

1.0 Development Contribution Plan 6 – Mandogalup

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 6 (DCA6). The area is replicated in Appendix 1, however should there be any discrepancies between Appendix 1 and the area of DCA6 shown on the scheme map, the scheme map shall prevail.

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the applying of development contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the timely provision of infrastructure.

Development within DCA6 and the identification of infrastructure items within the corresponding Development Contribution Plan (DCP) are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- Mandogalup West Local Structure Plan (approved subject to modifications 19 May 2017), Roberts Day for QUBE Property Group
- Mandogalup East Local Structure Plan (approved subject to modifications 19 May 2017), Rowe Group for Satterley Property Group
- State Planning Policy 3.6: Infrastructure Contributions
- Development Control Policy 1.7: General Road Planning, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

3.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with the City of Kwinana Local Planning Scheme (LPS) No. 2.

4.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Infrastructure Contributions* and operates in accordance with the provisions of section 5.15.5 Development Contribution Areas of LPS2.

5.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on or determining that application.

6.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA6.

Asset ID	Item
1.0	Roads
1.1	Hammond Road Extension
1.2	Internal Connector Road
2.0	Public Open Space
2.1	Public Open Space (including community purpose sites)
3.0	District Sporting Ground
3.1	Casuarina District Sporting Ground
4.0	Community Facilities
4.1	Branch Library (District A and B)
4.2	District Youth Centre
5.0	Administration
5.1	Land valuations and advice Administrative expenses General legal expenses Preparation of management tools

6.1 Roads – Asset ID 1.0

Appendix 2 shows the road infrastructure to be coordinated and funded by DCP6.

6.1.1 Hammond Road Extension – Asset ID 1.1

The ‘Hammond Road extension’ item refers to a 370m portion of MRS Other Regional Road (ORR) reservation south of Rowley Road. The construction of this road will be necessary to provide northern access to the Urban zoned area once Rowley Road is upgraded to its ultimate design by Main Roads WA which will remove the interim access currently proposed by the Mandogalup East and Mandogalup West LSPs.

A concept design of the Hammond Road extension has been undertaken, with the road to comprise of a single lane, dual carriageway divided by a central median (within a 40m reserve width), underground power, drainage, landscaping, lighting, kerbing and footpaths.

All landowners within DCA6 will contribute to the Hammond Road extension on a ‘developable area’ basis, as the road will provide northern access to the development area.

6.1.2 Internal connector road to Hammond Road Extension – Asset ID 1.2

An internal connector road from the Urban land and across the Rural zoned land to the Hammond Road extension will be required to provide permanent access to the current Urban zoned land within DCA6 when Rowley Road is upgraded to its ultimate design. The internal connector road is approximately 485m in length and will comprise a single lane, dual carriageway divided by a central median, underground power, lighting, drainage, landscaping, kerbing, roundabouts, intersections, and footpaths where required.

All landowners within DCA6 will contribute to these two items on a ‘developable area’ basis as the road will provide northern access to the development area to Rowley Road and southwards to Anketell Road. Costs have been attributed both to Urban zoned land and three additional parcels of land zoned Rural within DCA6.

6.2 Public Open Space (including community purpose sites) – Asset ID 2.0

Land acquisition and improvement costs for the provision of POS as per the proposed structure plans for DCA6 will be coordinated by the development contribution plan, unless separate arrangements are made between the developers within DCA6 to provide the POS without the need for a DCP. Costs will be apportioned on a pro rata gross subdivisible area basis and only landowners within the DCA6 Urban zoned land will contribute.

The improvement costs associated with POS include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

6.3 District Sporting Ground – Asset ID 3.0

The City’s CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018., Appendix 3 – Community Infrastructure Plan – Spatial Plan DCA6 is located within District A.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City’s community contribution development contribution plans (DCAs 8-15).

6.4 Community Facilities – Asset ID 4.0

The City’s revised CIP 2018 includes three community facilities to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready ‘trigger’ for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently, it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi District Centre are:

Local Community Centre – Asset ID 4.1

- conceptual land requirement as a stand-alone facility of 0.5ha
- serves the future population of Wandi and Anketell North only

District Youth Centre – Asset ID 4.2

- Conceptual land requirement as a stand-alone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

Branch Library – Asset ID 4.3

- Conceptual land requirement as a stand-alone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

The City’s adopted CIP 2018 identifies the Branch Library to service Districts A and B, and the District Youth Centre to service District B as defined in CIP 2018, Appendix 3 – Community Infrastructure Plan – Spatial Plan. DCA6 is located within District B and therefore contributes towards the Branch Library and District Youth Centre.

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two-storey building. Conceptual designs for the Wandi District Centre have included a ‘main street’ from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two-storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the local community centre and branch library combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table 1 below:

Facility	Land component as a stand-alone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

The City’s most recent land valuation within Wandi valued land at **\$1,090,000** per hectare. Applying this rate indicates the total value of land (1.61ha) to be acquired is approximately **\$1,754,900**.

6.5 Administrative costs – Asset ID 5.0

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

7.0 Estimated costs

Details of the cost apportionment can be seen in Appendix 6 – Cost Apportionment Schedule.

Refer to Appendix 4 – Schedule of Costs for each infrastructure and administrative item.

7.1 Roads – Asset ID 1.0

7.1.1 Hammond Road extension – Asset ID 1.1

The cost contribution for DCA6 towards the Hammond Road extension is **\$2,183,502** (including a construction contingency of \$20%).

7.1.2 Internal Connector Road – Asset ID 1.2

The estimated cost for the internal connector road to the Hammond Road extension (including a construction contingency of 20%, based on a concept design) is **\$2,250,935**. This cost comprises of the following:

- land acquisition: 485m x 24.4m wide road reserve = **\$213,012**
- road construction: estimated rate of **\$1,576,000**
- landscaping: estimated rate of **\$461,923**

7.2 Public Open Space – Asset ID 2.1

The cost for DCA6 for the public open space is **\$20,044,163**.

The estimated costs for the POS are:

- Land acquisition: a total of **\$9,262,550.00¹**; and
- Standard improvement costs (including establishment costs for 2 years): total of **10,781,613**.

POS areas are comprised of both Local and Neighbourhood Parks. Local Parks are those less than 1 hectare in area, with rate for improvements and two years' establishment of **\$122.49** per m². Neighbourhood Parks are greater than 1 hectare in area, with a per m² rate for improvements and two years' establishment of **\$116.97** per m². Local playing fields comprise a separate rate of **\$55.64** per m². These rates have been independently verified by a landscape architecture firm.

7.3 District Sporting Ground – Asset ID 3.1

The costs for DCA6 for the District Sporting Ground are estimated at **\$334,348.16** with the proportionate sharing of costs over DCA2-7 shown in Appendix 4 – Schedule of Costs.

7.4 Community Facilities 4.0

7.4.1 Branch Library – Asset ID 4.1

The costs for DCA6 for the Branch Library are estimated at **\$57,667.33** with the proportionate sharing of costs over DCA2-7 shown in Appendix 4 – Schedule of Costs.

7.4.2 District Youth Centre – Asset ID 4.2

¹ Colliers International land valuation March 2019

The costs for DCA6 for the District Youth Centre are estimated at **\$231,224.49** with the proportionate sharing of costs over DCA 4-6 show in Appendix 4 – Schedule of Costs

7.5 Administrative Costs – Asset ID 5.0

Administrative costs will be changed at a flat rate of **2%** of the total costs for the DCP.

8.0 Method of calculating contribution

Development contributions will be apportioned on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

Developable area is defined as the total site area less areas for schools, community facilities, retail and associated land uses, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

9.0 Priority and timing of infrastructure delivery

Table 2 estimates the timing of the infrastructure items included in DCP6.

Priority	Infrastructure item	Anticipated timing	Comment
1	Public Open Space	1-5 years	Will be provided by developers during subdivision.
2	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
3	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018). Community infrastructure construction currently scheduled for 2029-2031.
4	Internal connector road to Hammond Road Extension.	6-8 years	Will be needed when temporary access to Rowley Road is removed due to upgrades to Rowley Road and is therefore dependent on Main Roads WA timing.

5	Hammond Road Extension	6-8 years	Will be needed when temporary access to Rowley Road is removed due to upgrades to Rowley Road and is therefore dependent on Main Roads WA timing.
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Table 2: Estimated timing of infrastructure delivery

10.0 Payment of contributions

10.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 5.15.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item less any payments made from developers in the DCA area less any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable.

The total liability of undeveloped lots payable for each infrastructure item will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

10.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, as pre-approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with Clause 5.15.5.14.1(c) of LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant landowner/developer. Any reimbursement of DCP funds will occur in line with section 12.3.4 of this DCP Report.

10.3 Other Matters

10.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds received relate to works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

10.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

10.3.3 Interest

Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by Council. A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council. Interest will be calculated monthly using the previous months released

monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there are sufficient funds in the DCA account.

10.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

10.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are firstly to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may first be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;
- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's estimate as included in the CAS.

10.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two-year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two-year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

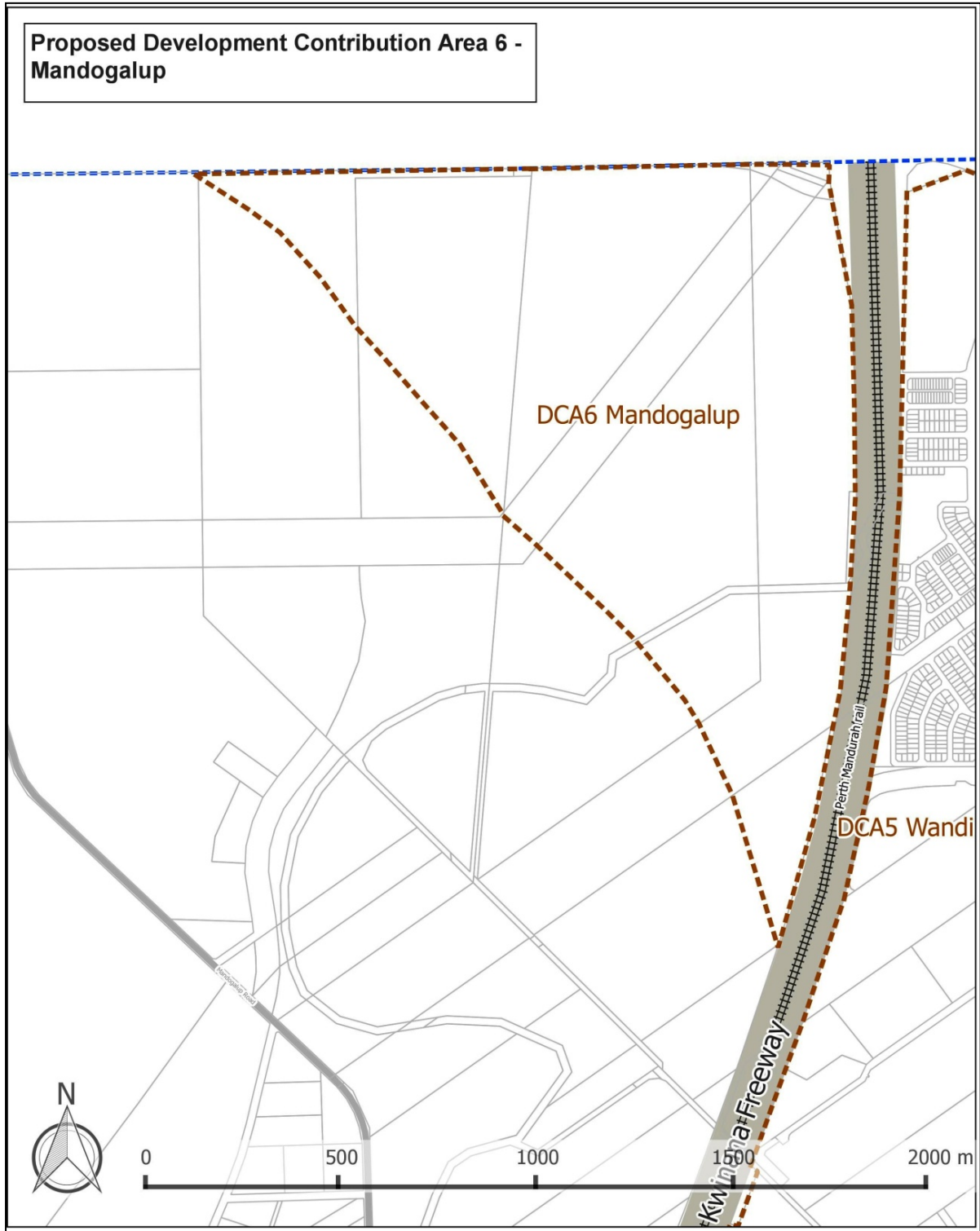
11.0 Review

The DCP will be reviewed at least every five years from the date of gazettal of Amendment 100A to Local Planning Scheme No. 2, or earlier should the City consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing.

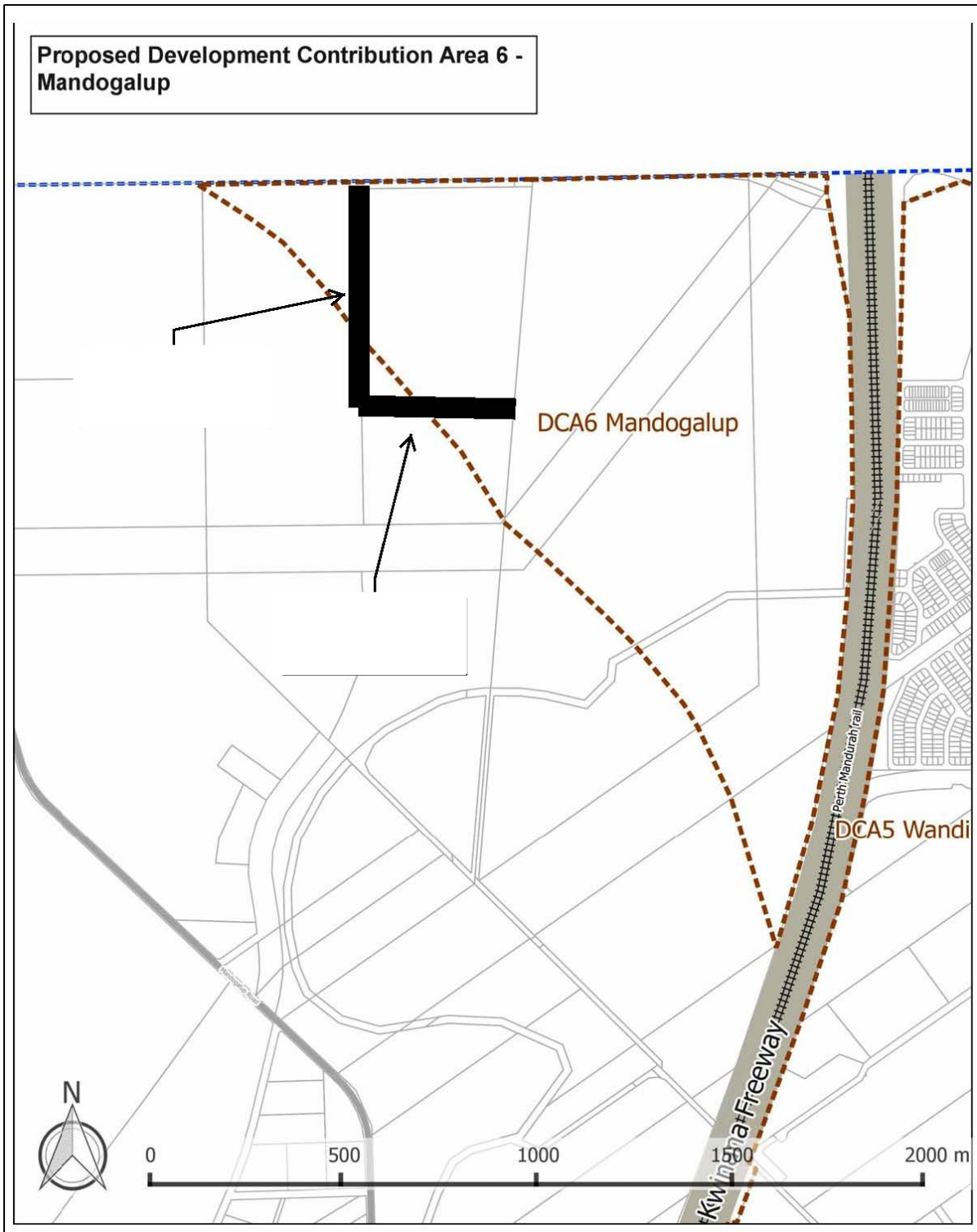
The estimated infrastructure costs as shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

Appendices

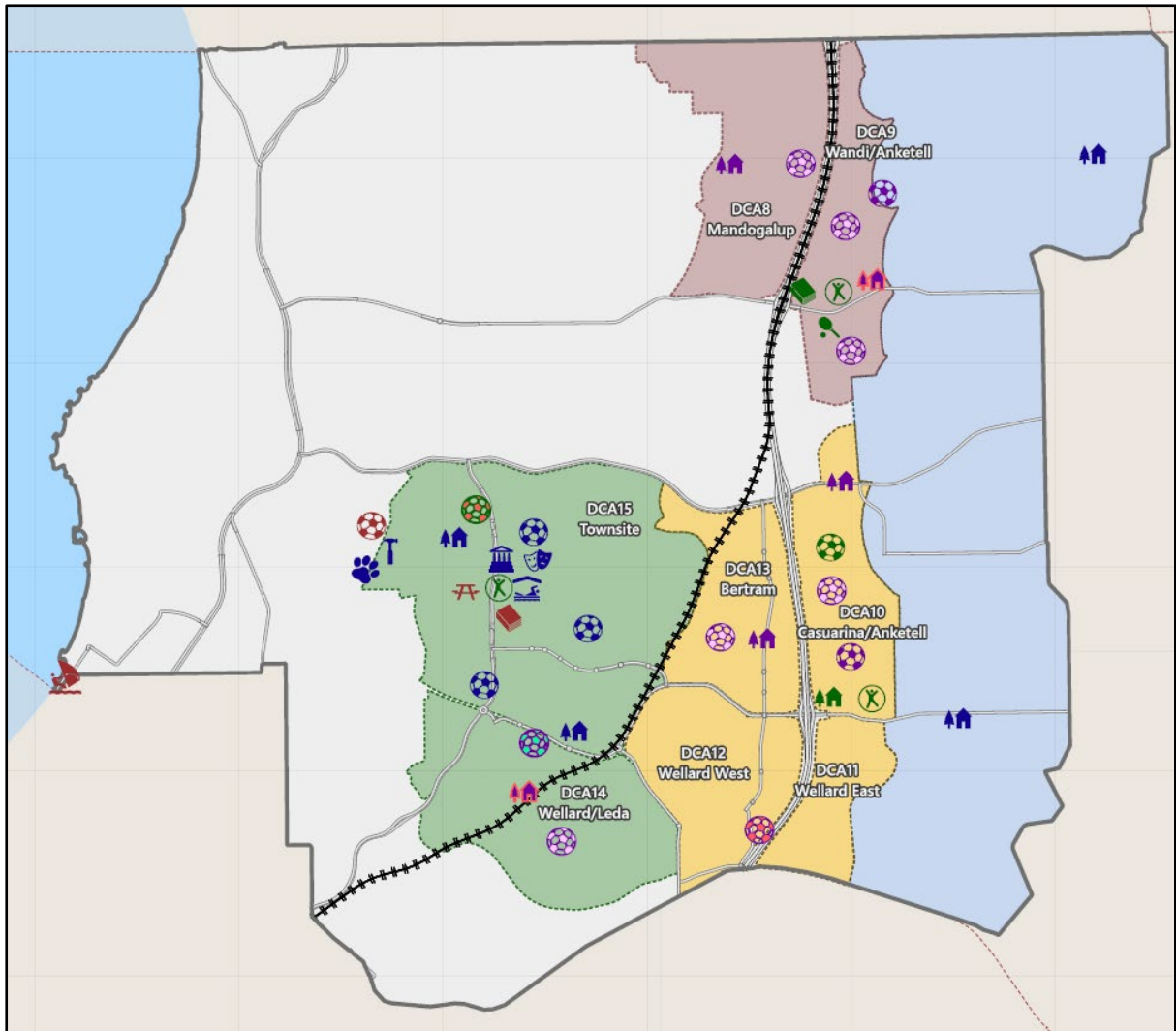
Appendix 1 – Development Contribution Area 6 – Mandogalup



Appendix 2 – Road Infrastructure



Appendix 3 – Community Infrastructure Plan – Spatial Plan



Appendix 4 – Schedule of Costs

Hammond Road Extension – Asset ID 1.1

The estimated cost for the Hammond Road extension (including a construction contingency of 20%) is **\$2,183,502**. This does not include a land acquisition component, as Main Road WA will be required to cover this cost. The road construction component is **\$1,545,000** and the landscaping component is **\$638,502**.

Internal Connector Road – Asset ID 1.2

The estimated cost for the internal connector road to the Hammond Road extension (including a construction contingency of 20%, based on a concept design) is **\$2,250,935**. This cost comprises of the following:

- land acquisition: 485m x 24.4m wide road reserve = **\$213,012**
- road construction: = **\$1,576,000**
- landscaping: estimated rate of **\$461,923**

Public Open Space – Asset ID 2.1

The cost apportionment schedule is based on the POS Schedules provided within the two Mandogalup Structure Plans (East and West), summarised below.

(DCA6) - Mandogalup Public Open Space	Area (m²)/Qty	Unit Rate	Total Cost
MANDOGALUP EAST			
POS1 (Local Park)	1,999	\$122.49	\$244,863
POS2 (Neighbourhood Park)	8,525	\$116.97	\$997,184
POS3 (Local Park)	2,290	\$122.49	\$280,509
POS4 (Local Park)	6,323	\$122.49	\$774,522
POS5 (Neighbourhood Park)	11,764	\$116.97	\$1,376,055
POS6 (Playing Fields)	11,549	\$55.64	\$642,600
POS7 (Local Park)	1,193	\$122.49	\$146,134
POS8 (Local Park)	1,345	\$122.49	\$164,753
East Sub-Total	44,988		\$4,626,619
MANDOGALUP WEST			
POS A (Neighbourhood Park)	12,180	Actual	\$1,264,893
POS B (Local Park)	3,600	\$122.49	\$440,974
POS C (Neighbourhood Park)	13,590	\$116.97	\$1,589,645
POS D (Neighbourhood Park)	15,440	\$116.97	\$1,806,043
POS E (Local Park)	1,930	\$122.49	\$236,411
POS F (Local Park)	6,670	\$122.49	\$817,027
Sub-Total	53,410		\$6,154,993
Total Footprint Cost	98,398		\$10,781,613

Local structure plan	Urban zoned land for public open space GSA	Land acquisition	Standard improvement costs
Mandogalup West	53,410ha	950,000/ha	\$6,154,993
Mandogalup East	44,988ha	950,000/ha	\$4,626,619
Total provision	98,398ha	\$9,262,550.00	\$10,781,613

The total cost contribution for this item is therefore **\$20,044,163**.

District Sporting Ground – Asset ID 3.1

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	134.506	47.522	86.985	\$321,130.03
DCA 3 - Casuarina**	267.63	120.46	147.17	\$543,311.61
DCA 4 - Anketell	143.072	39.740	103.652	\$382,661.68
DCA 5 - Wandi	186.130	60.231	125.899	\$464,794.74
DCA 6 - Mandogalup	182.997	92.432	90.565	\$334,348.16
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$1,492,778.79
Total	1,419.77	461.47	958.62	\$3,539,025.01

Branch Library (serves Districts A and B) – Asset ID 4.1

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	134.506	47.522	86.985	\$55,387.51
DCA 3 - Casuarina**	267.63	120.46	147.17	\$93,708.69
DCA 4 - Anketell	143.072	39.740	103.652	\$66,000.29
DCA 5 - Wandi	186.130	60.231	125.899	\$80,166.35
DCA 6 - Mandogalup	182.997	92.432	90.565	\$57,667.33
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$257,469.83
Total	1,419.77	461.47	958.62	\$610,400.00
** estimated figures only as no local structure plan for Casuarina has been adopted				

District Youth Centre – Asset ID 4.2

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
DCA 4 – Anketell (North portion only)	115.515	33.450	82.384	\$210,338.33
DCA 5 - Wandi	186.130	60.231	125.899	\$321,437.17
DCA 6 - Mandogalup	182.997	92.432	90.565	\$231,224.49

Total	484.64	186.11	298.85	\$762,999.99
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Administrative Costs – Asset ID 5.0

Administrative costs will be changed at a flat rate of **2%** of the total costs for the DCP.