

25 March 2026

Development Contribution Plans 2-7

Major Review of DCP Reports and Cost Apportionment Schedules (CAS)

Local Planning Scheme No.2 (LPS2) and State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6) mandate reviews of Development Contributions Plan (DCP) Reports and Cost Apportionment Schedule (CAS) regularly. A major review of DCP is the annual revision of infrastructure costing estimates and land valuations.

Table 1: Table 1 below details what constitutes a minor and major review.

Minor reviews (to be undertaken by Administration)	Major reviews (to be endorsed by Council)
Areas and projected development to be updated with local structure plans (including amendments), subdivision approvals, deposited cards and developed land.	Annual review of estimated infrastructure costs.
Areas and projected development to be updated with changes to the Metropolitan Region Scheme, Local Planning Scheme and Planning Control Areas.	Annual valuation of land.
Received contributions and interest earned on reserve funds.	
Funds expended by DCP on infrastructure.	

The previous major review was conducted on 14 May 2025, during which the Council endorsed a process whereby the City’s Administration undertake regular minor reviews of DCP Reports and CAS as required, in between major reviews. Accordingly, a minor review of the CAS for DCAs 2-7 was undertaken and published on 8 December 2025.

On 25 March 2026, the City’s CEO endorsed updated DCP Reports and CAS for DCPs 2-7 (refer Ordinary Council Meeting Minutes 25 March 2026, Item 17.1¹). These cost apportionment schedules have now been published on the website and are operational for the purpose of determining development contributions under cl. 5.15.5 of the City’s Local Planning Scheme No. 2 (LPS2). This 2025 major review includes contributions received up to the end of 30 June 2025.

¹ <https://www.kwinana.wa.gov.au/council/council-and-city-administration/minutes-agenda>

Estimated construction costs for the infrastructure still to be delivered and/or coordinated by the DCAs have increased in line with broader increases in construction costs experienced throughout the economy and development sector. Similarly, land value has increased substantially since the last review. These increases result in broad increases between 3% and 52% in the per hectare contribution rates for all DCAs.

Table 2: DCA infrastructure costs 2024 to 2025

DCA	2024 Review CAS (dated 14 May 2025) Total Infrastructure Cost	2025 Review CAS (dated 25 March 2026) Total Infrastructure Cost	Change	% change	Comment
DCA2	\$7,787,154.47	\$9,525,918.16	\$1,738,763.71	22.3%	Increase due largely to Mortimer Road costs.
DCA3	\$84,916,779.29	\$97,570,647.57	\$12,653,868.28	14.9%	Increase due largely to Mortimer Road and POS costs.
DCA4	\$33,662,529.04	\$37,009,811.23	\$3,347,282.19	9.9%	Increase due largely to Anketell Road and POS (north) costs.
DCA5	\$59,863,136.06	\$62,534,506.99	\$2,671,370.93	4.5%	Lesser increase as most infrastructure costs are actual (fixed).
DCA6	\$8,216,718.62	\$12,488,327.07	\$4,271,608.45	52.0%	Increase due largely to Hammond Road and Internal Collector Road construction and earthworks (and land acquisition). Both items proposed to be removed by Amendment 167.

DCA	2024 Review CAS (dated 14 May 2025) Total Infrastructure Cost	2025 Review CAS (dated 25 March 2026) Total Infrastructure Cost	Change	% change	Comment
DCA7	\$2,787,686.90	\$1,531,916.98	(\$1,255,769.92)	-45.05%	DCA7 only collects proportionally towards the District Hard Courts (to be located in Casuarina). The 'total infrastructure cost' reduction reflects changes in land area apportionment made during the minor review of 8 December 2025.
Total	\$197,234,004.38	\$220,661,128.02	\$23,427,123.64	11.9%	

The impact of the cost changes to the total rate per hectare of development is detailed below in Table 3, compared against the current per hectare from the 8 December 2025 CAS:

Table 3: Contribution rates per hectare – 2025 to 2026

DCA		8 Dec 2025 CAS Rate per ha	25 March 2026 CAS Rate per ha	Change \$/ hectare	% change	Comment
DCA2	GSA	\$37,072.27	\$46,681.90	\$9,609.63	25.9%	Proportionate increase from land related items shared across DCAs.
	DA	\$57,159.90	\$69,130.94	\$11,971.04	20.9%	Increase due largely to Mortimer Road costs.
DCA3	GSA	\$590,021.38	\$691,981.15	\$101,959.77	17.3%	Proportionate increase from land related items shared across DCAs. Also land

DCA		8 Dec 2025 CAS Rate per ha	25 March 2026 CAS Rate per ha	Change \$/ hectare	% change	Comment
						value for POS within DCA3.
	DA	\$83,955.87	\$83,308.13	-\$647.74	-0.8%	Due to reapportionment of costs due to changed land areas.
DCA4	GSA (north)	\$310,015.37	\$383,169.75	\$73,154.38	23.6%	Due largely to increase in land values (POS).
	GSA (south)	\$18,631.92	\$25,281.79	\$6,649.87	35.7%	Proportionate increase from land related items shared across DCAs.
	DA	\$93,696.74	\$117,480.96	\$23,784.22	25.4%	Due to increases in Anketell Road costings.
DCA5	GSA	\$369,577.04	\$416,855.94	\$47,278.90	12.8%	Proportionate increase from land related items shared across DCAs.
	DA	\$162,367.73	\$173,534.97	\$11,167.24	6.9%	Lesser increase due to actual costs, increase due to Anketell Road.
DCA6	GSA	\$21,104.26	\$28,381.41	\$7,277.15	34.5%	Proportionate increase from land related items shared across DCAs.
	DA	\$134,045.58	\$216,223.05	\$82,177.47	61.3%	Due to increased construction costs (notably earthworks) and land value.
DCA7	GSA	\$15,050.36	\$25,135.35	\$10,084.99	67.0%	Due to increased land value (POS).

1. GSA refers to Gross Subdivisible Area 2. DA refers to Developable Area.

Please contact the City's Planning Team at planning.team@kwinana.wa.gov.au if you have any questions