DRAFT INFRASTRUCTURE COST SCHEDULE 2025 Contribution Cost Summary

Infrastructure Items per hectare base rate calculation for entire Developme $(A + B - C / D = E)$	nt Contribution Area
Total Costs for Items Covered by Entire DCA (A) & (B)	\$36,747,539.00
Base Rate Contributions Collected (C)	\$17,066,177.06
Total Developable Area Remaining (HA) (D)	34.5241
Total Cost Per HA (Base Rate) (E)	\$570,076.03

Infrastructure Items per hectare calculation for additional rate for by Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey within Precinct 2 (F – G / H = I)											
Total Costs for Additional Item Covered by Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey in Precinct 2 (F)	S684 338 UU										
Additonal Rate Contributions Collected (G)	\$22,743.66										
Total Developable Area Remaining (HA) of Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey in Precinct 2 (H)	5 4057										
Total Cost Per HA for Additional Item (Additional Rate) (I)	\$122,399.60										

	Dev	elopable Areas			
Precinct	Gross Developable Area (HA)	Deductions (HA)	Net Developable Area (HA)	Land Developed (HA)	Developable Area Remaining (HA)
1	30.2415	11.2869	18.9546	17.6150	1.3396
2 (All Lots other than Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey)	44.2089	9.2638	34.9451	18.4791	16.4660
2 (Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey)	6.2374	0.0637	6.1737	0.7685	5.4052
3	8.2599	5.1059	3.1540	0.0000	3.1540
4	20.0589	7.5238	12.5351	4.3758	8.1593
Total	109.0066	33.2441	75.7625	41.2384	34.5241

Cost Contribution Due												
Developable Area Remaining (HA)	Contribution Rate	Total Due for Developable Area Remaining	Total Due									
1.3396	\$570,076.03	\$763,673.85	\$10,805,563.12									
16.4660	\$570,076.03	\$9,386,871.91	\$19,921,363.88									
5.4052	\$692,475.63	\$3,742,969.28	\$4,275,136.80									
3.1540	\$570,076.03	\$1,798,019.80	\$1,798,019.80									
8.1593	\$570,076.03	\$4,651,421.35	\$7,145,960.04									
	Developable Area Remaining (HA) 1.3396 16.4660 5.4052	Developable Area Remaining (HA) Contribution Rate 1.3396 \$570,076.03 16.4660 \$570,076.03 5.4052 \$692,475.63 3.1540 \$570,076.03	Developable Area Remaining (HA) Contribution Rate Total Due for Developable Area Remaining 1.3396 \$570,076.03 \$763,673.85 16.4660 \$570,076.03 \$9,386,871.91 5.4052 \$692,475.63 \$3,742,969.28 3.1540 \$570,076.03 \$1,798,019.80									



Contribution Cost by Lot Estimate

Legend	Total Cost Per HA
Precinct 1	\$570,076.03
Precinct 2 - all lots other than Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey	\$570,076.03
Precinct 2 - Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey	\$692,475.63
Precinct 3	\$570,076.03
Precinct 4	\$570,076.03



		Precinct 3 Precinct 4	\$570,076.0 \$570,076.0																													
	Lot Number	Road Name	CCW Core Remaining CCW Core Actual to Date		tual School Act	imary DBNGP Easemen Remainin	nt Actual t	to Powerline	Actual to Box	BD Lot 24 & 552 emaining Dat	ual to Realigned	15m Actual	Widening Actual to	Wideining	Road Playing Playing	Field Actual to	Armadale Armad Road Road Ac Remaining to Da	ctual Land U	e Land Use	Existing House Land Remaining	House Land Actual to	Pump Station	Actual to		Total Deductions Per Lot Actual	Total site area (ha)	Total Net velopable Area (ha)	Total Net Developable Area Developed (ha)	Total Net Developable Area (ha) Remaining	Total Contribution Cost Due for Developable Area (ha) Remaining	Contribution Cost Paid (Refer Contribution	Total Contribution Forecast
		91 Anstey Road		0.3618			Date 3615		Date		Remaining	to Date	Date 0.03		Actual to Date	Date		Remain	Date Date		Date F	Remaining	Date	2.4008	0.0270	4.8957	2.4949	2.3599	0.1350	\$76,960.26	Collected Tables)	\$76,960.26
Cedar	20	101 Anstey Road 200 Anstey Road	0.8215	2.7179 0.7 1.5180	955	0.2	2616 0.60 2177 0.85			0.0466			0.04	197										4.3751 3.4642	1.3956 0.9070	11.3676 12.9315	6.9925 9.4673	6.2580 8.7407	0.7345 0.7266	\$418,720.84 \$414,217.24		\$418,720.84 \$414,217.24
	5!	552 Anstey Road				0.0	0001			0.3166									Existing Roa	ad Reserve De	duction Area in F			0.3167 0.7301	0.0000	0.3166 0.7301	-0.0001 N/A	N/A	-0.0001 N/A	-\$57.01 N/A	N/A	-\$57.01 A N/A
	Pt	Pt 5 Allen Road												0.0328				1.0	275				Sub Total	1.0603	2.3296 0.0000	30.2415 1.9641	18.9546 0.9038	17.3586	1.5960 0.9038	\$515,234.72	\$0	\$909,841 \$515,234.72
		7 Allen Road 1 10 Keane Road									0.0846						0.1384	0.1)14					0.0846 0.2398	0.0000	1.8337 1.7240	1.7491 1.4842	1.3620	0.3871 1.4842	\$220,676.43 \$846,106.84		\$220,676.43 \$846,106.84
	-	39 Allen Road 41 Allen Road									0.1608	В										0.1377		0.2985 0.0000	0.0000	1.8661 2.0626	1.5676 2.0626	0.1830 1.8740	1.3846 0.1886	\$789,327.27 \$107,516.34		\$789,327.27 \$107,516.34
	•	42 Allen Road 47 Keane Road									0.1962	2												0.0000 0.1962	0.0000	2.0628 1.9053	2.0628 1.7091	1.9500	1.7091	\$64,304.58 \$974,316.94		\$64,304.58 \$974,316.94
		48 Anstey Road 49 Anstey Road			1.9289																			0.0000 1.9289	0.0000	1.5830 2.0404	1.583 0.1115		1.5830 0.1115	\$902,430.36 \$63,563.48		\$902,430.36 \$63,563.48
		50 Anstey Road 51 Anstey Road			2.0489								0.0											2.0509 0.0178	0.0020 0.0178	2.0628 2.0627	0.0119 2.0449	0.0094 2.0450	0.0025 -0.0001	\$1,425.19 -\$57.01		\$1,425.19 -\$57.01
	52 (Remainin 52 pt 1 (Fro	ng) Anstey Road ont												_										0.0000	0.0000	1.1611	1.1611	1.1611	0.0000	\$0.00		\$0.00
qual	Homestea 52 pt 2 (Re	ad) Anstey Road											0.0:	.79										0.0179	0.0179	0.4558	0.4379	0.4379		\$0.00		\$0.00
Indivi		ear ad) Anstey Road 53 Anstey Road											0.0:	77										0.0000	0.0000	0.4458 2.0626	0.4458 2.0449	0.4458 2.0450		\$0.00 -\$57.01		\$0.00 -\$57.01
ties/5		54 Anstey Road 55 Anstey Road											0.0	.77										0.0177 0.0177 0.0177	0.0177 0.0177 0.0177	2.0625 1.8677	2.0449 2.0448 1.8500	2.0290 1.8500	0.0158	\$9,007.20		\$9,007.20 \$0.00
munit		57 Allen Road											0.0.				0.4981							0.4981	0.0000	3.2684 4.3465	2.7703 4.3465	2.8875	2.7703	\$1,579,281.63 \$831,740.93		\$1,579,281.63 \$831,740.93
P/Com		60 Keane Road									0.1961													0.0000 0.1961	0.0000	2.3458	2.1497	2.887	1.4590 2.1497	\$1,225,492.44		\$1,225,492.44
LWB		80 Keane Road 81 Keane Road									0.1091 0.5562													0.1091	0.0000	2.0054 2.0062	1.8963	0.0490	1.8963 1.4010	\$1,081,035.18 \$798,676.52		\$1,081,035.18 \$798,676.52
		8 Allen Road 52 Armadale Road																						0.0000	0.0000	0.2000 0.2886	0.2 0.2886		0.2000 0.2886	\$138,495.13 \$164,523.94		\$138,495.13 \$164,523.94
	4	86 Anstey Road 87 Anstey Road											0.00	172										0.0072 0.0075	0.0072 0.0000	0.5890 0.4855	0.5818 0.4780	0.5810	0.0008 0.4780	\$331,003.35		\$553.98 \$331,003.35
		84 Anstey Road 6 Allen Road											0.0311											0.0311 0.0000	0.0000	0.9097 1.9905	0.8786 1.9905		0.8786 1.9905	\$608,409.09 \$1,378,372.74		\$608,409.09 \$1,378,372.74
		650 Anstey Road 651 Anstey Road																						0.0000	0.0000	0.1963 0.0661	0.1963 0.0661		0.1963 0.0661	\$111,905.92 \$37,682.03		\$111,905.92 \$37,682.03
	6	552 Anstey Road 54 Armadale Road			0.0121																			0.0000 0.0121	0.0000	0.1676 0.0225	0.1676 0.0104		0.1676 0.0104	\$95,544.74 \$5,928.79		\$95,544.74 \$5,928.79
		5 - 1 Armadale Road 53 Armadale Road									0.0192	!												0.0192	0.0000	0.2785 0.0289	0.2593 0.0289		0.2593 0.0289	\$147,820.71 \$16,475.20		\$147,820.71 \$16,475.20
		3 - 2 Armadale Road																	Evisitng Roa	ad Reserve De	duction Area in F	Precinct not Lis	sted Ahove	0.0000	0.0000	0.0849 1.9429	0.0849 N/A	N//	0.0849 N/A	\$48,399.45 N/A	N/A	\$48,399.45 N/A
																			Existing Not	du nescrive ber			e Sub Total	9.3275	0.0980	50.4463	41.1188	18.9097 1.4647	22.2091 3.5479	\$12,660,875.56	14/7	147.
		2 Amendala Danid											0.0003							0.0000		Additorial Kati	e sub rotal					1.4647	Total	\$13,237,255.28		¢00 055 03
		3 Armadale Road 4 Armadale Road											0.0003							0.1027	,			0.0003	0.0000	0.1702 0.1702	0.1699 0.0675		0.1699 0.0675	\$96,855.92 \$38,480.13		\$96,855.92 \$38,480.13
		5 Armadale Road 6 Armadale Road																		0.1027 0.1027				0.1027 0.1027	0.0000	0.1702 0.1702	0.0675 0.0675		0.0675 0.0675	\$38,480.13 \$38,480.13		\$38,480.13 \$38,480.13
		7 Armadale Road 9 Armadale Road																		0.1027 0.1030				0.1027 0.1030	0.0000	0.1702 0.1702	0.0675 0.0672		0.0675 0.0672	\$38,480.13 \$38,309.11		\$38,480.13 \$38,309.11
		11 Armadale Road 12 Armadale Road																		0.1349 0.1349				0.1349 0.1349	0.0000	0.2024 0.2024	0.0675 0.0675		0.0675 0.0675	\$38,480.13		\$38,480.13 \$38,480.13
		13 Armadale Road 14 Armadale Road																		0.1349 0.1349				0.1349 0.1349	0.0000	0.2024 0.2024	0.0675 0.0675		0.0675 0.0675	\$38,480.13 \$38,480.13		\$38,480.13 \$38,480.13
		15 Armadale Road 16 Armadale Road																		0.1349 0.1348				0.1349 0.1348	0.0000	0.2024 0.2024	0.0675 0.0676		0.0675 0.0676	\$38,480.13 \$38,537.14		\$38,480.13 \$38,537.14
		17 Armadale Road 19 Armadale Road																		0.1348 0.1348				0.1348 0.1348	0.0000	0.2024 0.2024	0.0676 0.0676		0.0676 0.0676	\$38,537.14 \$38,537.14		\$38,537.14 \$38,537.14
		20 Armadale Road 21 Armadale Road																		0.1348 0.1348				0.1348 0.1348	0.0000	0.2024 0.2024	0.0676 0.0676		0.0676 0.0676	\$38,537.14 \$38,537.14		\$38,537.14 \$38,537.14
-		22 Armadale Road 23 Armadale Road																		0.1348 0.1348				0.1348 0.1348	0.0000	0.2024 0.2024	0.0676 0.0676		0.0676 0.0676	\$38,537.14 \$38,537.14		\$38,537.14 \$38,537.14
lividu		25 Armadale Road 27 Armadale Road																		0.1349 0.1349				0.1349 0.1349	0.0000	0.2024 0.2024	0.0675		0.0675 0.0675	\$38,480.13 \$38,480.13		\$38,480.13 \$38,480.13
<u>n</u>	:	29 Armadale Road 36 Armadale Road																		0.1349 0.1349				0.1349 0.1349	0.0000	0.2024 0.2024	0.0675 0.0675		0.0675 0.0675	\$38,480.13 \$38,480.13		\$38,480.13 \$38,480.13
		37 Armadale Road 38 Allen Road																		0.1349				0.1349	0.0000	0.2024 0.3590	0.0675		0.0675	\$38,480.13 \$167,545.35		\$38,480.13 \$167,545.35
	Pt !	t 58 Armadale Road 61 Armadale Road																		0.1348				0.1348	0.0000	0.2022 0.6070	0.2939		0.2939 0.0674 0.2024	\$38,423.12		\$38,423.12 \$115,383.39
	-	88 Armadale Road																		0.1028 0.1028				0.1028	0.0000	0.1702	0.2024 0.0674 0.0674		0.0674 0.0674	\$38,423.12 \$38,423.12		\$38,423.12 \$38,423.12
	9	89 Armadale Road 90 Armadale Road																		0.1027	,			0.1027	0.0000	0.1702 0.1702	0.0675		0.0675	\$38,480.13		\$38,480.13
		91 Armadale Road 92 Armadale Road																		0.1027	1			0.1027	0.0000	0.1702 0.1701	0.0675		0.0675 0.0674	\$38,480.13 \$38,423.12		\$38,480.13 \$38,423.12
		93 Armadale Road 94 Armadale Road						0.2614					0.0116							0.1027 0.2302				0.1027	0.0000	0.1701 0.6070	0.0674 0.1154		0.0674 0.1154	\$38,423.12 \$65,786.77		\$38,423.12 \$65,786.77
	57	301 Armadale Road 529 Armadale Road											0.0116							0.0000)			0.0116 0.1029	0.0000	0.2243 0.1702	0.2127 0.0673		0.2127 0.0673	\$121,255.17 \$38,366.12		\$121,255.17 \$38,366.12
		24 Armadale Road 26 Armadale Road								0.2024										0.1349)			0.2024 0.1349	0.0000	0.2024 0.2024	0.0000 0.0675		0.0000 0.0675	\$0.00 \$38,480.13		\$0.00 \$38,480.13
		28 Armadale Road																		0.1349			Sub Total		0.0000	0.2024 8.2599	0.0675 3.1540	0.0000	0.0675 3.1540	\$38,480.13 \$1,798,019.80		\$38,480.13
Yolk Prop		23 Anstey Road 24 Anstey Road											0.03			0.7635									0.0225 0.7916	3.0642 3.0643	3.0417 2.2727	2.6017 1.7740	0.4400	\$250,833.45 \$284,296.92		\$250,833.45 \$284,296.92
qual	33	336 Anstey Road 3 Armadale Road		1.1040 0.7037			3985						0.0278		2	4583								3.9886 1.7037	0.0000	5.3134 5.7870	1.3248 4.0833		1.3248 4.0833			\$755,236.72 \$2,327,791.45
Indivi		5 Armadale Road 61 Armadale Road		0.1398		1.0																		0.1398	0.0000	0.7808 1.1716	0.6410 1.1716		0.6410 1.1716	\$365,418.74 \$667,901.08		\$365,418.74 \$667,901.08
		mussale noad		1												1			Exisitng Roa	ad Reserve De	duction Area in F			0.8776	0.0000 0.0000 0.8141	0.8776	N/A 12.5351	N/A 4.3757	N/A	N/A		N/A
																								1.3238	U.0141	20.0389	14.3351	4.3/5/	0.1594	\$4,031,478.3D		
		Sub Total deduction	ns 0.8215 0.0000	6.5452 0.7	955 3.9899	0.0000 2.2	2394 1.45	0.2614	0.0000	0.5190 0	1.3222	0.0000	0.0783 0.23	153 0.0328	0.0000 4.	1088 0.7635	0.6365 0.	.0000 1.1	0.000	00 4.6302	0.0000	0.1377	0.0000			1						
	Total ded	Sub Total deduction	i '	6.5452 0.7	955 3.9899	0.0000 2.2	2394 1.45	0.2614	0.0000	0.5190 0	1.3222				0.0000 4.			.0000 1.1	0.000	4.6302	0.0000	0.1377 Total		33.2441	3.2417	109.0066	75.7625	40.6440	35.1185	\$20,596,595	\$0.00	\$909,841.00

Land Area Deductions and Land Area Summary by Precinct

Land Area Deductions	Precinct 1	Precinct 1	Precinct 2	Precinct 2	Precinct 3	Precinct 3	Precinct 4	Precinct 4
Land Area Deductions	Remaining	Actual	Remaining	Actual	Remaining	Actual	Remaining	Actual
Conservation Category Wetland (CCW) core	0.8215	0.0000						
CCW and TEC buffer	4.5977	0.7955					1.9475	0.0000
Primary School Site			3.9899	0.0000				
Dampier to Bunbury Natural Gas Pipeline (DBNGP) Easement Area	0.8409	1.4574					1.3985	0.0000
Powerline Easement Area					0.2614	0.0000		
Bailey's Branch Drain @ Lots 101 & 24	0.3166	0.0000			0.2024	0.0000		
Realigned Bailey's Branch Drain			1.3222	0.0000				
Existing Anstey and Allen Road Reserves	0.7301		1.9429				0.6670	
Anstey Road Widening Land	0.0000	0.0767	0.0386	0.0980	0.0119	0.0000	0.0278	0.0506
Lot 5 Allen Road Widening			0.0328	0.0000				
Senior Sized Playing Field	1.6505	0.0000					2.4583	0.7635
Armadale Road			0.6365	0.0000			0.2106	
Industrial Business Area			1.1289	0.0000				
Existing House Land					4.6302	0.0000		
Sewer Pump Station			0.1377	0.0000				
Totals	8.9573	2.3296	9.2295	0.0980	5.1059	0.0000	6.7097	0.8141

	Land Areas													
	Gross Developable Area	Deductions Remaining	Deductions Actual	Net Developable Area Total	Net Developable Area Developed	Net Developable Area Remaining								
Developable Area P1	30.2415	8.9573	2.3296	18.9546	17.6150	1.3396								
Developable Area P2 excluding Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey	1 44.2089	9.1658	0.0980	34.9451	18.4791	16.4660								
Developable Area P2 Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey	l 6.23/4	0.0637	0.0000	6.1737	0.7685	5.4052								
Developable Area P3	8.2599	5.1059	0.0000	3.1540	0.0000	3.1540								
Developable Area P4	20.0589	6.7097	0.8141	12.5351	4.3758	8.1593								
	109.0066	30.0024	3.2417	75.7625	41.2384	34.5241								

Contributions Collected / Value of Agreed Cre	dits
	Total to Date
Base Rate Contributions Collected P1	\$7,190,063.06
Base Rate Contributions Collected P2 excluding Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey	\$7,768,892.97
Base Rate Contributions Collected P2 Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey	\$326,405.40
Additional Rate Contributions Collected P2 Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey	\$22,743.66
Base Rate Contributions Collected P3	\$0.00
Base Rate Contributions Collected P4	\$1,780,815.63
Total Base Rate Contributions Collected	\$17,066,177.06
Total Additional Rate Contributions Collected	\$22,743.66

Contributions Collected

	Precinct 1 - Base Rate														
Deposited Plan and/or other Reference	Gross Developable Area Developed Lodged DP	Total Deductions Lodged DP	Net Developable Area Developed Lodged DP	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Transaction Ref. / Comment	Balance Due / Value of Agreed Credits				
67492 - Solaris Stage 1	2.5309	0.0141	2.5168	\$334,545.67	\$841,984.54	2.5126	\$379,345.72	\$953,144.06	\$841,984.54	3393221	\$111,159.52				
76041 - Solaris Stage 2	3.0808	0.0466	3.0342	\$334,545.67	\$1,015,078.47	3.0339	\$379,345.72	\$1,150,896.98	\$1,015,078.47	3586241	\$135,818.51				
420124 - Solaris Stage 2a	0.13104	0.00154	0.1295	\$352,580.24	\$45,659.14	0.1292	\$379,345.72	\$49,011.47	\$45,659.14	3692907	\$3,352.33				
420907 - Solaris Stage 3	4.1009	1.4574	2.6435	\$379,345.72	\$1,002,800.41	2.6426	\$379,345.72	\$1,002,459.00	\$1,002,800.41	3901376	-\$341.41				
421618 - Solaris Stage 4	2.6745	0	2.6745	\$379,345.72	\$1,014,560.13	2.6747	\$379,345.72	\$1,014,636.00	\$1,014,560.13	4176579	\$75.87				
423252 - Solaris Stage 5	2.5488	0	2.5488	\$456,042.82	\$1,162,361.94	2.550	\$456,042.82	\$1,162,909.19	\$1,162,361.94	4431633	\$547.25				
425975 - Solaris Stage 6	4.1246	0	4.1246	\$456,042.82	\$1,880,994.22	4.072	\$456,042.82	\$1,857,006.36	\$1,880,994.22	4847111	-\$23,987.86				
Total	19.19154	1.51964	17.6719	N/A	\$6,963,438.85	17.615	N/A	\$7,190,063.06	\$6,963,438.85	N/A	\$226,624.21				

	Precinct 2 - Base Rate Excluding Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Anstey													
Deposited Plan and/or other Reference	Gross Developable Area Developed Lodged DP	Total Deductions Lodged DP	Net Developable Area Developed Lodged DP	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Transaction Ref. / Comment	Balance Due / Value of Agreed Credits			
419414 - Mahala Stage 1	3.6994	0.0532	3.6462	\$342,093.96	\$1,247,337.52	3.6965	\$379,345.72	\$1,402,251.45	\$1,247,337.52	3640054, 3639687	\$154,913.93			
421711 - Mahala Stage 2	1.5455	0	1.5455	\$379,345.72	\$586,278.81	1.5448	\$379,345.72	\$586,013.27	\$586,278.81	3882811	-\$265.54			
423048 - Mahala Stage 3A	1.8378	0.0020	1.8358	\$379,345.72	\$696,402.87	1.815	\$379,345.72	\$688,512.48	\$696,402.87	4256522	-\$7,890.39			
423036 - Mahala Stage 3B	1.5346	0	1.5346	\$379,345.72	\$582,143.94	1.5277	\$379,345.72	\$579,526.46	\$582,143.94	4256522	-\$2,617.48			
73112 - Mahala Stage 4A	2.9053	0	2.9053	\$456,042.82	\$1,324,941.20	2.9051	\$456,042.82	\$1,324,850.00	\$1,324,941.20	4509661	-\$91.20			
424904 - Mahala Stage 4B	0.5982	0.0072	0.5910	\$456,042.82	\$269,521.31	0.581	\$456,042.82	\$264,960.88	\$269,521.31	4509661	-\$4,560.43			
426305 - Mahala Stage 3C	0.9910	0	0.991	\$456,042.82	\$451,938.43	0.991	\$456,042.82	\$451,938.43	\$451,938.43	4676159	\$0.00			
425778 - Mahala Stage 5	2.3409	0	2.3409	\$456,042.82	\$1,067,550.64	2.341	\$456,042.82	\$1,067,596.24	\$1,067,550.64	4846345	\$45.60			
427600 - Mahala Stages 8/10	3.076	0	3.076	\$456,042.82	\$1,402,787.71	3.077	\$456,042.82	\$1,403,243.76	\$1,402,787.71	5077972	\$456.05			
428600 - Mahala Stage 6	2.0729	0	2.0729	\$456,042.82	\$945,331.16									
430603 - Mahala Stage 13	3.249	0	3.249	\$456,042.82	\$1,481,683.12									
Total	23.8506	0.0624	23.7882	N/A	\$10,055,916.71	18.4791	N/A	\$7,768,892.97	\$7,628,902.43	N/A	\$139,990.54			

Contributions Collected

Precinct 2 - Base Rate Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Anstey

Deposited Plan and/or other Reference	Gross Developable Area Developed Lodged DP	Total Deductions Lodged DP	Net Developable Area Developed Lodged DP	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Transaction Ref. / Comment	Balance Due / Value of Agreed Credits
422804 - Mahala Lot 52	2.0627	0.0177	2.045	\$379,345.72	\$118,905.92	0.31345	\$379,345.72	\$118,905.92	\$118,905.92	4151338	\$0.00
426467 - Lot 701 Balance	0.4556	0	0.4556	\$456,042.82	\$184,952.40	0.455	\$456,042.82	\$207,499.48	\$184,952.40	4970525	\$22,547.08
											+
·				`							
Total	2.5183	0.0177	2.5006	N/A	\$303,858.32	0.76845	N/A	\$326,405.40	\$303,858.32	N/A	\$22,547.08

Precinct 2 - Additional Rate Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Anstey

				Lo	ots 6 Allen, 8 Allen, 84	Anstey, 86 Anstey, 87	Anstey, Lot 52 Anstey				
Deposited Plan and/or other Reference	Gross Developable Area Developed Lodged DP	Total Deductions Lodged DP	Net Developable Area Developed Lodged DP	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Transaction Ref. / Comment	Balance Due / Value of Agreed Credits
422804 - Mahala Lot 52	2.0627	0.0177	2.045	\$72,559.13	\$22,743.66	0.31345	\$72,559.13	\$22,743.66	\$22,743.66	4151338	\$0.00
430603 - Mahala Stage 13	0.0172	0	0.0172	\$85,109.70	\$1,463.89						
Total	2.0799	0.0177	2.0622	N/A	\$24,207.55	0.31345	N/A	\$22,743.66	\$22,743.66	N/A	\$0.00

Contributions Collected

						Precinct 3 - Base Rat	e				
Deposited Plan and/or other Reference	Gross Developable Area Developed Lodged DP	Total Deductions Lodged DP	Net Developable Area Developed Lodged DP	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Transaction Ref. / Comment	Balance Due / Value of Agreed Credits
Total	0	0	0	N/A	\$0.00	0	N/A	\$0.00	\$0.00	N/A	\$0.00

						Precinct 4 - Base Rat	е				
Deposited Plan and/or other Reference	Gross Developable Area Developed Lodged DP	Total Deductions Lodged DP	Net Developable Area Developed Lodged DP	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Transaction Ref. / Comment	Balance Due / Value of Agreed Credits
418866 - Yolk Stage 1	3.6156	0.8141	2.8015	\$342,093.96	\$958,376.23	2.7998	\$379,345.72	\$1,062,092.15	\$958,376.23	43241	\$103,715.92
422222 - Yolk Stage 2A						1.05	\$456,042.82	\$478,844.96	\$0.00	Future credit for ceding of POS	\$478,844.96
423169 - Yolk Stage 2B						0.526	\$456,042.82	\$239,878.52	\$0.00	Future credit for ceding of POS	\$239,878.52
430848 - Yolk Stage 3A	0.0625	0	0.0625	\$456,042.82				\$28,502.68	\$0.00	Future credit for ceding of POS	
Total	3.6781	0.8141	2.864	N/A	\$958,376.23	4.3758	N/A	\$1,809,318.31	\$958,376.23	N/A	\$822,439.40

Infrastructure Cost Summary

Item	Description	Cost
Communit	y Infrastructure	
1 a	Full costs to acquire land for a minimum of 4.9ha of Public Open Space at a location approved by the City within Development Contribution Area 4.	\$6,977,135.00
1b	Full costs to construct a minimum of 4.9ha of public open space, including a senior sized multi use playing field area, to the specifications and dimensions approved by the City and at a location approved by the City within Development Contribution Area 4 minus contributions from other sources if and when they become available.	\$7,505,534.58
1 c	Full costs to construct sporting and community buildings and structures at the public open space included under Infrastructure Items 1a and 1b minus contributions from other sources if and when they become available.	\$4,049,650.00
1b and 1c	1b and 1c Allowances	\$2,194,312.90
Movement	Network	
2a	Full cost to upgrade Anstey Road, including road widening land, from Armadale Road to the Primary School as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule.	\$8,470,535.00
2b	Contribution towards upgrading Keane Road as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule, with the contribution calculated being equivalent to the standard of a Residential Access Street C in accordance with Liveable Neighbourhoods (as amended), excluding costs associated with realigning the road or upgrading of the Armadale Road intersection.	\$2,142,497.61
2c	Fixed maximum contribution towards a shared path network within the Anstey Keane Urban Precinct as detailed in the Development Contribution Plan Report.	\$849,062.00
Public Ope	n Space and Drainage	
3а	Partial contribution only towards improvements to the Baileys Branch Drain immediate surrounds that deliver a multiple use corridor as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule. The contribution is a partial offset only of the full cost that will need to be met by applicable subdividers and is based on the cost and development of land that would be provided on lots with a shortfall of Public Open Space within Precinct 2 of DCA 4 and in lieu of them needing to cede free of cost and develop POS land in accordance with WAPC policy. It is to be paid on a per liner metre basis upon construction that is to be undertaken by applicable subdividers to the satisfaction of the City.	\$684,338.00
Utilities		
4a	Contribution towards the acquisition of land for a sewer pump station as detailed on the approved structure plan.	\$227,205.00
4b	Contribution towards the upgrade of the ATCO High Pressure Gas Pipeline in Anstey Road as it pertains to the Anstey Keane Precinct (Forrestdale).	\$3,238,000.00
Administra Full costs a	Ition Costs ssociated with preparing and administering Development Contribution Plan 4.	\$2,153,019.89
55565 a		Y2,100,010.00

\$36,747,539	Total Costs for Items Covered by Entire DCA minus Interest Earnings Forecast				
\$C94.229	Total Extra Costs for Extra Items Covered by Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52				
\$684,338	Anstey in Precinct 2				
\$37,431,877	Total Net Costs / Infrastructure Works Costs				

Public Open Space and Sporting and Community Facilities

Item	Total Cost
1a	\$6,977,135.00
1b	\$7,505,534.58
1c	\$4,049,650.00
1b & 1c	\$2,194,312.90
Total	\$20,726,632.48

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

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

ltem	Area (m2)	Value Per m2	Total	Plus 10% as Per Clause 4.4.7 (a) of DCP 4	Notes
Land Acquisition - Lot 336 Anstey Road	24583	\$150.00	\$3,687,450.00	\$4,056,195.00	
Land Acquisition - Lot 24 Anstey Road	7635	\$110.00	\$839,850.00	5923 835 NN	As per DP 418866 - Ceded Feburary 2021 / Settlement of landowner credit arrangements pending
Land Acquisition - Lot 91 Anstey Road	16505	\$110.00	\$1,815,550.00	S1 997 105 00	As per DP 67492 - Pending final ceding / Settlement of landowner credit arrangements pending

Total \$6,977,135.00

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

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

Item	Cost	Notes
Landscape and Irrigation Construction (including consolidation)	\$3,394,920.00	Emerge Landcape and Irrigation Construction OPC - Feb 2025
Demolition	\$134,000.00	
Earthworks	\$2,070,000.00	
Roadworks	\$266,000.00	JDSI Cost Estimate - Feb 2025
Drainage	\$377,000.00	
Supervision and Maintenance	\$22,000.00	
Playing Field Lighting	\$460,000.00	Costs were estimated by comparison with a recent site of similar scale with the addition of 4 poles. Ref: CE/56389/25
10% contingency	\$672,392.00	
Perimeter Road Pavement Widening / Carbays	\$109,222.58	45 car bays and 1.0m of additional pavement. Increased by cost escalator rate below.

Total \$7,505,534.58

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

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

Item		Cost	Notes
Construction	Costs	\$4,049,650.00	RLB QS Services - October 2024

Total \$4,049,650.00

General 1b and 1c Allowances

Item	Cost	Notes
7.5% Design Contingency	\$866,638.84	Claimed to date: \$138,805 (PD 2023 - Emerge: Sports Field Design) - CE/77154/23
5% Construction Contingency	\$577,759.23	
Loose Furniture and AV	\$50,893.94	
Headworks Fee and Charges	\$309,301.28	Increased by cost escalator rate below.
External Site Infrastructure Services	\$389,719.61	

Total \$2,194,312.90

Escalators -	Road and Bridge	
Cor	struction	Source: LGCI
2023	2.10%	December 2023 &
2024	2.80%	2024

Escalato	ors - Furniture	Source: LGCI
2023	4.70%	December 2023 &
2024	3.70%	2024

Escala	tor - Utilities	Source: LGCI
2023	2.50%	December 2023 &
2024	3.00%	2024

Movement Network

Item	Total Cost
2a	\$8,470,535.00
2b	\$2,142,497.61
2c	\$849,062.00
Total	\$11,462,094.61

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

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

ltem	Area (m2)	Value Per m2	Total	Plus 10% as Per Clause 4.4.7 (a) of DCP 4	Notes
Land Acquisition - Lot 23 Anstey Road	224	\$90.00	\$20,160.00	\$22,176.00	Ceding complete - credit arrangements to be finalised
Land Acquisition - Lot 24 Anstey Road	282	\$90.00	\$25,380.00	\$27,918.00	Ceding complete - credit arrangements to be finalised
Land Acquisition - Lot 336 Anstey Road	278	\$150.00	\$41,700.00	\$45,870.00	
Land Acquisition - Lot 91 Anstey Road	271	\$90.00	\$24,390.00	\$26,829.00	Claimed FY 2022
Land Acquisition - Lot 200 Anstey Road	498	\$90.00	\$44,820.00	\$49,302.00	Claimed FY 2022
Land Acquisition - Lot 50 Anstey Road	20	\$90.00	\$1,800.00	\$1,980.00	Ceding complete - credit arrangements to be finalised
Land Acquisition - Lot 51 Anstey Road	178	\$90.00	\$16,020.00	\$17,622.00	Claimed FY 2022
Land Acquisition - Lot 52 Anstey Road	181	\$90.00	\$16,290.00	\$17,919.00	Ceding complete - credit arrangements to be finalised
Land Acquisition - Lot 53 Anstey Road	178	\$90.00	\$16,020.00	\$17,622.00	Claimed FY 2022
Land Acquisition - Lot 54 Anstey Road	178	\$90.00	\$16,020.00	\$17,622.00	Claimed FY 2022
Land Acquisition - Lot 55 Anstey Road	182	\$90.00	\$16,380.00	\$18,018.00	Ceding complete - credit arrangements to be finalised
Land Acquisition - Lot 86 Anstey Road	72	\$125.00	\$9,000.00	\$9,900.00	Ceding complete - credit arrangements to be finalised
Land Acquisition - Lot 87 Anstey Road	72	\$125.00	\$9,000.00	\$9,900.00	Claimed FY 2022
Land Acquisition - Lot 84 Anstey Road	301	\$120.00	\$36,120.00	\$39,732.00	Claimed FY 2022
Land Acquisition - Lot 3 Armadale Road	3	\$395.00	\$1,185.00	\$1,303.50	Claimed FY 2022
Land Acquisition - Lot 301 Armadale Road	116	\$395.00	\$45,820.00	\$50,402.00	Claimed FY 2022
Total	3034		\$340,105.00	\$374,115.50	

Item	Cost	Notes
Infrastructure Upgrades		
Mobilisation and Equipment	\$396,000	
Management	\$241,000	
Demolition	\$181,000	
Earthworks	\$505,000	
Roadworks	\$1,666,000	
Stormwater Drainage	\$633,000	JDSI Cost Estimate - Feb 2025
Subsoil Drainage	\$177,000	
Electrical and Street Lighting	\$196,000	
Stormwater Drainage from CH-745 to end	\$691,000	
Stormwater detention and outfall to BBD	\$697,000	
Provisional Sums	\$200,000	
Service Relocations and External Construction Ite	ms	
Telstra	\$202,000	
ATCO Medium Pressure Main	\$165,000	
Water Reticulation Relocation	\$129,000	JDSI Cost Estimate - Feb 2025
Underground Power and Optic Fibre	\$176,000	
Consultancy	\$1,095,000	
Closure of Redundant Portion	\$120,919	Fixed contribution. Indexing has been applied at this review of the ICS as per escalator rate below.
10% Contingency	\$625,500	Excludes consultancy and road closure costs.

Total \$8,470,535

2b Infrastructure Item – Movement Network – Keane Road Construction

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

ltem	Area (m2)	Value Per m2	Total	Plus 10% as Per Clause 4.4.7 (a) of DCP 4	Notes
Land Acquisition - Lot 5 Allen	328	\$192.50	\$63,140.00	\$69,454.00	
Land Acquisition - Lot 43 Keane Road	257	\$35.00	\$8,995.00	\$9,894.50	

Item	Cost	Notes
Contribution to Macfarlane Road (Keane Road)		Edgeloe Engineering estimate received Feb 2025 - Based on estimated costs provided by Densford / DevelopmentWA (Feb 2024 rates) + 2.8% LGCI escalation
		(December 2024)

Total \$2,142,497.61

2c Infrastructure Item – Movement Network – Shared Path Network

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

Item	Length (m)	Allocation/m	Total	Notes
2c1 - Anstey Road	895	\$164	\$146,780.00	Concrete - Fixed contribution. Indexing has been applied at this review of the ICS
2c2 - Primary School South	450	\$164	\$73,800.00	as per escalator rate below.
2c3 - Primary School North	390	\$164	\$63,960.00]
2c4 - Baileys Branch Drain	811	\$172	\$139,492.00	
2c5 - Gas Pipeline and Link to POS	1546	\$190	\$293,740.00	Red Asphalt - Fixed contribution. Indexing has been applied at this review of the
2c6 - Community and Sporting Facility Perimeter	691	\$190	\$131,290.00	ICS as per escalator rate below.
Total	4783		\$849,062.00	

Es	calators	Source: LGCI
2023	2.10%	December 2023 &
2024	2.80%	2024

Utilities

Item	Total Cost
4a	\$227,205.00
4a 4b	\$3,238,000.00
40	
Total	\$3,465,205.00

4a Infrastructure Item – Utilities – Pump Station Land

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

ltem	Area (m2)	Value Per m2		Plus 10% as Per Clause 4.4.7 (a) of DCP 4	
	1377	\$150.00	\$206,550.00	\$227,205.00	
Pump Station Land - Lot 39 Allen Road					

Total	\$227,205.00

4b Infrastructure Item – Utilities – High Pressure Gas Pipeline

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

Item	Cost	Notes
Equipment and Materials	\$478,000.00	
Construction and Commissioning	\$1,297,000.00	CDA Engineering Cost Estimate March 2025
Engineering and Management	\$533,000.00	GPA Engineering Cost Estimate - March 2025
Contingency and Escalation	\$930,000.00	

Total \$3,238,000.00

Betterment of Baileys Branch Drain Immediate Surrounds

Item	Total Cost
3a	\$684,338.00

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

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

Item	POS Deficit (m2)	POS Development Cost Allocation	Total Costs	Notes
Lot 6 Allen	836	\$87	\$72,732.00	
Lot 8 Allen	84	\$87	\$7,308.00	
Lot 52 Anstey Remaining	488	\$87	\$42,456.00	
Lot 52 Anstey Pt1	183	\$87	\$15,921.00	Fixed contribution. Indexing has been applied at this review of
Lot 52 Anstey Pt2	187	\$87	\$16,269.00	the ICS as per escalator rate below. Was \$82 in 2022.
Lot 84 Anstey	382	\$87	\$33,234.00	
Lot 86 Anstey	248	\$87	\$21,576.00	
Lot 87 Anstey	206	\$87	\$17,922.00	
Total	2614		\$227,418.00	

Item	Area (m2)	Value Per m2	Total	Notes
Lot 6 Allen	836	\$150.00	\$125,400.00	
Lot 8 Allen	84	\$400.00	\$33,600.00	
Lot 52 Anstey Remaining	488	\$150.00	\$73,200.00	
Lot 52 Anstey Pt1	183	\$150.00	\$27,450.00	
Lot 52 Anstey Pt2	187	\$150.00	\$28,050.00	
Lot 84 Anstey	382	\$235.00	\$89,770.00	
Lot 86 Anstey	248	\$175.00	\$43,400.00	
Lot 87 Anstey	206	\$175.00	\$36,050.00	
Total	2614		\$456,920.00	

Total \$684,338

Per Lineal Metre
Rate - Based on \$773.26
885m total length

	Escalators	
2023	3.20%	Source: -LGCI - December
2024	2.80%	2024

Administrative Costs

Item		Total Costs
	Administrative Costs	\$3,212,432.38
	Forecast Interest Earnings	-\$1,059,412.49

Full costs associated with preparing Development Contribution Plan 4 up to adoption of Year 1 ICS			
Item	Costs	Comment	
All costs incurred by the Local Governmen processing and gazettal of the Dev			
Preparation Cost Prefunded by Landowners	\$207,033	Claimed FY 2022 (LWP)	
Preparation Cost Prefunded by Landowners	\$286,417	Claimed FY 2022 (Cedar Woods)	
Local Government Administration Costs up to DCP adoption - May 2021	\$256,789	Total admin costs incurred in 2020 and 2021 FY including valuations	
Sub Total	\$750,239.00		

Full costs associated with the ongoing administration of Development Contribution Plan 4 Administration Costs incurred by the Local Government associated with administering Development Contribution Plan 4 including but not limited to: legal expenses, valuation fees, design costs, estimation and certification of costs, audit fees, consultant and contract services, project management, financing costs including interest charges, proportion of City staff salaries, technical support and office expenses for the purposes of administering the plan and expenses incurred by the City in relation to litigation in any Court of Tribunal or arbitration or any compensation paid or payable for or in respect of the provision of any of the infrastructure, land or facilities included in the Plan, whether incurred before or after the incorporation of the DCP in Schedule 9B. Estimated Administration Charges for DCP 4 to \$3,029,195.04 Audit Statement 2022 (actual) -\$242,487.00 Audit Statement 2023 (actual) -\$125,618.12 -\$198,896.54 Audit Statement 2024 (actual) Audit Statement 2025 Will be reconciled annually and Audit Statement 2026 Audit Statement 2027 ultimately based on actuals. **Audit Statement 2028** Audit Statement 2029 Audit Statement 2030 Audit Statement 2031 Audit Statement 2032 Audit Statement 2033 **Sub Total** \$2,462,193.38

Total \$3,212,432.38	
recast Interest Earnings	
2020 (Actual) \$0.00	
2021 (Actual) -\$4,420.00	
2022 (Actual) -\$21,170.00	
2023 (Actual) -\$227,162.00	
2024 (Actual) -\$447,217.49	
2025 -\$111,027.00	
2026 -\$68,615.00	
2027 -\$46,397.00	
2028 -\$24,259.00	
2029 -\$25,309.00	
2030 -\$49,056.00	
2031 -\$27,409.00	
2032 -\$7,371.00	
Total -\$1,059,412.49	