

DRAFT INFRASTRUCTURE COST SCHEDULE 2025

Contribution Cost Summary

Infrastructure Items per hectare base rate calculation for entire Development Contribution Area (A + B – C / D = E)	
Total Costs for Items Covered by Entire DCA (A) & (B)	\$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)	\$684,338.00
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)	5.4052
Total Cost Per HA for Additional Item (Additional Rate) (I)	\$122,399.60

Developable 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				Notes
Precinct	Developable Area Remaining (HA)	Contribution Rate	Total Due for Developable Area Remaining	Total Due
1	1.3396	\$570,076.03	\$763,673.85	\$10,805,563.12
2 (All Lots other than Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey)	16.4660	\$570,076.03	\$9,386,871.91	\$19,921,363.88
2 (Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey)	5.4052	\$692,475.63	\$3,742,969.28	\$4,275,136.80
3	3.1540	\$570,076.03	\$1,798,019.80	\$1,798,019.80
4	8.1593	\$570,076.03	\$4,651,421.35	\$7,145,960.04
		Total	\$20,342,956	

Contribution Cost by Lot Estimate

[illegible]

Land Area Deductions and Land Area Summary by Precinct

Land Area Deductions	Precinct 1 Remaining	Precinct 1 Actual	Precinct 2 Remaining	Precinct 2 Actual	Precinct 3 Remaining	Precinct 3 Actual	Precinct 4 Remaining	Precinct 4 Actual
Conservation Category Wetland (CCW) core	0.8215	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	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	6.2374	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 Credits	
	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											
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 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
Total	0	0	0	N/A	\$0.00	0	N/A	\$0.00	\$0.00	N/A	\$0.00

Precinct 4 - 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
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
Community Infrastructure		
1a	Full costs to acquire land for a minimum of 4.9ha of Public Open Space at a location approved by the City within Development Contribution Area 4.	\$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
1c	Full costs to construct sporting and community buildings and structures at the public open space included under Infrastructure Items 1a and 1b minus contributions from other sources if and when they become available.	\$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 Open Space and Drainage		
3a	Partial contribution only towards improvements to the Baileys Branch Drain immediate surrounds that deliver a multiple use corridor as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule. The contribution is a partial offset only of the full cost that will need to be met by applicable subdividers and is based on the cost and development of land that would be provided on lots with a shortfall of Public Open Space within Precinct 2 of DCA 4 and in lieu of them needing to cede free of cost and develop POS land in accordance with WAPC policy. It is to be paid on a per liner metre basis upon construction that is to be undertaken by applicable subdividers to the satisfaction of the City.	\$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
Administration Costs		
Full costs associated with preparing and administering Development Contribution Plan 4.		\$2,153,019.89

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

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.

Item	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	\$923,835.00	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	\$1,997,105.00	As per DP 67492 - Pending final ceding / Settlement of landowner credit arrangements pending

Total	\$6,977,135.00
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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	JDSI Cost Estimate - Feb 2025
Earthworks	\$2,070,000.00	
Roadworks	\$266,000.00	
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
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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
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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 Increased by cost escalator rate below.
5% Construction Contingency	\$577,759.23	
Loose Furniture and AV	\$50,893.94	
Headworks Fee and Charges	\$309,301.28	
External Site Infrastructure Services	\$389,719.61	

Total	\$2,194,312.90
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Escalators - Road and Bridge Construction		Source: LGCI December 2023 & 2024
2023	2.10%	
2024	2.80%	

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

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

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.

Item	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	JDSI Cost Estimate - Feb 2025
Management	\$241,000	
Demolition	\$181,000	
Earthworks	\$505,000	
Roadworks	\$1,666,000	
Stormwater Drainage	\$633,000	
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 Items		
Telstra	\$202,000	JDSI Cost Estimate - Feb 2025
ATCO Medium Pressure Main	\$165,000	
Water Reticulation Relocation	\$129,000	
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
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2b Infrastructure Item – Movement Network – Keane Road Construction

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

Item	Area (m2)	Value Per m2	Total	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)	\$2,063,149.11	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
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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 as per escalator rate below.
2c2 - Primary School South	450	\$164	\$73,800.00	
2c3 - Primary School North	390	\$164	\$63,960.00	
2c4 - Baileys Branch Drain	811	\$172	\$139,492.00	Red Asphalt - Fixed contribution. Indexing has been applied at this review of the ICS as per escalator rate below.
2c5 - Gas Pipeline and Link to POS	1546	\$190	\$293,740.00	
2c6 - Community and Sporting Facility Perimeter	691	\$190	\$131,290.00	
Total	4783		\$849,062.00	

Escalators		Source: LGCI
2023	2.10%	December 2023 &
2024	2.80%	2024

Utilities

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

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

Total	\$227,205.00
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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	GPA Engineering Cost Estimate - March 2025
Construction and Commissioning	\$1,297,000.00	
Engineering and Management	\$533,000.00	
Contingency and Escalation	\$930,000.00	

Total	\$3,238,000.00
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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	Fixed contribution. Indexing has been applied at this review of the ICS as per escalator rate below. Was \$82 in 2022.
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	
Lot 52 Anstey Pt2	187	\$87	\$16,269.00	
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
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Per Lineal Metre Rate - Based on 885m total length	\$773.26
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Escalators		
2023	3.20%	Source: LGCI - December 2024
2024	2.80%	

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 Government associated with the preparation, processing and gazettal of the Development Contribution Plan No. 4.		
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 expiry	\$3,029,195.04	Will be reconciled annually and ultimately based on actuals.
Audit Statement 2022 (actual)	-\$242,487.00	
Audit Statement 2023 (actual)	-\$125,618.12	
Audit Statement 2024 (actual)	-\$198,896.54	
Audit Statement 2025		
Audit Statement 2026		
Audit Statement 2027		
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	
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Forecast 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