1.0 Development Contribution Plan 8 – Mandogalup

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 8 (DCA8). The area is replicated in Appendix A, however, should there be any discrepancies between Appendix A and the area of DCA8 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 application of infrastructure 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 DCA8 and the identification of infrastructure items within the corresponding Development Contribution Plan (DCP) are guided by the following plans and documents:

- State Planning Policy 3.6: Infrastructure Contributions, WAPC (2021)
- Mandogalup West Local Structure Plan (November 2017) – prepared by Roberts Day for Qube Property Group on behalf of Mandogalup Development Joint Venture
- Mandogalup East Local Structure Plan (December 2017) – prepared by Rowe Group for Satterley Property Group
- Liveable Neighbourhoods 2009 and draft Liveable Neighbourhoods 2015, WAPC
- 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 15 years from 2021 to 2036, in accordance with the City of Kwinana Local Planning Scheme 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 and Schedule V Development Contribution Plans of LPS2.

5.0 Application Requirements

Where an application for subdivision, strata subdivision, development 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 each of the administrative and infrastructure items to be funded by development contributions collected from landowners within DCA8.

The City's adopted Community Infrastructure Plan 2022 map, the broader document of which provides demographic data and subsequent population thresholds to demonstrate community infrastructure need, is contained at Appendix B.

CAS Ref No.	Item
Local Community Infrastructure Items	
8	Local Sporting Ground with Changeroom
District Community Infrastructure Items	
5	District Sporting Ground – Hardcourts (Districts A & B)
7	District Multipurpose Community Facility (Districts A & B)
6	District Dry Recreation Centre (Districts A & B)
Sub-Regional Community Infrastructure Items	
1	Community Knowledge and Resource Centre (Darius Wells)
2	Multipurpose Sub-Regional Park - Calista
3	Sub-Regional (Wells Park) Foreshore Upgrade
Administration Costs	
19	QS costings and advice Administrative expenses General legal expenses Preparation of management tools

While a breakdown of each community infrastructure item within DCA8 is provided below (with further detail provided in the accompanying Cost Apportionment Schedule), as at January 2024, the total per lot cost for all community infrastructure items within DCA8 is **$3,309.17**

6.1 Local Community Infrastructure Items

6.1.1 Local Sporting Ground with Changeroom – CAS Ref No. 8

The Local Sporting Ground with Changeroom is proposed to be a shared use facility with the planned Mandogalup Primary School and associated school oval, as identified on the approved Local Structure Plan, and comprises the following:

- 180m^2 in size
- Change area (x2)
- Kiosk/kitchenette
- Storage space
- Public toilets
- Verandah/spectator shaded area

The total cost of this item, as at January 2024, is **$737,976**. The City however will cover the proportional share of existing lots (10 lots of a total of 1,513 lots within DCA8) and thus the remaining 1,503 lots will proportionately contribute towards this item, being a total of **$733,098**. This equates to a **per lot contribution** for this item of **$487.8**.

6.2 District Community Infrastructure Items

The City's adopted CIP 2022 identifies the need for three District Community Infrastructure items to service Districts A and B. DCA8 is located within District A.

6.2.1 District Sporting Ground – Hardcourts (Districts A & B) – CAS Ref No. 5

The District Sporting Ground – Hardcourts is proposed to be a shared use facility servicing Districts A and B, as identified on the approved Local Structure Plan, and comprises the following:

- 650m^2 in area
- Changerooms/showers (x4)
- Large multipurpose/function space, bar and meeting room
- Commercial level kitchen with kiosk
- Umpires changeroom
- First aid room
- General storage space and sports equipment storage
- Internal toilets and public toilets
- Verandah/spectator shaded space

The total cost of this item, as at January 2024, is **$7,675,266.** The City however will cover the proportional share of existing lots (187 lots of a total of 13,964 lots within Districts A and B) and thus the remaining 13,777 lots will proportionately contribute towards this item, being a total of **$7,572,482**. This equates to a **per lot contribution** for this item in the context of DCA8 of **$549.6**.

6.2.2 District Multipurpose Community Facility (Districts A & B) – CAS Ref No. 7

The District Multipurpose Community Facility is proposed to be a shared use facility servicing Districts A and B, as identified on the approved Local Structure Plan, and comprises the following:

- Building size required of 1,200m^2 – 2,000m^2
- Main hall/function area (min 250 persons)
- Stage, change/dressing rooms
- Activity rooms (wet and dry)
- Meeting rooms
- Office spaces for services
- Training rooms
- Digital hub
- Crèche
- Café and lounge area
- Commercial level kitchen
- Storage spaces
- Child Health Centre
- Courtyard and BBQ area

The total cost of this item, as at January 2024, is **$8,234,585.** The City however will cover the proportional share of existing lots (187 lots of a total of 13,964 lots within Districts A and B) and thus the remaining 13,777 lots will proportionately contribute towards this item, being a total of **$8,124,311**. This equates to a **per lot contribution** for this item in the context of DCA8 of **$589.7**.

6.2.3 District Dry Recreation Centre (Districts A & B) – CAS Ref No. 6

The District Dry Recreation Centre is proposed to be a shared use facility servicing Districts A and B, as identified on the approved Local Structure Plan, and comprises the following:

- Minimum building size of 5,000m2
- 4 multi marked indoor courts
- Fully Equipped Gymnasium
- Group Fitness and Training Room
- Changerooms
- Function/meeting rooms
- Crèche
- Café, lounge area
- Office accommodation

The total cost of this item, as at October 2022, is **$11,428,715.** The City however will cover the proportional share of existing lots (187 lots of a total of 13,964 lots within Districts A and B) and thus the remaining 13,777 lots will proportionately contribute towards this item, being a total of **$11,275,666**. This equates to a **per lot contribution** for this item in the context of DCA8 of **$818.4**.

6.3 Sub-Regional Community Infrastructure Items

The City's adopted CIP 2022 identifies the three Sub-Regional Community Infrastructure items to service the entire Kwinana LGA.

6.3.1 Community Knowledge and Resource Centre (Darius Wells) – CAS Ref No. 1

The Community Knowledge and Resource Centre (referred to as Darius Wells) comprises the main Kwinana LGA library, meeting rooms, a café, community offices and toilet facilities.

The café and leasable office space components comprise 47.9% of the Darius Wells building and do not form part of the cost contributions from DCAs. Instead, these costs are covered wholly by the City. This infrastructure item has been constructed and as such DCP contributions represent an exercise in cost recoupment. The need and nexus for this item is further elaborated on in the Community Infrastructure Plan 2022.

The total cost of this item, as at January 2024, is **$23,423,317.** However, taking into account grant funding of $9,427,043, the net total cost is reduced to $13,996,274. Further, with only 52.1% of the net total cost attributable to DCA cost contributions and bearing in mind the City's proportional share of existing lots created (8,605 lots of a total of 28,767), the remaining 20,162 lots will proportionately contribute towards this item, being a total of **$5,110,804**. This equates to a **per lot contribution** for this item in the context of DCA8 of **$253.49**.

6.3.2 Multipurpose Sub-Regional Park – Calista – CAS Ref No. 2

The Multipurpose Sub-Regional Park in Calista (also referred to as the Kwinana Adventure Park or Destination Park) comprises an adventure playground, skatepark, high energy active and passive play spaces, and water, sensory and nature elements. There is also a flat turfed area for kick and play, casual sports and fitness classes. The Sub-Regional Park also has the capacity in scale and features to serve all Districts and also provides a venue for major community and cultural events.

This infrastructure item has been constructed and as such DCP contributions represent an exercise in cost recoupment. The need and nexus for this item is further elaborated on in the Community Infrastructure Plan 2022.

The total cost of this item, as at January 2024, is **$5,769,330.** However, taking into account grant funding of $2,007,500, the net total cost is reduced to $3,761,830. Bearing in mind the City's proportional share of existing lots created (8,605 lots of a total of 28,767), the remaining 20,162 lots will proportionately contribute towards this item, being a total of **$2,636,563**. This equates to a **per lot contribution** for this item in the context of DCA8 of **$130.8**.

6.3.3 Sub-Regional (Wells Park) Foreshore Upgrade – CAS Ref No. 3

The Sub-Regional Foreshore Park (more commonly referred to as Wells Park, Kwinana Beach) upgrade comprises additional shade areas, modification to and expansion of the existing car parking area, additional pathways, enhancement of the existing play area, dune revegetation, a boardwalk and upgraded beach access. These components are outlined in the Development Feasibility Study (2018) for Kwinana Beach, with further costings for the concept provided by MK (2019).

The need and nexus for this item is further elaborated on in the Community Infrastructure Plan 2022.

The total cost of this item, as at January 2024, is **$2,902,250**. However, bearing in mind the City's proportional share of existing lots created (8,605 lots of a total of 28,767), the remaining 20,162 lots will proportionately contribute towards this item, being a total of **$2,034,107**. This equates to a per lot contribution for this item in the context of DCA8 of **$100.89**.

6.4 Administrative Costs – CAS Ref No. 19

Administrative costs included in the DCP area are comprised of those inclusions as per SPP 3.6, and in this regard consist of:

- Annual QS costing reviews, preparation and advice for each community facility
- Administrative expenses directly related to the operation and administration of the DCP
- Legal expenses directly related to advice sought and received for the DCP
- Preparation of management tools

Administrative costs include both actual and estimated costs of administering the DCP, with the total administration costs for DCAs 8-15 amounting to $3,256,668. As a proportion of this, DCA8 contributes **$465,406**.

In the event that development within DCA 8 is completed before the forecast period to 2036, a reconciliation of costs for the DCA will take into account additional administration costs that are not required to be paid.

7.0 Method of calculating contribution

Development contributions will be apportioned on a per lot basis. 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.

The Cost Apportionment Schedule determines 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 number of lots within the DCA, District or Sub-Region to calculate a per lot rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total remaining cost of the infrastructure item multiplied by the per lot rate for the total liability of undeveloped lots payable for each infrastructure item.

A copy of the adopted Cost Apportionment Schedule is contained at Appendix C.

8.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA8 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, Table 1: Estimated timing of infrastructure delivery below estimates the timing of development and the order of priority.

Priority	Infrastructure item	Anticipated timing
1	Sub-Regional Foreshore Park (Wells Park)	2023/2025
2	Local Sporting Ground with Changeroom	2029/2030
3	District Dry Recreation Centre	2031
4	District Sporting Ground - Hardcourts	2033
5	Multipurpose Community Facility	2036

Table 1: Estimated timing of infrastructure delivery

Details of the priority and timing can be seen in the Capital Expenditure Schedule contained at Appendix D.

9.0 Payment of contributions

9.1 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.

9.2 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, 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 the 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 9.3.4 Reimbursement of DCP funds.

9.3 Other Matters

9.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. 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 community infrastructure item over and above the community infrastructure standard will be reduced based on any grants received.

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.

9.3.2 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.

9.3.3 Interest

a) *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.

b) *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 month's 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 is sufficient funds in the DCA account.

9.3.4 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.

9.3.5 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.

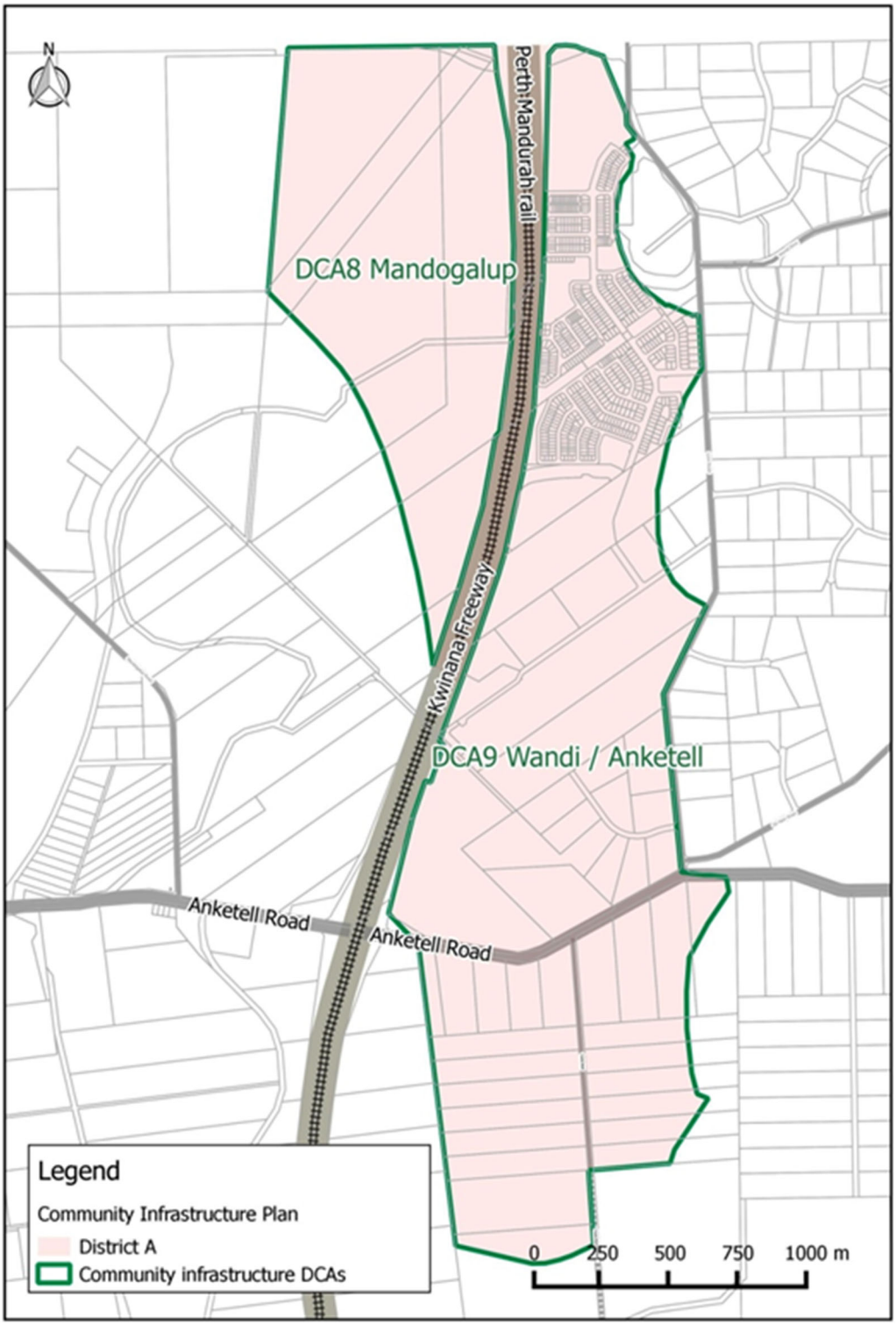
10.0 Review

The DCP will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.

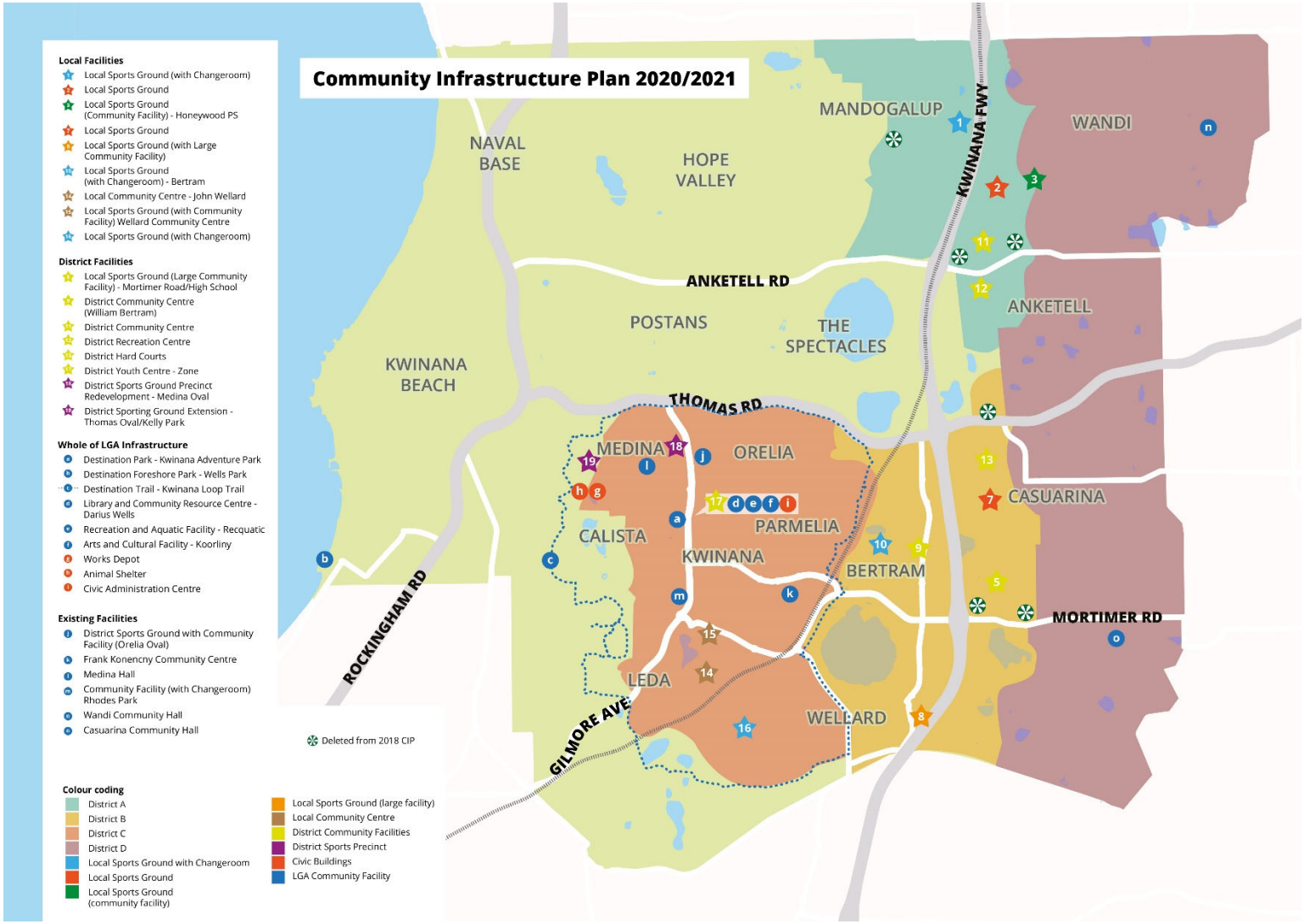
The estimated infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources, and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs.

Appendices

Appendix A – Development Contribution Area 8 – Mandogalup



Appendix B – Community infrastructure Plan



Appendix C – Adopted Cost Apportionment Schedule

<INSERT CAS ONCE ADOPTED>

Appendix D – Capital Expenditure Schedule

CAPITAL EXPENDITURE PLAN (Appendix 3 : CIP revised Dec 2022)

District	DCA	Infrastructure Item	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
A	8 Mandogalup	Local Sporting Ground with Changeroom												$737,976					
A	9 Wandi-Anketell	Local Sporting Ground with Community Facility			$3,618,075														
A	9 Wandi-Anketell North	Local Sporting Ground with Changeroom																$737,976	
A	9 Anketell North	Local Sporting Ground with No Facility Building																	
B	10 Casuarina-Anketell South	Local Sporting Ground with No Facility Building																	
B	10 Casuarina-Anketell South	Local Sporting Ground with Large Community Facility											$4,895,392						
B	12 Wellard West	Local Sporting Ground with Large Community Facility							$4,895,391										

District	DCA	Infrastructure Item	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
A & B	9 Wandi/Anketell North	District Dry Recreation Centre												$11,428,715					
A & B	9 Wandi/Anketell North	District Multi-purpose Community Facility																	$8,234,585
A & B	10 Casuarina-Anketell South	District Hard Courts														$7,675,266			
C	14 Wellard - Leda	Local Sporting Ground with Changeroom								$955,142.									
C	14-Wellard - Leda	Local Sporting Ground with Pavilion Extension									$153,510								
Other	15 Medina/Parmelia/Calista/ Kwinana TC	District Sporting Ground – Medina Oval Extension/Upgrade																	$9,165,905
C	15 Medina/Parmelia/Calista/ Kwinana TC	District Sporting Facility – Thomas Oval Extension/Upgrade									$1,843,460								

District	DCA	Infrastructure Item	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Other	Whole of LGA	Wells Park Kwinana Beach Foreshore Upgrade – TBA								$2,902,250									
Other	Whole of LGA	Kwinana Loop Trail				$350,000													
Other	Whole of LGA	Arts and Cultural Centre Upgrade															$1,000,000		
Other	Whole of LGA	Recquatic Centre Upgrade												$176,000	$4,183,000	$4,267,000			
Other	Whole of LGA	Animal Shelter							$500,000										
Other	Whole of LGA	Operations Depot			$550,000														
Other	Whole of LGA	Civic Administration Building			50,000	$51,000	$51,000												
		Total			$4218075	$401,000	$51,000	$0	$4,395,391	$3,857,392	$1,996,970	$0	$4,895,392	$12,342,691	$4,183,000	$11,942,266	$1,000,000	$737,976	$17,400,490

Appendix E – Development Contribution Plan 8 - Mandogalup

AMD 115 GG 19/06/12 *AMD 145 GG 3/11/23*	**DEVELOPMENT CONTRIBUTION PLAN 8**
Area Name:	Mandogalup-Community Infrastructure
Map reference on scheme map	DCA8
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	Land developers within DCA 8 shall make contributions towards the following infrastructure items – 1. Sub-Regional Facilities – • Community Knowledge and Resource Centre (excluding leasable office space and café component) • Multipurpose Sub-regional Park (Calista) • Wells Beach Foreshore Upgrade 2. District A Facilities – • District Sporting Ground – Hardcourts (serves Districts A and B) – to be located within District B • District Multipurpose Community Facility (serves Districts A and B) – to be located within District A • District Dry Recreation Centre (serves Districts A and B) – to be located within District A 3. Local Facilities – • Local Sporting Ground with Changeroom 4. Administrative Costs All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including: • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).
Cost Contribution Methodology	The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the — • demand for a facility that is generated by the current population; • demand created by external usage—the proportion of use drawn from outside of the main catchment area; and • future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time). The Development Contribution Plan 8 report, to be prepared as per clause 6.16.5.10.1, will outline the priority and timing of the infrastructure items nominated in the DCP.
Review Process:	The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing. The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person