer pumping station and temporary pressure mains, which are not prefunded by the Water Corporation.	$654,899.50	Complete
9c	9c Contribution towards the cost to reconfigure the 132 KV power lines to an urban standard on current alignment as specified in the Infrastructure Cost Schedule. Other relocation costs to be met by individual subdividers.	$1,438,762.14	Complete (ICS 2026)
10	**Wetlands:**		
10a	10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.	$1,550,838.44	Complete
10b	10b Contribution towards the cost of acquisition and/or betterment of rehabilitated wetlands (as amended) and identified on an approved structure plan	$9,276,884.17	Ongoing
11	**Keane Road between Skeet Road and Anstey Road:**		
11a	11a A 33% contribution to the total cost of constructing this section of Keane Road, including any roundabouts and/or traffic management devices. If environmental approval is not granted for the construction of Keane Road, then the City is required to refund the contributions paid by subdivider's towards the construction of Keane Road (together with any interest earned), with the exception of the roundabout at Skeet Road and Keane Road.	$0.00	Contributions refunded for this item, as it did not get EPA environmental approval.
12	**Balannup Road between the southern boundary of Lot 5000 Reilly Road and Ranford Road:**		
12a	12a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Balannup Road.	$744,020.00	Roundabout Acquisitions Remaining

Common Infrastructure Works - Summary			
12b	12b 100% of the total cost of constructing the full earthworks, one carriage way and all structures, including a culvert, shared path, pedestrian crossings over Balannup Drain and a roundabout at the intersection of Reilly Road.	$5,911,389.27	Roundabout Contruction Remaining
13	**Reilly Road between the existing cul-de-sac of Reilly Road and Balannup Road:**		
13a	*13a 100% of the total cost of constructing the full earthworks, one carriage way and all structures including shared path, roundabout, traffic calming devices and associated road pavement tie in.*	*$540,418.97*	*Complete*
14	**Skeet Road:**		
14a	*14a 100% of the cost of constructing Skeet Road, the full earthworks, one carriage way and all structures (including roundabouts) between Keane Road and the northern boundary of the proposed primary school in the area referred to as Structure Plan (SP) East, minus a 50% contribution from the Department of Education for the portion(s) of Skeet Road directly abutting the proposed primary school site and high school sites.*	*$1,132,794.10*	*Complete*
14b	*14b 100% of the cost of constructing the Skeet Road culverts, pedestrian crossings, associated road pavement tie in, and pavement reconstruction between the southern boundary of Lot 5000 Reilly Road and the existing Skeet Road pavement adjacent to Lot 515 Skeet Road.*	*$0.00*	*Now Included in Item 7b*
14c	*14c 100% of the cost of fencing along the Skeet Road reserve abutting Lots 171, 67 and 65 Skeet Road, Forrestdale*	*$89,167.00*	*Complete*
14d	*14d 100% of the total cost of constructing a roundabout at the intersection of Skeet Road and Reilly Road including the cost to acquire any road widenings for the ultimate road reserve.*	*$0.00*	*Complete*
14e	*14e 100% of the total cost to acquire any road widenings for the ultimate road reserve for Skeet Road between Reilly Road and Ranford Road*	*$459,167.00*	*Complete*
14f	14f 100% of the total cost of constructing Skeet Road between Reilly Road and Ranford Road, including the full earthworks, drainage, one carriage way, intersection at Ranford Road and all structures.	$3,009,397.32	Median landscaping works remaining.
15	**Existing High Conservation Value Reserves:**		
15a	15a 100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Shepherd Court Reserve.	$163,920.00	Pending Development of Adjoining Land.
16a	16a 100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Balannup Lake Reserve south of Ranford Road.	$163,920.00	Pending Development of Adjoining Land.
Sub Total		**$151,333,559**	
GRAND TOTAL		**$140,564,175**	

DCP 3 Density Rate

ICS Review	Density Rate	Notes	Adoption Date
TPS No. 4 - Amd 12	10 lots per hectare	Gazettal Date - Commencement of DCP No. 3	23/01/2007
TPS No. 4 - Amd 67	10.6 lots per hectare	Gazettal Date	5/02/2013
TPS No. 4 - Amd 77	14.6 lots per hectare	Gazettal Date	19/12/2016
ICS 2021	14.6 lots per hectare	Density rate included in all ICS reviews following gazettal of Amendment 77	28/06/2021
Amendment 115 Draft Infrastructure Cost Estimate	14.6 lots per hectare	Advertised as part of DCP 3 Major Review (Amd 115)	22/03/2021
ICS 2024 (Advertised)	16.5 lots per hectare	Density rate deleted from scheme under Amd 115 and is to be adopted as part of this and future ICS annual reviews going forward	26/08/2024
ICS 2025 - Final	16.5 lots per hectare	Adopted by Council	24/02/2025
ICS 2026 - Final	16.5 lots per hectare	Adopted by Council	27/07/2026

Common Infrastructure Works - Cost Apportionment Schedule

Clause	Scheme Provision	Cost	DCA Apportionment for "A"	Gross cost of Common Infrastructure Work "A"	DCA Apportionment for "A1"	Gross cost of Common Infrastructure Work "A1"	Lots Where Additional Rate Applies	Notes
3.6.2 General Works								
3.6.2a	(a) All costs incurred by the City associated with the preparation, processing and gazettal of the Development Contribution Plan No.3 and subsequent amendments, Infrastructure Cost Schedule and provisions under this scheme or former Town Planning Scheme No.2, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).	$54,828.39	100.00%	$54,828.39				
3.6.2b	(b) The acquisition of land, including associated infrastructure and structures, for the roads, intersections, sewerage pumping station(s), arterial drainage land for multiple use corridor, community facilities and Conservation Category Wetlands included in the Specified Works in Clause 3.6.3 of Schedule 13B.	Included under specified works						
3.6.2c	(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 6B and Schedule 13B of the Scheme for this Development Contribution Plan.	$343,670.78	100.00%	$343,670.78				
3.6.2d	(d) Any consulting fees agreed to by the City associated with designing and undertaking of the Common Infrastructure Works, including but not limited to surveying, engineering, planning, quotes and certification of estimated costs, environmental, project management and landscaping.	$410,539.40	100.00%	$410,539.40				
3.6.2e	(e) The provision of any road listed in the Specified Works in Clause 3.6.3 of Schedule 13B, including but not limited to land acquisition, earthworks, shared paths, cycleways, footpaths, traffic management devices, limited landscaping, stabilisation of verges, the formation, preparation, priming and sealing of the road and the provision of kerbing, drainage, service ducts, intersection treatments and lighting and costs associated with the relocation of existing services in connection with the road or in the road reserve.	Included under specified works						
3.6.2f	(f) Any environmental remediation or improvement including the removal of any contaminant and peat associated with the Specified Works referred to in Clause 3.6.3 of Schedule 13B.	Included under specified works						
3.6.2g	(g) All costs incurred by Council associated with the preparation, administration and management of the Development Contribution Plan and Infrastructure Cost Schedule including but not limited to bank charges, audit fees, office and sundry costs, legal expenses, valuation fees, reviews of land values and costs, caveat and conveyancing fees, Council staff salaries including a Co-ordinator/Manager of the Development Contribution Plan, any interest costs incurred by Council in respect to loan funds required to provide timely implementation of any of the listed Common Infrastructure Works or related costs, any claims for injurious affection and the costs of establishing any required system to facilitate the administration and the ongoing management of Development Contribution Plan and Infrastructure Cost Schedule along with the specific requirements of the Scheme pertaining thereto.	-$11,578,422.44	100.00%	-$11,578,422.44				
Sub Total		**-$10,769,383.87**		**-$10,769,383.87**				
3.6.3 Specified Works								
1	**Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road:**							
1a	1a 100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 106 and 107 Wright Road.	$89,637.35	100.00%	$89,637.35				
1b	1b 100% of the total cost of all road works and structures between the northern boundary of Lot 50 and Ranford Road, minus contributions or land ceded free of cost from adjoining lots and / or from any other developments or subdivisions with a nexus to the road works.	$1,145,835.38	100.00%	$1,145,835.38				
2	**Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road:**							
2a	2a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.	$2,170,570.71	100.00%	$2,170,570.71				
2b	2b 100% of the total cost of constructing the full earthworks, one carriageway, roundabout intersection, cycle facilities and all structures, minus any contributions and grants from external sources.	$7,521,716.20	100.00%	$7,521,716.20				
3	**Nicholson Road between Warton Road and Armadale Road:**							
3a	3a 100% of the total cost to acquire any road widenings for the ultimate road reserve and the ultimate traffic signalised intersection in the proposed North Forrestdale town centre.	$4,545,721.54	100.00%	$4,545,721.54				
3b	3b 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.	$19,338,096.46	100.00%	$19,338,096.46				
3c	3c 100% of the total cost of upgrading the intersection and installing traffic signals in the proposed North Forrestdale town centre. (Included under Item 3b Nicholson Road Construction Project)	$0.00	100.00%	$0.00				
3d	3d 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Nicholson Road, including any road widenings, minus any contributions and grants from external sources.	$0.00	100.00%	$0.00				
3e	3e A contribution towards landscaping works.	$1,235,822.14	100.00%	$1,235,822.14				

Common Infrastructure Works - Cost Apportionment Schedule

4	**Mason Road between Warton Road and 550 metres east of Warton Road**							
4a	4a 100% of the total cost to acquire any road widenings for the ultimate road reserve.	$483,747.00	100.00%	$483,747.00				
4b	4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures.	$4,824,149.85	100.00%	$4,824,149.85				
5	**Intersections with Ranford and Armadale Roads:**							
5a	5a 100% of the total cost to acquire any road widenings located within the City of Armadale for the ultimate traffic signalised intersection, at Ranford Road and Wright Road except those areas ceded free of cost from adjacent lots.	$782,496.79	100.00%	$782,496.79				
5b	5b A contribution to the cost of upgrading the intersection at Ranford Road and Wright Road and installing traffic signals.	$312,900.00	100.00%	$312,900.00				
5c	5c 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Wright Road, including any road widenings, minus any contributions and grants from external sources.	$5,580,018.33	100.00%	$5,580,018.33				
5d	5d 75% of the cost of temporary intersection works/ upgrading of the intersection of Armadale Road and the distributor road to the Primary School, including any road widenings, minus any contributions and grants from external sources.	$821,687.67	100.00%	$821,687.67				
6	**Regional Path Network:**							
6a	6a A contribution towards the total cost of constructing the Regional Path Network within Development Control Area No.3 as identified in the adopted Infrastructure Cost Schedule.	$2,880,016.84	100.00%	$2,880,016.84				
6b	6b A contribution towards the total cost of constructing the principal shared path on Wright Road between Nicholson Road and Ranford Road. (Included under Item 1b Wright Road Construction Project).	$0.00	100.00%	$0.00				
6c	6c A contribution towards the cost of a shared path along Armadale Road from Warton Road to Anstey Road.	$544,676.00	100.00%	$544,676.00				
6d	6d A contribution towards the cost of shared paths within Lot 5000 Reilly Road and Skeet Road between Keane Road and Ranford Road as identified in the adopted Infrastructure Cost Schedule.	$144,710.90	100.00%	$144,710.90				
7	**Arterial Drainage and Water Management:**							
7a	7a 100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for Balannup Drain and the arterial drainage land for the open channel adjacent to Reilly Road as identified in the adopted Infrastructure Cost Schedule.	$4,294,688.94	100.00%	$4,294,688.94				
7b	7b A contribution of approximately 100% of the cost of constructing an open channel in the multiple use corridor and 100% of the cost of constructing the arterial drainage channel adjacent to Reilly Road.	$3,901,290.27	100.00%	$3,901,290.27				
7c	7c 100% of the cost of constructing Skeet Road pipe work, culverts and pavement reconstruction and reinstatement of Nicholson Road, Mason Road and any other portion of road pavement modified to install arterial drainage.	$1,834,037.61	100.00%	$1,834,037.61				
7d	7d Maintenance works in Balannup Drain.	$198,037.82	100.00%	$198,037.82				
7e	7e A contribution to the cost of providing pre and/or post development water quality data, monitoring and Water Management initiatives as specified in the Infrastructure Cost Schedule.	$2,566,903.55	100.00%	$2,566,903.55				
7f	7f 100% of the coast of acquiring land or easements for the arterial drainage multiple use corridors up to 10 year average recurrence interval event for part of James Drain north of the Armadale Road, and James Drain south of Armadale Road to Forrestdale Lake, as identified in the adopted Infrastructure Cost Schedule.	$957,293.00	100.00%	$957,293.00				
7g	7g 100% of the cost of implementing administrative measures to ensure access in perpetuity along James Drain from Armadale Road to Commercial Road for the City of Armadale and any other drainage utilities responsible for management of the drain. (Included under	$0.00	100.00%	$0.00				
7h	7h Initial maintenance works in James Drain from the northern boundary of Armadale Road to Forrestdale Lake including upgrading of the drainage channel and including upgrading culverts at the road crossings including those at Armadale Road and Nicholson Road.	$63,044.72	100.00%	$63,044.72				
8	**Community and Recreation Facilities:**							
8a	8a A contribution to the cost of district sporting and community facilities, including sporting/community buildings, change rooms, toilets, playground, multiple purpose courts, associated facilities and the upgrade of an existing multiple purpose sporting oval.	$5,180,002.61	100.00%	$5,180,002.61				
8b	8b 100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.	$3,850,006.86	100.00%	$3,850,006.86				
8c	8c 100% of the total cost to acquire the land and existing building on Lot 49 Keane Road and 72% of the cost of the refurbishment of the existing homestead dwelling, car parking, playground and landscaping for a community facility.	$1,722,107.46	100.00%	$1,722,107.46				
8d	8d Contribution towards the provision of sporting facilities at Carey Baptist College – Lot 1000 Wright Road to provide public sporting facilities including 50% of the cost of car parking, change rooms and toilets.	$273,081.00	100.00%	$273,081.00				
8e	8e 100% of the total cost to construct sporting and community facilities, including land acquisition, sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools where applicable, in the West Piara Urban Precinct identified in MRS Amendment 1369/57 and in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road.	$21,595,913.21	100.00%	$21,595,913.21				

Common Infrastructure Works - Cost Apportionment Schedule

8e	8e Land acqusition only for future Harrisdale Sporting Facility (8e - as detailed in full above)	$7,574,880.50	99.62%	$7,546,095.95	0.38%	$28,784.55	Applies to SP Harrisdale North	Based on shortfall of 0.02 Ha of POS within the Harrisdale North SP area. Additional costs are apportioned to the landholdings within these SP areas to account for POS underprovision, and will be used to offset the costs of acquiring the land within Hatch Court to accommodate the future playing field and community facility.
8e	8e Land acquisition only for Piara Waters West Oval and Buildings (8e - as detailed in full above)	$5,697,934.00	95.67%	$5,451,213.46	4.33%	$246,720.54	Applies to SP West Piara Southern Landholdings Structure Plan Area	Based on shortfall of 0.96Ha of POS within Southern Landholdings SP area. The DCP acquires the POS area that exceeds 10% over and above the owner's public open space contribution on Lot 9009. Additional costs are apportioned to SP Southern Landholdings accordingly to account for POS underprovision.
8f	8f A contribution as defined in Infrastructure Cost Schedule to the total cost to construct a senior multiple purpose sporting oval and acquire land where applicable as follows: (i) adjoining each of the public primary schools where applicable minus contributions from the Department of Education when they become available for ovals shared with public primary schools; (ii) a senior multiple purpose sporting oval in the West Piara Urban Precinct identified in MRS Amendment 1369/57; (iii) a senior multiple purpose sporting oval in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road; and (iv) a senior multiple purpose sporting oval on Lot 48 Nicholson Road.	$0.00	100.00%	$0.00				
8g	8g 100% of the cost of building a combined sporting pavilion / community meeting rooms on the proposed public open space in the area known as Structure Plan (SP) South, inclusive of change rooms, toilets, storage, community meeting space, car parking, a playground and landscaping, minus any probable or received grant funding.	$6,668,325.00	100.00%	$6,668,325.00				
8h	8h 100% of the cost of building a combined sporting pavilion / community building on the proposed open space in the area known as Structure Plan (SP) East, including, but not limited to, change rooms, ovals, toilets, storage, community meeting spaces, car parking, a playground, landscaping, irrigation, earthworks and site fill minus any probable or received grant funding, and any contribution obtained from the Department of Education for a shared oval facility as specified in the Infrastructure Cost Schedule.	$7,231,299.47	100.00%	$7,231,299.47				
9	**Regional Sewer Infrastructure and 132KV Power Lines:**							
9a	9a 100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.	$167,332.00	100.00%	$167,332.00				
9b	9b Reimbursement of the portion of the cost of constructing the sewer pumping station and temporary pressure mains, which are not prefunded by the Water Corporation.	$654,899.50	100.00%	$654,899.50				
9c	9c Contribution towards the cost to reconfigure the 132 KV power lines to an urban standard on current alignment as specified in the Infrastructure Cost Schedule. Other relocation costs to be met by individual subdividers.	$1,438,762.14	100.00%	$1,438,762.14				
10	**Wetlands:**							
10a	10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.	$1,550,838.44	100.00%	$1,550,838.44				
10b	10b Contribution towards the cost of acquisition and/or betterment of rehabilitated wetlands (as amended) and identified on an approved structure plan.	$9,276,884.17	100.00%	$9,276,884.17				
11	**Keane Road between Skeet Road and Anstey Road:**							
11a	11a A 33% contribution to the total cost of constructing this section of Keane Road, including any roundabouts and/or traffic management devices. If environmental approval is not granted for the construction of Keane Road, then the City is required to refund the contributions paid by subdivider's towards the construction of Keane Road (together with any interest earned), with the exception of the roundabout at Skeet Road and Keane Road.	$0.00	100.00%	$0.00				
12	**Balannup Road between the southern boundary of Lot 5000 Reilly Road and Ranford Road:**							
12a	12a 100% of the total cost to acquire any road widenings for the ultimate road reserve for Balannup Road.	$744,020.00	100.00%	$744,020.00				
12b	12b 100% of the total cost of constructing the full earthworks, one carriage way and all structures, including a culvert, shared path, pedestrian crossings over Balannup Drain and a roundabout at the intersection of Reilly Road.	$5,911,389.27	100.00%	$5,911,389.27				
13	**Reilly Road between the existing cul-de-sac of Reilly Road and Balannup Road:**							
13a	13a 100% of the total cost of constructing the full earthworks, one carriage way and all structures including shared path, roundabout, traffic calming devices and associated road pavement tie in.	$540,418.97	100.00%	$540,418.97				
14	**Skeet Road:**							

Common Infrastructure Works - Cost Apportionment Schedule

14a	14a 100% of the cost of constructing Skeet Road, the full earthworks, one carriage way and all structures (including roundabouts) between Keane Road and the northern boundary of the proposed primary school in the area referred to as Structure Plan (SP) East, minus a 50% contribution from the Department of Education for the portion(s) of Skeet Road directly abutting the proposed primary school site and high school sites.	$1,132,794.10	100.00%	$1,132,794.10				
14b	14b 100% of the cost of constructing the Skeet Road culverts, pedestrian crossings, associated road pavement tie in, and pavement reconstruction between the southern boundary of Lot 5000 Reilly Road and the existing Skeet Road pavement adjacent to Lot 515 Skeet Road.	$0.00	100.00%	$0.00				
14c	14c 100% of the cost of fencing along the Skeet Road reserve abutting Lots 171, 67 and 65 Skeet Road, Forrestdale.	$89,167.00	100.00%	$89,167.00				
14d	14d 100% of the total cost of constructing a roundabout at the intersection of Skeet Road and Reilly Road including the cost to acquire any road widenings for the ultimate road reserve.	$0.00	100.00%	$0.00				
14e	14e 100% of the total cost to acquire any road widenings for the ultimate road reserve for Skeet Road between Reilly Road and Ranford Road.	$459,167.00	100.00%	$459,167.00				
14f	14f 100% of the total cost of constructing Skeet Road between Reilly Road and Ranford Road, including the full earthworks, drainage, one carriage way, intersection at Ranford Road and all structures.	$3,009,397.32	100.00%	$3,009,397.32				
15	**Existing High Conservation Value Reserves:**			$0.00				
15a	100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Shepherd Court Reserve.	$163,920.00	100.00%	$163,920.00				
16a	16a 100% of the cost of fencing / bollards, gates and signage, dieback management / mapping, revegetation / landscaping and weed management of Balannup Lake Reserve south of Ranford Road.	$163,920.00	100.00%	$163,920.00				
Sub Total		**$151,333,559**		**$151,058,054**				
GRAND TOTAL		**$140,564,175**		**$140,288,670**				
	Additional Contribution Cost Per Lot Areas & Costs							
8e	8e 100% of the total cost to construct sporting and community facilities, including land acquisition, sporting / community buildings, change rooms, car parking, toilets and playgrounds on public open space identified on the Structure Plan abutting proposed primary schools where applicable, in the West Piara Urban Precinct identified in MRS Amendment 1369/57 and in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road. (Land Acquisition Only)					**$246,720.54**	**Refer to Item 8e**	Based on shortfall of 0.96Ha of POS within Southern Landholdings SP area. The DCP acquires the POS area that exceeds 10% over and above the owner's public open space contribution on Lot 9009. Additional costs are apportioned to SP Southern Landholdings accordingly to account for POS underprovision.
						$28,784.55		Based on shortfall of 0.1592 Ha of POS within the Balannup, Hatch and Harrisdale North SP areas, additional costs are apportioned to the landholdings within these SP areas to account for POS underprovision, and will be used to offset the costs of acquiring the land within Hatch Court to accommodate the future playing field and community facility.

ROADS - Common Infrastructure Works

TOTAL ROADS	$60,738,753.08

Item	Cost
1a	*$89,637.35*
1b	*$1,145,835.38*
2a	*$2,170,570.71*
2b	*$7,521,716.20*
2c	*$0.00*
3a	*$4,545,721.54*
3b	*$19,338,096.46*
3c	*$0.00*
3d	*$0.00*
3e	*$1,235,822.14*
4a	$483,747.00
4b	$4,824,149.85

Item	Cost
5a	*$782,496.79*
5b	*$312,900.00*
5c	*$5,580,018.33*
5d	*$821,687.67*
11a	*$0.00*
12a	$744,020.00
12b	$5,911,389.27
13a	*$540,418.97*
14a	*$1,132,794.10*
14b	*$0.00*
14c	*$89,167.00*
14d	*$0.00*
14e	*$459,167.00*
14f	$3,009,397.32

DCA03 4a Mason Road

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

TOTAL COST **$483,747.00**

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for Cl 3.12.5 or Final Value	Notes
Lot 155 (747) Warton Rd				*$4,867.50*	*PD 2009 (INT/10987/08)*
Lot 143 (765) Warton Rd				*$10,004.50*	*PD 2012 (OUT/9508/11)*
Lot 9009 on DP414089 Mason Road	2200	$193.75	$426,250.00	$468,875.00	Widening (4.3m) to account for upgrade to Integrator B - Nov 2024 Valuation. Road widening illustrated on DP 430835 and DP 431858 (exluding WP substation site land)
Lot 9010 on DP414089 Mason Road (Piara Waters Secondary College)	*0*				*Widening to account for upgrade to Integrator B*
Total				**$483,747.00**	

DCA03 4b Mason Road Construction

4b 100% of the total cost of constructing the full earthworks, one carriageway and all structures

TOTAL COST **$4,824,149.85**

Survey	*$6,000.00*	*PD 2008 (OUT/1692/08)*
Final Design	*$18,005.00*	*PD 2008 (57 & OUT/1692/08)*
Construction	*$309,673.00*	*PD 2008 (OUT 1796/07 & 1692/08)*
Construction	*$20,000.00*	*PD 2012 (OUT/10027/11)*
Lighting	*$61,850.00*	*PD 2018*
Design and Survey (Upgrade)	*$39,265.00*	*PD 2022*
Road Safety Audit	*$2,625.00*	*PD 2023*
Urban Standard Upgrade	$3,150,000.00	Advice from Engineering Consultant - CD/32805/26
Street Lighting Design Consultancy	$22,121.25	CE/24392/26
Landscaping and Irrigation	$1,366,300.60	Advice from Parks - CD/32805/26
Civil Design Consultancy	$25,000.00	Previous advice from Engineering Design (budget allowance for remaining anticipated costs)
Consultancy fees to end of 2025FY	*$27,100.00*	*PD 2024*
Consultancy fees to end of 2025FY	*$36,210.00*	*PD 2025*
Less DoE Contribution	*-$260,000.00*	Estimate includes portion of road upgrade, bus embayments and pedestrian crossing. - CD/56832/24 (escalated from ICS 2025 proportionatley with the infrastructure cost increase between ICS 2025 and 2026) - final costs to be further agreed by DoE
Total	**$4,824,149.85**	

DCA03 12a Balannup Road

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

TOTAL COST **$744,020.00**

Parent Lot	Area (sqm)	Assessed Value (per sqm)	Value	Value plus 10% for Cl 3.12.5 or ***Final Value***	**Notes -** Engineering Drawings IE/18075/11, updated INT/6456/13
Lot 500 Balannup Rd				*$12,320.00*	*PD 2018*
Lot 503 Balannup Rd	619.00	$120.00	$74,280.00	$81,708.00	Land acquisition in progress
Lot 509 Balannup Rd				*$105,094.00*	*PD 2018*
Lot 510 Balannup Rd				*$39,083.00*	*PD 2018*
Lot 511 Balannup Rd				*$45,980.00*	*PD 2018*
Lot 603 Balannup Rd	413.00	$150.00	$61,950.00	$68,145.00	Land acquisition in progress
Lot 512 Balannup Rd				*$45,980.00*	*PD 2018*
Lot 513 Balannup Rd				*$45,980.00*	*PD 2018*
Lot 514 Balannup Rd				*$53,892.00*	*PD 2018*
Lot 173 Balannup Rd				*$213,576.00*	*PD 2018*
			Sub Total	**$711,758.00**	

ROADS - Common Infrastructure Works

Survey costs and Fees	Value	Notes
Survey and fees	$6,000.00	Allowance for remaining land for future ultimate roundabout
Survey and fees	*$16,949.00*	*PD 2018*
Survey and fees	*$9,073.00*	*PD 2018*
Titles	*$240.00*	*PD 2015 INT/5423/15*
	Sub Total	**$32,262.00**

Total **$744,020.00**

DCA03 12b Balannup Road Construction

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

TOTAL COST **$5,911,389.27**

Item	Cost	Notes
Construction cost	$309,000.00	Advice from Engineering Design. Remaining works for mid point roundabout between Reilly Road and Ranford Road - CD/56832/24 + LGCI 2025
Survey	*$3,500.00*	*PD 2013 (Authority Records) Technical Services Request for Design*
Interim Works Claim	*$122,811.00*	*PD 2014 INT/15779/14*
Preliminary Works	*$2,400.00*	*PD 2015 INT/12566/15*
Balannup Drain Crossing progress Claim	*$71,792.00*	*PD 2016 - Remainder of crossing costs moved to 7b*
Reilly Roundabout	*$404,984.00*	*PD 2017, 2018*
Lighting at Reilly Roundabout	*$64,937.00*	*PD 2018*
Retic Retification	*$2,280.00*	*PD 2018*
Final consolidation claim (Roundabout	*$3,890.50*	*PD 2019*
Civil Works Progress Claim #1	*$156,672.57*	*PD 2019*
Civil Works Progress Claim #2	*$293,400.45*	*PD 2019*
Civil Works Progress Claim #3	*$410,656.66*	*PD 2019*
Civil Works Progress Claim #4	*$101,464.93*	*PD 2019*
Civil Works Progress Claim #5	*$592,487.64*	*PD 2019*
Civil Works Progress Claim #6	*$1,078,978.54*	*PD 2019*
Civil Works Progress Claim #7	*$965,927.60*	*PD 2020*
Civil Works Progress Claim #8	*$651,811.48*	*PD 2020*
Design and Prelims	*$143,463.90*	*PD 2019*
Design and Prelims	*$170,500.00*	*PD 2018*
Landscaping of Reilly Rd Roundabout	*$42,758.00*	*PD 2018*
Landscaping and Irrigation Works Claim #1	*$311,498.10*	*PD 2020*
Landscaping and Irrigation Works Claim #2	*$6,174.90*	*PD 2020*

Total **$5,911,389.27**

DCA03 14f Skeet Road North Construction

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

TOTAL COST **$3,009,397.32**

Item	Cost	Notes
Civil Works Early Works/Construction Claims #1 - #5 Combined	*$1,787,556.06*	*PD 2021*
Civil Works Claim #6	*$144,494.69*	*PD 2021*
NBN relocation works	*$57,423.70*	*PD 2021*
Western Power Quote	*$452.65*	*PD 2021*
Civil Works Claim #7	*$48,820.31*	*PD 2022*
Civil Works Claims #8-10	*$139,939.72*	*PD 2022*
Brick paving/Traffic management	*$32,507.19*	*PD 2022*
Final Claim 2023	*$47,408.36*	*PD 2023*
Traffic Management	*$6,392.60*	*PD 2023*
Telstra relocation works (including minor variation)	*$83,233.97*	*PD 2024*
Stage 1 WP works - O/H line removal	*$15,683.70*	*PD 2024*
Stage 2 WP works - Underground	*$264,366.00*	*PD 2024*
Median landscaping - Southern section	$15,750.00	LGCI 2025
Street light @ Reilly Road intersection	*$0.00*	*Deleted ICS 2026*
Ranford/Skeet Road Intersection	*$0.00*	*Deleted - ICS 2024. Main Roads to fund future Ranford Road intersection*
Parks Landscaping Claim #1	*$308,330.42*	*PD 2022*
Landscaping - Final Works	*$57,037.95*	*PD 2023*
Total	**$3,009,397.32**	

Regional Paths

Cost per metre	$135

Construction to **2.5m wide**, advice from Manager Civil Works 2011 IE/5653/11, INT/6385/13, INT/22833/14. LGCI 2024

Clause	Total
6a	$2,880,016.84
6b	$0.00
6c	$544,676.00
6d	$144,710.90
TOTAL COST	**$3,569,403.74**

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

TOTAL COST	**$2,880,016.84**
Cost per m	$128
Cost per m	$139

Some path costs included in road calculations. Cost assumes constructed as part of subdivision & then credited at the cost per m rate.
Paths constructed but not claimed to date
Paths not yet constructed (LGCI 2025)

Map Ref	Parent Lot or Nearest Lot No	Location	Distance (m)	Cost	Other information
	SP Central Paths				
6a01	50 Wright Rd	Harrisdale Drive (north)	479.09	$79,504.00	PD 2012 (INT/15201/12 - Constructed by Council)
		Old Wright Road 225m north from 49 Keane Rd	225	$18,000.00	PD 2009 (OE/1576/09 - Constructed by Council)
6a02	49 Keane Rd	Old Wright Road Nicholson to N boundary Lot 50	300	$19,116.00	PD 2007 (Authority records)
6a03	388 Wright Rd	Old Wright Road Nicholson to N boundary Lot 50	402.34	$27,429.55	PD 2009 (OUT/6169/08)
6a04	50 Wright Rd	Reilly Rd N boundary	764.9	$76,490.00	PD 2010 (OUT/11223/09)
6a05	50 Wright Rd	New Wright Rd	916	$82,440.00	PD 2007 (Authority records)
		New Wright Rd	108.6	$8,095.64	PD 2009 (OUT/595/09)
6a06	49 Keane Rd	Wright Rd - SP alignment	407.9	$37,853.12	PD 2014 (OUT/2669/13)
		Part of New Wright Rd	367	$27,525.00	PD 2009 (OUT/6002/08)
6a07	48 Wright Rd	Wright Rd - SP alignment	154	$14,610.75	PD 2013 Part Reimbursement DUP construction Piara Waters (North) portion Wright Road construction -INT/17339/13
		Wright Rd - SP alignment	73	$7,517.82	PD 2014 Path Adjacent to Grouped Dwelling Site at Northern end of Oval along Wright Road INT/29159/13 INT/29161/13
6a08	15 Wright Rd	New Wright Rd	360.7	$33,472.96	PD 2013 (OUT/8258/12) South side Wright Road
6a09	14 Mason Rd	Wright Rd Primary School - Columbia Pwy Jolley Ave	317	$30,432.00	PD 2014 INT/20290/13 & OUT/7240/13
		Wright Rd Primary School - Mason - Jolley Ave	295	$21,504.00	PD 2014 (OUT/1672/14)
6a10	46 Wright Rd	Wright Rd - SP alignment	0	$0.00	Deleted - ICS 2024. Actual length constructed less than original estimated length
		Wright Rd - SP alignment	106	$10,176.00	PD 2014 (OUT/1672/14)
6a11	45 Wright Rd	Claim	275.3	$34,412.50	PD 2019
		Wright Rd Lot 46 Armadale Rd	311.9	$39,923.20	PD 2024
6a12	49 Keane Rd	Part of Gallinago Cnr	105.7	$7,927.50	PD 2009 (OUT/6002/08)
		Part of Gallinago Cnr	369	$25,456.84	PD 2007 (Authority records)
6a13	49 Keane Rd	Pardalote Rd	335	$25,125.00	PD 2009 (OUT/6002/08)
6a14	6 Nicholson Rd	Easthope Link/Broadway Nicholson Road to Keane Road	124	$15,872.00	PD 2017
	48 Wright Rd	Broadway Bvld/Easthope Wright Road to Nicholson Road	307	$39,296.00	PD 2017
6a15	6 Nicholson	Keane Rd - Nicholson Rd to Yellowwood/ Gracefield Bvld	475	$45,600.00	PD 2014 INT/20290/13 & OUT/724013
	800 & 54 Skeet	Gracefield to Laverton	347	$43,028.00	PD 2016
	800 & 54 Skeet	Keane Rd - Yellowwood/ Gracefield Bvld to Skeet Rd	165	$21,120.00	PD 2017
6a16	6 Nicholson Rd	Exchange Ave	654	$70,632.00	PD 2014 INT/20290/13 & OUT/724013
6a17	2 Skeet Rd	Internal to the lot	15	$1,500.00	PD 2017
6a18	13 Mason Rd	Mason Road - internal to lot	400	$51,200.00	PD 2017
6a19	15 Wright Rd	Mason Road	201	$19,296.00	PD 2014 INT/20290/13 & OUT/724013
6a20	14 Mason Rd	Mason Road	670	$64,320.00	PD 2014 INT/20290/13 & OUT/724013
6a21	15 Wright Rd	Hillhouse Way & Yellowwood Ave	230	$27,600.00	PD 2014 INT/20290/13 & OUT/724013 Hillhouse Way - Wright Rd to Yellowwood Ave.
6a22	154 Mason Rd	Mason Rd	354	$45,312.00	PD 2021
6a23	Mason Rd	Mason Rd between Warton and Lockeville Bvd	0	$0.00	Included in 4b
6a24	6 Nicholson Rd	Skeet Road boundary	285	$36,480.00	PD 2017
			304	$29,184.00	PD 2014 INT/20290/13 & OUT/724013
6a25	22 Nicholson Rd (SP SE)	Skeet Road boundary	513	$64,215.00	PD 2024
6a26	46 Wright Rd	Road reserve	0	$0.00	Deleted - ICS 2024. Actual length constructed less than original estimated length
			423	$52,452.00	PD 2015 INT/41436/14
				$52,959.00	PD 2018 - Cost to relocate path due to inundation from wetland at the previous alignment. ICS 2018/2019
6a27	See SP South Paths, G-H				

Regional Paths

6a28	See SP South Paths, C-D				
6a29 & 6a30	Erade/CY O'Connor	Adjacent to Trunk Main - Erade Drive to Nicholson Road	0	$0.00	Deleted - ICS 2024. Unable to extend path network constructed to date within WC trunk main easement.
	3 Nicholson Newhaven	Adjacent to Trunk Main - Erade Drive to Chapel Way	728	$93,184.00	PD 2017 CD/40723/17
	4 Nicholson Rd	Adjacent to Trunk Main N side - Chapel to Wright Rd			
6a31	Deleted				
6a32	15 Wright Rd	Adjacent to Trunk Main N side - Mason Road to Piara Drive	678	$81,360.00	PD 2014 INT/20290/13 & OUT/724013 Constructed by Stockland, 12 month claim period.
			235	$29,140.00	PD 2015 INT/41436/14
6a33	Erade/CY O'Connor	Erade Drive	283	$36,224.00	Path has been constructed - Claim settlement pending
6a34	388 Wright Rd	N Side Nicholson Rd			PD 2007 & 2008 - Included in 3b
6a35	49 Keane Rd	Nicholson Rd - Both Sides			Included in 3b
6a36	6 Nicholson Rd				
6a37	2 Skeet Rd				
6a38	21 Nicholson Rd (SP SE)				
6a39	48 Wright Rd	Oval POS	352.8	$33,471.90	PD 2013 Part Reimbursement DUP construction Piara Waters (North) internal to lot (Nicholson to Wright Road link) & portion Nicholson Road -INT/17339/13
		Oval POS	67	$10,510.46	PD 2014 Path Adjacent to Grouped Dwelling Site at Northern end of Oval along Wright Road INT/29159/13 INT/29161/13
6a40	Trunk Main	Piara Drive	0	$0.00	Deleted - ICS 2024. Unable to extend path network constructed to date within WC trunk main easement.
6a41	13 Mason Rd	Piara Drive - Trunk Main to boundary Lot 121 (Former 12)	335	$42,880.00	Path has been constructed - Claim settlement pending
6a42	121 (Former 12)	Piara Dr - Lot 13 to Nicholson Rd	Included under SP South 6a51		
6a43	13 Mason Rd	Mason Road - Bedbrook to Nicholson	450	$57,600.00	Path has been constructed - Claim settlement pending
6a44	15 Wright Rd	Yellowwood - Hillhouse to Nicholson	150	$19,200.00	
	SP South East Paths				
6a43	22 Nicholson Rd (SP SE)	Internal to the lot	0	$0.00	Deleted - ICS 2024. Actual length constructed less than original estimated length
		Riva Entrance	450	$41,760.00	PD 2013 INT/1452/13
6a44	21 Nicholson Rd (SP SE)	Internal to Armadale Rd	504	$64,512.00	PD 2024
		Mivac Claim 1	167	$20,207.00	PD 2020
6a45	21 Nicholson Rd (SP SE)	Local Centre to School	140	$18,200.00	PD 2024
6a46	21 Nicholson Rd (SP SE)	Next to school	514	$65,792.00	Consultants mapping (IN/3755/08)
6a47	22 Nicholson Rd (SP SE)	To private school	0	$0.00	Deleted - ICS 2024. Actual length constructed less than original estimated length
	SP South Paths				
6a48		A-B			Consultants mapping (IN/5656/08)
		Part claim	312.8	$39,100.00	PD 2019
		Part claim	298.6	$35,832.00	PD 2014 (OE/5671/14)
		Part claim	309	$38,316.00	PD 2017
		Part claim	222	$28,416.00	PD 2021
6a28	45 Wright Rd	C-D			Consultants mapping (IN/5656/08)
		Part claim	135	$15,660.00	PD 2013 (OUT/8960/12)
		Part claim	338.1	$40,572.00	PD 2014 (OE/5671/14)
		Part claim	49.5	$6,138.00	PD 2016
		Part claim	154	$19,096.00	PD 2017
6a49		E-F	469	$56,318.00	PD 2016
		E-F	85.3	$10,236.00	PD 2014 (OE/5671/14)
6a27		Part claim	177	$21,886.00	PD 2016
		Claim	437.4	$54,675.00	PD 2019
		G-H	368	$47,104.00	PD 2021
6a50		I-J			Consultants mapping (IN/5656/08)
		Claim	475.6	$58,750.00	PD 2019
6a51		N-M	0	$0.00	Deleted - ICS 2024. Path constructed to serve grouped dwelling development is disconnected and does not form part of regional path network.
	SP East Paths				
6a15	800 & 54 Skeet Rd	Keane Road	Refer above under 6a15		
6a52	800 & 54 Skeet Rd	A-I	1529	$189,596.00	PD 2016
6a53	800 & 54 Skeet Rd	D-E	209	$25,916.00	PD 2016
		D-E	337	$40,440.00	PD 2014 (OE/26118/13 IE/33084/13)
6a54	800 & 54 Skeet Rd	F-G	210	$26,880.00	PD 2017
			40	$4,200.00	PD 2017 2.1m wide
6a55	800 & 54 Skeet Rd	H-J	317	$39,308.00	PD 2016
6a56	800 & 54 Skeet Rd	B-C	0	$0.00	Not eligible for reimbursement
	SP West Piara Waters				
6a57	Lot 9009 Warton Road	A-B	Included in 4b		
		B-C	Included in 4b		
		B-D	715	$99,385.00	Consultants mapping (CD/35830/24) - Paths to service new SP area
		D-E	160	$22,240.00	Consultants mapping (CD/35830/24) - Paths to service new SP area

	Fixed costs		$2,452,847.24	Cost is excluding DUP's constructed in associated with road projects.
	Future costs		$388,336.00	
	Contingency		$38,833.60	
TOTAL		24,543	**$2,880,016.84**	

Arterial Drainage

TOTAL ARTERIAL **$13,815,295.91**

Item	Total
7a	*$4,294,688.94*
7b	*$3,901,290.27*
7c	*$1,834,037.61*
7d	*$198,037.82*
7e	$2,566,903.55
7f	*$957,293.00*
7g	*$0.00*
7h	*$63,044.72*

DCA03 7e Water Management Initiatives

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

TOTAL COST **$2,566,903.55**

The DCP responsible for Local Water Management Strategy post development monitoring & developers responsible for pre-development and UWMS monitoring

Item	Cost	Information source
North Forrestdale Stage 1 Structure Plan UWMS	*$164,239.77*	*PD 2008 (OUT/639/08)*
Surface and Groundwater Monitoring Costs to August 2006	*$50,965.77*	*PD 2008 (OUT/639/08)*
SP Central Surface water monitoring point installation (Western end Lot 53 Skeet) - Channel upgrade to provide required smooth flow	*$6,720.00*	*PD 2009 (Authority records) Works by COA Technical Services*
Progress Claim #1 Phase 1	*$51,483.10*	*PD 2016 INT/73938/15*
Progress Claim #2 Phase 1	*$65,599.00*	*PD 2016 CE/27804/16*
Progress Claim #3 Phase 1	*$59,362.00*	*PD 2017*
Progress Claim #1 Phase 2	*$78,504.00*	*PD 2018*
Progress Claim / Flow Monitor	*$16,511.00*	*PD 2019*
Progress Claim #2 Phase 2	*$82,046.00*	*PD 2019*
Progress Claim / Flow Monitor	*$26,825.00*	*PD 2020*
Progress Claim #3 Phase 2	*$90,562.00*	*PD 2020*
Progress Claim #1 Phase 3 + Adm	*$38,984.00*	*PD 2021*
Progress Claim #2 Phase 3	*$76,603.00*	*PD 2022*
Progress Claim #3 Phase 3	*$46,336.00*	*PD 2023*
Progress Claim #4 Phase 3	*$111,899.00*	*PD 2024*
Progress Claim #5 Phase 3	*$94,788.00*	*PD 2025*
SP Central, East, Erade, South East, South and West	$1,200,000.00	Remaining allocation for ongoing post-development water monitoring including expansion of program to SP West. Timescale to be extended to align with ongoing monitoring requirements. Consultant Estimate. - CD/56832/24
Community Education Scoping Document	*$3,140.91*	*PD 2007 (Authority records)*
Community Education Year 2008	*$7,500.00*	*PD 2008 (IE/2055/08)*
Community Education Year 2009	*$37,351.66*	*PD 2009 (Authority records)*
Community Education Year 2009	*$20,148.34*	*PD 2010 (IN/6369/09)*
Community Education Year 2010	*$10,000.00*	*PD 2011 (OUT/2637/11)*
Community Education Year 2022	*$7,335.00*	*PD 2022*
Community Education to Year 2037	$220,000.00	
Signage to explain drainage system to residents	*$0.00*	*Now incorporated under the new Community Education Budget*

Total **$2,566,903.55**

Community Facilities

COMMUNITY FACILITIES COST **$59,793,550.11**

Item	Total	
8a	$5,180,002.61	
8b	*$3,850,006.86*	
8c	*$1,722,107.46*	
8d	*$273,081.00*	
8e	$34,868,727.71	
8f	$0.00	Included as consolidated projects under associated Multi Purpose Facility Item
8g	*$6,668,325.00*	
8h	*$7,231,299.47*	

DCA03 8a District Sporting Field Contribution

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

Item		Notes
Stage 1		
Bore and Skate Park	*$109,463.00*	*PD2015 INT/18544/15*
Lighting @ Alfred Skeet Oval 2	*$162,364.00*	*PD2015 INT/21598/15*
Alfred Skeet Carpark	*$130,000.00*	*INT/22584/15, INT/18039/15*
Alfred Skeet Change Rooms	*$280,623.00*	*INT/24677/15*
Lighting @ Alfred Skeet Oval 1	*$164,068.00*	*INT/73855/15*
Stage 2		
William Skeet Oval Upgrade Claim #1	*$663,501.00*	*PD 2021*
William Skeet Oval Upgrade Claim #2	*$179,501.61*	*PD 2022*
Forrestdale Hub concept and feasibility	*$18,700.00*	*PD 2021*
Outdoor Multi-Courts	$370,463.00	Advice City Programs - CD/56832/24
Play Space Upgrade	$391,931.00	Advice City Programs - CD/56832/24
Forrestdale Sports Pavilion	$2,702,388.00	Advice City Programs - CE/43598/26
Irrigation and lighting design consultancy fees	*$7,000.00*	*PD 2020*
TOTAL COST	**$5,180,002.61**	

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

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

Harrisdale North Sporting Facility	$17,140,810.39
Novelli (Piara Waters) Shared Use Facility	*$3,124,486.22*
Piara Waters West Oval and Buildings	$13,532,577.10
Piara Waters West HS Site Hard Courts	$1,070,854.00
TOTAL COST	**$34,868,727.71**
Total Other Funding	$1,685,217.68
Total Project Cost	**$36,553,945.39**

Harrisdale North TOTAL	**$17,140,810.39**

Multi Purpose Facility Item		Notes
Building	$4,606,000.00	Advice from CIP - CD/92552/25 (Neighbourhood Standard Building)
Sub-total No.1	**$4,606,000.00**	

Playing Field and Other Items		
Landscape construction cost	$4,959,929.89	Advice City Parks - CE/127169/24 + LGCI 2025
Sub-total No. 2	**$4,959,929.89**	

Land Acquisition	Area (Sqm)	Assessed Value	Value	Value plus 10% for Cl 3.12.5 or Final Value	Notes
Lot 116 Hatch Court	14908.00	$135.00	$2,012,580.00	$2,213,838.00	Updated valuation advice received Feb 2026
Lot 117 Hatch Court	17935.00	$130.00	$2,331,550.00	$2,564,705.00	
Lot 118 Hatch Court	20337.00	$125.00	$2,542,125.00	$2,796,337.50	
Sub-total No. 3	**$7,574,880.50**				

TOTAL **$17,140,810.39**

Community Facilities

Piara Waters West Oval and Buildings	**$13,532,577.10**

Playing field & buildings		**Notes**
Buildings and facilities	$4,536,644.00	Advice from CIP - CD/32805/26
Playing field & lighting	$4,965,964.87	Advice from Parks - CD/32805/26 Tender approved. Contact issued CD/40031/26
Playing field & lighting design consultancy - Claim #1	*$16,610.00*	*PD 2025 (Parks Claim)*
Other funding	*-$1,100,000.00*	Estimated contribution by subdivider for standard POS development costs - Earthworks and fill
Other funding	-$584,575.77	Estimated contribution from Department of Education towards shared use oval - Refer CE/42837/26
Sub Total No. 1	**$7,834,643.10**	

Piara Waters West Oval and Buildings	**Area (Sqm)**	**Assessed Value**	**Value**	**Value plus 10% for Cl 3.12.5 or Final Value**	**Notes**
Lot 9009 Warton Road	22178.00	$210.00	$4,657,380.00	$5,123,118.00	Area that exceeds 10% over and above the owner's public open space contribution - Updated valuation advice received Feb 2026
Lot 88 Warton Road	13064.00	$40.00	$522,560.00	$574,816.00	Balance of land area for POS development less area of tower base - Updated valuation advice received Feb 2026
Sub-total No. 2	**$5,697,934.00**				

TOTAL **$13,532,577.10**

Piara Waters West HS Site Hard Courts	**$1,070,854.00**

Item	**Cost**	**Notes**
Change room building	$691,817.00	Advice from Project Delivery - CD/32805/26
Design Fees	$30,140.00	Advice from Project Delivery - CD/32805/26
Netball court flood lighting	$348,897.00	CD/56832/24 + LGCI 2025
Sub-total No. 1	**$1,070,854.00**	

TOTAL **$1,070,854.00**

DCA03 8f Playing Field Development

8f A contribution as defined in Infrastructure Cost Schedule to the total cost to construct a senior multiple purpose sporting oval and acquire land where applicable as follows: (i) adjoining each of the public primary schools where applicable minus contributions from the Department of Education when they become available for ovals shared with public primary schools; (ii) a senior multiple purpose sporting oval in the West Piara Urban Precinct identified in MRS Amendment 1369/57; (iii) a senior multiple purpose sporting oval in Harrisdale within the area generally bounded by Ranford Road, Wright Road, Reilly Road and Skeet Road; and (iv) a senior multiple purpose sporting oval on Lot 48 Nicholson Road.

TOTAL COST **$0.00**

Location	**Cost**
Harrisdale North Sporting/Community Facility	Included under Item 8e
Novelli (Piara Waters) Shared Use Facility	Included under Item 8e
Piara Waters (South) Community & Sporting Facility Site C (45 Wright/58 Armadale)	Included under Item 8g
Piara Waters (North) Community & Sporting Facility (Former Lot 48 Wright)	Included under Item 8b
Piara Waters West Oval and Buildings	Included under Item 8e

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

INFRASTRUCTURE COST SCHEDULE 2026

Sewer, power & CCWs

$13,416,556.25

TOTAL SEWER & POWER **$2,260,993.64**

Item	Total
9a	*$167,332.00*
9b	*$654,899.50*
9c	*$1,438,762.14*

TOTAL CCW & RESERVES **$11,155,562.61**

Item	Total
10a	*$1,550,838.44*
10b	$9,276,884.17

Item	
Item 15a & 16a	$327,840.00

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

TOTAL COST **$1,438,762.14**

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

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

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

Lot	Length of powerline (m)	Cost per m	Predicted current cost	Powerline	
50 Wright Rd	*200*		*$58,408.00*	*Eastern (Cannington to Pinjarra)*	*PD 2009 OUT/595/09*
49 Keane Rd	*980*		*$274,400.00*	*Eastern (Cannington to Pinjarra)*	*PD 2007*
6 Nicholson Rd	*830*		*$256,146.30*	*Eastern (Cannington to Pinjarra)*	*PD 2012 OUT/10428/11*
2 Nicholson (Skeet) Rd	*380*	*$339.36*	*$128,956.80*	*Eastern (Cannington to Pinjarra)*	*PD 2024*
22 Nicholson Rd (S2)	*420*	*$339.36*	*$142,531.20*	*Eastern (Cannington to Pinjarra)*	*PD 2025*
21 Nicholson Rd (S2)	*620*		*$210,403.20*	*Eastern (Cannington to Pinjarra)*	*PD 2019*
334 Armadale Rd (S2)	*0*		*$0.00*	*Eastern (Cannington to Pinjarra)*	*Deleted - ICS 2024*
335 Armadale Rd (S2)	*30*		*$10,180.00*	*Eastern (Cannington to Pinjarra)*	*PD 2019*
Skeet Road Reserve	*0*		*$0.00*	*Eastern (Cannington to Pinjarra)*	*Deleted - ICS 2024*
Sub total	3460		$1,081,025.50		

Southern (Wagerup to Alcoa Pinjarra)

Lot	Length of powerline (m)	Cost per m	Predicted current cost	Powerline	
5000 Reilly Rd & 800 & 54 Skeet Rd	*296*		*$117,790.24*	*Southern (Wagerup to Alcoa Pinjarra)*	*PD 2017*
SP Balannup, SP Hatch - Reilly to Ranford	*0*		*$0.00*	*Southern (Wagerup to Alcoa Pinjarra)*	*Deleted - ICS 2024*
Skeet Road Section	*26*		*$10,346.40*	*Southern (Wagerup to Alcoa Pinjarra)*	*PD 2017*
Road Reserves	*0*		*$0.00*	*Southern (Wagerup to Alcoa Pinjarra)*	*Deleted - ICS 2024*
Sub total	*322*		*$128,136.64*		

TOTAL ***4482*** ***$1,438,762.14***

10b Contribution towards the cost of acquisition and/or betterment of rehabilitated wetlands (as amended) and identified on an approved structure plan.

TOTAL COST	**$9,276,884.17**

Parent Lot	Core Area (sqm)	Value (per sqm) - Subject land or surrounding lots	Total Value	Value plus 10% for Cl 3.12.5 or *Assessed Value*	62.5% of the Assessed Value for Conservation Category Wetland	Notes
Lot 9009 Warton Road	287.00	$210.00	$60,270.00	$66,297.00	$41,435.63	Based on updated valuation advice - Feb 2026
Lot 88 Warton Road	4467.00	$40.00	$178,680.00	$196,548.00	$122,842.50	Based on updated valuation advice - Feb 2026
Lot 99 Warton Road	12544.00	$195.00	$2,446,080.00	$2,690,688.00	$1,681,680.00	Based on updated valuation advice - Feb 2026
Lot 100 Warton Road	48.00	$210.00	$10,080.00	$11,088.00	$6,930.00	Based on updated valuation advice - Feb 2026
Lot 9700 Interdominion	3935.00	$65.00	$255,775.00	$281,352.50	$175,845.31	Based on updated valuation advice - Feb 2026
Lot 9600 Interdominion Drive	17635.00	$190.00	$3,350,650.00	$3,685,715.00	$2,303,571.88	Entire landholding to be acquired - Based on updated valuation advice - Feb 2026
Lot 9005 Interdominion	*22303.00*	*$193.75*	*$4,321,206.25*	*$4,753,326.88*	*$2,970,829.30*	*PD 2025*
Lot 200 Skeet Road	5247.00	$175.00	$918,225.00	$1,010,047.50	$631,279.69	Based on updated valuation advice - Feb 2026
Pt Lot 88 under WP easement	5543.00	$40.00	$221,720.00	$243,892.00	$152,432.50	Wetland affected land under WP Easement. Assesed value = 62.5% of $40 per sqm (wetland value) + 10% solatium - Based on updated valuation advice - Feb 2026
Pt Lot 9700 under WP easement	3554.00	$65.00	$231,010.00	$254,111.00	$158,819.38	Wetland affected land under WP Easement. Assesed value = 62.5% of $40 per sqm (wetland value) + 10% solatium - Based on updated valuation advice - Feb 2026

TOTAL **$8,245,666.17**

Rehabilitation and Betterment Wetland Cores		
Total Area All Wetland Cores (sqm)	39800	
Rate per sqm	$25.91	Advice from Parks - CD/56832/24 (contribution only + 2025 LGCI)

TOTAL **$1,031,218.00**

DCA03 15a and 16a High Conservation Value Reserves

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

TOTAL COST	$163,920.00	LGCI 2025

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

TOTAL COST	$163,920.00	LGCI 2025

INFRASTRUCTURE COST SCHEDULE 2026

3.6.2 General Works

Notes

All future costs to 2037

TOTAL COST **-$10,769,383.87**

Item	Total	Notes
a	$54,828.39	
b		Included under specified works
c	$343,670.78	
d	$410,539.40	
e		Included under specified works
f		Included under specified works
g	-$11,578,422.44	

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

Repayment to City	*$20,155.00*	*PD 2007*
SP Balannup, SP Shepherd and SP Hatch	*$33,140.00*	*PD 2016, 2017*
Amendment 85	*$217.00*	*PD 2018*
Amendment 115	*$1,316.39*	*PD 2022*

(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 5A and Schedule 9B of the Scheme for this Development Contribution Plan.

TOTAL COST **$343,670.78**

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

TOTAL COST **$410,539.40**

Consulting fees included in Specified Works costs from 2022 onwards except in special circumstances.

Year	Amount	Notes
2007	*$69,005.00*	*PD 2007 Scoping and preliminary design fees for roads - Stephenson consulting and Opus (Authority records)*
2008	*$5,110.00*	*PD 2008 Re-costing Nicholson Rd & Ovals (OE/929/08) & Drainage (Emerson Stewart)*
2009	*$35,098.75*	*PD 2009 - Armadale Rd (5d & e) and Ovals 15% design and costing*
2009	*$16,535.00*	*SP South East and SP South - LWMS Sampling and Analysis Plan*
2010	*$3,470.00*	*Finalisation of LWMS Sampling and Analysis Plan & Re-costing of Item 5c & 5d*
2011	*$0.00*	*No charges financial year ending 30 June 2011*
2012	*$10,087.00*	*PD 2012*
2013	*$64,575.00*	*PD 2013 Part Financial Year Charge*
2014	*$24,678.00*	*PD 2013 / 2014 (Authority Records)*
2015	*$10,845.00*	*PD 2015 (Authority Records)*
2017	*$30,307.00*	*PD 2017 (Authority Records)*
2018	*$22,380.00*	*PD 2018 (Authority Records)*
2019	*$2,564.00*	*PD 2019 (Authority Records)*
2020	*$63,582.00*	*PD 2020 (Authority Records)*
2021	*$2,302.65*	*PD 2021 (Authority Records)*
2022	*$0.00*	*No charges financial year ending 30 June 2022 onwards*
Skeet Road Environmental	$0.00	Environmental remediation/studies in association with adjacent P&R Reserves / Budget removed as the P & R reserve boundary has been demarcated and all future works within Skeet Road are planned to take place within the existing road reserve.

Future fees **$50,000.00** Cost estimate until 2027

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

TOTAL COST **-$11,578,422.44**

Cost estimate	Value	Basis
Bank charges	$0.00	
Audit fees	$88,766.65	
2007	*$4,048.20*	*PD 2007 Audit by Barry Robbins (Authority records)*
2008	*$5,500.00*	*PD 2009 Audit 2006 to 2008 by Macri Partners (Authority records)*
2009	*$2,800.00*	*PD 2010 Audit 2009 by Macri Partners (Authority records)*
2010	*$2,800.00*	*PD 2011 Audit 2010 by Macri Partners (Authority records)*
2011	*$3,500.00*	*PD 2013 Audit 2011 by Macri Partners (Authority records)*
2012	*$4,000.00*	*PD 2013 Audit 2012 by Macri Partners (Authority records)*
2013	*$4,000.00*	*PD 2014 Audit 2013 by Macri Partners (Authority records)*
2014	*$4,000.00*	*PD 2015 Audit 2014 by Macri Partners (Authority records)*
2015	*$4,000.00*	*PD 2016 Audit 2015 by Macri Partners (Authority records)*
2016	*$4,200.00*	*PD 2017 Audit 2016 by Macri Partners (Authority records)*
2017	*$4,200.00*	*PD 2018 Audit 2017 by Macri Partners (Authority records)*
2018	*$4,200.00*	*PD 2019 Audit 2018 by Macri Partners (Authority records)*
2019	*$4,200.00*	*PD 2020 Audit 2019 by Macri Partners (Authority records)*
2020	*$4,200.00*	*PD 2021 Audit 2020 by Macri Partners (Authority records)*
2021	*$2,587.50*	*PD 2022 Audit 2021 by KPMG (Authority records)*
2022	*$1,085.00*	*PD 2023 Audit 2022 by KPMG (One Council records)*
2023	*$9,445.95*	*PD 2024 Audit 2023 by KPMG (One Council records)*
2024		*PD 2025 Audit 2024 by KPMG (One Council records)*
Future audit costs	$20,000.00	
Sundry	$38,129.26	
Amd 12 Gazettal	*$1,818.18*	*PD 2007*
Sundry 2008	*$649.57*	*PD 2008 - Includes construction cost index*
Sundry 2009	*$658.44*	*PD 2009 (Authority records)*
Sundry 2009	*$712.04*	*PD 2010 (Authority records)*
Sundry 2010	*$1,194.12*	*PD 2010 (Authority records)*
Sundry 2011	*$1,706.14*	*PD 2011 (Authority records)*
Sundry 2013	*$2,486.69*	*PD 2013 (Authority records)*
Sundry 2014	*$443.00*	*PD 2014 (Authority records)*

INFRASTRUCTURE COST SCHEDULE 2026

Sundry 2015	*$3,270.00*	*PD 2015 (Authority records)*
Sundry 2017	*$1,750.00*	*PD 2017 (Authority records)*
Sundry 2018	*$647.00*	*PD 2018 (Authority records)*
Sundry 2019	*$489.00*	*PD 2019 (Authority records)*
Sundry 2020	*$106.50*	*PD 2020 (Authority records)*
Sundry 2021	*$240.41*	*PD 2021 (Authority records)*
Sundry 2022	*$552.91*	*PD 2022 (Authority records)*
Sundry 2023	*$881.00*	*PD 2023 (One Council records)*
Sundry 2024	*$0.00*	
Sundry 2025	*$524.26*	*PD 2025 (One Council records)*
Future Sundry	$20,000.00	
Legal expenses	$77,811.04	
Legal advice	*$137.04*	*PD 2007*
Legal advice	*$2,156.70*	*PD 2008 - Deeds of release*
Legal advice for Deed of Agreement	*$1,078.00*	*PD 2009 to 27 May 2009 (Authority records), Lot 53 Skeet*
Settlement Fees	*$706.00*	*PD 2010 (Authority records)*
Legal Advice	*$980.50*	*PD 2011 (Authority records)*
Legal Advice	*$1,613.10*	*PD 2013 (Authority records)*
Legal Advice	*$6,334.00*	*PD 2015 (Authority records)*
Legal Advice	*$1,497.00*	*PD 2016 (Authority records)*
Legal Advice	*$4,561.00*	*PD 2017 (Authority records)*
Legal Advice	*$3,489.00*	*PD 2019 (Authority records)*
Legal Advice	*$1,776.00*	*PD 2019 (Authority records)*
Legal Advice	*$10,960.00*	*PD 2021 (Authority records)*
Legal Advice	*$212.40*	*PD 2022 (Authority records)*
Legal Advice	*$810.30*	*PD 2023 (One Council records)*
Legal Advice	*$1,500.00*	*PD 2025 (One Council records)*
Future legal costs	$40,000.00	
Valuation fees & reviews	$267,975.58	
2007	*$23,061.21*	*PD 2007*
2008	*$13,250.00*	*PD 2008*
2009	*$20,500.00*	*PD 2009*
2010	*$15,750.00*	*PD 2010 - updated during advertisement*
2011	*$17,750.00*	*PD 2011*
2011 No.2	*$10,454.55*	*PD 2012 - Amendment No. 64*
2013	*$20,700.00*	*PD 2013 Authority records*
2014	*$19,100.00*	*PD 2015 Authority records*
2016	*$20,780.00*	*PD 2017 Authority records*
2017	*$20,500.00*	*PD 2019 Authority records*
2018	*$9,500.00*	*PD 2019 Authority records*
2019	*$9,000.00*	*PD 2020 Authority records*
2020	*$5,500.00*	*PD 2021 Authority records*
2021	*$1,000.00*	*PD 2022 Authority records*
2022	*$0.00*	*No valuations undertaken in 2022 FY*
2023	*$15,000.00*	*PD 2023 One Council Records*
2024	*$0.00*	*No valuations undertaken in 2024 FY*
2025	*$16,129.82*	*PD 2025 One Council Records*
Future valuation fees	$30,000.00	
Caveat & conveyencing	$0.00	
Staff salaries & on-costs	$3,173,638.76	
2006	*$74,089.00*	*PD 2006 (Authority records)*
2007	*$82,053.06*	*PD 2007 (Authority records)*
2008	*$93,386.59*	*PD 2008 (Authority records)*
2009	*$103,505.38*	*PD 2009 (Authority records)*
2010	*$92,290.20*	*PD 2010 (Authority records)*
2011	*$93,323.36*	*PD 2011 (Authority records)*
2012	*$106,246.92*	*PD 2012 (Authority records)*
2013	*$149,075.44*	*PD 2013 (Authority records)*
2014	*$144,894.00*	*PD 2014 (Authority records)*
2015	*$127,314.00*	*PD 2015 (Authority records)*
2016	*$121,486.00*	*PD 2016 (Authority records)*
2017	*$146,169.00*	*PD 2017 (Authority records)*
2018	*$157,630.00*	*PD 2018 (Authority records)*
2019	*$150,230.00*	*PD 2019 (Authority records)*
2020	*$172,716.29*	*PD 2020 (Authority records)*
2021	*$134,283.32*	*PD 2021 (Authority records)*
2022	*$58,044.52*	*PD 2022 (Authority records)*
2023	*$57,567.92*	*PD 2023 (One Council records)*
2024	*$115,568.23*	*PD 2024 (One Council records)*
2025	*$193,765.53*	*PD 2025 (One Council records)*
Future on-costs	$800,000.00	Costs for staff supporting DCP No. 3 at the City.
Recruitment contingency	$2,542.84	
Recruitment	*$2,542.84*	*PD 2010 (Authority records)*
Future Recruitment Fees	$0.00	
Loan fees and interest	-$15,227,286.57	
Loan Fees	$0.00	
2008	*-$172,706.00*	*PD 2008 (Actual)*
2009	*-$234,735.63*	*PD 2009 (Actual)*
2010	*-$241,728.73*	*PD 2010 (Actual)*
2011	*-$512,184.45*	*PD 2011 (Actual)*
2012	*-$800,200.00*	*PD 2012 (Actual)*
2013	*-$397,800.00*	*PD 2013 (Actual)*
2014	*-$709,000.00*	*PD 2014 (Actual)*
2015	*-$732,000.00*	*PD 2015 (Actual)*
2016	*-$968,900.00*	*PD 2016 (Actual)*
2017	*-$995,460.00*	*PD 2017 (Actual)*
2018	*-$819,693.00*	*PD 2018 (Actual)*
2019	*-$799,370.00*	*PD 2019 (Actual)*
2020	*-$496,650.00*	*PD 2020 (Actual)*
2021	*-$134,890.00*	*PD 2021 (Actual)*
2022	*-$90,430.00*	*PD 2022 (Actual)*
2023	*-$618,719.00*	*PD 2023 (Actual)*
2024	*-$904,711.96*	*PD 2024 (Actual)*
2025	*-$1,208,107.80*	*PD 2025 (Actual)*
2026	-$1,200,000.00	Budget CEP Estimate
2027	-$1,100,000.00	Budget CEP Estimate
2028	-$700,000.00	Budget CEP Estimate
2029	-$600,000.00	Budget CEP Estimate
2030	-$400,000.00	Budget CEP Estimate
2031	-$60,000.00	Budget CEP Estimate
2032	-$60,000.00	Budget CEP Estimate
2033	-$60,000.00	Budget CEP Estimate
2034	-$60,000.00	Budget CEP Estimate
2035	-$60,000.00	Budget CEP Estimate
2036	-$60,000.00	Budget CEP Estimate
2037	-$30,000.00	Budget CEP Estimate

TOTAL -$11,578,422.44

ASSESSED VALUES

Totals

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

Grand total **$18,547,651.38**

Scheme Text

DO NOT EDIT BELOW THIS LINE

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

Parent Lot	**Area (sqm)**	**Assessed Value (per sqm)**	**Value**	**Value plus 10% for Cl 3.12.5 or *Final Value***
Lot 9009 Warton Road - Area that exceeds 10% over and above the owner's public open space contribution	22178.00	$210.00	$4,657,380.00	$5,123,118.00
Pt Lot 88 (Balance of land area for POS development less area of tower base)	13064.00	$40.00	$522,560.00	$574,816.00
Lot 116 Hatch Court	14908.00	$135.00	$2,012,580.00	$2,213,838.00
Lot 117 Hatch Court	17935.00	$130.00	$2,331,550.00	$2,564,705.00
Lot 118 Hatch Court	20337.00	$125.00	$2,542,125.00	$2,796,337.50

$13,272,814.50

10b Contribution towards the cost of acquisition and/or betterment of rehabilitated wetlands (as amended) and identified on an approved structure plan

Parent Lot	**Area (sqm)**	**Assessed Value (per sqm) - Subject land or surrounding lots**	**Value**	**62.5% of the Assessed Value for Conservation Category Wetland**	**Value plus 10% for Cl 3.12.5 or *Final Value***
Lot 9009 Warton Road	287.00	$210.00	$60,270.00	$37,668.75	$41,435.63
Lot 88 Warton Road	4467.00	$40.00	$178,680.00	$111,675.00	$122,842.50
Lot 99 Warton Road	12544.00	$195.00	$2,446,080.00	$1,528,800.00	$1,681,680.00
Lot 100 Warton Road	48.00	$210.00	$10,080.00	$6,300.00	$6,930.00
Lot 9700 Interdominion Drive	3935.00	$65.00	$255,775.00	$159,859.38	$175,845.31
Lot 9600 Interdominion Drive	17635.00	$190.00	$3,350,650.00	$2,094,156.25	$2,303,571.88
Lot 200 Skeet Road	5247.00	$175.00	$918,225.00	$573,890.63	$631,279.69
Pt Lot 9700 (Wetland under WP Easement)	3554.00	$65.00	$231,010.00	$144,381.25	$158,819.38
Pt Lot 88 (Wetland under WP Easement)	5543.00	$40.00	$221,720.00	$138,575.00	$152,432.50

$5,274,836.88

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

	Location and Area in DCA 03		Net Area for calculation of B & D			Calculation of "B" (Insert Unsubdivided area first - Column O)						Calculation of "D"			
Calculation Date	**Parent Lot**	**Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)**	**Cl 3.3 Deductions (sqm)** (see over for calcs)	**Parcel area in DCA No 3 minus Cl 3.3 deductions (sqm)**	**Net Area for Lot Yield Calc (ha)**	**Lots produced** (at or from last calculation date)	**Area within which Lots Produced (ha)**	**Density**	**Contribution Cost Per Lot**	**No of Lots for Calculation of "B"**	**"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions**	**Unsubdivided area of Lot (ha) at calculation date**	**Unsubdivided area of Lot (ha)**	**Unsubdivided area source & notes**	**"D" at 16.5 lots per ha**
	SP Central														**16.50**
07-Sep-11	2 Skeet Rd	150,178.404	16,203.36	133,975.04	13.3975							13.40			
04-Apr-13	2 Skeet Rd					63	5.75	10.95	$13,577.03	57.53	$781,087.13	7.64		DP74618 Powerline easement not yet ceded so still deducted	
04-Apr-13	2 Skeet Rd					62	4.42	14.04	$13,577.03	46.81	$635,578.52	3.23		DP76205 Powerline easement not yet ceded so still deducted	
06-Dec-16	2 Skeet Rd					40	2.88	13.90	$15,447.23	40.00	$617,889.20	0.35		DP402674 Powerline easement not yet ceded so still deducted	
15-Jan-18	2 Skeet Rd					6	0.35	17.13	$10,706.52	5.11	$54,757.21	0.00		DP412026	
12-May-08	3 Nicholson Rd	97,403.845	0.00	97,403.85	9.7404	39	8.72	4.47	$9,575.80	39.00	$373,456.20	1.02		DP 60224	
27-May-09	4 Nicholson Rd	107,521.531	0.00	107,521.53	10.7522	189	10.75	17.58	$9,575.80	107.52	$1,029,604.68	0.00			
26-May-10	3 Nicholson Rd					18	0.68	26.53	$9,939.33	6.79	$67,438.35	0.34		DP63370 & DP64793	
13-Jun-11	3 Nicholson Rd					35	1.64	21.39	$11,504.29	16.36	$188,244.70	0.00		DP65277	
28-Jul-14	3 Nicholson Rd					9	0.34	26.59	$14,134.91	3.59	$50,717.47	0.00		DP77447	
13-Jun-11	6 Nicholson Rd	481,758.351	8,195.13	473,563.22	47.3563	112	7.87	14.23	$11,504.29	78.69	$905,321.14	39.49		DP71171	
07-Sep-11	6 Nicholson Rd					121	6.10	19.82	$12,678.87	61.05	$774,006.98	33.38		DP71201 & DP71793	
04-May-12	6 Nicholson Rd					138	12.74	10.83	$12,678.87	127.37	$1,614,856.96	20.65		DP71201 & DP71793	
04-Apr-13	6 Nicholson Rd					36	1.99	18.08	$13,577.03	19.92	$270,386.55	18.65		DP74740	
04-Apr-13	6 Nicholson Rd					71	3.70	19.19	$13,577.03	39.21	$532,375.98	14.95		DP76544	
28-Jul-14	6 Nicholson Rd					206	7.99	25.77	$14,134.91	84.75	$1,197,876.23	6.96		DP400646	
06-Dec-16	6 Nicholson Rd					76	5.96	12.75	$15,447.23	76.00	$1,173,989.48	1.00			
16-Mar-26	6 Nicholson Rd					48	1.00	48	$17,744.00	16.50	$292,776.00	0.10		DP429746	
16-Mar-26	6 Nicholson Rd					2	0.10	20.00	$17,744.00	1.65	$29,277.60	0.00		DP430623	
13-Jun-11	13 Mason Rd	277,277.135	0.00	277,277.14	27.7277							27.73			
06-Dec-16	13 Mason Rd					290	14.29	20.30	$15,447.23	208.59	$3,222,076.18	13.44			
15-Jan-18	13 Mason Rd					169	10.05	16.81	$10,706.52	146.74	$1,571,123.99	3.39		DP 412115	
17-Oct-18	13 Mason Rd					86	3.39	25.37	$10,713.00	49.49	$530,229.22	0.00		DP 415093	
27-May-09	14 Mason Rd	238,901.625	0.00	238,901.63	23.8902							23.89			
26-May-10	14 Mason Rd					124	13.22	9.38	$9,939.33	124.00	$1,232,476.92	10.67		DP65201	
	46 Wright Rd	310,820.138	40,000.00	270,820.14	27.0820		0.00			0.00	$0.00	27.08			
13-Jun-11	14 Mason & 46 Wright Rd					200	10.99	18.20	$11,504.29	109.89	$1,264,242.53	26.76		DP65219	
04-May-12	14 Mason & 46 Wright Rd					67	4.54	14.76	$12,678.87	45.40	$575,620.70	22.22		DP73710	
04-Apr-13	14 Mason & 46 Wright Rd					40	3.09	12.96	$13,577.03	30.87	$419,163.65	19.14		DP75188	
04-Apr-13	14 Mason & 46 Wright Rd					87	5.83	14.92	$13,577.03	61.83	$839,450.66	13.30		DP76569	
28-Jul-14	14 Mason & 46 Wright Rd					131	12.83	10.21	$14,134.91	131.00	$1,851,673.21	0.47		DP401607 (Lot 1504 Kellogg drive deducted as contribution paid)	
06-Dec-16	14 Mason & 46 Wright Rd					8	0.39	20.66	$15,447.23	5.65	$87,347.60	0.08	0.08		1.39
	15 Wright Rd	382,814.438	64.00	382,750.44											
	48 Wright Rd	210,419.033	876.00	209,543.03											
12-May-08	15 & 48 Wright Rd				59.2293	198	23.99	8.25	$9,575.80	198.00	$1,896,008.40	35.24		DP 58982	
27-May-09	15 & 48 Wright Rd					170	9.00	18.88	$10,376.34	90.04	$934,244.15	26.23		DP 50975	
26-May-10	15 & 48 Wright Rd					68	18.79	3.62	$9,939.33	68.00	$675,874.44	16.44		DP63326	
13-Jun-11	15 & 48 Wright Rd					56	2.23	25.11	$11,504.29	22.30	$256,568.68	14.21		DP63326	
28-Jul-14	15 & 48 Wright Rd											6.97		DP75190	
06-Dec-16	15 & 48 Wright Rd					109	6.89	15.82	$15,447.23	100.59	$1,553,831.00	0.08			
15-Jan-18	15 & 48 Wright Rd					1	0.08	12.66	$10,706.52	1.00	$10,706.52	0.00		DP 412136	
12-May-08	49 Keane Rd	538,206.000	31,238.91	506,967.09	50.6967	230	23.25	9.89	$9,575.80	230.00	$2,202,434.00	27.45		DP 59398	
27-May-09	49 Keane Rd					149	9.69	15.37	$10,376.34	96.93	$1,005,747.51	17.75		DP63035	
26-May-10	49 Keane Rd					116	22.88	5.07	$9,939.33	116.00	$1,152,962.28	4.57		DP66306	
13-Jun-11	49 Keane Rd					53	4.57	11.61	$11,504.29	45.66	$525,228.36	0.00		DP70108	
12-May-08	50 Wright Rd	538,575.005	0.00	538,575.01	53.8575	358	34.15	10.48	$9,575.80	341.45	$3,269,685.69	19.71		DP 57664 & 57670	
27-May-09	50 Wright Rd					14	1.44	9.71	$10,376.34	14.00	$145,268.76	18.27		DP57664	
26-May-10	50 Wright Rd					228	18.27	12.48	$9,939.33	182.70	$1,815,945.41				
26-May-10	50 Wright Rd					2	0.00		$9,939.33	2.00	$19,878.66	0.00		DP58941 & DP58940	
27-May-09	113 Warton Rd	145,657.995	40,000.00	105,658.00	10.5658		0.00			0.00		10.57			
27-May-09	114 Warton Rd	65,353.803	59,351.15	6,002.65	0.6003	1	0.30	3.35	$10,376.34	1.00	$10,376.34	0.30		SUB/13190	
08-Apr-11	113 & 114 Warton Rd					32	3.18	10.07	$9,939.33	31.79	$315,971.30	10.01		DP65356	
13-Jun-11	113 & 114 Warton Rd					42	4.04	10.39	$11,504.29	40.43	$465,091.44	5.97		DP 66788	
04-May-12	113 & 114 Warton Rd					2	0.16	12.71	$12,678.87	1.57	$19,956.54	5.81		DP 69461	
04-Apr-13	113 & 114 Warton Rd					29	3.02	9.59	$13,577.03	29.00	$393,733.87	2.79		DP 72808 & DP 72816	
04-Apr-13	113 & 114 Warton Rd					32	2.47	12.97	$13,577.03	26.16	$355,171.57	0.32		DP 74553, DP 72816 & DP 74550	
28-Jul-14	113 & 114 Warton Rd					4	0.32	12.53	$14,134.91	3.38	$47,840.73			DP 75425	
06-Dec-16	113 & 114 Warton Rd					17	1.59	10.69	$15,447.23	17.00	$262,602.91	4.94			
26-Feb-21	113 & 114 Warton Rd					5	1.29	3.87	$9,683.00	5.00	$48,415.00	3.65		DP 417951	
26-Feb-21	113 & 114 Warton Rd					28	1.60	17.49	$9,474.00	23.37	$221,409.46	2.05	2.05	DP 417970	33.78
13-Jun-11	143 Warton Rd	266,866.000	0.00	266,866.00	26.6866							26.69			
06-Dec-16	143 Warton Rd					198	11.60	17.07	$15,447.23	169.31	$2,615,376.07	15.09			
15-Jan-18	143 Warton Rd					63	3.53	17.85	$10,706.52	51.54	$551,792.63	11.56		DP 412047	
17-Oct-18	143 Warton Rd					23	1.20	19.17	$10,713.00	17.52	$187,691.76	10.36		DP 401809	
11-Dec-19	143 Warton Rd					25	1.53	16.34	$9,683.00	22.34	$216,298.85	8.83		DP 416307	
26-Feb-21	143 Warton Rd					24	1.20	19.95	$9,683.00	17.56	$170,042.00	7.63		DP 417957	
26-Feb-21	143 Warton Rd					56	3.15	17.78	$9,474.00	45.99	$435,709.26	4.48		DP 419346 DP 419405	
28-Apr-23	143 Warton Rd					39	2.70	14.44	$9,486.00	39.00	$369,954.00	1.78	1.78	DP 407411	29.37
27-May-09	151 Wright Rd	91,593.000	0.00	91,593.00	9.1593							9.16			
26-May-10	151 Wright Rd					120	9.16	13.10	$9,939.33	91.59	$910,373.05			DP 65130 & DP 66319	
27-May-09	153 Wright Rd	90,515.000	0.00	90,515.00	9.0515										
	154 Mason Rd	65,606.000	0.00	65,606.00	6.5606										

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

	Location and Area in DCA 03		Net Area for calculation of B & D			Calculation of "B" (Insert Unsubdivided area first - Column O)						Calculation of "D"			
Calculation Date	Parent Lot	Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)	Cl 3.3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus Cl 3.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation date)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Lot (ha)	Unsubdivided area source & notes	"D" at 16.5 lots per ha
12-May-08	Lot 153 & 154 Combined					103	9.61	10.72	$9,575.80	96.06	$919,870.50	6.01		DP 58901 Lot 9000	
13-Jun-11	Lot 153 & 154 Combined					34	2.14	15.86	$11,504.29	21.44	$246,686.49	3.86		DP68123	
07-Sep-11	Lot 153 & 154 Combined					48	3.86	12.43	$12,678.87	38.62	$489,607.24			DP71428	
12-May-08	388 Wright Rd	323,501.117	12,017.00	311,484.12	31.1484	338	31.15	10.85	$9,575.80	311.48	$2,982,709.61				
27-May-09	388 Wright Rd					6			$10,376.34	6.00	$62,258.04				
26-May-10	388 Wright Rd					2			$9,939.33	2.00	$19,878.66				
04-May-12	388 Wright Rd					1			$12,678.87	1.00	$12,678.87				
13-Jun-11	1000 Wright Rd	120,011.000	120,011.00	0.00	0.0000						$26,550.00	0.00			
13-Jun-11	1001 Wright Rd	115,675.000	58,286.00	57,389.00	5.7389							5.74			
28-Apr-23	1001 Wright Rd					44	2.42	18.18	$9,486.00	35.33	$335,159.35	3.32		DP 422783	
28-Apr-23	1001 Wright Rd					46	3.32	13.86	$9,486.00	46.00	$436,356.00	0.00		DP 416338	
13-Jun-11	Water Corp Mains Corridor	56,901.958	56,901.96	0.00											
		4,675,556.378	**443,144.51**	**4,232,411.87**	**423.2412**	**5587**	**441.38**	**12.66**			**$50,776,990.45**				**64.53**
	SP South East														
13-Jun-11	334 Armadale Rd (SP SE)	118,993.244	117,551.00	1,442.24	0.1442						$77,300.54	0.14	0.14		2.38
13-Jun-11	21 Nicholson Rd (SP SE)	388,401.000	28,299.00	360,102.00	36.0102							36.01			
15-Jan-18	21 Nicholson Rd (SP SE)					95	6.71	14.16	$10,706.52	95.00	$1,017,119.40	29.30		DP412669	
22-Nov-18	21 Nicholson Rd (SP SE)					29	1.70	17.06	$10,713.00	24.82	$265,896.66	27.60			
11-Dec-19	21 Nicholson Rd (SP SE)					42	4.00	10.50	$9,683.00	42.00	$406,686.00	23.60		DP415594 DP416553	
26-Feb-21	21 Nicholson Rd (SP SE)					42	4.06	10.34	$9,474.00	42.00	$397,908.00	19.54		DP 417958 DP 419378	
28-Apr-23	21 Nicholson Rd (SP SE)					24	3.81	6.30	$9,486.00	24.00	$227,664.00	15.73		DP 419647	
28-Apr-23	21 Nicholson Rd (SP SE)					30	4.77	6.29	$9,486.00	30.00	$284,580.00	10.96		DP 420849	
28-Apr-23	21 Nicholson Rd (SP SE)					28	4.44	6.31	$9,486.00	28.00	$265,608.00	6.52		DP 421441	
28-Apr-23	21 Nicholson Rd (SP SE)					30	4.77	6.29	$9,486.00	30.00	$284,580.00	1.75		DP 421722	
28-Apr-23	21 Nicholson Rd (SP SE)					11	1.75	6.29	$9,486.00	11.00	$104,346.00	0.00		DP 422228	
27-May-09	22 Nicholson Rd (SP SE)	473,912.000	30,412.55	443,499.45	44.3499							45.35			
13-Jun-11	22 Nicholson Rd (SP SE)					145	11.97	12.12	$11,504.29	119.67	$1,376,718.38	33.39		DP70607 & DP70622	
07-Sep-11	22 Nicholson Rd (SP SE)					95	4.62	20.57	$11,504.29	46.19	$531,371.65	28.77			
04-Apr-13	22 Nicholson Rd (SP SE)					16	2.64	6.06	$13,577.03	16.00	$217,232.48	26.13			
04-Apr-13	22 Nicholson Rd (SP SE)					55	3.94	13.97	$13,577.03	41.75	$566,800.81	22.19		DP67676, DP71324 & DP75963	
28-Jul-14	22 Nicholson Rd (SP SE)					216	15.45	13.98	$14,134.91	163.76	$2,314,739.36	6.74		DP67676, DP71324 & DP77035	
06-Dec-16	22 Nicholson Rd (SP SE)					2.45	1.37	1.78	$15,447.23	2.45	$37,845.71	5.37		DP409276	
11-Dec-16	22 Nicholson Rd (SP SE)					36.00	4.17	8.64	$9,683.00	36.00	$348,588.00	1.20		DP 411551 DP 411552 DP 411553	
16-Mar-26	22 Nicholson Rd (SP SE)					11.00	0.67	16.42	$17,744.00	11.00	$195,184.00	0.00		DP 418286	
	Totals SP SE	**981,306.244**	**176,262.55**	**805,043.69**	**80.5044**	**907.45**	**80.83**	**11.23**			**$8,920,169.01**				**2.38**
	SP South														
13-Jun-11	12 Piara - Former Mason (SP South)	40,140.509	13,454.00	26,686.51	2.6687							2.67			
15-Jan-18	12 Piara - Former Mason (SP South)					39.00	2.67	14.61	$10,706.52	38.96	$417,150.68	0.00			
13-Jun-11	6 Nicholson (SP South)	98,965.833	582.84	98,383.00	9.8383							9.84			
15-Jan-18	6 Nicholson (SP South)					67.00	4.49	14.93	$10,706.52	65.53	$701,589.41	5.35			
22-Nov-18	6 Nicholson (SP South)					60.00	5.35	11.21	$10,713.00	60.00	$642,780.00	0.00			
13-Jun-11	5 Nicholson (SP South)	11,776.792	433.75	11,343.04	1.1343							1.13			
11-Dec-19	5 Nicholson (SP South)					13.00	0.83	15.58	$9,683.00	12.18	$117,947.09	0.30		DP 413280	
16-Mar-26	5 Nicholson (SP South)					2.00	0.17	11.76	$17,744.00	2.00	$35,488.00	0.13	0.13	DP 420750	2.15
13-Jun-11	4 Nicholson (SP South)	10,998.000	1,857.18	9,140.82	0.9141							0.91	0.91		15.08
13-Jun-11	31 Armadale Rd	10,960.181	1,344.50	9,615.68	0.9616							0.96			
11-Dec-19	31 Armadale Rd					25.00	0.96	26.00	$9,683.00	14.04	$135,938.61	0.00			
13-Jun-11	30 Armadale Rd	25,500.076	0.00	25,500.08	2.5500							2.55			
22-Nov-18	30 Armadale Rd					39.00	2.55	15.29	$10,713.00	37.23	$398,846.18	0.00			
13-Jun-11	12 Armadale Rd	87,803.888	0.00	87,803.89	8.7804							8.78			
15-Jan-18	12 Armadale Rd					67.00	3.77	17.76	$10,706.52	55.07	$589,619.15	5.01		DP 407813	
11-Dec-19	12 Armadale Rd					11.00	0.77	14.32	$9,589.97	11.00	$105,489.67	4.24			
26-Feb-21	12 Armadale Rd					54.00	3.78	14.29	$9,474.00	54.00	$511,596.00	0.00		DP 417973 DP 419339	
13-Jun-11	11 Armadale Rd	49,237.336	1,728.90	47,508.44	4.7508										
13-Jun-11	10 Armadale Rd	49,974.508	0.00	49,974.51	4.9975										
13-Jun-11	58 Armadale Rd	343,828.123	27,080.70	316,747.42	31.6747							41.42			
04-Apr-13	58, 10 & 11 Armadale Rd					167.00	17.59	9.50	$13,577.03	167.00	$2,267,364.01	23.84			
28-Jul-14	58, 10 & 11 Armadale Rd					261.00	15.72	16.61	$14,134.91	166.59	$2,354,773.95	8.12			
06-Dec-16	58, 10 & 11 Armadale Rd					112	8.02	13.96	$15,447.23	112.00	$1,730,089.76	0.10			
22-Nov-18	58, 10 & 11 Armadale Rd					2	0.10	20.04	$10,713.00	1.46	$15,609.70	0.00	0.00		
13-Jun-11	45 Wright	391,075.955	49,255.00	341,820.96	34.1821							34.18			
06-Dec-16	45 Wright					261	22.37	11.67	$15,447.23	261.00	$4,031,727.03	11.81		DP407767	
15-Jan-18	45 Wright					55	3.51	15.66	$10,706.52	51.29	$549,150.90	8.30		DP400948	
22-Nov-18	45 Wright					49	3.29	14.91	$10,713.00	47.99	$514,150.29	5.01		DP 414079 & 415237	
26-Feb-21	45 Wright					45	2.91	15.48	$9,683.00	42.44	$410,981.96	2.94		DP 418376	
26-Feb-21	45 Wright					54	3.03	17.82	$9,474.00	44.24	$419,083.15	0.00		DP 419390	
13-Jun-11	25 Wright	4,285.321	308.30	3,977.02	0.3977						$0.00	0.40	0.40		6.56
27-May-09	30 Wright	20,566.184	0.00	20,566.18	2.0566						$0.00				

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

	Location and Area in DCA 03		Net Area for calculation of B & D			Calculation of "B" (Insert Unsubdivided area first - Column O)						Calculation of "D"			
Calculation Date	**Parent Lot**	**Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)**	**Cl 3.3 Deductions (sqm)** (see over for calcs)	**Parcel area in DCA No 3 minus Cl 3.3 deductions (sqm)**	**Net Area for Lot Yield Calc (ha)**	**Lots produced** (at or from last calculation date)	**Area within which Lots Produced (ha)**	**Density**	**Contribution Cost Per Lot**	**No of Lots for Calculation of "B"**	**"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions**	**Unsubdivided area of Lot (ha) at calculation date**	**Unsubdivided area of Lot (ha)**	**Unsubdivided area source & notes**	**"D" at 16.5 lots per ha**
13-Jun-11	30 Wright				0.0000	1	0.23	4.30	$11,504.29	1.00	$11,504.29	1.83		DP68108	
15-Jan-18	30 Wright					34	1.83	18.55	$10,706.52	26.75	$286,447.59	0.00		DP407088	
13-Jun-11	4, 5 & 6 Wright	62,643.365	0.00	62,643.37	6.2643						$0.00	6.26			
15-Jan-18	4, 5 & 6 Wright					41	1.71	23.92	$10,706.52	25.03	$267,976.84	4.55		DP407088	
15-Jan-18	4, 5 & 6 Wright					73	3.20	22.84	$10,706.52	46.66	$499,520.83	1.35		DP407089	
26-Feb-21	4, 5 & 6 Wright					21	1.35	15.51	$9,474.00	19.77	$187,341.15	0.00		DP 419841	
13-Jun-11	7 Wright	36,312.000	12,591.00	23,721.00	2.3721						$0.00	2.37			
26-Feb-21	7 Wright					23.00	2.37	9.70	$9,474.00	23.00	$217,902.00	0.00	0.00	DP 419842	0.00
	Totals SP South	**1,244,068.071**	**108,636.16**	**1,135,431.91**	**113.5432**	**1,576.00**	**112.57**	**14.00**			**$17,420,068.24**				**23.79**
	SP East														
	5000 Reilly Rd (Balannup Drain Reserve)	30,603.000	30,603.00												
	800 Skeet Rd	538,547.000	0.00	538,547.00	53.8547							53.85			
	54 Skeet Rd	538,391.000	139,400.00	398,991.00	39.8991							39.90			
04-Apr-13	Lot 800 Skeet & 54 Skeet Combined					170.00	17.96	9.47	$13,577.03	170.00	$2,308,095.10	75.80			
04-Apr-13	Lot 800 Skeet & 54 Skeet Combined					80.00	4.21	19.00	$13,577.03	44.63	$605,974.89	71.58			
28-Jul-14	Lot 800 Skeet & 54 Skeet Combined					432.00	23.26	18.57	$14,134.91	246.60	$3,485,616.22	48.32			
06-Dec-16	Lot 800 Skeet & 54 Skeet Combined					394.00	25.24	15.61	$15,447.23	368.50	$5,692,253.28	23.08			
15-Jan-18	Lot 800 Skeet & 54 Skeet Combined					100.00	5.71	17.51	$10,708.37	83.39	$892,948.49	17.37		DP 411175	
22-Nov-18	Lot 800 Skeet & 54 Skeet Combined					40.00	2.18	18.35	$10,713.00	31.83	$340,973.36	15.19		DP 413452	
11-Dec-19	Lot 800 Skeet & 54 Skeet Combined					42.00	2.44	17.21	$9,683.00	35.62	$344,947.19	12.75			
26-Feb-21	Lot 800 Skeet & 54 Skeet Combined					39.00	0.90	43.48	$9,683.00	13.09	$126,796.37	11.85		DP 417955	
26-Feb-21	Lot 800 Skeet & 54 Skeet Combined					143.00	10.47	13.66	$9,474.00	143.00	$1,354,782.00	0.00	0.00	DP 419098 DP 419074 DP 410571	
	Totals SP East	**1,107,541.000**	**170,003.00**	**937,538.00**	**93.7538**	**1,440.00**	**92.37**	**15.59**			**$15,152,386.90**				**0.00**

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

	Location and Area in DCA 03		Net Area for calculation of B & D			Calculation of "B" (Insert Unsubdivided area first - Column O)						Calculation of "D"			
Calculation Date	**Parent Lot**	**Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)**	**Cl 3.3 Deductions (sqm)** (see over for calcs)	**Parcel area in DCA No 3 minus Cl 3.3 deductions (sqm)**	**Net Area for Lot Yield Calc (ha)**	**Lots produced** (at or from last calculation date)	**Area within which Lots Produced (ha)**	**Density**	**Contribution Cost Per Lot**	**No of Lots for Calculation of "B"**	**"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions**	**Unsubdivided area of Lot (ha) at calculation date**	**Unsubdivided area of Lot (ha)**	**Unsubdivided area source & notes**	**"D" at 16.5 lots per ha**
	SP Balannup														
06-Dec-16	Lots 515, 516, 172 Skeet Road	157,089.00	9,401.00	147,688.00	14.7688										
16-Mar-26	Lots 515, 516, 172 Skeet Road					113.00	7.06	16.01	$17,744.00	113.00	$2,005,072.00	7.71	7.71	DP 427587 DP 428535 DP 428565	127.20
06-Dec-16	Lots 514, 513, 512, 511, 510, 509,173 Balannup Road	146,308.00	6,895.00	139,413.00	13.9413							13.94	13.94		230.03
06-Dec-16	Lots 500, 501, 502, 503, 504, 505 Balannup Road	121,390.000	619.00	120,771.00	12.0771							12.08	12.08		199.27
	Totals SP Balannup	**424,787.00**	**16,915.00**	**407,872.00**	**40.7872**						**$2,005,072.00**				**556.50**
	SP Hatch														
06-Dec-16	Lots 113, 114, 115, 116, 117, 118, 119, 180, 123, 122, 179 Hatch Court	136,379.00	53,180.00	83,199.00	8.3199							8.32	8.32		137.28
	Totals SP Hatch	**136,379.00**	**53,180.00**	**83,199.00**	**8.3199**										**137.28**
	SP Shepherd														
06-Dec-16	Lots 106, 107, 108, 109, 110,111, 112,124, 104, 103, 102, 101, 100 Shepherd Court	121,152.00	4,876.00	116,276.00	11.6276							11.63	11.63		191.86
	Totals SP Shepherd	**121,152.00**	**4,876.00**	**116,276.00**	**11.6276**										**191.86**
	Warton Road														
11-Apr-24	Lots 13, 14, 15, 88, 99, 100, 150, 151, 603, 9001, 9005, 9600, 9700 & 9800	489,369.99	70,473.90	418,896.09	41.8896							41.89			
16-Mar-26	Lots 13, 14, 15, 88, 99, 100, 150, 151, 603, 9001, 9005, 9600, 9700 & 9800					360.00	22.27	16.17	$17,744.00	360.00	$6,387,840.00	19.62	19.62	DP 73101 DP 73102 DP 426062 DP 426293 DP 427117 DP 427571 DP 427572 DP 428919 DP 429552 DP 429553 DP 429554 DP 430832 DP 431280 DP 432354	323.72
11-Apr-24	Lot 9009	313,644.96	59,790.56	253,854.40	25.3854							25.39			
16-Mar-26	Lot 9009					72.00	3.71	19.41	$17,744.00	61.22	$1,086,198.96	21.68	21.68	DP 430281 DP 430835	357.64
11-Apr-24	Lot 1102, 9010, 9012, 9101 & 9107	404,538.03	128,384.78	276,153.25	27.6153							27.62			
16-Mar-26	Lot 1102, 9010, 9012, 9101 & 9107					264.00	19.30	13.68	$17,744.00	264.00	$4,684,416.00	8.32	8.32	DP 425895 DP 426636 DP 426637 DP 426849 DP 430504 Lifestyle Village Stages	137.20
	Totals Warton Road DCA	**1,207,552.98**	**258,649.24**	**948,903.74**	**94.8904**						**$12,158,454.96**				**818.57**
	GRAND TOTAL	**9,898,343**	**1,231,666**	**8,666,676**	**867**	**9,510**	**727**	**13**			**$106,433,142**		**109**		**1,795**

Clause 3.3 Deductions from Development Contribution Area

Location and Area													
Parent Lot	Nominal contribution areas (sqm) (Sch 13B Cl 3.3)	CCWs (Sch13B Cl 3.3)	Drainage Reserves (Sch13B Cl 3.3)	Public Utility Sites (Cl 6B4.4 (c) & Sch13B Cl 3.3)	Community purpose sites (Sch13B Cl 3.3)	Common Infrastructure Sites (Sch13B Cl 3.3)	Primary & Other Regional Roads (Cl 6B4.4 (a - e))	Road notes	Government Schools (Cl6B4.4 (c))	Other Developments (Cl 6B4.4 (e))	Notes	Total Deductions (area in sqm)	Notes
SP Central													
2 Skeet Rd							8,110.36	Nicholson Rd		8,093	Powerline Easement	16,203.36	updated ICS Review 2010
2 Skeet Rd													
2 Skeet Rd													
2 Skeet Rd													
2 Skeet Rd													
3 Nicholson Rd												0.00	
4 Nicholson Rd												0.00	
3 Nicholson Rd													
3 Nicholson Rd													
3 Nicholson Rd													
6 Nicholson Rd							8,195.13	Nicholson Rd				8,195.13	
6 Nicholson Rd													
6 Nicholson Rd													
6 Nicholson Rd													
6 Nicholson Rd													
6 Nicholson Rd													
6 Nicholson Rd													
6 Nicholson Rd													
6 Nicholson Rd													
13 Mason Rd												0.00	
13 Mason Rd													
13 Mason Rd													
13 Mason Rd													
14 Mason Rd												0.00	
14 Mason Rd													
46 Wright Rd									40,000.00			40,000.00	
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
14 Mason & 46 Wright Rd													
15 Wright Rd							64.00	Nicholson Road				64.00	IN/5341/10
48 Wright Rd							876.00	Nicholson Rd				876.00	updated ICS Review 2010
15 & 48 Wright Rd													
15 & 48 Wright Rd													
15 & 48 Wright Rd													
15 & 48 Wright Rd													
15 & 48 Wright Rd													Creation of Piara Waters Nth POS and other POS in
15 & 48 Wright Rd													
15 & 48 Wright Rd													
49 Keane Rd		23,183.00			4,019.00		4,036.91	Nicholson Rd				31,238.91	Areas from Sub 129423
49 Keane Rd													
49 Keane Rd													
49 Keane Rd													
50 Wright Rd													
50 Wright Rd													
50 Wright Rd													
50 Wright Rd													
113 Warton Rd									40,000.00			40,000.00	
114 Warton Rd	55,585.00						3,766.15	Warton Rd & Nicholson Rd MRS				59,351.15	Nominal contribution area changed so D provides 6 residential lots only.
113 & 114 Warton Rd												0.00	
113 & 114 Warton Rd													
113 & 114 Warton Rd													
113 & 114 Warton Rd													
113 & 114 Warton Rd													
113 & 114 Warton Rd													
113 & 114 Warton Rd													
113 & 114 Warton Rd													
113 & 114 Warton Rd													
143 Warton Rd												0.00	Developable area Includes the area to be developed within power line easement to the south
143 Warton Rd													
143 Warton Rd													
143 Warton Rd													
143 Warton Rd													
143 Warton Rd													
143 Warton Rd													
143 Warton Rd													
151 Wright Rd												0.00	
151 Wright Rd													
153 Wright Rd												0.00	
154 Mason Rd												0.00	

Clause 3.3 Deductions from Development Contribution Area

Location and Area													
Parent Lot	Nominal contribution areas (sqm) (Sch 13B Cl 3.3)	CCWs (Sch13B Cl 3.3)	Drainage Reserves (Sch13B Cl 3.3)	Public Utility Sites (Cl 6B4.4 (c) & Sch13B Cl 3.3)	Community purpose sites (Sch13B Cl 3.3)	Common Infrastructure Sites (Sch13B Cl 3.3)	Primary & Other Regional Roads (Cl 6B4.4 (a - e))	Road notes	Government Schools (Cl6B4.4 (c))	Other Developments (Cl 6B4.4 (e))	Notes	Total Deductions (area in sqm)	Notes
Lot 153 & 154 Combined												0.00	
Lot 153 & 154 Combined												0.00	
Lot 153 & 154 Combined												0.00	
388 Wright Rd							12,017.00	Roads DP 54277				12,017.00	
388 Wright Rd													
388 Wright Rd													
388 Wright Rd													
1000 Wright Rd	120,011.00											120,011.00	Nominal Contribution (Cl 3.5.1) Development Application 10.20
1001 Wright Rd									39,853.00	18,433		58,286.00	Deductions include PS site and Reilly Road
1001 Wright Rd													
1001 Wright Rd													
Water Corp Mains Corridor				56,901.96								56,901.96	
												443,144.51	
SP South East													
334 Armadale Rd (SP SE)	117,551.00											117,551.00	
21 Nicholson Rd (SP SE)							13,299.00	Nicholson Rd & Armadale Rd-Figure GIS	15,000.00			28,299.00	
21 Nicholson Rd (SP SE)													
21 Nicholson Rd (SP SE)													
21 Nicholson Rd (SP SE)													
21 Nicholson Rd (SP SE)													
21 Nicholson Rd (SP SE)													
21 Nicholson Rd (SP SE)													
21 Nicholson Rd (SP SE)													
21 Nicholson Rd (SP SE)													
21 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)							382.55	Nicholson Rd - Figure GIS	20,000.00	10,030	Powerline Easement	30,412.55	
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
22 Nicholson Rd (SP SE)													
Totals SP SE												**176,262.55**	
SP South													
12 Piara - Former Mason (SP South)							522.00	Nicholson Road		12,932	Powerline Easement	13,454.00	IN/5341/10
12 Piara - Former Mason (SP South)													
6 Nicholson (SP South)							582.837	Nicholson Rd				582.84	
6 Nicholson (SP South)													
6 Nicholson (SP South)													
5 Nicholson (SP South)							433.75	Nicholson Rd				433.75	
5 Nicholson (SP South)													
5 Nicholson (SP South)													
4 Nicholson (SP South)							1857.177	Nicholson Rd & Armadale Road				1,857.18	
31 Armadale Rd							1,344.50	Armadale Road				1,344.50	
31 Armadale Rd													
30 Armadale Rd												0.00	
30 Armadale Rd													
12 Armadale Rd												0.00	
12 Armadale Rd													
12 Armadale Rd													
12 Armadale Rd													
11 Armadale Rd							1,728.90	Armadale Road				1,728.90	
10 Armadale Rd												0.00	
58 Armadale Rd							10,663.70	Armadale Road	14,510.00	1,907	Powerline Easement	27,080.70	
58, 10 & 11 Armadale Rd		1,010.00											
58, 10 & 11 Armadale Rd		1,010.00											
58, 10 & 11 Armadale Rd													
58, 10 & 11 Armadale Rd													
45 Wright							11,213.00	Armadale Rd & Wright Rd Intersection	15,730.00	22,312	Powerline Easement	49,255.00	
45 Wright													
45 Wright													
45 Wright													
45 Wright													
45 Wright													
25 Wright							308.30	Armadale Road				308.30	
30 Wright												0.00	

Clause 3.3 Deductions from Development Contribution Area

Location and Area													
Parent Lot	**Nominal contribution areas (sqm) (Sch 13B Cl 3.3)**	**CCWs (Sch13B Cl 3.3)**	**Drainage Reserves (Sch13B Cl 3.3)**	**Public Utility Sites (Cl 6B4.4 (c) & Sch13B Cl 3.3)**	**Community purpose sites (Sch13B Cl 3.3)**	**Common Infrastructure Sites (Sch13B Cl 3.3)**	**Primary & Other Regional Roads (Cl 6B4.4 (a - e))**	**Road notes**	**Government Schools (Cl6B4.4 (c))**	**Other Developments (Cl 6B4.4 (e))**	**Notes**	**Total Deductions (area in sqm)**	**Notes**
30 Wright												0.00	
30 Wright													
4, 5 & 6 Wright												0.00	
4, 5 & 6 Wright													
4, 5 & 6 Wright													
4, 5 & 6 Wright													
7 Wright										12,591	Powerline Easement	12,591.00	
7 Wright													
Totals SP South												**108,636.16**	
SP East													
5000 Reilly Rd (Balannup Drain Reserve)			30,603.00									30,603.00	
800 Skeet Rd												0.00	
54 Skeet Rd									139,400.00			139,400.00	
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													Cost contribution averaged to account for lots charged at $10,713
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													
Lot 800 Skeet & 54 Skeet Combined													
Totals SP East												**170,003.00**	

Clause 3.3 Deductions from Development Contribution Area

Location and Are													
Parent Lot	**Nominal contribution areas (sqm) (Sch 13B Cl 3.3)**	**CCWs (Sch13B Cl 3.3)**	**Drainage Reserves (Sch13B Cl 3.3)**	**Public Utility Sites (Cl 6B4.4 (c) & Sch13B Cl 3.3)**	**Community purpose sites (Sch13B Cl 3.3)**	**Common Infrastructure Sites (Sch13B Cl 3.3)**	**Primary & Other Regional Roads (Cl 6B4.4 (a - e))**	**Road notes**	**Government Schools (Cl6B4.4 (c))**	**Other Developments (Cl 6B4.4 (e))**	**Notes**	**Total Deductions (area in sqm)**	**Notes**
SP Balannup													
Lots 515, 516, 172 Skeet Road		5,308.00				4,093.00						9,401.00	CCW on Lot 515 Skeet Road and Skeet Road Construction
Lots 515, 516, 172 Skeet Road													
Lots 514, 513, 512, 511, 510, 509,173 Balannup Road						6,895.00						6,895.00	Deductions relate to land for Balannup Road
Lots 500, 501, 502, 503, 504, 505 Balannup Road						619.00						619.00	Deductions relate to land for Balannup Road
Totals SP Balannup												**16,915.00**	
SP Hatch													
Lots 113, 114, 115, 116, 117, 118, 119, 180, 123, 122, 179 Hatch Court					53,180.00							53,180.00	
Totals SP Hatch												**53,180.00**	
SP Shepherd													
Lots 106, 107, 108, 109, 110,111, 112,124, 104, 103, 102, 101, 100 Shepherd Court						4,876.00						4,876.00	Deductions relate to land for Ranford and Wright Road
Totals SP Shepherd												**4,876.00**	
Warton Road													
Lots 13, 14, 15, 88, 99, 100, 150, 151, 603, 9001, 9005, 9600, 9700 & 9800		46,327.18								24,147	Powerline Easement	70,473.90	
Lots 13, 14, 15, 88, 99, 100, 150, 151, 603, 9001, 9005, 9600, 9700 & 9800													
Lot 9009		287.85			22,189.91		2,300.00		35,012.80			59,790.56	
Lot 9009													
Lot 1102, 9010, 9012, 9101 & 9107									128,384.78			128,384.78	
Lot 1102, 9010, 9012, 9101 & 9107													
Totals Warton Road DCA												**258,649.24**	
GRAND TOTAL												**1,231,666.46**	

Clause 3.4 - Calculation of "B1" and "D1"

Calculation Date	Parent Lot Where Cost Apportionment Applies	Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)	Cl 3.3 Deductions (sqm) (see over for calcs)	Parcel area in DCA No 3 minus Cl 3.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced (at or from last calculation date)	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot and Nominal Contributions	Unsubdivided area of Lot (ha) at calculation date	Unsubdivided area of Lot (ha)	Unsubdivided area source & notes	"D" at 16.5 lots per ha
Location and Area in DCA 03			**Net Area for calculation of B1 & D1**			**Calculation of "B1" (Insert Unsubdivided area first - Column O)**						**Calculation of "D1"**			
	SP West Piara Urban Precinct Southern Landholdings														**16.50**
11-Apr-24	Lots 13, 14, 15, 88, 99, 100, 150, 151, 603, 9001, 9005, 9600, 9700 & 9800	489,369.99	70,473.90	418,896.09	41.8896							41.89			0.00
16-Mar-26	Lots 13, 14, 15, 88, 99, 100, 150, 151, 603, 9001, 9005, 9600, 9700 & 9800					360.00	22.27	16.17	$330.00	360.00	$118,800.00	19.62	19.62	DP 73101 DP 73102 DP 426062 DP 426293 DP 427117 DP 427571 DP 427572 DP 428919 DP 429552 DP 429553 DP 429554 DP 430832 DP 431280 DP 432354	323.72
	GRAND TOTAL (1)	**489,370**	**70,474**	**418,896**	**41.89**						**$118,800.00**				**324**
	SP Harrisdale North														
13-Mar-26	Lots 601-603 Balannup Road & Lots 200-202 Skeet Road	211,757.00	5,247.00	206,510.00	20.6510							20.65	20.65		340.74
	GRAND TOTAL (2)	**211,757**	**5,247**	**206,510**	**20.65**										**341**

Clause 3.3 Deductions from Development Contribution Area

Calculation Date	Parent Lot Where Cost Apportionment Applies	Nominal contribution areas (sqm) (Sch 13B Cl 3.3)	CCWs (Sch13B Cl 3.3)	Drainage Reserves (Sch13B Cl 3.3)	Public Utility Sites (Cl 6B4.4 (c) & Sch13B Cl 3.3)	Community purpose sites (Sch13B Cl 3.3)	Common Infrastructure Sites (Sch13B Cl 3.3)	Primary & Other Regional Roads (Cl 6B4.4 (a - e))	Road notes	Government Schools (Cl6B4.4 (c))	Other Developments (Cl 6B4.4 (e))	Notes	Total Deductions (area in sqm)	Notes
	SP West Piara Urban Precinct Southern Landholdings													
11-Apr-24	Lots 13, 14, 15, 88, 99, 100, 150, 151, 603, 9001, 9005, 9600, 9700 & 9800		46,327.18								24,147	Powerline Easement	70,473.90	
16-Mar-26	Lots 13, 14, 15, 88, 99, 100, 150, 151, 603, 9001, 9005, 9600, 9700 & 9800													
	GRAND TOTAL (1)												**70,473.90**	
	SP Harrisdale North													
13-Mar-26	Lots 601-603 Balannup Road & Lots 200-202 Skeet Road		5,247.00										5,247.00	
	GRAND TOTAL (2)												**5,247.00**	