

# Special Council Meeting

24 January 2018

## Minutes



Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

Agendas and Minutes are available on the City's website [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)

## **Vision Statement**

### ***Kwinana 2030***

***Rich in spirit, alive with opportunities,  
surrounded by nature – it's all here!***

## **Mission**

**Strengthen community spirit, lead  
exciting growth, respect the environment  
- create great places to live.**



## **We will do this by –**

- providing strong leadership in the community;
- promoting an innovative and integrated approach;
- being accountable and transparent in our actions;
- being efficient and effective with our resources;
- using industry leading methods and technology wherever possible;
- making informed decisions, after considering all available information; and
- providing the best possible customer service.

## **Values**

**We will demonstrate and be defined by our core values, which are:**

- Lead from where you stand – Leadership is within us all.
- Act with compassion – Show that you care.
- Make it fun – Seize the opportunity to have fun.
- Stand Strong, stand true – Have the courage to do what is right.
- Trust and be trusted – Value the message, value the messenger.
- Why not yes? – Ideas can grow with a yes.

## Special Council Meeting

### Adoption of Revised Cost Apportionment Schedule and Development Contribution Plan Reports - Development Contribution Areas 2-7 (Common/Civil Infrastructure Items)

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## **Present:**

HER WORSHIP MAYOR C ADAMS

DEPUTY MAYOR P FEASEY

CR W COOPER

CR M KEARNEY

CR S LEE - arrived 6:34pm

CR S MILLS

CR M ROWSE

CR D WOOD

MS J ABBISS - Chief Executive Officer

MRS B POWELL - Director City Living

MS M BELL - Director City Legal

MR D ELKINS - Director City Infrastructure

MRS M COOKE - Director City Regulation

MS A MCKENZIE - Council Administration Officer

Members of the Press 0

Members of the Public 0

## **1 Declaration of Opening:**

***Presiding Member declared the meeting open at 6:30pm and welcomed Councillors, City Officers and gallery in attendance and read the Welcome.***

“IT GIVES ME GREAT PLEASURE TO WELCOME YOU ALL HERE AND BEFORE COMMENCING THE PROCEEDINGS, I WOULD LIKE TO ACKNOWLEDGE THAT WE COME TOGETHER TONIGHT ON THE TRADITIONAL LAND OF THE NOONGAR PEOPLE”

## **2 Prayer:**

***Councillor Dennis Wood read the Prayer***

“OH LORD WE PRAY FOR GUIDANCE IN OUR MEETING. PLEASE GRANT US WISDOM AND TOLERANCE IN DEBATE THAT WE MAY WORK TO THE BEST INTERESTS OF OUR PEOPLE AND TO THY WILL. AMEN”

## **3 Apologies/Leave(s) of Absence (previously approved)**

### **Apologies**

Nil

### **Leave(s) of Absence (previously approved):**

Nil

**4 Public Question Time:**

Nil

**5 Applications for Leave of Absence:**

Nil

**6 Declarations of Interest by Members and City Officers:**

Nil

## 7 Reports

### 7.1 Adoption of Revised Cost Apportionment Schedule and Development Contribution Plan Reports - Development Contribution Areas 2-7 (Common/Civil Infrastructure Items)

#### DECLARATION OF INTEREST:

There were no declarations of interest declared.

#### SUMMARY:

The purpose of this report is for Council to affirm and endorse a revised Cost Apportionment Schedule (CAS) and accompanying Development Contribution Plan reports (DCP Reports) of the Development Contribution Plan (DCP) for Development Contribution Areas (DCAs) 2 - 7 inclusive (refer Attachment A for DCA map), which comprise the areas of Wellard East, Casuarina, Anketell, Wandi, Mandogalup and Wellard West/Bertram under Schedule V of the City of Kwinana Town Planning Scheme No. 2 (TPS2).

The CAS apportions the costs for common/civil infrastructure items on either Gross Subdivisible Area (GSA) or Developable Area basis, dependent upon the infrastructure item, amongst the DCAs. For example, minor or internal DCA roads, the land component of community infrastructure (such as District Open Space) and the land component of and improvements to Public Open Space (POS) are apportioned on a GSA basis, whereas major roads and administration costs are apportioned on a Developable Area basis.

Council affirmed and adopted the current CAS for DCAs 2-7 at its Ordinary Meeting of 13 December 2017.

More recently, City Officers have become aware of a discrepancy in the calculation of the GSA in the adopted CAS. The discrepancy relates to an incorrect application of deductions for the GSA, whereby what is shown in the CAS does not reflect the correct definition of GSA as per TPS2. The correct definition of GSA deducts any commercial land from the GSA, whereas the adopted CAS has incorrectly included commercial land in the GSA (this is depicted in tabular form below). While there are seven parcels of land with the incorrect GSA figure applied – within DCAs 4 and 5 - the subsequent implications of the re-apportioning of costs affects all DCAs.

Current Adopted Cost Apportionment Schedule	Proposed Revised Cost Apportionment Schedule
GSA does not deduct commercial land (incorrect)	GSA deducts commercial land (correct)

It is recommended that Council affirms and endorses the revised CAS and accompanying DCP reports for DCAs 2 - 7 inclusive, as per the Officer Recommendation.

#### OFFICER RECOMMENDATION:

That Council affirms and adopts the revised Cost Apportionment Schedule (as per Attachment B) and accompanying Development Contribution Plan reports (as per Attachment C) of the Development Contribution Plan for Development Contribution Areas 2 - 7 inclusive, which comprises the areas of Wellard East, Casuarina, Anketell, Wandi, Mandogalup and Wellard West/Bertram under Schedule V of the City of Kwinana Town Planning Scheme No. 2.



**7.1 ADOPTION OF REVISED COST APPORTIONMENT SCHEDULE AND DEVELOPMENT CONTRIBUTION PLAN REPORTS - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)**

**DISCUSSION:**

Amendment 100A to TPS2 was gazetted on 3 October 2017. In accordance with the provisions of clause 6.16.5.10.1 of TPS2, Council, within 90 days of the DCPs coming into effect, adopted the CAS and accompanying DCP Reports.

Now that the CAS has been adopted, legal agreements entered into between the City and landowners/developers in relation to provisional cost contributions pursuant to Amendment 100A are being finalised, with adjustments made as applicable based on the 'actuals' contained within the adopted CAS. The provisions of the respective legal agreements require that, within 60 days of the adoption of the CAS and DCP reports by Council, any adjustments as per the CAS are to be finalised. This 60-day window concludes in mid-February 2018.

Thus the discrepancy in the calculation of the GSA in the adopted CAS requires urgent attention, as there is a twofold flow-on affect that would foreseeably occur. Firstly, landowners may not be charged applicable cost contributions for items of infrastructure that, in accordance with TPS2, they ought to be liable for, particularly in the context of legal agreement finalisation where there is still the opportunity to rectify the situation. Secondly, if the discrepancy were to remain, this would result in an inequitable apportioning of cost contribution liability for future subdividers that could have been prevented upon realisation of the discrepancy.

Notwithstanding that a standard annual review of the CAS and DCP Reports is due to commence within the next month, the urgency of the adoption of the revised CAS and DCP Reports is considered vital in light the current window of legal agreement finalisation.

**LEGAL/POLICY IMPLICATIONS:**

**Acts and Regulations**

*Planning and Development Act 2005*

**Schemes**

City of Kwinana Town Planning Scheme No. 2

**Policies**

State Planning Policy 3.6 Development Contributions for Infrastructure

**FINANCIAL/BUDGET IMPLICATIONS:**

It is critical that the revised Cost Apportionment Schedule be affirmed and adopted. This will ensure that the provision of infrastructure occurs on an equitable, timely and appropriate basis, and gives surety to both the City and developers.

**ASSET MANAGEMENT IMPLICATIONS:**

There are no direct asset management implications related to this report.

## 7.1 ADOPTION OF REVISED COST APPORTIONMENT SCHEDULE AND DEVELOPMENT CONTRIBUTION PLAN REPORTS - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

### ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as per this report.

### STRATEGIC/SOCIAL IMPLICATIONS:

The adoption of the revised CAS and draft DCP reports will ensure that the provision of infrastructure occurs on an equitable and appropriate basis for new development areas and is in line with community growth and subsequent need.

Plan	Objective	Strategy/Action
Corporate Business Plan 2016 – 2021.	4.1 Residents are provided with a range of multifunctional community places and accessible recreation facilities.	4.1.1.2 Ensure Developer Contribution Schemes are aligned with the Community Infrastructure Plan.
	10.1.1 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City	10.1.1.2 Review infrastructure costs for DCAs  10.1.1.3 Undertake regular reviews of the City's Developer Contribution Schemes in accordance with State Planning Policy 3.6 and the City's Scheme

### RISK IMPLICATIONS:

Risk Event	Civil infrastructure costings and revised apportionment not formally adopted within 60 days of initial adoption of CAS
Risk Theme	Incorrect application of actual cost contributions in the context of legal agreement finalisation between the City and landowners, as well as financial (apportioning) implications for future landowners and developers.
Risk Effect/Impact	Service Delivery
Risk Assessment Context	Strategic
Consequence	Major
Likelihood	Almost certain
Rating (before treatment)	Extreme
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	To adopt revised CAS and draft DCP reports to provide certainty to landowners and developers
Rating (after treatment)	Low



**7.1 ADOPTION OF REVISED COST APPORTIONMENT SCHEDULE AND DEVELOPMENT CONTRIBUTION PLAN REPORTS - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)**

Should the revised CAS not be affirmed and adopted, the City would not be fulfilling its obligations of the Scheme, which could undermine the effectiveness of the DCPs and potentially expose the City to legal challenge on the costs charged and apportioning under the DCPs.

**COUNCIL DECISION**

**075**

**MOVED CR P FEASEY**

**SECONDED CR W COOPER**

**That Council affirms and adopts the revised Cost Apportionment Schedule (as per amended Attachment B) and accompanying Development Contribution Plan reports (as per amended Attachment C) of the Development Contribution Plan for Development Contribution Areas 2 - 7 inclusive, which comprises the areas of Wellard East, Casuarina, Anketell, Wandi, Mandogalup and Wellard West/Bertram under Schedule V of the City of Kwinana Town Planning Scheme No. 2.**

**CARRIED  
8/0**

**Note – That the Officer Recommendation has been amended to note that Attachments B and C have been amended. The amendments to the attachments relate to the superceded DCA5 pages on the Cost Apportionment Schedule (Attachment B) and the superceded DCP5 Report (Attachment C). These have been amended to reflect correct credits to be applied to Public Open Space improvements for DCA5, where actual costings are known and estimated costings for those areas of Public Open Space yet to be improved in accordance with the approved Local Structure Plan.**

**The changed costings to note in this regard, notwithstanding the revised costings applicable across DCAs 2-7 as a result of the GSA correction, are \$10,772,407.41 for Public Open Space improvements within DCA5 (where the previously adopted figure was \$11,836,800).**

ATTACHMENT A: DEVELOPMENT CONTRIBUTION AREAS – COMMON/CIVIL INFRASTRUCTURE



Infrastructure Costs

Description	Ref	DCA	Land Valuation	Landscaping/ Improvements	Drains	Road Construction	Street Trees	Total		
Sunrise Boulevard - Internal collector	1.3(a)	DCA 2	100,800	30,374	1,916,198	303,439	4,550	338,363	Urban Valu	600,000
Sunrise Boulevard - Internal collector	1.3(b)	DCA 2		29,872		305,870	4,200	339,942		
Sunrise Boulevard - Internal collector	1.3(c)	DCA 2		39,727		95,300	3,150	238,977		
Peel Sub N Drain	2.1	DCA 2						1,916,198		
Peel Sub N1 Drain	2.2	DCA 2				329,223		329,223		
Peel Sub N2 Drain	2.3	DCA 2				257,025		257,025		
Millar Road	1.1	DCA 2		114,814		1,420,309		1,535,123		
Peel Sub P Drain	2.1	DCA 3	10,387,800		1,085,616			1,085,616	Urban Valu	600,000
Peel Sub P1 Drain	2.2	DCA 3			999,456			999,456		
Peel Sub P1A Drain	2.3	DCA 3			942,590			942,590		
Peel Sub O Drain	2.4	DCA 3			861,600			861,600		
Casuarina Public Open Space	3	DCA 3		21,397,939				31,785,739		
Treeby Road - Internal collector	1.3	DCA 4	8,117,527			759,761		759,761	Urban Valu	730,000
Anketell North Public Open Space	2	DCA 4		9,556,874				17,674,401		
Lyon Road	1.2	DCA 5	13,669,605	496,070		4,363,775		4,859,845	Rural Valua	200,000
Honeywood Avenue Internal collector	1.3	DCA 5		1,662,709		9,515,284		11,177,993	Urban Valu	1,230,000
Wandi Public open space	2	DCA 5		10,772,407				24,442,012		
Wandi playing fields	2.3	DCA 5		4,801,688				6,593,372		
Mandogalup Public Open Space	2	DCA 6	8,589,371	10,425,169				19,014,540	Rural Valua	200,000
Hammond Road extension	1.1	DCA 6		617,259		1,076,020		1,693,279	Urban Valu	810,000
Internal collector road	1.2	DCA 6	236,680	439,712		966,460		1,642,852		
<a href="#">District Sporting Ground</a>	Various - refer to below		1,800,000	1,464,000				3,264,000		
<a href="#">Mortimer Road Calculation</a>	Various - refer to below		81,660	164,759		3,952,540		4,198,959		
<a href="#">Thomas Road Calculation</a>	Various - refer to below			756,090		5,826,354		6,582,444		
<a href="#">Anketell Road Calculation</a>	Various - refer to below			528,016		6,171,692		6,699,708		
<a href="#">Branch Library Land Calculation</a>	Various - refer to below		688,800					688,800		
<a href="#">District Youth Centre Land Calculation</a>	Various - refer to below		602,700					602,700		
<a href="#">Local Community Centre Land Calculation</a>	Various - refer to below		430,500					430,500		

District Sporting Ground - POS Land (3 hectares)						
TOTAL Estimated cost of item	3,264,000					
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	District Sporting Ground for DCA
DCA 2 - Wellard East	146.381	51.497	94.884	51.497	94.8843	\$ 307,737.50
DCA 3 - Casuarina**	267.57	94.44	173.13	97.93	169.6381	\$ 561,508.89
DCA 4 - Anketell	127.305	18.193	109.111	18.283	109.0214	\$ 353,880.14
DCA 5 - Wandi	189.418	59.644	129.774	60.044	129.3741	\$ 420,895.44
DCA 6 - Mandogalup	111.130	18.920	92.210	18.920	92.2101	\$ 299,064.29
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276			\$ 1,320,913.74
	1,350.81	344.43	1,006.38	246.68	595.1280	\$ 3,264,000.00
** estimated figures only as no local structure plan for Casuarina has been adopted						

Mortimer Road Calculation						
TOTAL Estimated cost of item	\$ 4,198,959					
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Mortimer Road Cost for DCA
DCA 2 - Wellard East	146.381	51.497	94.884	51.497	94.8843	\$ 1,506,168.42
DCA 3 - Casuarina**	267.57	94.44	173.13	97.93	169.6381	\$ 2,692,790.58
	413.95	145.94	268.01	149.43	264.5224	\$ 4,198,959.00
** estimated figures only as no local structure plan for Casuarina has been adopted						

Thomas Road Calculation						
TOTAL Estimated cost of item	\$ 6,582,444					
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Thomas Road Cost for DCA
DCA 3 - Casuarina**	267.571	94.441	173.129	97.933	169.6381	\$ 4,007,160.33
DCA 4 - Anketell	127.30	18.19	109.11	18.28	109.0214	\$ 2,575,283.67
	394.88	112.63	282.24	116.22	278.6595	\$ 6,582,444.00
** estimated figures only as no local structure plan for Casuarina has been adopted						

Anketell Road Calculation						
TOTAL Estimated cost of item	6,699,708					
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Thomas Road Cost for DCA
DCA 4 - Anketell	127.30	18.19	109.11	18.28	109.0214	\$ 3,063,864.17
DCA 5 - Wandi	189.42	59.64	129.77	60.04	129.3741	\$ 3,635,843.83
	316.72	77.84	238.89	78.33	238.3955	\$ 6,699,708.00
** estimated figures only as no local structure plan for Casuarina has been adopted						

Community Facilities - POS

Branch Library Land Calculation (0.56hectares)				
TOTAL Estimated cost of item	688,800			
	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard East	146.381	51.497	94.884	\$ 64,941.66
DCA 3 - Casuarina**	267.57	94.44	173.13	\$ 118,494.89
DCA 4 - Anketell	127.305	18.193	109.111	\$ 74,679.12
DCA 5 - Wandi	189.418	59.644	129.774	\$ 88,821.32
DCA 6 - Mandogalup	111.130	18.920	92.210	\$ 63,111.36
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$ 278,751.65
	1,350.81	344.43	1,006.38	\$ 688,800.00
** estimated figures only as no local structure plan for Casuarina has been adopted				

District Youth Centre Land Calculation (0.49 hectares)				
TOTAL Estimated cost of item	602,700			
	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
DCA 4 - Anketell	98.964	12.476	86.488	\$ 168,982.62

DCA 5 - Wandi	189.418	59.644	129.774	\$ 253,555.38
DCA 6 - Mandogalup	111.130	18.920	92.210	\$ 180,161.99
	399.51	91.04	308.47	\$ 602,699.99

Local Community Centre Land Calculation (0.35hectares)				
TOTAL Estimated cost of item		430,500		
	Total site area (ha)	Deductions for GSA	GSA	Local Community Centre for DCA
DCA 4 - Anketell	98.964	12.476	86.488	\$ 172,166.81
DCA 5 - Wandi	189.418	59.644	129.774	\$ 258,333.19
	288.38	72.12	216.26	\$ 430,500.00

Draft Cost Apportionment Schedule for DCA2

DCA2 - WELLARD EAST	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	Deductions for Developable Area	Developable Area	Amount Due	Payment Date	Total Amount Paid	Contributions based on pro rata gross subdivisible area								Contributions based on pro rata developable area			Sub total
									1.3(a) Internal collector road	1.3(b) Internal collector road	1.3(c) Internal collector road	2.1 Peel Sub N Drain	2.2 Peel Sub N1 Drain	2.3 Peel Sub N2 Drain	3. District Sporting Ground	4. Community Facilities - Branch Library	1.1 Millar Road	1.2 Mortimer Road	5. Administration costs	
Cost of item									338,363	339,942	\$238,977	1,916,198	329,223	257,025	307,738	64,942	1,535,123	1,506,168	136,674	6,970,373
TOTAL cost of item per ha	146.3814	51.4971	94.8843	51.4971	94.8843				\$3,566.06	\$3,582.70	\$2,518.61	\$20,195.10	\$3,469.73	\$2,708.83	\$3,243.29	\$684.43	\$16,178.89	\$15,873.74	\$1,440.43	\$73,461.81
Lot 59 Mortimer Road	12.4820	5.5833	6.8987	5.5833	6.8987					\$339,942.00	\$17,375.17	\$139,319.94	\$23,936.63	\$18,687.37	\$22,374.50	\$4,721.68	\$111,613.33	\$109,508.15	\$9,937.08	\$797,415.85
Gross contribution paid						\$ -		\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable										\$339,942.00	\$17,375.17	\$139,319.94	\$23,936.63	\$18,687.37	\$22,374.50	\$4,721.68	\$111,613.33	\$109,508.15	\$9,937.08	\$797,415.85
Lot 62 Woolcoot Road	9.8662	3.5000	6.3662	3.5000	6.3662						\$16,034.01	\$128,566.05	\$22,089.00	\$17,244.92	\$20,647.45	\$4,357.22	\$102,998.07	\$101,055.38	\$9,170.05	\$422,162.15
Gross contribution paid						\$ -		\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable											\$16,034.01	\$128,566.05	\$22,089.00	\$17,244.92	\$20,647.45	\$4,357.22	\$102,998.07	\$101,055.38	\$9,170.05	\$422,162.15
Lot 27 Mortimer Road & Lot 201 Woolcoot Road	43.4276	15.9096	27.5180	15.9096	27.5180						\$69,307.24	\$555,728.78	\$95,480.06	\$74,541.46	\$89,248.91	\$18,834.14	\$445,210.80	\$436,813.49	\$39,637.69	\$1,824,802.57
Gross contribution paid						\$ 1,674,663.19		\$ 1,244,128.31			\$47,252.85	\$378,889.94	\$65,096.71	\$50,821.97	\$60,848.88	\$12,840.11	\$303,540.40	\$297,813.47	\$27,024.12	\$1,244,128.45
Credits for constructed or provided items																				\$0.00
Net contribution payable	12.4256	0.0000	12.4256	0.0000	12.4256						\$22,054.39	\$176,838.84	\$30,383.35	\$23,719.49	\$28,400.03	\$5,994.03	\$141,670.40	\$139,000.02	\$12,613.57	\$580,674.12
Lot 28 Mortimer Road	3.7938	2.7500	1.0438	2.7500	1.0438				\$338,363.00		\$2,628.93	\$21,079.65	\$3,621.71	\$2,827.47	\$3,385.35	\$714.41	\$16,887.53	\$16,569.01	\$1,503.52	\$407,580.56
Gross contribution paid						\$ -		\$ -	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable									\$338,363.00		\$2,628.93	\$21,079.65	\$3,621.71	\$2,827.47	\$3,385.35	\$714.41	\$16,887.53	\$16,569.01	\$1,503.52	\$407,580.56
Lot 61 Woolcoot Road	2.6830	1.2000	1.4830	1.2000	1.4830						\$3,735.11	\$29,949.33	\$5,145.61	\$4,017.19	\$4,809.80	\$1,015.01	\$23,993.30	\$23,540.75	\$2,136.15	\$98,342.26
Gross contribution paid						\$ -		\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable											\$3,735.11	\$29,949.33	\$5,145.61	\$4,017.19	\$4,809.80	\$1,015.01	\$23,993.30	\$23,540.75	\$2,136.15	\$98,342.26
Lot 62 Woolcoot Road (DP202645)	12.7359	10.0000	2.7359	10.0000	2.7359						\$6,890.68	\$55,251.78	\$9,492.84	\$7,411.08	\$8,873.32	\$1,872.53	\$44,263.84	\$43,428.96	\$3,940.87	\$181,425.88
Gross contribution paid						\$ -		\$ -	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable											\$6,890.68	\$55,251.78	\$9,492.84	\$7,411.08	\$8,873.32	\$1,872.53	\$44,263.84	\$43,428.96	\$3,940.87	\$181,425.88
Lot 62 Woolcoot Road (DP91072)	9.8662	3.5000	6.3662	3.5000	6.3662						\$16,034.01	\$128,566.05	\$22,089.00	\$17,244.92	\$20,647.45	\$4,357.22	\$102,998.07	\$101,055.38	\$9,170.05	\$422,162.15
Gross contribution paid						\$ -		\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable											\$16,034.01	\$128,566.05	\$22,089.00	\$17,244.92	\$20,647.45	\$4,357.22	\$102,998.07	\$101,055.38	\$9,170.05	\$422,162.15
Lot 1219 Woolcoot Road (portion of Urban)	6.2000	0.0000	6.2000	0.0000	6.2000						\$15,615.41	\$125,209.62	\$21,512.33	\$16,794.72	\$20,108.41	\$4,243.47	\$100,309.14	\$98,417.17	\$8,930.65	\$411,140.92
Gross contribution paid						\$ -		\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable											\$15,615.41	\$125,209.62	\$21,512.33	\$16,794.72	\$20,108.41	\$4,243.47	\$100,309.14	\$98,417.17	\$8,930.65	\$411,140.92
Lot 380 Millar Road (Urban Deferred)	0.0000	0.0000	0.0000	0.0000	0.0000						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid								\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot 64 Woolcoot Road	11.7000	2.0856	9.6144	2.0856	9.6144						\$24,214.97	\$194,163.78	\$33,359.38	\$26,043.73	\$31,182.31	\$6,580.38	\$155,550.36	\$152,616.46	\$13,848.85	\$637,560.21
Gross contribution paid						\$ 243,839.72		\$ 332,196.71			\$12,617.05	\$101,167.80	\$17,381.71	\$13,569.92	\$16,247.34	\$3,428.67	\$81,048.53	\$79,519.83	\$7,215.86	\$332,196.71
Credits for constructed or provided items																				\$0.00
Net contribution payable											\$11,597.92	\$92,995.98	\$15,977.67	\$12,473.81	\$14,934.97	\$3,151.71	\$74,501.83	\$73,096.63	\$6,632.99	\$305,363.50
Lot 89 Millar Road (Urban Deferred)	0.0000	0.0000	0.0000	0.0000	0.0000						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid								\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot 90 & Lot 378 Millar Road (Wellard Glen)	16.7899	0.1858	16.6041	0.1858	16.6041						\$41,819.33	\$335,321.47	\$57,611.76	\$44,977.61	\$53,851.95	\$11,364.34	\$268,635.97	\$263,569.12	\$23,917.00	\$1,101,068.55
Gross contribution paid						\$ 214,151.37		\$ 212,475.49			\$8,069.97	\$64,707.68	\$11,117.45	\$8,679.42	\$10,391.92	\$2,193.00	\$51,839.24	\$50,861.47	\$4,615.31	\$212,475.46
Credits for constructed or provided items																	\$853,461.00			\$853,461.00
Net contribution payable											\$33,749.36	\$270,613.79	\$46,494.31	\$36,298.19	\$43,460.03	\$9,171.34	\$-636,664.27	\$212,707.65	\$19,301.69	\$35,132.09
Lot 379 Millar Road (Urban)	11.7600	3.1728	8.5872	3.1728	8.5872						\$21,627.85	\$173,419.37	\$29,795.27	\$23,261.23	\$27,850.80	\$5,877.34	\$138,931.40	\$136,310.95	\$12,369.24	\$569,443.44
Gross contribution paid						\$ -		\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable											\$21,627.85	\$173,419.37	\$29,795.27	\$23,261.23	\$27,850.80	\$5,877.34	\$138,931.40	\$136,310.95	\$12,369.24	\$569,443.44
Lot 379 Millar Road (Urban Deferred)	3.6100	3.6100	0.0000	3.6100	0.0000						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid								\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot 601 Millar Road	1.4668	0.0000	1.4668	0.0000	1.4668						\$3,694.30	\$29,622.17	\$5,089.40	\$3,973.31	\$4,757.26	\$1,003.92	\$23,731.20	\$23,283.60	\$2,112.82	\$97,267.99
Gross contribution paid						\$ -		\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable											\$3,694.30	\$29,622.17	\$5,089.40	\$3,973.31	\$4,757.26	\$1,003.92	\$23,731.20	\$23,283.60	\$2,112.82	\$97,267.99
Total	146.3814	51.4971	94.8843	51.4971	94.8843	\$ 5,441,037.67		\$1,788,800.51	\$338,363.00	\$339,942.00	\$238,977.00	\$1,916,198.00	\$329,223.00	\$257,025.00	\$307,737.50	\$64,941.66	\$1,535,123.00	\$1,506,168.42	\$136,673.97	\$6,970,372.55
Check	0.0000	0.0000	0.0000	0.0000	0.0000	\$ 3,652,237.16		Check -\$0.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Amount payable for each infrastructure item	\$338,363.00	\$339,942.00	\$238,977.00	\$1,916,198.00	\$329,223.00	\$257,025.00	\$307,737.50	\$64,941.66	\$1,535,123.00	\$1,506,168.42	\$136,673.97	\$6,970,372.55
Amount paid to date for each infrastrasture item	\$0.00	\$0.00	\$67,939.87	\$544,765.42	\$93,595.87	\$73,071.31	\$87,488.14	\$18,461.78	\$436,428.17	\$428,194.77	\$38,855.29	\$1,788,800.62
CREDITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$853,461.00	\$0.00	\$0.00	\$853,461.00
Balance remaining	\$338,363.00	\$339,942.00	\$171,037.13	\$1,371,432.58	\$235,627.13	\$183,953.69	\$220,249.36	\$46,479.88	\$1,098,694.83	\$1,077,973.65	\$97,818.68	\$5,181,571.93



Draft Cost Apportionment Schedule for DCA3

DCA3 - CASUARINA	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required 10%	Provisional POS Credit based on LSP (n/a)	POS actually provided - Unrestrict ed	Deductions for Developable Area	Developable Area	Amount Due	Payment Date	Total Amount Paid	Contributions based on pro rata gross subdivisible area								Contributions based on pro rata developable area			Sub total
												2.1 Peel Sub P Drain	2.2 Peel Sub P1 Drain	2.3 Peel Sub P1A Drain	2.4 Peel Sub O Drain	3. Public open space improvements	3. Public open space land valuation	4. District Sporting Ground	5. Community Facilities - Branch Library	1.1 Mortimer Road	1.2 Thomas Road	6. Administration costs 2% estimate	
Cost of item												\$1,085,616	\$999,456	\$942,590	\$861,600	\$21,397,939	\$10,387,800	\$561,508.89	\$118,494.89	\$2,692,790.58	\$4,007,160.33	\$861,099.11	\$43,916,054.80
TOTAL cost of item per ha	267.5706	94.4413	173.1293	17.3130	0.0000	0.0000	97.9325	169.6381				\$6,270.55	\$5,772.89	\$5,444.43	\$4,976.63	\$1,235,946.34	\$600,000.00	\$3,243.29	\$684.43	\$15,873.74	\$23,621.82	\$5,076.09	\$1,906,910.21
Lot 1199 Thomas Road	3.9451	3.9451	0.0000	0.0000	0.0000	0.0000	3.9451	0.0000				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot 650 Thomas Road (partially within Rural Water Resource Zone)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot 9011 Thomas Road	6.6714	6.6714	0.0000	0.0000	0.0000	0.0000	6.6714	0.0000		Commercial		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot 9012 Thomas Road	9.5253	2.3200	7.2053	0.7205	0.0000	0.0000	1.7500	7.7753		Commercial		\$45,181.20	\$41,595.39	\$39,228.74	\$35,858.09	\$890,499.34	\$432,300.00	\$23,368.89	\$4,931.52	\$123,423.07	\$183,666.72	\$39,468.16	\$1,859,521.12
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$45,181.20	\$41,595.39	\$39,228.74	\$35,858.09	\$890,499.34	\$432,300.00	\$23,368.89	\$4,931.52	\$123,423.07	\$183,666.72	\$39,468.16	\$1,859,521.12
Lot 9013 Thomas Road	16.7813	3.2000	13.5813	1.3581	0.0000	0.0000	3.2000	13.5813				\$85,162.23	\$78,403.32	\$73,942.41	\$67,589.07	\$1,678,538.73	\$814,860.00	\$44,048.12	\$9,295.45	\$215,585.98	\$320,815.00	\$68,939.97	\$3,457,180.28
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$85,162.23	\$78,403.32	\$73,942.41	\$67,589.07	\$1,678,538.73	\$814,860.00	\$44,048.12	\$9,295.45	\$215,585.98	\$320,815.00	\$68,939.97	\$3,457,180.28
Lot 3 Thomas Road	6.7600	3.5890	3.1710	0.3171	0.0000	0.0000	6.7600	0.00		Commercial		\$19,883.92	\$18,305.83	\$17,264.28	\$15,780.89	\$391,918.58	\$190,260.00	\$10,284.48	\$2,170.33	\$0.00	\$0.00	\$0.00	\$665,868.31
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$19,883.92	\$18,305.83	\$17,264.28	\$15,780.89	\$391,918.58	\$190,260.00	\$10,284.48	\$2,170.33	\$0.00	\$0.00	\$0.00	\$665,868.31
Lot 1 (45) Orton Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot 2 Orton Road	5.2400	2.2100	3.0300	0.3030	0.0000	0.0000	2.2100	3.0300				\$18,999.77	\$17,491.85	\$16,496.62	\$15,079.18	\$374,491.74	\$181,800.00	\$9,827.18	\$2,073.82	\$48,097.42	\$71,574.11	\$15,380.57	\$771,312.26
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$18,999.77	\$17,491.85	\$16,496.62	\$15,079.18	\$374,491.74	\$181,800.00	\$9,827.18	\$2,073.82	\$48,097.42	\$71,574.11	\$15,380.57	\$771,312.26
Lot 23 Orton Road	4.1600	0.0000	4.1600	0.4160	0.0000	0.0000	0.0000	4.1600				\$26,085.49	\$24,015.21	\$22,648.82	\$20,702.77	\$514,153.68	\$249,600.00	\$13,492.10	\$2,847.23	\$66,034.75	\$98,266.76	\$21,116.56	\$1,058,963.37
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$26,085.49	\$24,015.21	\$22,648.82	\$20,702.77	\$514,153.68	\$249,600.00						



Draft Cost Apportionment Schedule for DCA3

DCA3 - CASUARINA	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required 10%	Provisional POS Credit based on LSP (n/a)	POS actually provided - Unrestricted	Deductions for Developable Area	Developable Area	Amount Due	Payment Date	Total Amount Paid	Contributions based on pro rata gross subdivisible area								Contributions based on pro rata developable area			Sub total
												2.1 Peel Sub P Drain	2.2 Peel Sub P1 Drain	2.3 Peel Sub P1A Drain	2.4 Peel Sub O Drain	3. Public open space improvements	3. Public open space land valuation	4. District Sporting Ground	5. Community Facilities - Branch Library	1.1 Mortimer Road	1.2 Thomas Road	6. Administration costs 2% estimate	
Cost of item												\$1,085,616	\$999,456	\$942,590	\$861,600	\$21,397,939	\$10,387,800	\$561,508.89	\$118,494.89	\$2,692,790.58	\$4,007,160.33	\$861,099.11	\$43,916,054.80
TOTAL cost of item per ha	267.5706	94.4413	173.1293	17.3130	0.0000	0.0000	97.9325	169.6381				\$6,270.55	\$5,772.89	\$5,444.43	\$4,976.63	\$1,235,946.34	\$600,000.00	\$3,243.29	\$684.43	\$15,873.74	\$23,621.82	\$5,076.09	\$1,906,910.21
Lot 34 Landgren Road (partially within Rural Water Resource Zone)	4.1000	0.7600	3.3400	0.3340	0.0000	0.0000	0.7600	3.3400				\$20,943.64	\$19,281.44	\$18,184.39	\$16,621.94	\$412,806.08	\$200,400.00	\$10,832.60	\$2,286.00	\$53,018.28	\$78,896.87	\$16,954.16	\$850,225.40
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$20,943.64	\$19,281.44	\$18,184.39	\$16,621.94	\$412,806.08	\$200,400.00	\$10,832.60	\$2,286.00	\$53,018.28	\$78,896.87	\$16,954.16	\$850,225.40
Lot 35 Landgren Road	4.1000	0.0000	4.1000	0.4100	0.0000	0.0000	0.0000	4.1000				\$25,709.26	\$23,668.84	\$22,322.15	\$20,404.17	\$506,738.00	\$246,000.00	\$13,297.50	\$2,806.16	\$65,082.32	\$96,849.45	\$20,811.99	\$1,043,689.84
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$25,709.26	\$23,668.84	\$22,322.15	\$20,404.17	\$506,738.00	\$246,000.00	\$13,297.50	\$2,806.16	\$65,082.32	\$96,849.45	\$20,811.99	\$1,043,689.84
Lot 36 Landgren Road	4.1000	0.0000	4.1000	0.4100	0.0000	0.0000	0.0000	4.1000				\$25,709.26	\$23,668.84	\$22,322.15	\$20,404.17	\$506,738.00	\$246,000.00	\$13,297.50	\$2,806.16	\$65,082.32	\$96,849.45	\$20,811.99	\$1,043,689.84
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$25,709.26	\$23,668.84	\$22,322.15	\$20,404.17	\$506,738.00	\$246,000.00	\$13,297.50	\$2,806.16	\$65,082.32	\$96,849.45	\$20,811.99	\$1,043,689.84
Lot 37 Landgren Road	4.1000	0.0000	4.1000	0.4100	0.0000	0.0000	0.0000	4.1000				\$25,709.26	\$23,668.84	\$22,322.15	\$20,404.17	\$506,738.00	\$246,000.00	\$13,297.50	\$2,806.16	\$65,082.32	\$96,849.45	\$20,811.99	\$1,043,689.84
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$25,709.26	\$23,668.84	\$22,322.15	\$20,404.17	\$506,738.00	\$246,000.00	\$13,297.50	\$2,806.16	\$65,082.32	\$96,849.45	\$20,811.99	\$1,043,689.84
Lot 38 Landgren Road	4.1259	0.0000	4.1259	0.4126	0.0000	0.0000	0.0000	4.1259				\$25,709.26	\$23,668.84	\$22,322.15	\$20,404.17	\$506,738.00	\$246,000.00	\$13,297.50	\$2,806.16	\$65,082.32	\$96,849.45	\$20,811.99	\$1,043,689.84
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$25,709.26	\$23,668.84	\$22,322.15	\$20,404.17	\$506,738.00	\$246,000.00	\$13,297.50	\$2,806.16	\$65,082.32	\$96,849.45	\$20,811.99	\$1,043,689.84
Lot 44 Landgren Road	4.0854	0.7000	3.3854	0.3385	0.0000	0.0000	0.7000	3.3854				\$21,228.32	\$19,543.53	\$18,431.57	\$16,847.87	\$418,367.84	\$203,100.00	\$10,979.84	\$2,317.07	\$53,738.95	\$79,969.30	\$17,184.61	\$861,708.90
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$21,228.32	\$19,543.53	\$18,431.57	\$16,847.87	\$418,367.84	\$203,100.00	\$10,979.84	\$2,317.07	\$53,738.95	\$79,969.30	\$17,184.61	\$861,708.90
Lot 43 Landgren Road	4.1100	0.0000	4.1100	0.4110	0.0000	0.0000	0.0000	4.1100				\$25,771.96	\$23,726.57	\$22,376.60	\$20,453.94	\$507,973.95	\$246,600.00	\$13,329.93	\$2,813.01	\$65,241.06	\$97,085.67	\$20,862.75	\$1,046,235.44
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$25,771.96	\$23,726.57	\$22,376.60	\$20,453.94	\$507,973.95	\$246,600.00	\$13,329.93	\$2,813.01	\$65,241.06	\$97,085.67	\$20,862.75	\$1,046,235.44
Lot 42 Landgren Road	4.1100	0.0000	4.1100	0.4110	0.0000	0.0000	0.0000	4.1100				\$25,771.96	\$23,726.57	\$22,376.60	\$20,453.94	\$507,973.95	\$246,600.00	\$13,329.93	\$2,813.01	\$65,241.06	\$97,085.67	\$20,862.75	\$1,046,235.44
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$25,771.96	\$23,726.57	\$22,376.60	\$20,453.94	\$507,973.95	\$246,600.00	\$13,329.93	\$2,813.01	\$65,241.06	\$97,085.67	\$20,862.75	\$1,046,235.44
Lot 41 Landgren Road	4.1100	0.0000	4.1100	0.4110	0.0000	0.0000	0.0000	4.1100				\$25,771.96	\$23,726.57	\$22,376.60	\$20,453.94	\$507,973.95	\$246,600.00	\$13,329.93	\$2,813.01	\$65,241.06	\$97,085.67	\$2	

Draft Cost Apportionment Schedule for DCA3

DCA3 - CASUARINA	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required 10%	Provisional POS Credit based on LSP (n/a)	POS actually provided - Unrestrict ed	Deductions for Developable Area	Developable Area	Amount Due	Payment Date	Total Amount Paid	Contributions based on pro rata gross subdivisible area								Contributions based on pro rata developable area			Sub total
												2.1 Peel Sub P Drain	2.2 Peel Sub P1 Drain	2.3 Peel Sub P1A Drain	2.4 Peel Sub O Drain	3. Public open space improvements	3. Public open space land valuation	4. District Sporting Ground	5. Community Facilities - Branch Library	1.1 Mortimer Road	1.2 Thomas Road	6. Administration costs 2% estimate	
Cost of item												\$1,085,616	\$999,456	\$942,590	\$861,600	\$21,397,939	\$10,387,800	\$561,508.89	\$118,494.89	\$2,692,790.58	\$4,007,160.33	\$861,099.11	\$43,916,054.80
TOTAL cost of item per ha	267.5706	94.4413	173.1293	17.3130	0.0000	0.0000	97.9325	169.6381				\$6,270.55	\$5,772.89	\$5,444.43	\$4,976.63	\$1,235,946.34	\$600,000.00	\$3,243.29	\$684.43	\$15,873.74	\$23,621.82	\$5,076.09	\$1,906,910.21
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$12,729.22	\$11,718.96	\$11,052.19	\$10,102.55	\$250,897.11	\$121,800.00	\$6,583.88	\$1,389.39	\$32,223.69	\$47,952.29	\$10,304.47	\$516,753.75
Lot 109 Lugg Place	2.0100	0.0000	2.0100	0.2010	0.0000	0.0000	0.0000	2.0100				\$12,603.81	\$11,603.50	\$10,943.30	\$10,003.02	\$248,425.21	\$120,600.00	\$6,519.02	\$1,375.70	\$31,906.21	\$47,479.85	\$10,202.95	\$511,662.57
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$12,603.81	\$11,603.50	\$10,943.30	\$10,003.02	\$248,425.21	\$120,600.00	\$6,519.02	\$1,375.70	\$31,906.21	\$47,479.85	\$10,202.95	\$511,662.57
Lot 110 Lugg Place	2.0100	0.0000	2.0100	0.2010	0.0000	0.0000	0.0000	2.0100				\$12,603.81	\$11,603.50	\$10,943.30	\$10,003.02	\$248,425.21	\$120,600.00	\$6,519.02	\$1,375.70	\$31,906.21	\$47,479.85	\$10,202.95	\$511,662.57
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$12,603.81	\$11,603.50	\$10,943.30	\$10,003.02	\$248,425.21	\$120,600.00	\$6,519.02	\$1,375.70	\$31,906.21	\$47,479.85	\$10,202.95	\$511,662.57
Lot 111 Lugg Place	2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000				\$12,541.10	\$11,545.78	\$10,888.86	\$9,953.25	\$247,189.27	\$120,000.00	\$6,486.58	\$1,368.86	\$31,747.47	\$47,243.64	\$10,152.19	\$509,117.00
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$12,541.10	\$11,545.78	\$10,888.86	\$9,953.25	\$247,189.27	\$120,000.00	\$6,486.58	\$1,368.86	\$31,747.47	\$47,243.64	\$10,152.19	\$509,117.00
Lot 112 Lugg Place	2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000				\$12,541.10	\$11,545.78	\$10,888.86	\$9,953.25	\$247,189.27	\$120,000.00	\$6,486.58	\$1,368.86	\$31,747.47	\$47,243.64	\$10,152.19	\$509,117.00
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$12,541.10	\$11,545.78	\$10,888.86	\$9,953.25	\$247,189.27	\$120,000.00	\$6,486.58	\$1,368.86	\$31,747.47	\$47,243.64	\$10,152.19	\$509,117.00
Lot 113 Lugg Place	2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000				\$12,541.10	\$11,545.78	\$10,888.86	\$9,953.25	\$247,189.27	\$120,000.00	\$6,486.58	\$1,368.86	\$31,747.47	\$47,243.64	\$10,152.19	\$509,117.00
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$12,541.10	\$11,545.78	\$10,888.86	\$9,953.25	\$247,189.27	\$120,000.00	\$6,486.58	\$1,368.86	\$31,747.47	\$47,243.64	\$10,152.19	\$509,117.00
Lot 114 Lugg Place	2.0260	0.0000	2.0260	0.2026	0.0000	0.0000	0.0000	2.0260				\$12,704.14	\$11,695.87	\$11,030.41	\$10,082.65	\$250,402.73	\$121,560.00	\$6,570.91	\$1,386.66	\$32,160.19	\$47,857.80	\$10,284.17	\$515,735.53
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$12,704.14	\$11,695.87	\$11,030.41	\$10,082.65	\$250,402.73	\$121,560.00	\$6,570.91	\$1,386.66	\$32,160.19	\$47,857.80	\$10,284.17	\$515,735.53
Lot 115 Nicholas Drive	2.0600	0.0000	2.0600	0.2060	0.0000	0.0000	0.0000	2.0600				\$12,917.33	\$11,892.15	\$11,215.52	\$10,251.85	\$254,604.95	\$123,600.00	\$6,681.18	\$1,409.93	\$32,699.90	\$48,660.95	\$10,456.76	\$524,390.52
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$12,917.33	\$11,892.15	\$11,215.52	\$10,251.85	\$254,604.95	\$123,600.00	\$6,681.18	\$1,409.93	\$32,699.90	\$48,660.95	\$10,456.76	\$524,390.52
Lot 116 Nicholas Drive	2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000				\$12,541.10	\$11,545.78	\$10,888.86	\$9,953.25	\$247,189.27	\$120,000.00	\$6,486.58	\$1,368.86	\$31,747.47	\$47,243.64	\$10,152.19	\$509,117.00
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$12,541.10	\$11,545.78	\$10,888.86	\$9,953.25	\$247,189.27	\$120,000.00	\$6,486.58	\$1,368.86	\$31,747.47	\$47,243.64	\$10,152.19	\$509,117.00
Lot 117 Nicholas Drive	2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000				\$12,541.10	\$11,545.78	\$10,888.86	\$9,953.25	\$247,189.27	\$120,000.00	\$6,486.58	\$1,368.86	\$31,747.47	\$47,243.64	\$10,152.19	\$509,117.00
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																\$0.00	\$0.00						\$0.00
Net contribution payable												\$12,541.10	\$11,545.78	\$10,888.86	\$9,953.25	\$247,189.27	\$120,000.00	\$6,486.58	\$1,368.86	\$31,747.47	\$47,243.64	\$10,152.19	\$509,117.00
Lot 118 Nicholas Drive	2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000				\$12,541.10	\$11,545.78	\$10,888.86	\$9,953.25	\$247,189.27	\$120,000.00	\$6,486.58	\$1,368.86	\$31,747.47	\$47,243.64	\$10,152.19	\$509,117.00
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				

Draft Cost Apportionment Schedule for DCA4

												Contributions based on a pro rata gross subdivisible area						Contributions based on pro rata developable area				
DCA4 - ANKETELL	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required as a % stated in the LSP of the GSA	Provisional POS Credit based on LSP	POS actual provided	Deductions for Developable Area	Developable Area	Amount Due	Payment Date	Total Amount Paid	1.3 Internal collector road	2. Anketell North Public open space improvements	2. Anketell North Public open space land valuation	3. District Sporting Ground	4. Community Facilities - Branch Library	4. Community Facilities - Local Community Centre	4. Community Facilities - Youth Centre	1.1 Thomas Road	1.2 Anketell Road	5. Administration costs	Sub total
Cost of item												\$759,761.00	\$9,556,874.00	\$8,117,527.00	\$353,880.14	\$74,679.12	\$172,166.81	\$168,982.62	\$2,575,283.67	\$3,063,864.17	\$496,860.37	\$25,339,878.90
TOTAL cost of item per ha	127.3046	18.1932	109.1114	11.1199	10.7579	0.0000	18.2832	109.0214				\$6,963.17			\$3,243.29	\$684.43			\$23,621.82	\$28,103.33	\$4,557.46	\$67,173.49
TOTAL ANKETELL NORTH cost of item per ha	98.9639	12.4756	86.4883	11.1199	10.7579	0.0000	12.4756	86.4883					\$859,438.84	\$730,000.00			\$1,990.64	\$1,953.82				\$1,593,383.30
TOTAL ANKETELL SOUTH cost of item per ha	28.3407	5.7176	22.6231	0.0000	0.0000	0.0000	5.8076	22.5331														\$0.00
ANKETELL NORTH																						
Lot 652 Anketell Road	2.0000	0.2901	1.7099	0.2198	0.2196	0.0000	0.2901	1.7099				\$11,906.32	\$188,904.66	\$160,454.00	\$5,545.71	\$1,170.31	\$3,403.79	\$3,340.84	\$40,390.95	\$48,053.88	\$7,792.80	\$470,963.26
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00	\$0.00							\$0.00
Net contribution payable												\$11,906.32	\$188,904.66	\$160,454.00	\$5,545.71	\$1,170.31	\$3,403.79	\$3,340.84	\$40,390.95	\$48,053.88	\$7,792.80	\$470,963.26
Lot 2 Anketell Road	3.9836	0.2346	3.7490	0.4820	0.0000	0.0000	0.2346	3.7490				\$26,104.92	\$414,249.52	\$351,860.00	\$12,159.10	\$2,565.93	\$7,462.90	\$7,324.87	\$88,558.20	\$105,359.38	\$17,085.91	\$1,032,730.73
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00	\$0.00							\$0.00
Net contribution payable												\$26,104.92	\$414,249.52	\$351,860.00	\$12,159.10	\$2,565.93	\$7,462.90	\$7,324.87	\$88,558.20	\$105,359.38	\$17,085.91	\$1,032,730.73
Lot 3 Anketell Road	3.3614	0.2304	3.1310	0.4026	0.0000	0.0000	0.2304	3.1310				\$21,801.68	\$346,010.08	\$293,898.00	\$10,154.75	\$2,142.95	\$6,232.68	\$6,117.41	\$73,959.91	\$87,991.52	\$14,269.40	\$862,578.38
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00	\$0.00							\$0.00
Net contribution payable												\$21,801.68	\$346,010.08	\$293,898.00	\$10,154.75	\$2,142.95	\$6,232.68	\$6,117.41	\$73,959.91	\$87,991.52	\$14,269.40	\$862,578.38
Lot 4 Anketell Road	3.0630	0.0908	2.9722	0.3821	0.3522	0.0000	0.0908	2.9722				\$20,695.93	\$328,391.58	\$278,933.00	\$9,639.71	\$2,034.26	\$5,916.57	\$5,807.15	\$70,208.77	\$83,528.71	\$13,545.67	\$818,701.35
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00	\$0.00							\$0.00
Net contribution payable												\$20,695.93	\$328,391.58	\$278,933.00	\$9,639.71	\$2,034.26	\$5,916.57	\$5,807.15	\$70,208.77	\$83,528.71	\$13,545.67	\$818,701.35
Lot 7 Anketell Road	5.9641	2.3565	3.6076	0.4638	0.5300	0.0000	2.3565	3.6076				\$25,120.32	\$398,607.74	\$338,574.00	\$11,700.50	\$2,469.15	\$7,181.42	\$7,048.60	\$85,218.07	\$101,385.57	\$16,441.48	\$993,746.85
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00	\$0.00							\$0.00
Net contribution payable												\$25,120.32	\$398,607.74	\$338,574.00	\$11,700.50	\$2,469.15	\$7,181.42	\$7,048.60	\$85,218.07	\$101,385.57	\$16,441.48	\$993,746.85
Lot 89 Anketell Road (within Urban Zone)	6.2299	0.5132	5.7167	0.7350	0.2173	0.0000	0.5132	5.7167				\$39,806.34	\$631,687.55	\$536,550.00	\$18,540.93	\$3,912.68	\$11,379.87	\$11,169.41	\$135,038.85	\$160,658.30	\$26,053.62	\$1,574,797.55
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00	\$0.00							\$0.00
Net contribution payable												\$39,806.34	\$631,687.55	\$536,550.00	\$18,540.93	\$3,912.68	\$11,379.87	\$11,169.41	\$135,038.85	\$160,658.30	\$26,053.62	\$1,574,797.55
Lot 90 Anketell Road (within Urban Zone)	2.4700	0.3505	2.1195	0.2725	0.0000	0.0000	0.3505	2.1195				\$14,758.43	\$234,197.08	\$198,925.00	\$6,874.16	\$1,450.65	\$4,219.16	\$4,141.12	\$50,066.44	\$59,565.00	\$9,659.53	\$583,856.57
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00	\$0.00							\$0.00
Net contribution payable												\$14,758.43	\$234,197.08	\$198,925.00	\$6,874.16	\$1,450.65	\$4,219.16	\$4,141.12	\$50,066.44	\$59,565.00	\$9,659.53	\$583,856.57
Lot 188 Treeby Road	3.3954	0.2110	3.1844	0.4094	0.0000	0.0000	0.2110	3.1844				\$22,173.51	\$351,854.26	\$298,862.00	\$10,327.94	\$2,179.50	\$6,338.98	\$6,221.75	\$75,221.32	\$89,492.24	\$14,512.77	\$877,184.27
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00	\$0.00							\$0.00
Net contribution payable												\$22,173.51	\$351,854.26	\$298,862.00	\$10,327.94	\$2,179.50	\$6,338.98	\$6,221.75	\$75,221.32	\$89,492.24	\$14,512.77	\$877,184.27
Lot 189 Treeby Road	5.0649	0.9304	4.1345	0.5316	2.0492	0.0000	0.9304	4.1345				\$28,789.22	\$456,877.69	\$388,068.00	\$13,409.39	\$2,829.78	\$8,230.29	\$8,078.07	\$97,664.41	\$116,193.21	\$18,842.81	\$1,138,982.87
Gross contribution paid																						

Draft Cost Apportionment Schedule for DCA4

												Contributions based on a pro rata gross subdivisible area							Contributions based on pro rata developable area			
DCA4 - ANKETELL	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required as a % stated in the LSP of the GSA	Provisional POS Credit based on LSP	POS actual provided	Deductions for Developable Area	Developable Area	Amount Due	Payment Date	Total Amount Paid	1.3 Internal collector road	2. Anketell North Public open space improvements	2. Anketell North Public open space land valuation	3. District Sporting Ground	4. Community Facilities - Branch Library	4. Community Facilities - Local Community Centre	4. Community Facilities - Youth Centre	1.1 Thomas Road	1.2 Anketell Road	5. Administration costs	Sub total
Cost of item												\$759,761.00	\$9,556,874.00	\$8,117,527.00	\$353,880.14	\$74,679.12	\$172,166.81	\$168,982.62	\$2,575,283.67	\$3,063,864.17	\$496,860.37	\$25,339,878.90
TOTAL cost of item per ha	127.3046	18.1932	109.1114	11.1199	10.7579	0.0000	18.2832	109.0214				\$6,963.17			\$3,243.29	\$684.43			\$23,621.82	\$28,103.33	\$4,557.46	\$67,173.49
TOTAL ANKETELL NORTH cost of item per ha	98.9639	12.4756	86.4883	11.1199	10.7579	0.0000	12.4756	86.4883					\$859,438.84	\$730,000.00			\$1,990.64	\$1,953.82				\$1,593,383.30
TOTAL ANKETELL SOUTH cost of item per ha	28.3407	5.7176	22.6231	0.0000	0.0000	0.0000	5.8076	22.5331														\$0.00
Net contribution payable												\$19,512.89	\$309,655.82	\$263,019.00	\$9,088.68	\$1,917.98	\$5,578.36	\$5,475.19	\$66,195.42	\$78,753.96	\$12,771.36	\$771,968.66
Lot 34 Treeby Road	4.6868	0.5595	4.1273	0.5307	0.0000	0.0000	0.5595	4.1273				\$28,739.08	\$456,104.19	\$387,411.00	\$13,386.04	\$2,824.85	\$8,215.96	\$8,064.00	\$97,494.33	\$115,990.87	\$18,809.99	\$1,137,040.31
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00								\$0.00
Net contribution payable												\$28,739.08	\$456,104.19	\$387,411.00	\$13,386.04	\$2,824.85	\$8,215.96	\$8,064.00	\$97,494.33	\$115,990.87	\$18,809.99	\$1,137,040.31
Lot 35 Treeby Road	4.6311	1.8702	2.7609	0.3550	0.1619	0.0000	1.8702	2.7609				\$19,224.61	\$305,100.79	\$259,150.00	\$8,954.41	\$1,889.64	\$5,495.95	\$5,394.30	\$65,217.48	\$77,590.48	\$12,582.68	\$760,600.34
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00								\$0.00
Net contribution payable												\$19,224.61	\$305,100.79	\$259,150.00	\$8,954.41	\$1,889.64	\$5,495.95	\$5,394.30	\$65,217.48	\$77,590.48	\$12,582.68	\$760,600.34
Lot 41 Treeby Road (within Urban Zone)	2.6916	0.6405	2.0511	0.2637	0.9222	0.0000	0.6405	2.0511				\$14,282.15	\$226,634.02	\$192,501.00	\$6,652.32	\$1,403.83	\$4,083.00	\$4,007.48	\$48,450.71	\$57,642.74	\$9,347.80	\$565,005.05
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00								\$0.00
Net contribution payable												\$14,282.15	\$226,634.02	\$192,501.00	\$6,652.32	\$1,403.83	\$4,083.00	\$4,007.48	\$48,450.71	\$57,642.74	\$9,347.80	\$565,005.05
Lot 100 Treeby Road	10.2000	1.6068	8.5932	1.1048	0.0000	0.0000	1.6068	8.5932				\$59,835.89	\$949,508.03	\$806,504.00	\$27,870.26	\$5,881.44	\$17,105.94	\$16,789.57	\$202,987.01	\$241,497.52	\$39,163.14	\$2,367,142.80
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00								\$0.00
Net contribution payable												\$59,835.89	\$949,508.03	\$806,504.00	\$27,870.26	\$5,881.44	\$17,105.94	\$16,789.57	\$202,987.01	\$241,497.52	\$39,163.14	\$2,367,142.80
Lot 13 Treeby Road	4.8760	0.1943	4.6817	0.6019	1.4606	0.0000	0.1943	4.6817				\$32,599.46	\$517,296.24	\$439,387.00	\$15,184.12	\$3,204.30	\$9,319.57	\$9,147.20	\$110,590.27	\$131,571.35	\$21,336.65	\$1,289,636.16
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00								\$0.00
Net contribution payable												\$32,599.46	\$517,296.24	\$439,387.00	\$15,184.12	\$3,204.30	\$9,319.57	\$9,147.20	\$110,590.27	\$131,571.35	\$21,336.65	\$1,289,636.16
ANKETELL SOUTH																						
Lot 1 Thomas Road	3.7619	0.0900	3.6719	0.0000	0.0000	0.0000	0.0900	3.6719				\$25,568.06			\$11,909.04	\$2,513.16			\$86,736.95	\$103,192.61	\$16,734.53	\$246,654.35
Gross contribution paid									\$ -		\$0.00	\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$25,568.06			\$11,909.04	\$2,513.16			\$86,736.95	\$103,192.61	\$16,734.53	\$246,654.35
Lot 2 Thomas Road	4.0025	0.9098	3.0927	0.0000	0.0000	0.0000	0.9098	3.0927				\$21,534.99			\$10,030.53	\$2,116.74			\$73,055.20	\$86,915.16	\$14,094.85	\$207,747.47
Gross contribution paid									\$ -		\$0.00	\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$21,534.99			\$10,030.53	\$2,116.74			\$73,055.20	\$86,915.16	\$14,094.85	\$207,747.47
Lot 3 Thomas Road	3.5555	2.2500	1.3055	0.0000	0.0000	0.0000	1.9000	1.6555				\$9,090.42			\$4,234.12	\$893.52			\$39,105.92	\$46,525.06	\$7,544.87	\$107,393.91
Gross contribution paid									\$ -		\$0.00	\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$9,090.42			\$4,234.12	\$893.52			\$39,105.92	\$46,525.06	\$7,544.87	\$107,393.91
Lot 17 Thomas Road	5.6368	0.5700	5.0668	0.0000	0.0000	0.0000	1.0100	4.6268				\$35,280.98			\$16,433.11	\$3,467.87			\$109,293.43	\$130,028.48	\$21,086.44	\$315,590.31
Gross contribution paid									\$ -		\$0.00	\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$35,280.98			\$16,433.11	\$3,467.87			\$109,293.43	\$130,028.48	\$21,086.44	\$315,590.31
Lot 13 Treeby Road	11.3840	1.8978	9.4862	0.0000	0.0000	0.0000	1.8978	9.4862				\$66,054.00			\$30,766.52	\$6,492.64			\$224,081.29	\$266,593.79	\$43,232.95	\$637,221.19
Gross contribution paid									\$ -		\$0.00	\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items												\$759,760.97										\$759,760.97
Net contribution payable												-\$693,706.97			\$30,766.52	\$6,492.64			\$224,081.29	\$266,593.79	\$43,232.95	-\$122,539.78
Total	127.3046	18.1932	109.1114	11.1199	10.7579	0.0000	18.2832	109.0214	\$ -		0.00	759,760.98	9,556,873.97	8,117,527.00	353,880.17	74,679.11	172,166.81	168,982.61	2,575,283.71	3,063,864.20	496,860.37	25,339,878.93
Check	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$ -		0.00	- 0.02	- 0.03	-	0.03	- 0.01	-	- 0.01	0.04	0.03	-	0.03
difference between actual and 12%POS required in hectares																						
difference in cost												311,117										
												Amount payable for each infrastructure item										
												Amount paid to date for each infrastrature item										
Public Open Space (Anketell North LSP)	Unrestricted	Restricted	Total																			
Land area (ha)	10.6600	0.4600	11.1200																			
Percentage	0.1233	0.0053	0.1286																			
												CREDIT										
												Balance remaining										
												\$759,761.00	\$ 9,556,874.00	\$ 8,117,527.00	\$ 353,880.14	\$ 74,679.12	\$ 172,166.81	\$ 168,982.62	\$ 2,575,283.67	\$ 3,063,864.17	\$ 496,860.37	\$25,339,878.90
												\$0.00	\$ -	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
												\$759,760.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$759,760.97
												\$0.03	\$9,556,874.00	\$8,117,527.00	\$353,880.14	\$74,679.12	\$172,166.81	\$168,982.62	\$2,575,283.67	\$3,063,864.17	\$496,860.37	\$24,580,117.93



Draft Cost Apportionment Schedule for DCA5

Draft Cost Apportionment Schedule for DCA5											North	South	Wandi District Centre	Contributions based on pro rata gross subdivisible area										Contributions based on pro rata development area		Sub total
0.0950													1.2 Lyon Road	1.3 Internal collector road - actual costs - Honeywood Avenue	2.1 2.2 Public open space improvements	2.1 2.2 Public open space land valuation	2.3 Wandl playing fields	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2 Community Facilities - Youth Centre	4.3 Local Community Centre	1.1 Anketell Road	5. Administration costs			
DCA5 - WANDI	Total site area (ha)	Deductions for GSA	Gross subdivisible area	POS Required for DCA 9.5%	Provisional POS Credit based on LSP	POS actually provided	Deductio ns for Developa ble Area	Developable Area	Amount Due	Payment Date	Total Amount Paid															
Cost of item												\$4,859,845.00	\$11,177,993.00	\$10,772,407.41	\$13,669,605.00	\$6,593,372.00	\$420,895.44	\$88,821.32	\$253,555.38	\$258,333.19	\$3,635,843.83	\$1,034,613.43	\$52,765,285.00			
TOTAL cost of item per ha	189.4176	59.6435	129.7741	11.1135	11.5352	11.5006	60.0435	129.3741	\$86,134.21		\$37,448.49	\$37,448.49	\$86,134.21	\$969,308.27	\$1,230,000.00	\$50,806.52	\$3,243.29	\$684.43	\$1,953.82	\$1,990.64	\$28,103.33	\$7,997.07	\$2,417,670.05			
Terra Novis - Lot 12 Honeywood Ave	11.5939	0.1250	11.4689	1.0895	1.2044	1.1390	0.1250	11.4689				\$429,492.94	\$987,864.66	\$741,545.97	\$1,340,085.00	\$582,694.87	\$37,196.99	\$7,849.66	\$22,408.17	\$22,830.42	\$322,314.26	\$91,717.54	\$4,586,000.48			
Gross contribution paid									\$ 2,456,388.76		\$2,030,535.90	\$190,165.89	\$437,395.20	\$328,333.08	\$593,347.24	\$257,998.85	\$16,469.66	\$3,475.57	\$9,921.63	\$10,108.59	\$142,710.55	\$40,609.62	\$2,030,535.88			
Credits for constructed or provided items													\$917,021.43	\$741,545.97	\$1,400,970.00								\$3,059,537.40			
Net contribution payable												\$239,327.05	-\$366,551.97	-\$328,333.08	-\$654,232.24	\$324,696.02	\$20,727.33	\$4,374.09	\$12,486.54	\$12,721.83	\$179,603.71	\$51,107.92	-\$504,072.80			
Terra Novis - Lot 13 Honeywood Ave (Lot 9001) - Part Lot within Rural Water Resource Zone	3.6500	1.5936	2.0564	0.1954	0.2056	0.0000	1.5936	2.0564				\$77,009.07	\$177,126.39	\$189,402.84	\$240,342.00	\$104,478.52	\$6,669.51	\$1,407.46	\$4,017.84	\$4,093.55	\$57,791.68	\$16,445.17	\$878,784.03			
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items														\$0.00	\$0.00	\$41,800.00							\$41,800.00			
Net contribution payable												\$77,009.07	\$177,126.39	\$189,402.84	\$240,342.00	\$62,678.52	\$6,669.51	\$1,407.46	\$4,017.84	\$4,093.55	\$57,791.68	\$16,445.17	\$836,984.03			
Satterley (Honeywood, Wandl North) Lots 676, 678, 680, 683 Lyon Rd (Wandl Anketell Holdings)	81.8772	20.4828	61.3944	5.8325	6.5078	7.0637	20.8060	61.0712				\$2,299,127.34	\$5,288,158.24	\$5,653,490.46	\$7,173,975.00	\$3,119,235.67	\$199,119.98	\$42,020.17	\$119,953.64	\$122,213.96	\$1,716,303.97	\$488,390.38	\$26,221,988.81			
Gross contribution paid									\$ -		\$537,844.28	\$47,157.84	\$108,466.43	\$115,959.85	\$147,146.78	\$63,979.25	\$4,084.18	\$861.87	\$2,460.39	\$2,506.74	\$35,203.45	\$10,017.46	\$537,844.24			
Credits for constructed or provided items												\$3,290,620.00	\$4,409,508.00	\$7,435,150.69	\$8,688,351.00	\$3,857,277.00							\$27,680,906.69			
Net contribution payable												-\$1,038,650.50	\$770,183.81	-\$1,897,620.08	-\$1,661,522.78	-\$802,020.58	\$195,035.80	\$41,158.30	\$117,493.25	\$119,707.22	\$1,681,100.52	\$478,372.92	-\$1,996,762.12			
Satterley (Honeywood Rise, Wandl South) Lots 675, 674, 51, 52, 53 (Pointform)	44.2152	12.8232	31.3920	2.9822	2.5397	2.5397	12.9000	31.3152				\$1,175,582.88	\$2,703,925.17	\$2,890,671.11	\$3,668,106.00	\$1,594,918.20	\$101,813.43	\$21,485.63	\$61,334.34	\$62,490.07	\$880,061.34	\$250,429.70	\$13,410,817.87			
Gross contribution paid									\$ -		\$589,078.96	\$51,638.25	\$118,771.69	\$126,974.63	\$161,123.96	\$70,057.83	\$4,472.22	\$943.76	\$2,694.15	\$2,744.93	\$38,657.26	\$11,000.28	\$589,078.96			
Credits for constructed or provided items												\$850,683.00	\$3,703,168.00	\$1,841,117.56	\$3,123,831.00	\$2,694,295.00							\$12,213,094.56			
Net contribution payable												\$273,261.63	-\$1,118,014.52	\$922,578.92	\$383,151.04	-\$1,169,434.63	\$97,341.21	\$20,541.87	\$58,640.19	\$59,745.14	\$841,404.08	\$239,429.42	\$608,644.35			
Individual Lot 154 Kenby Chase	2.0400	0.0000	2.0400	0.1938	0.3401	0.3401	0.0000	2.0400				\$76,394.91	\$175,713.79	\$187,851.94	\$238,374.00	\$103,645.30	\$6,616.32	\$1,396.24	\$3,985.79	\$4,060.90	\$57,330.79	\$16,314.01	\$871,683.99			
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items														\$0.00	\$0.00	\$0.00							\$418,323.00			
Net contribution payable												\$76,394.91	\$175,713.79	\$187,851.94	-\$179,949.00	\$103,645.30	\$6,616.32	\$1,396.24	\$3,985.79	\$4,060.90	\$57,330.79	\$16,314.01	\$453,360.99			
Individual Lot 155 Kenby Chase	2.1700	0.0200	2.1500	0.2043	0.4181	0.4181	0.0200	2.1500				\$80,514.25	\$185,188.55	\$198,029.68	\$251,289.00	\$109,234.01	\$6,973.08	\$1,471.52	\$4,200.71	\$4,279.87	\$60,422.16	\$17,193.69	\$918,796.52			
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items														\$0.00	\$514,263.00								\$514,263.00			
Net contribution payable												\$80,514.25	\$185,188.55	\$198,029.68	-\$262,974.00	\$109,234.01	\$6,973.08	\$1,471.52	\$4,200.71	\$4,279.87	\$60,422.16	\$17,193.69	\$404,533.52			
Individual Lot 56 Kenby Chase	2.4000	0.7446	1.6554	0.1573	0.2300	0.0000	0.7446	1.6554				\$61,992.22	\$142,586.57	\$152,472.19	\$193,479.00	\$84,105.11	\$5,368.95	\$1,133.01	\$3,234.35	\$3,295.30	\$46,522.25	\$13,238.34	\$707,427.29			
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items														\$0.00	\$0.00	\$0.00							\$0.00			
Net contribution payable												\$61,992.22	\$142,586.57	\$152,472.19	\$193,479.00	\$84,105.11	\$5,368.95	\$1,133.01	\$3,234.35	\$3,295.30	\$46,522.25	\$13,238.34	\$707,427.29			
Individual Lot 57 Kenby Chase	1.7556	0.6000	1.1556	0.1098	0.0000	0.0000	0.6000	1.1556				\$43,275.47	\$99,536.69	\$106,430.05	\$135,054.00	\$58,712.01	\$3,747.95	\$790.93	\$2,257.84	\$2,300.38						

Draft Cost Apportionment Schedule for DCA5

Draft Cost Apportionment Schedule for DCA5												North			South			Wandi District Centre															
0.0950												Contributions based on pro rata gross subdivisible area										Contributions based on pro rata development area		Sub total									
DCA5 - WANDI	Total site area (ha)	Deductions for GSA	Gross subdivisible area	POS Required for DCA 9.5%	Provisional POS Credit based on LSP	POS actually provided	Deductio ns for Developa ble Area	Developable Area	Amount Due	Payment Date	Total Amount Paid	1.2 Lyon Road	1.3 Internal collector road - actual costs - Honeywood Avenue	2.1 2.2 Public open space improvements	2.1 2.2 Public open space land valuation	2.3 WandI playing fields	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2 Community Facilities - Youth Centre	4.3 Local Community Centre	1.1 Anketell Road	5. Administration costs											
Cost of item												\$4,859,845.00	\$11,177,993.00	\$10,772,407.41	\$13,669,605.00	\$6,593,372.00	\$420,895.44	\$88,821.32	\$253,555.38	\$258,333.19	\$3,635,843.83	\$1,034,613.43	\$52,765,285.00										
TOTAL cost of item per ha	189.4176	59.6435	129.7741	11.1135	11.5352	11.5006	60.0435	129.3741				\$37,448.49	\$86,134.21	\$969,308.27	\$1,230,000.00	\$50,806.52	\$3,243.29	\$684.43	\$1,953.82	\$1,990.64	\$28,103.33	\$7,997.07	\$2,417,670.05										
Total	189.4176	59.6435	129.7741	11.1135	11.5352	11.5006	60.0435	129.3741	\$ 4,912,777.52		3,157,459.14	4,859,845.00	11,177,992.99	10,457,892.03	13,669,605.00	6,593,371.99	420,895.46	88,821.32	253,555.36	258,333.19	3,635,843.83	1,034,613.43	52,450,769.60										
Check	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$ 1,755,318.38		0.06	-	-	0.01	-	314,515.38	-	-	0.01	0.02	-	-	314,515.40										
Total Amount Paid in DCA												Check										Estimate liability \$1,160,407.94 less actual spent \$741,545.97 = \$418,861.96 Lot 12 Honeywood - liability and credit for actual cost		\$5,365,385.87									
difference between actual and POS required in hectares				-0.4217				must go in a future LSP for WandI Anketell District Centre																									
difference in cost				-408,796.07																													
				0.0000				0.0000				Amount payable for each infrastructure item										\$4,859,845.00	\$ 11,177,993.00	\$ 10,772,407.41	\$ 13,669,605.00	\$ 6,593,372.00	\$ 420,895.44	\$ 88,821.32	\$ 253,555.38	\$ 258,333.19	\$ 3,635,843.83	\$ 1,034,613.43	\$ 52,765,285.00
				11.1135				11.5352				Amount paid to date for each infrastrature item										\$288,961.98	\$664,633.32	\$571,267.56	\$901,617.98	\$392,035.93	\$25,026.06	\$5,281.20	\$15,076.17	\$15,360.26	\$216,571.26	\$61,627.36	\$3,157,459.08
												Credits										\$4,141,303.00	\$9,029,697.43	\$10,017,814.22	\$14,145,738.00	\$6,593,372.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43,927,924.65
												Balance remaining										\$429,580.02	\$1,483,662.25	\$183,325.63	-\$1,377,750.98	-\$392,035.93	\$395,869.38	\$83,540.12	\$238,479.21	\$242,972.93	\$3,419,272.57	\$972,986.07	\$5,679,901.27



## Draft Cost Apportionment Schedule for DCA6

**POS % 0.1150**

												Contributions based on a pro rata gross subdivisible area					Contributions based on pro rata developable area			
DCA6 - MANDOGALUP	Total site area (ha)	Deductio ns for GSA	Gross subdivisib le area	POS Required for DCA 11.5%	Provisional POS Credit based on LSP	POS actually provided	Deductio ns for Developa ble Area	Developa ble Area	Amount Due	Payment Date	Total Amount Paid	2.1 Public open space improvements	2.1 Public open space land valuation	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2. Community Facilities - District Youth Centre	1.1 Hammond Road extension	1.2 Internal collector road	5. Administration costs	Sub total
Cost of item												\$10,425,169.00	\$8,589,370.82	\$299,064.29	\$63,111.36	\$180,161.99	\$1,693,279.00	\$1,642,852.00	\$457,860.17	\$23,350,868.63
TOTAL MANDOGALUP cost of item per ha	183.2015	90.9914	92.2101	10.6042	10.6017	0.0000	26.1299	157.0716												
Exclusion Lot 2,10 and 11 of POS valuations as no structure plan is in place	111.1300	18.9199	92.2101	10.6042	10.6017	0.0000	18.9199	92.2101				\$983,120.54	\$810,000.00	\$3,243.29	\$684.43	\$1,953.82	\$10,780.30	\$10,459.26	\$2,914.98	\$1,823,156.62
Lots 682 and Lot 52 Rowley Rd, Mandogalup (QUBE Land)	68.4600	14.3575	54.1025	6.2218	6.4510	0.0000	14.3575	54.1025				\$6,116,767.10	\$5,039,647.88	\$175,470.21	\$37,029.37	\$105,706.58	\$583,241.19	\$565,871.87	\$157,707.57	\$12,781,441.77
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items												\$0.00	\$0.00							\$0.00
Net contribution payable												\$6,116,767.10	\$5,039,647.88	\$175,470.21	\$37,029.37	\$105,706.58	\$583,241.19	\$565,871.87	\$157,707.57	\$12,781,441.77
Part Lots 9002 and 9006 Hoffman Rd and Lot 9019 Rowley Rd (Satterley Land)	42.6700	4.5624	38.1076	4.3824	4.1507	0.0000	4.5624	38.1076				\$4,308,401.90	\$3,549,722.94	\$123,594.08	\$26,081.99	\$74,455.41	\$410,811.37	\$398,577.13	\$111,082.79	\$9,002,727.61
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items												\$0.00	\$0.00							\$0.00
Net contribution payable												\$4,308,401.90	\$3,549,722.94	\$123,594.08	\$26,081.99	\$74,455.41	\$410,811.37	\$398,577.13	\$111,082.79	\$9,002,727.61
Lot 2 Rowley Road (Rural Zone)	35.2752	35.2752	0.0000	0.0000	0.0000	0.0000	3.0000	32.2752									\$347,936.34	\$337,574.56	\$94,081.48	\$779,592.38
Gross contribution paid									\$ -		\$0.00						\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable																	\$347,936.34	\$337,574.56	\$94,081.48	\$779,592.38
Lot 10 Rowley Road (Rural Zone)	36.5963	36.5963	0.0000	0.0000	0.0000	0.0000	4.2100	32.3863									\$349,134.04	\$338,736.59	\$94,405.33	\$782,275.96
Gross contribution paid									\$ -		\$0.00						\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable																	\$349,134.04	\$338,736.59	\$94,405.33	\$782,275.96
Part Lot 11 Hoffman Road (within Urban Zone)	0.2000	0.2000	0.0000	0.0000	0.0000	0.0000	0.0000	0.2000									\$2,156.06	\$2,091.85	\$583.00	\$4,830.91
Gross contribution paid									\$ -		\$0.00						\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable																	\$2,156.06	\$2,091.85	\$583.00	\$4,830.91
Total	183.2015	90.9914	92.2101	10.6042	10.6017	0.0000	26.1299	157.0716	-		\$0.00	\$10,425,169.00	\$8,589,370.82	\$299,064.29	\$63,111.36	\$180,161.99	\$1,693,279.00	\$1,642,852.00	\$457,860.17	\$23,350,868.63
Check	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	-		\$0.00	\$0.00	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.01
difference between actual and 11.5% POS required in hectares					0.0025															

	Unrestricted	Restricted	Total
Public Open Space (Mandogalup East and Mandogalup West LSPs)			
Land area (ha)	9.8182	0.7850	10.6032
Percentage	0.1065	0.0085	0.1150

10.6032 Check  
0.0000 diff

Amount payable for each infrastructure item	\$10,425,169.00	\$8,589,370.82	\$ 299,064.29	\$ 63,111.36	\$ 180,161.99	\$ 1,693,279.00	\$ 1,642,852.00	\$ 457,860.17	\$ 23,350,868.63
Amount paid to date for each infrastructure item	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CREDIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Balance remaining	\$10,425,169.00	\$8,589,370.82	\$299,064.29	\$63,111.36	\$180,161.99	\$1,693,279.00	\$1,642,852.00	\$457,860.17	\$23,350,868.63

Draft Cost Apportionment Schedule for DCA7

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of item								\$1,320,913.74	\$278,751.65	\$31,993.31	\$1,631,658.70
TOTAL cost of item per ha	509.009	252.2638	101.734	407.276				\$3,243.29	\$684.43	\$78.55	\$4,006.28
TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha	153.745	149.230	0.000	153.75							
TOTAL BERTRAM NORTH cost of item per ha	57.957	35.807	0.127	57.83							
TOTAL WELLARD RESIDENTIAL	72.579	35.430	12.301	60.28							
TOTAL EMERALD PARK	59.937	31.797	4.772	55.17							
TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	102.104	0.000	41.320	60.78							
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN	62.688	0.000	43.215	19.47							
CASUARINA LOCAL STRUCTURE PLAN - JUNE 1998											
Lot 1 (Hoeberigs)	9.8300	9.8300	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 2 (Roberts, SJ)	9.8500	9.8500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 3 (Roberts, IL)	9.8500	9.8500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Pt 11 (Roberts, AL)	9.6700	9.6700	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 1 (Yarra Seed)	14.5600	14.5600	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 53 (Homewest)	4.0500	4.0500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 54 (Rinaldi)	4.5154	0.0000	0.0000	4.5154				\$14,644.76	\$3,090.48	\$354.70	\$18,089.94
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$14,644.76	\$3,090.48	\$354.70	\$18,089.94
Lot 7 (Mantellato)	11.5400	11.5400	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lots 8 & 9 (Knicross)	50.5800	50.5800	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Pt 10 & 302 (Islando)	16.0000	16.0000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 150 (Diocesan Trust)	8.6000	8.6000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Pt 12 (MRWA)	3.5000	3.5000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Pt 52 (MRWA)	1.2000	1.2000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
BERTRAM STRUCTURE PLAN - AUG 2008											
Lot 9004 on DP38463 (DoH)	2.2400		0.0000	2.2400				\$7,264.97	\$1,533.12	\$175.96	\$8,974.05
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$7,264.97	\$1,533.12	\$175.96	\$8,974.05
Lot 0 Landgate PIN 11662871 (VCL)	0.0000		0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 0 Landgate PIN 11662872 (VCL)	0.0000		0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 9236 Landgate PINs 11941599, 11941596 and 11941595	0.5478		0.0000	0.5478				\$1,776.68	\$374.93	\$43.03	\$2,194.64
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$1,776.68	\$374.93	\$43.03	\$2,194.64
Lot 9236 Landgate PIN 11941597	1.1988		0.0000	1.1988				\$3,888.06	\$820.49	\$94.17	\$4,802.72
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$3,888.06	\$820.49	\$94.17	\$4,802.72
Lot 9236 Landgate PIN 11941598	2.8600		0.1267	2.7333				\$8,864.89	\$1,870.75	\$214.71	\$10,950.35
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$8,864.89	\$1,870.75	\$214.71	\$10,950.35
Lot 9235 Landgate PIN 11941594	2.7066		0.0000	2.7066				\$8,778.29	\$1,852.48	\$212.62	\$10,843.39
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$8,778.29	\$1,852.48	\$212.62	\$10,843.39
E6 - Durrant Ave (Cassia North Estate - Dept of Housing)	3.2330		0.0000	3.2330				\$10,485.56	\$2,212.76	\$253.97	\$12,952.29
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$10,485.56	\$2,212.76	\$253.97	\$12,952.29
Part of Lot 1216 (Dept of Housing land - now Lots 9235, 556, 624 and 625)	4.2635		0.0000	4.2635				\$13,827.78	\$2,918.07	\$334.92	\$17,080.77
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$13,827.78	\$2,918.07	\$334.92	\$17,080.77

Draft Cost Apportionment Schedule for DCA7

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of item								\$1,320,913.74	\$278,751.65	\$31,993.31	\$1,631,658.70
TOTAL cost of item per ha	509.009	252.2638	101.734	407.276				\$3,243.29	\$684.43	\$78.55	\$4,006.28
Part of Lot 1202 (Dept of Housing land - now Lots 9236 and 9004)	5.1000		0.0000	5.1000				\$16,540.79	\$3,490.59	\$400.63	\$20,432.01
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$16,540.79	\$3,490.59	\$400.63	\$20,432.01
Lot 1201	35.8071	35.8071	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
WELLARD RESIDENTIAL PROVIDENCE - OCT 2012											
Lot 167 Wellard Rd (more recently Lot 9000)	5.2642		3.7300	1.5342				\$4,975.86	\$1,050.05	\$120.52	\$6,146.43
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$4,975.86	\$1,050.05	\$120.52	\$6,146.43
Lot 168 Wellard Rd (more recently Lot 9001)	5.1524		3.3378	1.8146				\$5,885.28	\$1,241.97	\$142.54	\$7,269.79
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$5,885.28	\$1,241.97	\$142.54	\$7,269.79
Lot 169 Wellard Rd (more recently Lot 9002)	5.0255		2.7959	2.2296				\$7,231.24	\$1,526.01	\$175.14	\$8,932.39
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$7,231.24	\$1,526.01	\$175.14	\$8,932.39
Lot 170 Wellard Rd (more recently Lot 9003)	4.8821		1.1977	3.6844				\$11,949.59	\$2,521.71	\$289.43	\$14,760.73
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$11,949.59	\$2,521.71	\$289.43	\$14,760.73
Lot 83 Wellard Rd (more recently Lot 9026)	7.7100	2.6100	0.5927	4.5073				\$14,618.49	\$3,084.93	\$354.07	\$18,057.49
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$14,618.49	\$3,084.93	\$354.07	\$18,057.49
Lot 85 Wellard Rd (more recently Lot 9025)	15.1200	6.0100	0.0000	9.1100				\$29,546.39	\$6,235.16	\$715.63	\$36,497.18
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$29,546.39	\$6,235.16	\$715.63	\$36,497.18
Lot 1278 Wellard Rd (Stages 1, 3 and half of Stages 2 and 4)	14.8600	14.8600	0.6471	-0.6471				-\$2,098.73	-\$442.89	-\$50.83	-\$2,592.45
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								-\$2,098.73	-\$442.89	-\$50.83	-\$2,592.45
Lot 92 Wellard Rd (Stages 6A, 7A and 7B and half of Stages 6B, 5, 4 and 2)	11.9500	11.9500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 2 Johnson Rd	1.0326	0.0000	0.0000	1.0326				\$3,349.02	\$706.74	\$81.12	\$4,136.88
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$3,349.02	\$706.74	\$81.12	\$4,136.88
Lot 10 Johnson Rd	0.6943	0.0000	0.0000	0.6943				\$2,251.82	\$475.20	\$54.54	\$2,781.56
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,251.82	\$475.20	\$54.54	\$2,781.56
Lot 1 Johnson Rd	0.8880	0.0000	0.0000	0.8880				\$2,880.04	\$607.77	\$69.76	\$3,557.57
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,880.04	\$607.77	\$69.76	\$3,557.57
EMERALD PARK											
Cedar Woods Properties (including Lot 201)	48.9000	31.7967	4.5715	12.5318				\$40,644.29	\$8,577.14	\$984.43	\$50,205.86
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$40,644.29	\$8,577.14	\$984.43	\$50,205.86
Other Landowners (Lot 500 on DP46054 & Lot 901 on DP71058)	6.5840		0.1000	6.4840				\$21,029.51	\$4,437.84	\$509.35	\$25,976.70
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$21,029.51	\$4,437.84	\$509.35	\$25,976.70
Lot 21 Mortimer Rd (DP55474)	4.2700		0.1000	4.1700				\$13,524.53	\$2,854.07	\$327.57	\$16,706.17
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$13,524.53	\$2,854.07	\$327.57	\$16,706.17
Lot 800 Ivory Way (Gradewest)	0.1827		0.0000	0.1827				\$592.55	\$125.05	\$14.35	\$731.95
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$592.55	\$125.05	\$14.35	\$731.95
BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN											
Lots 503-505, 507 and 900 (Oakebella LSP July 2016)	43.9641		16.6148	27.3493				\$88,701.77	\$18,718.68	\$2,148.41	\$109,568.86
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$88,701.77	\$18,718.68	\$2,148.41	\$109,568.86
Lot 506 Johnson Rd	7.8510		0.0000	7.8510				\$25,463.09	\$5,373.46	\$616.73	\$31,453.28
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$25,463.09	\$5,373.46	\$616.73	\$31,453.28
Lot 502, 14 Tamblyn Pl	10.7420		6.3050	4.4370				\$14,390.49	\$3,036.82	\$348.55	\$17,775.86
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$14,390.49	\$3,036.82	\$348.55	\$17,775.86
Lot 501, 214 Bertram Rd	10.5984		6.8500	3.7484				\$12,157.16	\$2,565.52	\$294.45	\$15,017.13
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$12,157.16	\$2,565.52	\$294.45	\$15,017.13
Lot 500, 202 Bertram Rd	9.7840		6.1800	3.6040				\$11,688.82	\$2,466.69	\$283.11	\$14,438.62
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$11,688.82	\$2,466.69	\$283.11	\$14,438.62
Lot 680, 170 Bertram Rd	10.8600		3.9500	6.9100				\$22,411.15	\$4,729.41	\$542.81	\$27,683.37
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$22,411.15	\$4,729.41	\$542.81	\$27,683.37
Lot 670, 150 Bertram Rd	8.3042		1.4200	6.8842				\$22,327.47	\$4,711.75	\$540.78	\$27,580.00

Draft Cost Apportionment Schedule for DCA7

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of item								\$1,320,913.74	\$278,751.65	\$31,993.31	\$1,631,658.70
TOTAL cost of item per ha	509.009	252.2638	101.734	407.276				\$3,243.29	\$684.43	\$78.55	\$4,006.28
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$22,327.47	\$4,711.75	\$540.78	\$27,580.00
BOLLARD BULRUSH WEST											
Lot 661 Bertram Rd - Oct 2015 LSP	7.1498		0.2200	6.9298				\$22,475.37	\$4,742.96	\$544.37	\$27,762.70
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$22,475.37	\$4,742.96	\$544.37	\$27,762.70
Lot 81 on DP202766	5.4304		4.3100	1.1204				\$3,633.78	\$766.84	\$88.01	\$4,488.63
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$3,633.78	\$766.84	\$88.01	\$4,488.63
Lot 79 on DP202766	5.4051		4.4500	0.9551				\$3,097.67	\$653.70	\$75.03	\$3,826.40
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$3,097.67	\$653.70	\$75.03	\$3,826.40
Lot 77 on DP152831	2.7038		2.3470	0.3568				\$1,157.21	\$244.20	\$28.03	\$1,429.44
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$1,157.21	\$244.20	\$28.03	\$1,429.44
Lot 75 on DP152831	8.2100		7.2800	0.9300				\$3,016.26	\$636.52	\$73.06	\$3,725.84
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$3,016.26	\$636.52	\$73.06	\$3,725.84
Lot 73 on DP202766	5.4200		4.6800	0.7400				\$2,400.04	\$506.48	\$58.13	\$2,964.65
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,400.04	\$506.48	\$58.13	\$2,964.65
Lot 71 on DP202641	9.3836		7.8175	1.5661				\$5,079.32	\$1,071.89	\$123.02	\$6,274.23
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$5,079.32	\$1,071.89	\$123.02	\$6,274.23
Lot 70 on DP202641	9.9123		7.4700	2.4423				\$7,921.09	\$1,671.58	\$191.85	\$9,784.52
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$7,921.09	\$1,671.58	\$191.85	\$9,784.52
Lot 69 on DP202641	9.0726		4.6400	4.4326				\$14,376.22	\$3,033.80	\$348.20	\$17,758.22
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$14,376.22	\$3,033.80	\$348.20	\$17,758.22
LOTS PRE INITIATION		-252.2638		0.0000				\$818,165.19	\$172,656.92	\$19,816.44	\$1,010,638.55
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$818,165.19	\$172,656.92	\$19,816.44	\$1,010,638.55
Total	509.01	0.0000	101.73	155.01			0.00	1,320,913.76	278,751.64	31,993.31	
Check	-	252.2638	-	252.2638	\$ -		0.00	-\$0.02	\$0.01	\$0.00	

Amount payable for each infrastructure item	\$1,320,913.74	\$ 278,751.65	\$ 31,993.31	\$ 1,631,658.70
Amount paid to date for each infrastrature item	\$0.00	\$0.00	\$0.00	\$ -
CREDIT	\$0.00	\$0.00	\$0.00	\$0.00
Balance remaining	\$1,320,913.74	\$278,751.65	\$31,993.31	\$1,631,658.70

## 1.0 Development Contribution Plan 2 – Wellard

The development contribution area is shown on the Town Planning Scheme No. 2 (TPS2) scheme map as Development Contribution Area 2 (DCA2). The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA2 shown on the scheme map, the scheme map shall prevail.

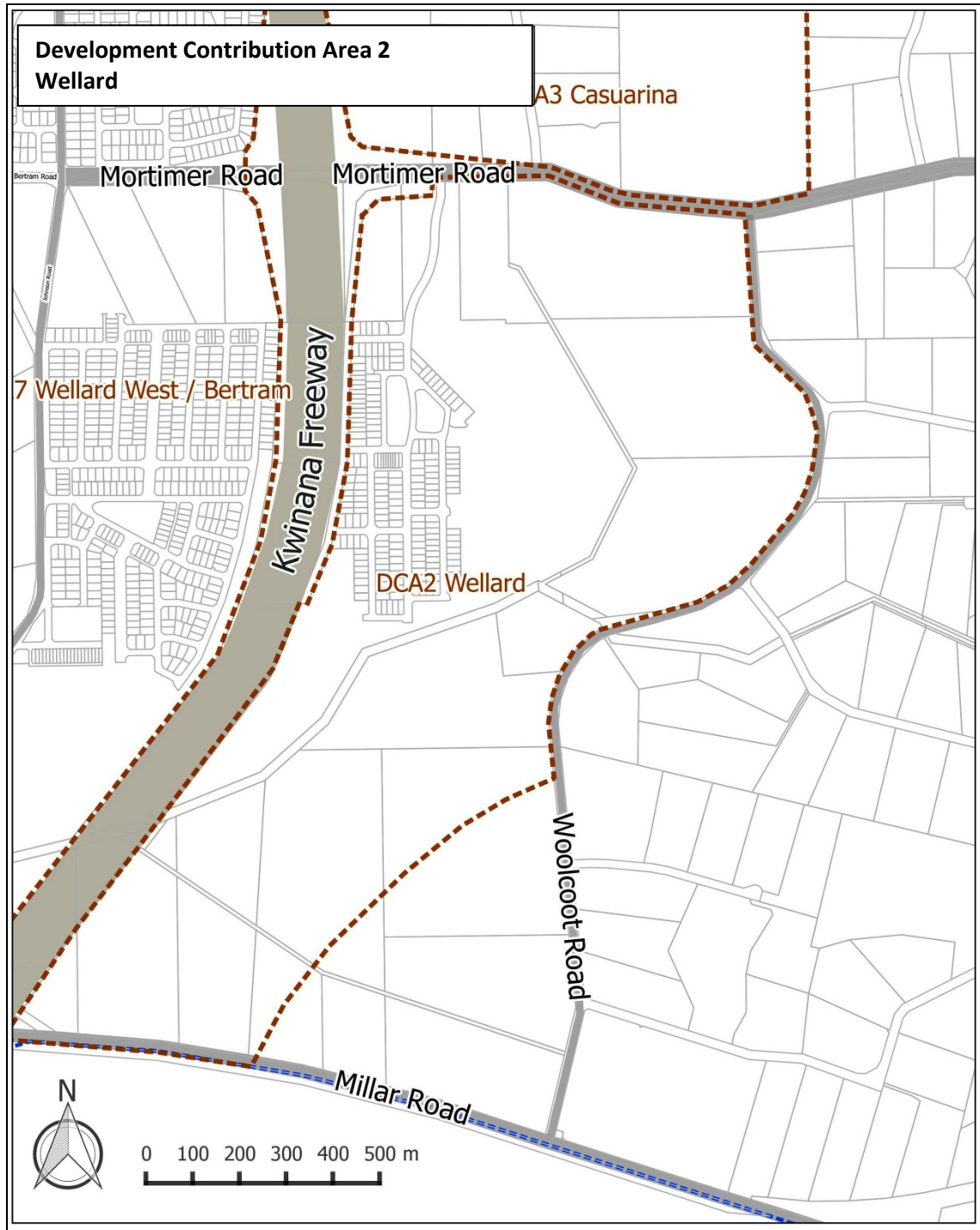


Figure 1: Development Contribution Area 2 – Wellard



## 2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the application 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 time provision of infrastructure.

This report expands on the TPS2 provisions for DCA2 pursuant to Amendment 100A to TPS2 (see Appendix 1).

## 3.0 Relevant plans and documents

Development within DCA2 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
- Wellard East Local Structure Plan (last amended April 2014) – prepared by Cardno/Roberts Day for the Sunrise Estate development (Armana P/L)
- Wellard East (Lot 90 and part Lot 378 Millar Road) Local Structure Plan (May 2014) – prepared by Cardno for the Wellard Glen development (DJ MacCormack Property Group)
- Amended Wellard East Local Structure Plan to include Lot 601 Millar Road (prepared by Michael Swift and Associates, 2015)
- Lot 64 Woolcoat Road, Wellard East Local Structure Plan (Rowe Group 2015)
- Lot 59 Mortimer Road Local Structure Plan (Peter D Webb and Associates 2016)
- Part Lot 9001 and Lot 379 Millar Road – Sunrise Estate southern extension (Lorraine Elliott Planning Services on behalf of Armana P/L 2015)
- Lifting of Urban Deferment: Casuarina Cell, Jandakot Structure Plan Area (Rowe Group 2012)
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

## 4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Town Planning Scheme No. 2.

## 5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure* and operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of TPS2.



## **6.0 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, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with section 6.16.5 of TPS2.

## **7.0 Compliance with the principles underlying Development Contributions outlined in *SPP3.6: Development Contributions for Infrastructure***

### **7.1 Need and the nexus**

The need for the items of standard infrastructure arises directly from the urban development of the land made possible by the rezoning of the land. The need and nexus will be discussed separately for each item of infrastructure later in this report.

### **7.2 Transparency**

The costs for each infrastructure item are apportioned on a land area basis, taking into account the constraints on the land's development potential and are consistent with the adopted local structure plan for the DCA, where applicable.

The costs for each infrastructure item have been independently reviewed by consultants on behalf of the City or provided as actual costs incurred by developers where that item of infrastructure has been provided as part of development. A further break down of the costs is available upon request.

The Cost Apportionment Schedule will be reviewed and updated annually as per the TPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available following adoption by Council.

### **7.3 Equity**

The costs of each item of infrastructure are shared by landowners on a land area basis, taking into account limitations of the land affecting development, such as wetland areas, transmission easements, 1:1 drainage areas and the like. The resulting area of land able to be developed is determined with reference to the adopted local structure plan or concept plan in place for the DCA.

### **7.4 Certainty**

It is anticipated that most of the items of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP Report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within this and, where applicable, the adjoining DCA.

### **7.5 Efficiency**

Development contributions reflect the whole of life capital cost, but exclude running costs.

## 7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

## 7.7 Right of consultation and arbitration

This DCP report, including the draft Cost Apportionment Schedule, was advertised for public comment as part of Amendment 100A to TPS2, thus ensuring that landowners and developers had the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in the period between gazettal of Amendment 100A and Council's adoption of the draft Cost Apportionment Schedule and associated DCP reports.

The DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

## 7.8 Accountability

The costs for each infrastructure item are to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website following adoption by Council.

As per TPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

## 8.0 Characteristics of Development Contribution Area

Table 1 presents the key characteristics of DCA2:

Total land area (Urban Zone)	146.3931814 ha
Gross subdivisible area <sup>1</sup>	94.8843784 ha
Developable area <sup>2</sup>	94.8843784 ha

Table 1: Characteristics of future development within DCA2

## 9.0 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 DCA2. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City's Town Planning Scheme No.2, notes a per/hectare land valuation for DCA2 of \$600,000.

### 9.1 Roads

<sup>1</sup> Gross subdivisible area is defined as per Liveable Neighbourhoods and is the total site area less deductions for non-residential uses such as school sites, [commercial land](#), drainage sites and related land uses and community facilities etc, which also includes Conservation Category Wetlands to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

<sup>2</sup> Developable area is defined as the total site area less areas for schools, community facilities, commercial land, dedicated drainage reserves, regional open space, Environment Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

Figure 2 below indicates the road infrastructure to be coordinated and funded by DCP2.

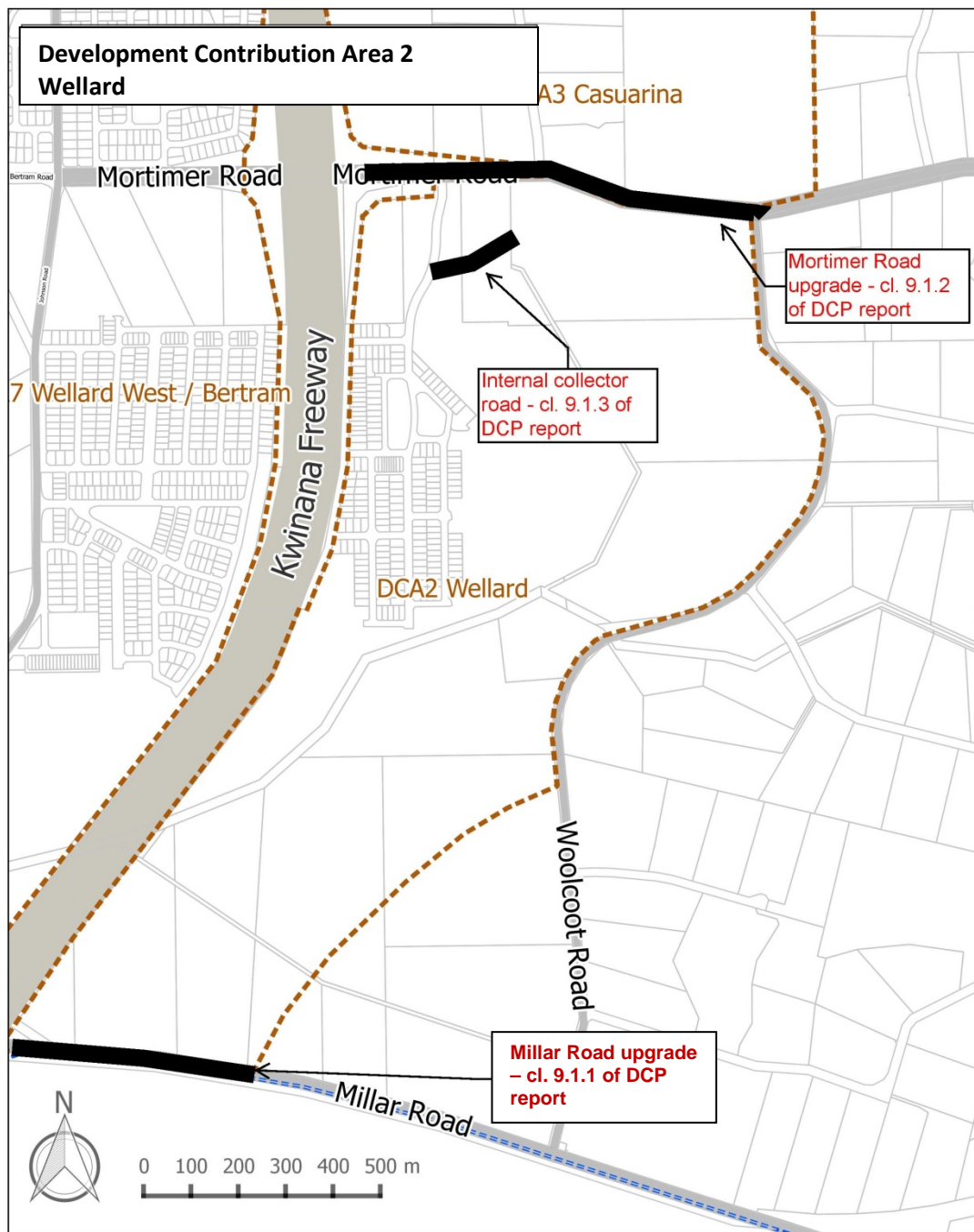


Figure 2: Road infrastructure

### 9.1.1 Millar Road

Millar Road is classified as an access road but tends to operate as a local district distributor road. Millar Road is a two lane unkerbed road that operates at a zoned speed of 80 kmph. While current counts are not available, 2004 counts indicate that Millar Road is expected to currently carry in the order of 2,120 vpd<sup>3</sup>.

<sup>3</sup> Wellard East Local Structure Plan August 2011, Appendix D: Traffic Assessment Report, Shawmac, page 27.

It is estimated that traffic volumes on Millar Road will increase to 2,520 vpd west of the north-south road internal to DCA2, and to 2,380 vpd west of Woolcoot Road<sup>4</sup>.

To improve the capacity and contribute to overall traffic network efficiency, the portion of Millar Road abutting the Metropolitan Region Scheme Urban zone is to be upgraded to a single carriageway urban standard westwards from the north-south internal road, including resealing, kerbing, undergrounding of power, lighting construction of a 2.5m wide dual use path, and construction of a median island intersection.

Millar Road provides connection to Wellard Road (underneath and west of the Freeway), the Millar Road transfer station and further to Rockingham, and therefore is anticipated to be used by all residents within DCA2 and will thus be apportioned to all development within DCA2.

The cost contribution for DCA2 towards the Millar Road upgrade, including traffic management, design and construction is **\$1,535,123**. This includes a landscaping component of \$114,814 and a road construction cost of \$1,420,309. It must be noted that the portion of Millar Road abutting the Wellard Glen Estate has been upgraded in line with the DCP and with the City's prior agreement.

### **9.1.2 Mortimer Road**

Mortimer Road is a District Distributer (B) with direct Freeway access from both directions and an estimated 2,200 vpd<sup>5</sup>. Mortimer Road is a two lane unkerbed road that operates at a zoned speed of 80kmph.

It is estimated that traffic volumes on Mortimer Road will increase to 3,120 vpd (west of Woolcoot Road) and to 8,450 vpd (west of Wake Way) as a result of additional traffic generated from development within DCA2<sup>6</sup>. Furthermore the development of at least 2,000 dwellings in the northern adjoining cell, Development Contribution Area 3 – Casuarina, will generate more traffic to Mortimer Road<sup>7</sup>. Due to the significant increase in traffic, there is a need to upgrade Mortimer Road to improve the capacity of the road and to contribute to overall traffic network efficiency.

Whilst under Liveable Neighbourhoods a District Distributer B (Integrator Arterial B) would ordinarily require a 25.2m wide reservation and consist of 2 x 7.5 metre carriageways with on street parking, the upgrades to Mortimer Road will be limited to realignment and reconstruction of the current road to a 7.4m pavement width, as well as the installation of a 2.5m wide dual use path. Additional items include:

- Construction of two roundabouts at the junctions of Woolcoot Road and the Neighbourhood Connector;
- Drainage to both sides of Mortimer Road;
- Street lighting; and
- The undergrounding of power.

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<sup>4</sup> Ibid, page 27.

<sup>5</sup> Wellard East Local Structure Plan August 2011, Appendix D: Traffic Assessment Report, Shawmac, page 11.

<sup>6</sup> Ibid, page 27.

<sup>7</sup> A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Mortimer Road from the Casuarina cell in the magnitude of 1,000 – 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report.

The cost contribution for DCA2 towards the Mortimer Road upgrade, including land acquisition (1,361m<sup>2</sup> in total), traffic management, design, construction, landscaping and contingency (20%) is **\$1,506,168**. Mortimer Road will also be used by new development within the northern adjoining development cell, DCA 3 - Casuarina, so the costs of the upgrades have been distributed based on a proportionate land area basis; demonstrated in the following table:

Development Contribution Area	Developable Land Area	Proportion	Contribution
<b>2 – Wellard</b>	<b>94.8843784ha</b>	<b>35.8768%</b>	<b>\$1,506,1068</b>
3 – Casuarina	169.6381ha	64.132%	\$2,692,791854
Total	264.5224165ha	100%	\$3,952,540 (road costs)+ \$164,759 (landscaping costs)+\$81,660 (land acquisition) = <b>\$4,198,959</b>

Table 2: Apportionment of Mortimer Road upgrade costs between DCA2 and DCA3

Due to the connectivity provided by the Neighbourhood Connector to Mortimer Road and Mortimer Road's access to the Kwinana Freeway, it is anticipated that Mortimer Road will be used by all new development within DCA2. Therefore development within all of DCA2 will contribute to the Mortimer Road upgrade.

### 9.1.3 Internal collector

The north–south internal collector (Sunrise Boulevard) has largely been constructed, or is intended to be constructed, by subdividers on land adjoining the road, as required by the appropriate conditions of subdivision approval. However there is a short length of this internal collector road that is unlikely to be provided as part of subdivision works and will therefore need to be included as a contribution item. This portion of road is approximately 420m in length and will replace the current temporary access to Mortimer Road for the Sunrise Estate.

The contribution item is for 100% of the full cost of design, land acquisition and construction of the internal collector road between Mortimer Road and Sunrise Boulevard to a single carriageway urban standard. The item includes full earthworks, carriageway, drainage, landscaping undergrounding of power and all structures (including intersections, lighting, kerbing and footpaths).

The land acquisition portion of 1.3(c) is based on an independent land valuation sought by the City and prepared by Colliers in November 2017. This valuation noted a rate per hectare, based on a Static Feasibility Analysis as per Schedule VIII of TPS2, of \$600,000.

The item is broken into three components that are apportioned differently, as follows:

	Infrastructure item	Apportionment	Total Costs Per Section (incl. 20% contingency)
<b>1.3(a)</b>	Land acquisition and construction for an Access Street C standard on Lot 28 Mortimer Road	Lot 28 Mortimer Rd to pay 100% of these costs.	\$303,439 (121 metres) + \$34,924 (landscaping 15.4m incl. street trees) = <b>\$338,363</b>

<b>1.3(b)</b>	Land acquisition and construction for an Access Street C standard on Lot 59 Mortimer Road	Lot 59 Mortimer Road to pay 100% of these costs.	\$305,870 (119 metres) + \$34,072 (landscaping 15.4m incl. street trees) = <b>\$339,942</b>
<b>1.3(c)</b>	Land acquisition and construction for the difference between Access Street C and Neighbourhood Connector B from Sunrise Boulevard and Mortimer Road, across Lots 28 and 59 Mortimer Road	All landholdings within DCA2	\$95,300 (420 metres) + \$100,800 (1680m <sup>2</sup> land acquisition) + \$42,877(landscaping difference 15.4m to 19.4m incl. street trees) = <b>\$238,977</b>

Under this approach, the need and responsibility for constructing an Access Street C road for the subdivision of Lots 28 and 59 are attributed to the landowners of Lots 28 and 59 **only**. However the costs associated with constructing the road to a standard above and beyond what would be required only by the subdivision of Lots 28 and 59 (i.e. to a Neighbourhood Connector B standard) would be an infrastructure item to be funded by all landholdings within DCA2. This is to ensure that the standard of road is provided consistent with the broader function of a Neighbourhood Connector B – consistent with the rest of Sunrise Boulevard.

Thus, the cost contribution for the broader DCA2 towards the internal collector upgrades (that is, from a 15.4m road to a 19.4m road), including traffic management, land acquisition, design and contingency (20%) is **\$238,977**.

Development within all of DCA2 will contribute to the internal collector construction.

## 9.2 Drainage

Within DCA2, there are three portions of the Peel sub drain system which are generally in an unsuitable state for a residential area. Upgrading of these sub drains is necessary to improve their appearance, safety and to better integrate the sub drains into any adjoining public open space. Due to the sub drains crossing various landholdings, the upgrade costs shall be collected as part of the DCP.

The location of the sub drains are shown in Figure 3 below:



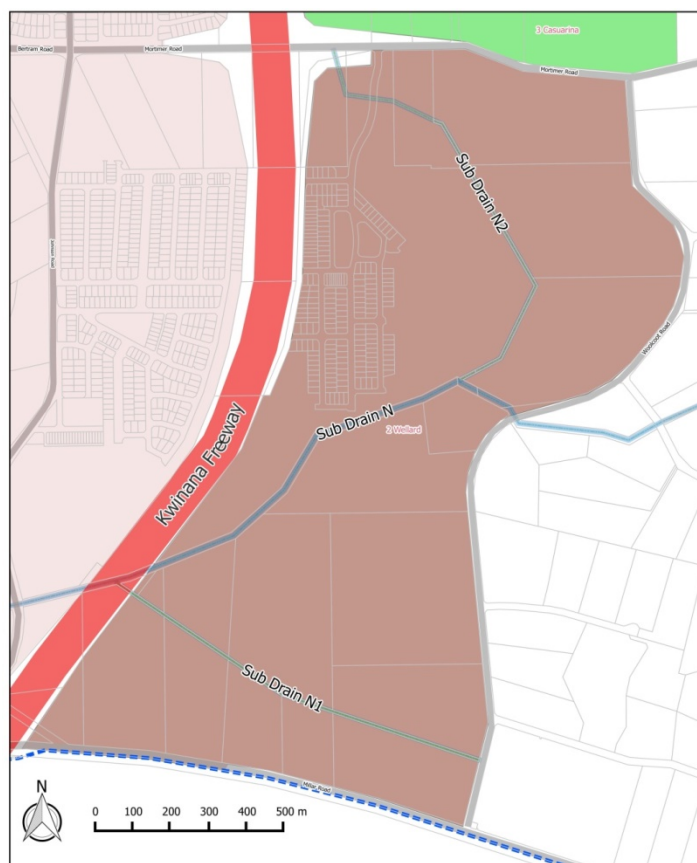


Figure 3: Location of Peel sub drains

While three potential treatments for the sub drains had previously been outlined and costed in the draft DCP report during the advertising process – Living Stream, Canal and Rock-pitching – it was considered that the Living Stream treatment is the most cost-effective and contextually appropriate treatment.

Further in this regard, Living Stream treatment is the most suitable option where the Sub-Drain adjoins areas of public open space, as the planted nature of a Living Stream is more aesthetically pleasing than the other two treatments noted, particularly during times of limited stream flow, and as the 1 in 4 gradient of the Living Stream embankments (where the reserve width is 20 metres) is compatible with the gradient requirements of public open space. In relation to this latter point, the Living Stream treatment is better suited where the depth of the sub drain is less than 1m due to the amount of earth moving required to achieve a 1 in 4 gradient for the embankments.

### 9.2.1 Peel Sub Drain N

Sub Drain N extends 1,112m through DCA2 and is approximately 1000mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$1,916,198**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Maintenance cost per annum				October 2017 JBA Estimate (200m <sup>2</sup> )
\$1.50 per m <sup>2</sup> per annum				\$300.00
Construction cost per 10 m sections <1000mm deep				

	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
<b>total cost per 10 metres</b>				<b>\$13,167.00</b>
<b>Construction cost per 10 m sections 1000 - 1500mm deep</b>				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,827.00
<b>total cost per 10 metres</b>				<b>\$20,097.00</b>

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep).

### 9.2.2 Peel Sub Drain N1

Sub Drain N1 extends 456m through DCA2 and is less than 1000mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$329,223**. This includes the 8 metre-wide reserve and is based on a 1:4 profile from the edge of the reserve for a width of 3 metres on each side and 1:3 for a 2 metre wide flow channel in the centre. The cost includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m <sup>2</sup> per annum				\$300.00
<b>Construction cost per 10 m sections &lt;1000mm deep</b>				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	56	\$2,968.00
fine grading	\$2.00	m2	80	\$160.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	80	\$840.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$601.80
<b>total cost per 10 metres</b>				<b>\$6,619.80</b>

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee.

### 9.2.3 Peel Sub Drain N2

Sub Drain N2 extends a total of 1,211m through DCA2 and is less than 1000mm deep, however given a large proportion of this falls within the Conservation Category Wetland, only 111m through Lot 28 and 245m at the southern end of the sub-drain adjacent to Living Edge Estate is included in the DCP as a Living Stream.

The estimated cost to improve the drain with Living Stream treatment is **\$257,025**. This includes the 8 metre-wide reserve and is based on a 1:4 profile from the edge of the reserve for a width of 3 metres on each side and 1:3 for a 2 metre wide flow channel in the centre. The Living Stream includes the 8 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m <sup>2</sup> per annum				\$300.00
<b>Construction cost per 10 m sections &lt;1000mm deep</b>				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	56	\$2,968.00
fine grading	\$2.00	m2	80	\$160.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	80	\$840.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$601.80
<b>total cost per 10 metres</b>				<b>\$6,619.80</b>

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee.

## 9.3 District Sporting Ground

The City's draft Community Infrastructure Plan (CIP, Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B, as defined in the CIP. DCA2 is located within District B.

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 infrastructure development contribution plans (DCAs 8-15) pursuant to Amendment 145 to the City's TPS2. The improvement costs associated with DCAs 2-7 include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and maintenance for two years.

The costs for DCA2 for the District Sporting Ground are estimated at **\$307,738**~~298,428~~, with the proportionate sharing of costs over DCAs 2-7 shown below:

## Cost Schedule for District Sporting Ground - DCAs 2 - 7

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Land acquisition 3ha @ \$600,000	Land improvements to District Sporting Ground standard	District Sporting Ground for DCA
DCA 2 - Wellard	146.3 <del>9193</del>	51.4 <del>97515</del>	94.8 <del>8478</del>			\$ <del>307,738</del> 298,428
DCA 3 - Casuarina**	267.57	94.4477.77	173.13189.80			\$561,509596,988
DCA 4 - Anketell	127.305	18.19316.959	109.111110.346			\$353,880347,080
DCA 5 - Wandi	189.418	59.64446.213	129.774143.205			\$420,895450,433
DCA 6 - Mandogalup	111.130	18.920	92.210			\$299,064290,036
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276			\$1,320,9141,281,035
<b>Total</b>	<b>1,350.813</b>	<b>344.435313.11</b>	<b>1,006.381037.71</b>	<b>\$1,800,000</b>	<b>\$1,464,000</b>	<b>\$3,264,000</b>
** estimated figures only as no local structure plan for Casuarina has been adopted						

Table 4: Cost schedule for District Sporting Ground

## 9.4 Community Facilities

The City's revised Community Infrastructure Plan 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

- conceptual land requirement of 0.5ha
- serves the future population of Wandi and Anketell North only

### District Youth Centre

- 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 (serves Districts A and B)

- 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, Wellard West, Bertram)

The City has explored the opportunity to provide the facilities 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 combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.4ha of land. The area within the power line easements could be used for car parking.

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 below:

Facility	Land component as a stand alone facility	Proportion of total	Proposed combined facility proportion of land component
Local community centre	0.5ha	25%	0.35ha
District Youth Centre	0.7ha	35%	0.49ha
Branch Library (serves Districts A and B)	0.8ha	40%	0.56ha
<b>Total</b>	<b>2.0ha</b>	<b>100%</b>	<b>1.4ha</b>

The City's most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

DCA2 will proportionately contribute towards the Branch Library component of the combined community facility, as follows:

#### Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
<b>DCA 2 - Wellard</b>	<b>146.38193</b>	<b>51.497515</b>	<b>94.88478</b>	<b>\$64,94262,977</b>
DCA 3 - Casuarina**	267.57	94.4477.77	173.13189.8	\$118,495125,982
DCA 4 - Anketell	127.305	18.19316.959	109.111110.346	\$74,67973,244
DCA 5 - Wandi	189.418	59.64446.213	129.774143.205	\$88,82195,055
DCA 6 - Mandogalup	111.130	18.920	92.210	\$63,11161,206
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$278,751270,336
<b>Total</b>	<b>1,350.813</b>	<b>344.43313.11</b>	<b>1,006.381,037.71</b>	<b>\$688,800</b>
<b>** estimated figures only as no local structure plan for Casuarina has been adopted</b>				

## 9.5 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)
- Administrative expenses
- Legal expenses

- Preparation of management tools

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

## 10.0 Development 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, commercial land, dedicated drainage reserves, regional open space, Conservation Category Wetland (CCW) areas, transmission and infrastructure corridors, and land for regional roads.

## 11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA2 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, Table 2 below estimates the timing of development.

Infrastructure item	Anticipated timing	Comment
9.1.1 Millar Road	0-5 years	Largely constructed by developer of Lot 90 and Part Lot 378 Millar Road development (Wellard Glen Private Estate).
9.1.2 Mortimer Road	0-10 years	May be provided in part during subdivision of lots adjoining Mortimer Road.
9.1.3 Internal collector road	0-10 years	Will likely be constructed at time of future subdivision of Lots 28 and 59, or when Main Roads WA advises the City that the temporary access to Mortimer Road (through the Sunrise Estate) shall be removed.
9.2.1 and 9.2.2 Peel Sub Drains	0-10 years	May be provided by developers with POS adjoining the sub drains at time of subdivision works.
9.3 District Sporting Ground	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026.
9.4 Community Facilities	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026.

Table 5: Estimated timing of infrastructure delivery

## 12.0 Payment of contributions

### 12.1 Payment of contributions



The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2 and Planning Policy: Administration of Development Contributions.

## **12.2 Works in kind contributions**

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. 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 Planning Policy: 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 and detail of the works in accordance with Clause 6.16.5.14.1(c) of the Scheme prior to the works occurring.

## **13.0 Review**

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 infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

# Appendix 1 – Development Contribution Plan 2 – Wellard as set by Amendment 100A

	DEVELOPMENT CONTRIBUTION PLAN 2
Reference No.	DCP2
Area Name:	Development Contribution Area 2 - Wellard – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p><b>1. Roads</b></p> <p>1.1 Millar Road – 100% of the full cost of design and construction of Millar Road to a single carriageway urban standard from the Kwinana Freeway to the intersection with the north-south internal collector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Mortimer Road – 100% of the full cost of design, realignment, construction and land acquisition of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcoat Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.3 Internal collector road:</p> <p>a) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lot 28 Mortimer Road to an Access Street C standard as defined by <i>Liveable Neighbourhoods</i> (15.4 wide reservation, 6m wide pavement). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p> <p>b) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lot 59 Mortimer Road to an Access Street C standard as defined by <i>Liveable Neighbourhoods</i> (15.4 wide reservation, 6m wide pavement). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p> <p>c) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lots 28 and 59 Mortimer</p>

	<p>Road to a Neighbourhood Connector B standard (19.4m wide reservation, 11.2m wide pavement) as defined by <i>Liveable Neighbourhoods</i> less the infrastructure defined by 1.3(a) and (b). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p> <p><b>2. Drainage – Peel Sub Drains</b> (as identified by the Water Corporation’s “Jandakot Drainage and Water Management Plan 2009”)</p> <p>2.1 Peel Sub N Drain – 100% of the cost of the upgrade of the Sub N Drain to an appropriate urban standard. This item applies to the length of Sub N Drain located outside of the Conservation Category Wetland core area.</p> <p>2.2 Peel Sub N1 Drain – 100% of the cost of the upgrade of the Sub N1 Drain to an appropriate urban standard.</p> <p>2.3 Peel Sub N2 Drain - 100% of the cost of the upgrade of the Sub N2 Drain to an appropriate urban standard. This item applies to the length of Sub N2 Drain located outside of the Conservation Category Wetland core area.</p> <p><b>3. District Sporting Ground</b></p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sport Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive</p> <p><b>4. Community Facilities</b></p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be apportioned between Owners in Development Contribution Areas 2-7 inclusive.</p> <p><b>5. Administration costs</b></p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
<p>Method for calculating contributions:</p>	<p>Contributions for items 1.1 and 1.2 will be calculated on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, commercial land, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p><u><i>Infrastructure Item per hectare calculation for Developable Area</i></u></p> <p>Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha)</p>

	<p><u><i>Contributions based on pro rata Developable Area</i></u></p> <p>Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)</p> <p><u><i>Cost Contribution for Developable Area</i></u></p> <p>Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation</p> <p>Contributions for item 1.3(a) will be apportioned only to Lot 28 Mortimer Road on Deposited Plan 65245 on a pro rata gross subdivisible area basis.</p> <p>Contributions for item 1.3(b) will be apportioned only to Lot 59 Mortimer Road on Deposited Plan 202645 on a pro rata gross subdivisible area basis.</p> <p>Contributions for items 1.3(c), 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis.</p> <p><i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p> <p><u><i>Infrastructure Item per hectare calculation for Gross Subdivisible Area</i></u></p> <p>Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA /(divide) total GSA for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Gross Subdivisible Area</i></u></p> <p>Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u><i>Cost Contribution for Gross Subdivisible Area</i></u></p> <p>Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><u><i>Cost Contribution for Administration Costs</i></u></p> <p>Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%</p>
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	<p><b><u>Total Contribution</u></b></p> <p><b>Total Contribution = Cost Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs</b></p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan 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 development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>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.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.</p>



## 1.0 Development Contribution Plan 3 – Casuarina

The development contribution area is shown on the Town Planning Scheme No. 2 (TPS2) scheme map as DCA3. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA3 shown on the scheme map, the scheme map shall prevail.

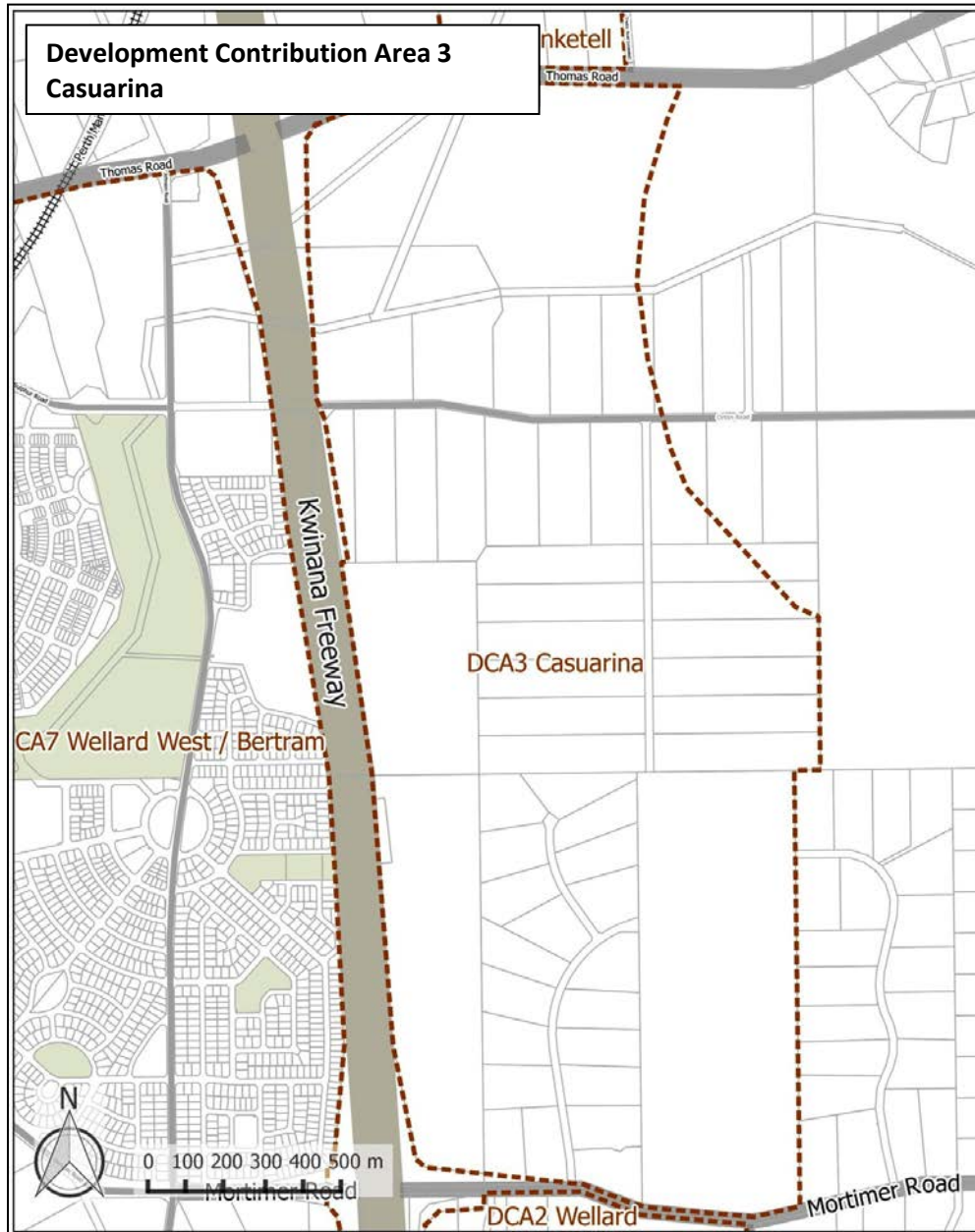


Figure 1: Development Contribution Area 3 – Casuarina

## 2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the application 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 time provision of infrastructure.

This report expands on the TPS2 provisions for DCA3 pursuant to Amendment 100A to TPS2 (see Appendix 1).

### **3.0 Relevant plans and documents**

While preliminary structure planning work has been undertaken for DCA3, nothing has been formally advertised or adopted to date. Therefore the land area within DCA3 (both gross subdivisible area and developable area) is based on estimates. These estimated land areas may change upon adoption of any future structure plan over DCA3, which will therefore effect the cost contributions under the proposed DCP.

Nonetheless, development within DCA3 and the identification of infrastructure items within this plan are guided contextually by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- City of Kwinana Eastern Residential Intensification Concept 2005 (draft)
- Lifting of Urban Deferment: Casuarina Cell, Jandakot Structure Plan Area, Rowe Group 2012
- Local Structure Plan – Anketell South, Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (approved May 2014, Rowe Group)
- Local Structure Plan - Anketell North (approved December 2015, Rowe Group)
- Wellard East Local Structure Plan (last amended April 2014) – prepared by Cardno/Roberts Day for the Sunrise Estate development (Armana P/L)
- Wellard East (Lot 90 and part Lot 378 Millar Road) Local Structure Plan (May 2014) – prepared by Cardno for the Wellard Glen development (DJ MacCormack Property Group)
- Amended Wellard East Local Structure Plan to include Lot 601 Millar Road (prepared by Michael Swift and Associates, 2015)
- Lot 64 Woolcoot Road, Wellard East Local Structure Plan (Rowe Group 2015)
- Lot 59 Mortimer Road Local Structure Plan (Peter D Webb and Associates 2016)
- Part Lot 9001 and Lot 379 Millar Road – Sunrise Estate southern extension (Lorraine Elliott Planning Services on behalf of Armana P/L 2015)
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

### **4.0 Period of the Plan**

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Town Planning Scheme No. 2.

### **5.0 Operation of Development Contribution Plan**

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure* and operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of TPS2.

## **6.0 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, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of TPS2.

## **7.0 Compliance with the principles underlying Development Contributions outlined in *SPP3.6: Development Contributions for Infrastructure***

### **7.1 Need and the nexus**

The need for the items of standard infrastructure arises directly from the urban development of the land made possible by the rezoning of the land. The need and nexus will be discussed separately for each item of infrastructure later in this report.

The items of infrastructure proposed by Amendment 100A for DCA3 are likely to be applicable for the DCP irrespective of the final configuration of the adopted structure plan for DCA3.

### **7.2 Transparency**

The costs for each infrastructure item are apportioned on a land area basis, taking into account the constraints on the land's development potential. As noted earlier in this DCP report, while preliminary structure planning work has been undertaken for DCA3, nothing has been formally advertised or adopted to date. Therefore the land area within DCA3 (both gross subdivisible area and developable area) is based on estimates. These estimated land areas may change upon adoption of any future structure plan over DCA3, which will therefore effect the cost contributions under the proposed DCP.

The costs for each infrastructure item have been independently reviewed by consultants on behalf of the City. A further break down of the estimated costs is available upon request.

The cost apportionment schedule will be reviewed and updated annually as per the TPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available.

### **7.3 Equity**

The costs of each item of infrastructure are shared by landowners on a land area basis, taking into account limitations on the developable area of the land.

### **7.4 Certainty**

It is anticipated that most of the items of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP

report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within this and, where applicable, the adjoining DCA.

## 7.5 Efficiency

Development contributions reflect the whole of life capital cost, but exclude running costs.

## 7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

## 7.7 Right of consultation and arbitration

This DCP report, including the draft Cost Apportionment Schedule, was advertised for public comment as part of Amendment 100A to TPS2 thus ensuring that landowners and developers had the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in the period between gazettal of Amendment 100A and Council's adoption of the draft Cost Apportionment Schedule and associated DCP reports.

The DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

## 7.8 Accountability

The costs for each infrastructure item are to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website following adoption by Council.

As per TPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

## 8.0 Characteristics of Development Contribution Area

As stated previously a structure plan has not been adopted for DCA3 and therefore the land areas shown in Table 1 below are estimated and will be subject to change depending on the final configuration of the structure plan for DCA3.

Table 1 presents the key characteristics of DCA3:

Total land area	267.5706 ha
Gross subdivisible area <sup>1</sup>	173.1293189.7985 ha
Developable area <sup>2</sup>	169.6381 ha

Table 1: Characteristics of future development within DCA3

<sup>1</sup> Gross subdivisible area is defined as per Liveable Neighbourhoods and is the total site area less deductions for non-residential uses such as school sites, commercial land, drainage sites and related land uses and community facilities etc, which also includes EPP Wetlands to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

<sup>2</sup> Developable area is defined as the total site area less areas for schools, community facilities, commercial land, dedicated drainage reserves, regional open space, Environment Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

## 9.0 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 DCA3. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City's Town Planning Scheme No.2, notes a per/hectare land valuation for DCA3 of \$600,000.

### 9.1 Roads

Figure 2 below indicates the road infrastructure to be coordinated and funded by DCP3.

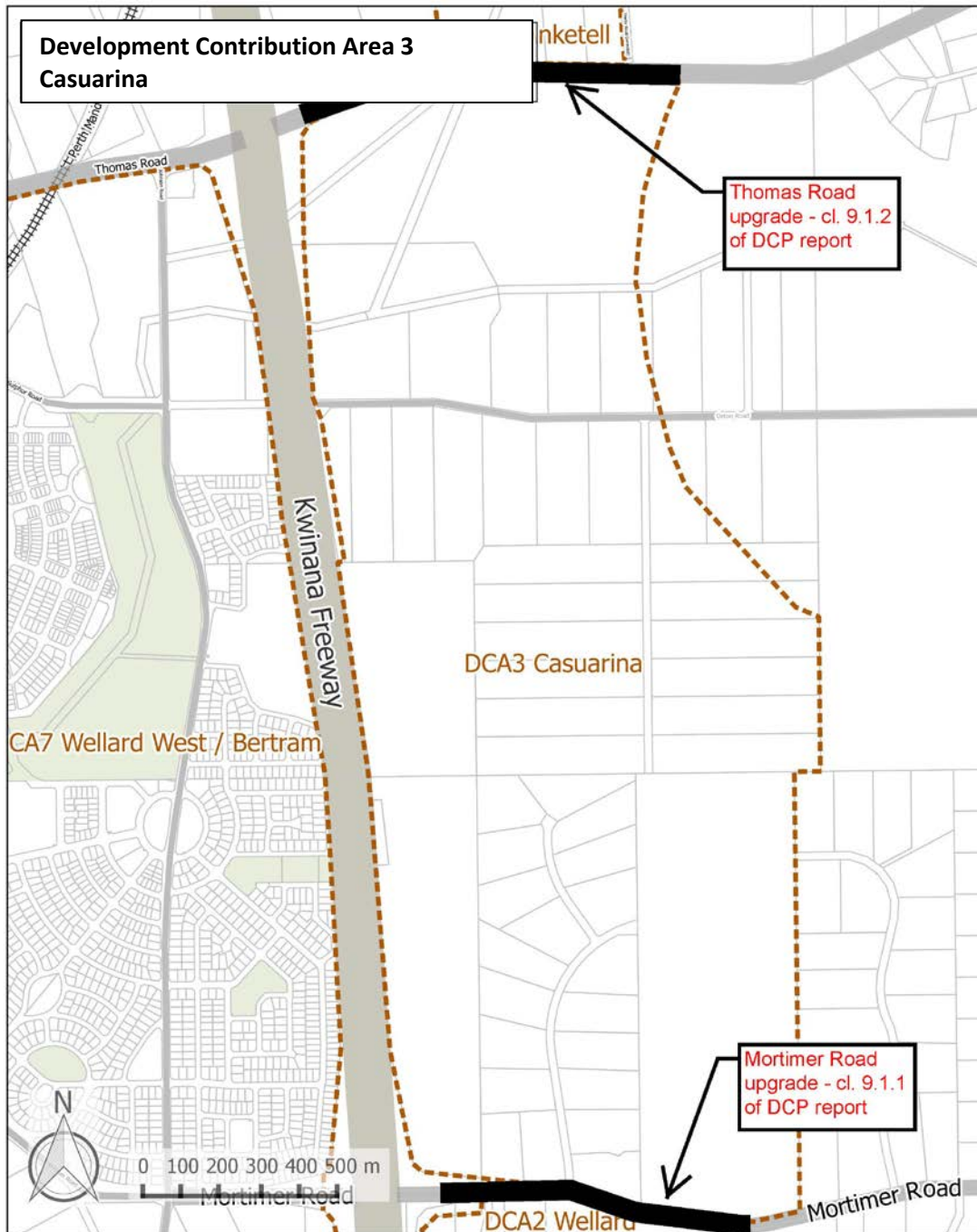


Figure 2: Road infrastructure



### 9.1.1 Mortimer Road

Mortimer Road is a District Distributer (B) with direct freeway access from both directions and an estimated 2,200 vpd<sup>3</sup>. Mortimer Road is a two lane unkerbed road that operates at a zoned speed of 80kmph.

It is estimated that traffic volumes on Mortimer Road will increase to 3,120 vpd (west of Woolcoat Road) and to 8,450 vpd (west of Wake Way) as a result of additional traffic generated from development within the southern adjoining cell, Development Contribution Area 2 – Wellard East.<sup>4</sup> Furthermore the development of at least 2,000 dwellings in DCA3, will generate more traffic to Mortimer Road<sup>5</sup>. Due to the significant increase in traffic, there is a need to upgrade Mortimer Road to improve the capacity of the road and to contribute to overall traffic network efficiency.

Whilst under Liveable Neighbourhoods a District Distributer B (Integrator Arterial B) would ordinarily require a 25.2m wide reservation and consist of 2 x 7.5 metre carriageways with on street parking, the upgrades to Mortimer Road will be limited to realignment and reconstruction of the current road to a 7.4m pavement width, as well as the installation of a 2.5m wide dual use path. Additional items include:

- Construction of two roundabouts at the junctions of Woolcoat Road and the Neighbourhood Connector (within DCA2);
- Drainage to both sides of Mortimer Road;
- Street lighting; and
- The undergrounding of power.

The cost contribution for DCA3 towards the Mortimer Road upgrade, including land acquisition (1,361m<sup>2</sup>), traffic management, design, construction, landscaping and contingency (20%) is **\$2,692,791~~851~~**. Mortimer Road will also be used by new development within the northern adjoining development cell, DCA 2 – Wellard East, so the costs of the upgrades have been distributed based on a proportionate land area basis; demonstrated in the following table:

Development Contribution Area	Developable Land Area	Proportion	Contribution
2 – Wellard	<del>94.8843784</del> ha	<del>35.8768</del> %	<del>\$1,506,1068</del>
<b>3 – Casuarina</b>	<b>169.6381</b> ha	64.132%	\$2,692,791 <del>851</del>
Total	264.5 <del>224165</del> ha	100%	\$3,952,540 (road costs)+ \$164,759 (landscaping costs)+\$81,660 (land acquisition) = <b>\$4,198,959</b>

*Table 2: Apportionment of Mortimer Road upgrade costs between DCA2 and DCA3*

Due to the connectivity provided by the Neighbourhood Connector to Mortimer Road and Mortimer Road's access to the Kwinana Freeway, it is anticipated that Mortimer Road will be used by all new development within DCA3. Therefore development within all of DCA3 will contribute to the Mortimer Road upgrade.

<sup>3</sup> Wellard East Local Structure Plan August 2011, Appendix D: Traffic Assessment Report, Shawmac, page 11.

<sup>4</sup> Ibid, page 27.

<sup>5</sup> A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Mortimer Road from the Casuarina cell in the magnitude of 1,000 – 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report.

### 9.1.2 Thomas Road

Thomas Road is classified as a District Distributor A Road and is constructed as a single carriageway road in the vicinity of DCA3. The current posted speed on Thomas Road in this vicinity is 90km/h. Current traffic data from Main Roads WA indicates about 9,600 vpd east of the Kwinana Freeway (2008) and about 16,600 vpd at the bridge over Kwinana Freeway (2007)<sup>6</sup>.

It is estimated that traffic volumes on Thomas Road will increase by approximately 4,200 vpd as a result of additional traffic generated from development within DCA4 (700 vpd from Anketell North LPS and 3,500 vpd from Anketell South LSP)<sup>7&8</sup>. Furthermore the development of at least 2,000 dwellings in the southern adjoining cell, Development Contribution Area 3 – Casuarina, will generate considerably more traffic to Thomas Road<sup>9</sup>.

Thomas Road is required to be upgraded to an urban standard as approved and required by Main Roads WA for a length of approximately 1,100m – to the Urban boundary near Bombay Boulevard - to join the existing dual carriageway to the east of DCA3. Further details of the Thomas Road upgrade include:

- Construction of four way roundabout at the junctions of Integrator B from Anketell South and future northern connection from Casuarina;
- Three intersections with Access Streets (left in, left out);
- Drainage;
- Street lighting;
- Undergrounding of power;
- Dual use paths to both sides; and
- Landscaping to medians and swales.

The total cost of the Thomas Road upgrade, including traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$6,582,444**.

Thomas Road will also be used by new development within the northern adjoining development cell, DCA 4 - Anketell, so the costs of the upgrades have been distributed based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
<b>DCA 3 - Casuarina**</b>	<b>169.6381</b>	<b>60.88%</b>	<b>\$4,007,160.33</b>
DCA 4 - Anketell	109.0214	39.12%	\$2,575,284.67
<b>Total</b>	<b>278.6595</b>	<b>100%</b>	<b>\$5,826,354 (road costs)+ \$756,090 (landscaping costs) = \$6,582,444.00</b>
<b>** estimated figures only as no local structure plan for Casuarina has been adopted</b>			

Table 3: Apportionment of Thomas Road upgrade costs between DCA3 and DCA4

<sup>6</sup> Anketell (South) Local Structure Plan January 2014, Appendix 10: Traffic Report (Transcore), Oct 2013, page 4.

<sup>7</sup> Ibid, page 9.

<sup>8</sup> Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), June 2010, page 10.

<sup>9</sup> A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Thomas Road from the Casuarina cell in the magnitude of 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report, page 18.

## 9.2 Drainage

Within DCA3, there are three portions of the Peel sub drain system which are generally in an unsuitable state for a residential area. Upgrading of these sub drains is necessary to improve their appearance, safety and to better integrate the sub drains into any adjoining public open space. Due to the sub drains crossing various landholdings, the upgrade costs shall be collected as part of the DCP.

The location of the sub drains are shown in Figure 2 below:

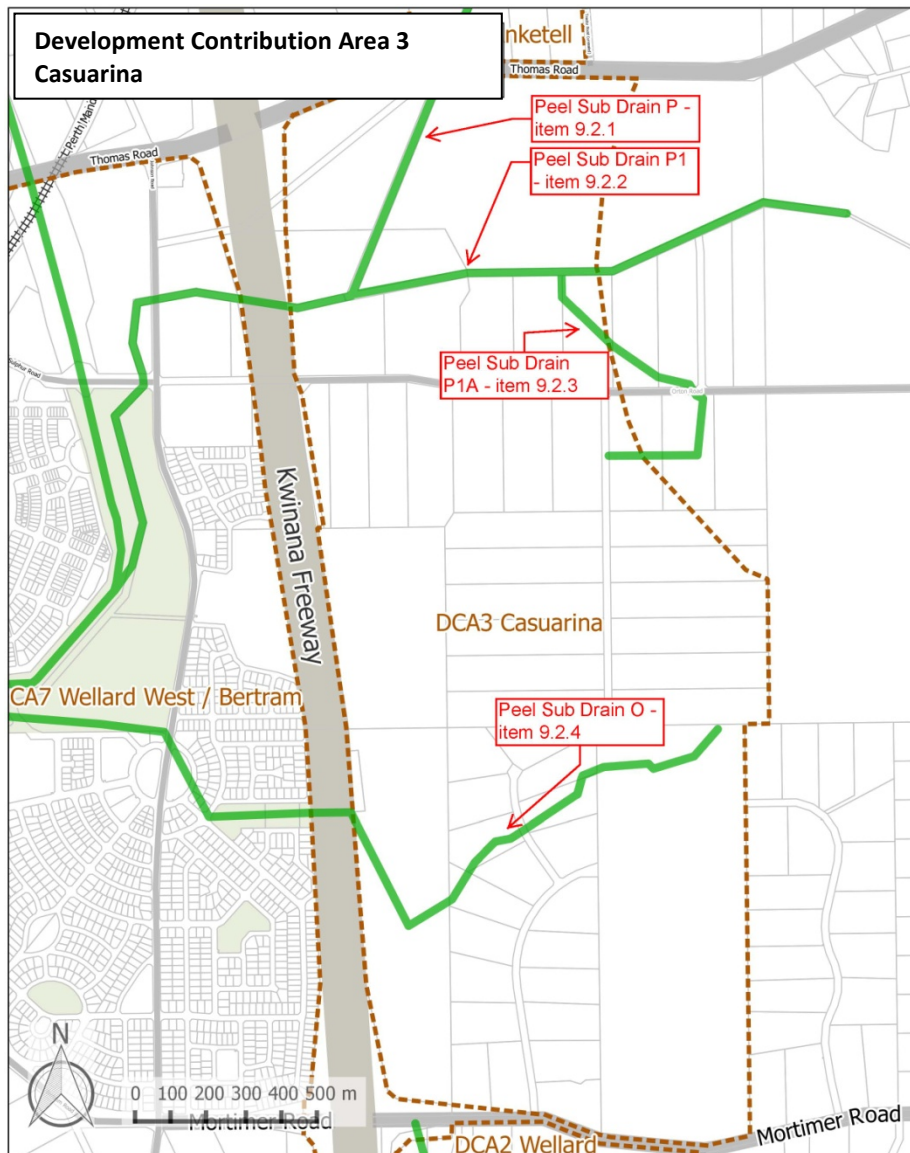


Figure 2: Location of Peel sub drains

While three potential treatments for the sub drains had previously been outlined and costed in the draft DCP report and during the advertising process – Living Stream, Canal and Rock-pitching – it was considered that the Living Stream treatment is the most cost-effective and contextually appropriate treatment.

Further in this regard, Living Stream treatment is the most suitable option where the Sub-Drain adjoins areas of public open space, as the planted nature of a Living Stream is more aesthetically pleasing than the other two treatments noted, particularly during times of limited stream flow, and as the 1 in 4 gradient of the Living Stream embankments is compatible with the gradient requirements of public open space. In relation to this latter point, the Living Stream treatment is better suited where the depth of the sub drain is less than 1m due to the amount of earth moving required to achieve a 1 in 4 gradient for the embankments.

### 9.2.1 Peel Sub Drain P

Sub Drain P extends 630m through DCA3 and is between 1000 and 1500mm deep. The estimated cost to undertake works for a Living Stream is **\$1,085,616**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

This however is subject to change should the land on either side of the drain comprise commercial or mixed business land uses. In this instance, the sub-drain may require piping. Upon receipt of a Local Structure Plan over DCA3, this matter will require further review.

Maintenance cost per annum				October 2017 JBA Estimate (200m <sup>2</sup> )
\$1.50 per m <sup>2</sup> per annum				\$300.00
<b>Construction cost per 10 m sections &lt;1000mm deep</b>				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
<b>total cost per 10 metres</b>				<b>\$13,167.00</b>
<b>Construction cost per 10 m sections 1000 - 1500mm deep</b>				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,827.00
<b>total cost per 10 metres</b>				<b>\$20,097.00</b>

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep).

### 9.2.2 Peel Sub Drain P1

Sub Drain P1 extends 580m through DCA3 (to the east of the high voltage power line easement) and is between 1000mm and 1500mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$999,456**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Key matters to note in relation to this drain include the location of the District POS and whether land to the west of the DPOS may comprise commercial/mixed business land uses. If the LSP for Casuarina indicates as such, then piping all or part of the drain may be a more viable option.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m <sup>2</sup> per annum				\$300.00
<b>Construction cost per 10 m sections &lt;1000mm deep</b>				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
<b>total cost per 10 metres</b>				<b>\$13,167.00</b>
<b>Construction cost per 10 m sections 1000 - 1500mm deep</b>				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,827.00
<b>total cost per 10 metres</b>				<b>\$20,097.00</b>

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep).

### 9.2.3 Peel Sub Drain P1A

Sub Drain P1A extends 220m north of Orton Road through the Urban zoned land within DCA3 and is between 1000mm and 1500mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$942,590**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

It should be noted the section south of Orton Road, outside of the Urban zone, will remain open rural drain. At the very end of the drain, where it commences near Landgren Road, this will become redundant as it will be Urban zoned land, thus no rural land to drain. North of Orton Road, the section closest to Orton Road remaining in the Rural zoned land can remain open. Thus the only

section subject to the Living Stream treatment is the northern section P1A where it meets sub-drain P1.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m <sup>2</sup> per annum				\$300.00
<b>Construction cost per 10 m sections &lt;1000mm deep</b>				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
<b>total cost per 10 metres</b>				<b>\$13,167.00</b>
<b>Construction cost per 10 m sections 1000 - 1500mm deep</b>				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,827.00
<b>total cost per 10 metres</b>				<b>\$20,097.00</b>

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep).

#### 9.2.4 Peel Sub Drain O

Sub Drain O extends 500m through DCA3 and is approximately 1000mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$861,600**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m <sup>2</sup> per annum				\$300.00
<b>Construction cost per 10 m sections &lt;1000mm deep</b>				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00



advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
<b>total cost per 10 metres</b>				<b>\$13,167.00</b>
<b>Construction cost per 10 m sections 1000 - 1500mm deep</b>				
	<b>Rate</b>	<b>unit</b>	<b>area</b>	<b>cost</b>
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,827.00
<b>total cost per 10 metres</b>				<b>\$20,097.00</b>

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep).

### 9.3 Public Open Space

Land acquisition and improvement costs for the provision of public open space (POS) will be collected and coordinated within DCA3 as the future Local Structure Plan will seek to consolidate POS for at least 1 local sports ground (4.6ha), as per the City's Community Infrastructure Plan 2011-2031 (Revised 2015). It must be noted that the total POS required excludes the 3ha portion of District POS, for which all DCAs are liable. Costs will be apportioned on a pro rata gross subdivisible area basis for all landowners within DCA3.

The estimated costs for the public open space (10% of the GSA = ~~18.9799~~17.3130ha) is ~~\$10,387,800~~\$11,387,940 + \$21,397,939 = ~~\$31,785,739~~\$32,785,879, based upon:

Land acquisition: \$600,000 per hectare<sup>10</sup>

Standard improvement costs (including establishment costs for 2 years): \$1,~~235,946~~127,400 per hectare<sup>11</sup>

POS is likely to be comprised of both Local and Neighbourhood Parks. **Local Parks** are those less than 1 hectare in area, with a per m<sup>2</sup> rate for improvements and two years' establishment applicable of 121.64. **Neighbourhood Parks** are greater than 1 hectare in area, with a per m<sup>2</sup> rate for improvements and two years' establishment applicable of 103.85. These rates have been independently verified by a landscape architecture firm.

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

<sup>10</sup> Colliers International land valuation November 2017

<sup>11</sup> As per CoK improvement POS cost schedules and comprises an average rate across Local Parks and Neighbourhood Parks, which encompass differing rates

## 9.4 District Sporting Ground

The City's draft Community Infrastructure Plan (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure Plan. DCA3 is located within District B.

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). The improvement costs associated with DCAs 2-7 include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

The costs for DCA3 for the District Sporting Ground are estimated at **\$595,605.12** with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Land acquisition 3ha @ \$600,000</u>	<u>Land improvements to District Sporting Ground standard</u>	<u>District Sporting Ground for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.391</u>	<u>51.497</u>	<u>94.8848</u>			<u>\$307,738</u>
<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>94.44</u>	<u>173.13</u>			<u>\$561,509</u>
<u>DCA 4 - Anketell</u>	<u>127.305</u>	<u>18.193</u>	<u>109.111</u>			<u>\$353,880</u>
<u>DCA 5 - Wandi</u>	<u>189.418</u>	<u>59.644</u>	<u>129.774</u>			<u>\$420,895</u>
<u>DCA 6 - Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>			<u>\$299,064</u>
<u>DCA 7 - Wellard West/ Bertram</u>	<u>509.009</u>	<u>101.734</u>	<u>407.276</u>	-	-	<u>\$1,320,914</u>
<b><u>Total</u></b>	<b><u>1,350.81</u></b>	<b><u>344.43</u></b>	<b><u>1,006.38</u></b>	<b><u>\$1,800,000</u></b>	<b><u>\$1,464,000</u></b>	<b><u>\$3,264,000</u></b>
<b><u>** estimated figures only as no local structure plan for Casuarina has been adopted</u></b>						

<u>-Development Contribution Area</u>	<u>Total-site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Land acquisition 3ha @ \$600,000</u>	<u>Land improvements to District Sporting Ground standard</u>	<u>District Sporting Ground for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.393</u>	<u>51.515</u>	<u>94.878</u>			<u>\$298,428</u>
<u><del>DCA 3 - Casuarina**</del></u>	<u><del>267.57</del></u>	<u><del>94.4477.77</del></u>	<u><del>173.13189.80</del></u>			<u><del>\$596,988</del></u>
<u>DCA 4 - Anketell</u>	<u>127.305</u>	<u>18.19316.959</u>	<u>109.111110.346</u>			<u>\$347,080</u>
<u>DCA 5 - Wandi</u>	<u>189.418</u>	<u>59.64446.213</u>	<u>129.774143.205</u>			<u>\$450,433</u>
<u><del>DCA 6 - Mandogalup</del></u>	<u><del>111.130</del></u>	<u><del>18.920</del></u>	<u><del>92.210</del></u>			<u><del>\$290,036</del></u>
<u><del>DCA 7 - Wellard West/ Bertram</del></u>	<u><del>509.009</del></u>	<u><del>101.734</del></u>	<u><del>407.276</del></u>	<u><del>-</del></u>	<u><del>-</del></u>	<u><del>\$1,281,035</del></u>
<b><u>Total</u></b>	<b><u>1,350.83</u></b>	<b><u>3313.11</u></b>	<b><u>1,01,037.71</u></b>	<b><u>\$1,800,000</u></b>	<b><u>\$1,464,000</u></b>	<b><u>\$3,264,000</u></b>

**\*\* estimated figures only as no local structure plan for Casuarina has been adopted**

*Table 4: Cost schedule for District Sporting Ground*

## 9.5 Community Facilities

The City's revised Community Infrastructure Plan 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

- conceptual land requirement of 0.5ha
- serves the future population of Wandi and Anketell North only

### District Youth Centre

- 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 (serves Districts A and B)

- 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, Wellard West, Bertram)

The City has explored the opportunity to provide the facilities 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 combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.4ha of land. The area within the power line easements could be used for car parking.

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 below:

Facility	Land component as a stand alone facility	Proportion of total	Proposed combined facility proportion of land component
Local community centre	0.5ha	25%	0.35ha
District Youth Centre	0.7ha	35%	0.49ha

Branch Library (serves Districts A and B)	0.8ha	40%	0.56ha
<b>Total</b>	<b>2.0ha</b>	<b>100%</b>	<b>1.4ha</b>

The City's most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

DCA3 will proportionately contribute towards the Branch Library component of the combined community facility, as follows:

#### Branch Library (serves Districts A and B)

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Branch Library for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.381</u>	<u>51.497</u>	<u>94.884</u>	<u>\$64,942</u>
<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>94.44</u>	<u>173.13</u>	<u>\$118,495</u>
<u>DCA 4 - Anketell</u>	<u>127.305</u>	<u>18.193</u>	<u>109.111</u>	<u>\$74,679</u>
<u>DCA 5 - Wandi</u>	<u>189.418</u>	<u>59.644</u>	<u>129.774</u>	<u>\$88,821</u>
<u>DCA 6 - Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>	<u>\$63,111</u>
<u>DCA 7 - Wellard West/ Bertram</u>	<u>509.009</u>	<u>101.734</u>	<u>407.276</u>	<u>\$278,751</u>
<u>Total</u>	<u>1,350.81</u>	<u>344.43</u>	<u>1,006.38</u>	<u>\$688,800</u>
<u>** estimated figures only as no local structure plan for Casuarina has been adopted</u>				

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Branch Library for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.393</u>	<u>51.515</u>	<u>94.878</u>	<u>\$62,977</u>
<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>94.44</u>	<u>173.13</u>	<u>\$118,495</u>
<u>DCA 4 - Anketell</u>	<u>127.305</u>	<u>18.193</u>	<u>109.111</u>	<u>\$74,679</u>
<u>DCA 5 - Wandi</u>	<u>189.418</u>	<u>59.644</u>	<u>129.774</u>	<u>\$88,821</u>
<u>DCA 6 - Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>	<u>\$63,111</u>
<u>DCA 7 - Wellard West/ Bertram</u>	<u>509.009</u>	<u>101.734</u>	<u>407.276</u>	<u>\$278,751</u>
<u>Total</u>	<u>1,350.83</u>	<u>344.43</u>	<u>1,006.40</u>	<u>\$688,800</u>
<u>** estimated figures only as no local structure plan for Casuarina has been adopted</u>				

## 9.6 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)
- Administrative expenses
- Legal expenses
- Preparation of management tools

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

## 10.0 Development 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, commercial land, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

## 11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA3 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 2 estimates the timing of development.

Infrastructure item	Anticipated timing	Comment
9.1.1 Mortimer Road	0-10 years	May be provided in part during subdivision of lots adjoining Mortimer Road.
9.1.2 Thomas Road	0-10 years	May be provided in part during subdivision of lots adjoining Thomas Road, in conjunction with Main Roads WA.
9.2.1, 9.2.2, 9.2.3 and 9.2.4 Peel Sub Drains	0-10 years	May be provided by developers with POS adjoining the sub drains.
9.3 Public Open Space	0-10 years	Is likely to be provided during subdivision works.
9.4 District Sporting Ground	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026.
9.5 Community Facilities	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026.

Table 5: Estimated timing of infrastructure delivery

## 12.0 Payment of contributions

### 12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2 and Local Planning Policy 4: Administration of Development Contributions.

### 12.2 Works in kind contributions

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. 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 Planning Policy: 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 and detail of the works in accordance with Clause 6.16.5.14.1(c) of the Scheme prior to the works occurring. In respect to the provision of Public Open Space, the landowner/developer shall undertake the approved POS improvement works in accordance with the City’s standard or as otherwise agreed with the City prior to the commencement of works. Should the standard of POS improvements undertaken by the landowner/developer for this infrastructure item be higher than that set by the City, then no ‘over and above’ credit will be applicable.

### **13.0 Review**

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 infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.



**Appendix 1 – Development Contribution Plan 3 – Casuarina as set by Amendment 100A**

	DEVELOPMENT CONTRIBUTION PLAN 3
Reference No.	DCP3
Area Name:	Development Contribution Area 3 - Casuarina – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p><b>1. Roads</b></p> <p>1.1 Mortimer Road – 100% of the full cost of design, realignment, construction and land acquisition of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcoat Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.2 Thomas Road – 100% of the full cost of design, construction of Thomas Road to an urban standard as approved and required by Main Roads WA between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis</p> <p><b>2. Drainage – Peel Sub Drains</b> (as identified by the Water Corporation’s “Jandakot Drainage and Water Management Plan 2009”)</p> <p>2.1 Peel Sub P Drain – 100% of the cost of the upgrade of the Sub P Drain to an appropriate urban standard.</p> <p>2.2 Peel Sub P1 Drain – 100% of the cost of the upgrade of the Sub P1 Drain to an appropriate urban standard and piping under the district open space as per the structure plan.</p> <p>2.3 Peel Sub P1A Drain - 100% of the cost of the upgrade of the Sub P1A Drain to an appropriate urban standard.</p> <p>2.4 Peel Sub O Drain - 100% of the cost of the upgrade of the Sub O Drain to an appropriate urban standard.</p> <p><b>3. Public open space</b></p> <p>3.1 100% of the land acquisition costs to acquire public open space in accordance with the structure plan or public open space strategy prepared for the development contribution area, including land for community purposes.</p> <p>3.2 100% of the costs to improve the public open space to an</p>

	<p>appropriate standard for use in accordance with the structure plan prepared for the development contribution area.</p> <p>3.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 3.1 and 3.2.</p> <p><b>4. District Sporting Ground</b></p> <p>4.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p><b>5. Community Facilities</b></p> <p>5.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p><b>1. Administration costs</b></p> <p>1.1 Administration costs associated with administering the development contribution plan.</p>
<p>Method for calculating contributions:</p>	<p>Contributions for item 1 on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, commercial land, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p><u>Infrastructure Item per hectare calculation for Developable Area</u>  Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha)</p> <p><u>Contributions based on pro rata Developable Area</u>  Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)</p> <p><u>Cost Contribution for Developable Area</u>  Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation</p> <p>Contributions for items 2, 3, 4 and 5 will be calculated on a pro rata gross subdivisible area basis. <i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p>

	<p><u><i>Infrastructure Item per hectare calculation for Gross Subdivisible Area</i></u></p> <p>Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA /(divide) total GSA for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Gross Subdivisible Area</i></u></p> <p>Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u><i>Cost Contribution for Gross Subdivisible Area</i></u></p> <p>Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><u><i>Cost Contribution for Administration Costs</i></u></p> <p>Contributions for item 6 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%</p> <p><u><b>Total Contribution</b></u></p> <p><b>Total Contribution = Cost Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs</b></p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan 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 development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>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.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.</p>

## 1.0 Development Contribution Plan 4 – Anketell

The development contribution area is shown on the Town Planning Scheme No. 2 scheme map as DCA4. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA2 shown on the scheme map, the scheme map shall prevail. DCA4 comprises of two sub areas – referred to as Anketell North and Anketell South.

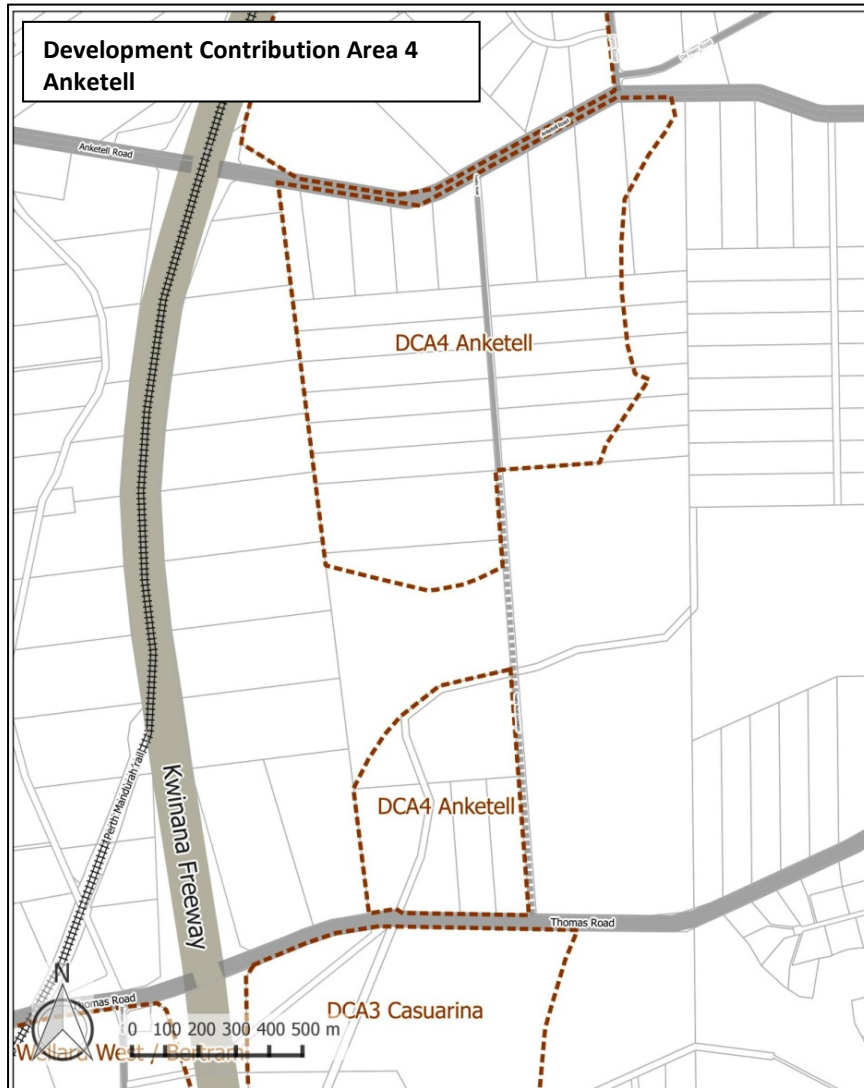


Figure 1: Development Contribution Area 4 - Anketell

## 2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the application 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 time provision of infrastructure.

This report expands on the TPS2 provisions for DCA4 pursuant to Amendment 100A to TPS2 (see Appendix 1).

### **3.0 Relevant plans and documents**

Development within DCA4 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- Local Structure Plan – Anketell South, Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (approved May 2014, Rowe Group)
- Local Structure Plan - Anketell North (approved December 2015, Rowe Group)
- Local Structure Plan – Wandi North (approved January 2015)
- Local Structure Plan – Lot 12 Honeywood Ave Wandi (also referred to as Lot 677), Oct 2014
- Local Structure Plan – Wandi South (approved May 2014)
- Draft Wandi District Centre concept plan (February 2014)
- Lifting of Urban Deferment: Casuarina Cell, Jandakot Structure Plan Area, Rowe Group 2012
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

### **4.0 Period of the Plan**

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Town Planning Scheme No. 2.

### **5.0 Operation of Development Contribution Plan**

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure* and operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of Town Planning Scheme No. 2.

### **6.0 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, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of TPS2.

### **7.0 Compliance with the principles underlying Development Contributions outlined in *SPP3.6: Development Contributions for Infrastructure***

#### **7.1 Need and the nexus**

The need for the items of standard infrastructure arises directly from the urban development of the land made possible by the rezoning of the land. The need and nexus will be discussed separately for each item of infrastructure later in this report.

## **7.2 Transparency**

The costs for each infrastructure item are apportioned on a land area basis, taking into account the constraints on the land's development potential. These figures are consistent with the adopted local structure plans for the DCA.

The costs for each infrastructure item have been independently reviewed by consultants on behalf of the City or provided as actual costs incurred by developers where that item of infrastructure has been provided as part of development. A further break down of the estimated costs is available upon request.

The cost apportionment schedule will be reviewed and updated annually as per the TPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available following Council adoption.

## **7.3 Equity**

The costs of each item of infrastructure are shared by landowners on a land area basis, taking into account limitations of the land affecting development, such as wetland areas, transmission easements, 1:1 drainage areas and the like. The resulting area of land able to be developed is determined with reference to the adopted local structure plan or concept plan in place for the DCA.

## **7.4 Certainty**

It is anticipated that most of the items of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP Report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within this and, where applicable, the adjoining DCA.

## **7.5 Efficiency**

Development contributions reflect the whole of life capital cost, but exclude running costs.

## **7.6 Consistency**

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

## **7.7 Right of consultation and arbitration**

This DCP report, including the draft Cost Apportionment Schedule, will be advertised for public comment as part of Amendment 100A to TPS2 thus ensuring that landowners and developers had the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in the period between gazettal of Amendment 100A and Council's adoption of the draft Cost Apportionment Schedule and associated DCP reports.



The DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

## 7.8 Accountability

The costs for each infrastructure item are to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website.

As per TPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

## 8.0 Characteristics of Development Contribution Area

Table 1 below presents the key characteristics of DCA4:

Total land area	127.3046 ha (98.9639 ha north + 28.3407 ha south)
Gross subdivisible area <sup>1</sup>	<del>109.111</del> 110.3459 ha (86.4883 ha north + <del>22.623</del> 23.8576 ha south)
Developable area <sup>2</sup>	109.0214 ha (86.4883 ha north + 22.5331 ha south)

## 9.0 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 DCA4. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City's Town Planning Scheme No.2, notes a per/hectare land valuation for DCA4 of \$730,000.

### 9.1 Roads

#### 9.1.1 Thomas Road

Thomas Road is classified as a District Distributor A Road and is constructed as a single carriageway road along the southern boundary of DCA4 (being a dual carriageway immediately west of DCA4). The current posted speed on Thomas Road in this vicinity is 90km/h. Current traffic data from Main Roads WA indicates about 9,600 vpd east of the Kwinana Freeway (2008) and about 16,600 vpd at the bridge over Kwinana Freeway (2007)<sup>3</sup>.

It is estimated that traffic volumes on Thomas Road will increase by approximately 4,200 vpd as a result of additional traffic generated from development within DCA4 (700 vpd from Anketell North LPS and 3,500 vpd from Anketell South LSP)<sup>4&5</sup>. Furthermore the development of at least 2,000

<sup>1</sup> Gross subdivisible area is defined as per Liveable Neighbourhoods and is the total site area less deductions for non-residential uses such as school sites, drainage sites, retail and related land uses and community facilities etc, which also includes Conservation Category Wetlands (CCW) to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

<sup>2</sup> Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, CCW areas, transmission and infrastructure corridors, and land for regional roads.

<sup>3</sup> Anketell (South) Local Structure Plan January 2014, Appendix 10: Traffic Report (Transcore), Oct 2013, page 4.

<sup>4</sup> Ibid, page 9.

<sup>5</sup> Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), June 2010, page 10.

dwelling in the southern adjoining cell, Development Contribution Area 3 – Casuarina, will generate considerably more traffic to Thomas Road<sup>6</sup>.

Thomas Road is required to be upgraded to an urban standard as approved and required by Main Roads WA dual for a length of approximately 1,100m – to the Urban boundary near Bombay Boulevard - to join the existing dual carriageway to the east of DCA4. Further details of the Thomas Road upgrade include:

- Construction of four way roundabout at the junctions of Integrator B from Anketell South and future northern connection from Casuarina;
- Three intersections with Access Streets (left in, left out);
- Drainage;
- Street lighting;
- Undergrounding of power;
- Dual use paths to both sides; and
- Landscaping to medians and swales.

The total cost of the Thomas Road upgrade, including traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$6,582,444**.

Thomas Road will also be used by new development within the southern adjoining development cell, DCA 3 - Casuarina, so the costs of the upgrades have been distributed based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
DCA 3 - Casuarina**	169.6381	60.88%	\$4,007,160.33
<b>DCA 4 - Anketell</b>	<b>109.0214</b>	<b>39.12%</b>	<b>\$2,575,283.67</b>
<b>Total</b>	278.6595	100%	\$5,826,354 (road costs)+ \$756,090 (landscaping costs) = <b>\$6,582,444.00</b>
<b>** estimated figures only as no local structure plan for Casuarina has been adopted</b>			

*Table 2: Apportionment of Thomas Road upgrade costs between DCA3 and DCA4*

### 9.1.2 Anketell Road

Anketell Road is classified as a District Distributer A Road and is currently constructed as a single carriageway road to a rural standard. Current traffic data from Main Roads WA indicates 3,682 vpd east of the Kwinana Freeway (2008). Anketell Road has been identified as a strategic freight route to the Naval Base / Kwinana Beach industrial areas. In the event that Anketell Road is classified as a primary freight route, local intersections will require upgrading.

It is estimated that traffic volumes on Anketell Road will increase by about 4,300vpd as a result of additional traffic generated from development within DCA4 (4,000 vpd from Anketell North LSP and 300 vpd from Anketell South LSP)<sup>7&8</sup>. In addition, it is estimated an additional 5,500 vpd movements

<sup>6</sup> A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Thomas Road from the Casuarina cell in the magnitude of 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report, page 18.

<sup>7</sup> Ibid, page 10.

<sup>8</sup> Anketell (South) Local Structure Plan, Appendix 10: Traffic Report (Transcore), Oct 2013, page 9.

will result from development of the northern adjoining Wandi South cell, bring the total additional movements on Anketell Road to about 9,800 vpd<sup>9</sup>.

To improve the capacity and contribute to overall traffic network efficiency, Anketell Road is to be upgraded to a single carriageway urban standard westwards from Treeby Road, including reconstruction and realignment, treatment of intersections, kerbing, undergrounding of power, lighting, construction of a 2.5m wide dual use path, drainage and landscaping.

The total cost of the Anketell Road upgrade, including land acquisition, traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$6,699,708**. (incorporating).

Anketell Road will also be used by new development within the northern adjoining development cell, DCA5 - Wandi, so the costs of the upgrades have been distributed based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
<b>4 – Anketell</b>	<b>109.0214ha</b>	<b>45.74%</b>	<b>\$3,063,864.17</b>
5 – Wandi	129.3741ha	54.26%	\$3,635,843.83
Total	238.3955ha	100%	\$6,171,692 (road costs) and \$528,016 (landscaping) = <b>\$6,699,708</b>

*Table 3: Apportionment of Anketell Road upgrade costs between DCA4 and DCA5*

### 9.1.3 Treeby Road

The northern portion of Treeby Road is a local road and provides local access to the existing residential developments in the area. Treeby Road intersects with Anketell Road to the north in the form of a priority T-intersection. The southern portion of Treeby Road is currently unconstructed and therefore there is no connection to Thomas Road. The existing traffic volumes on this road are not available, however this volume is not significant as it is related to the existing low density residential developments.<sup>10</sup>

To provide accessibility between the southern and northern parts of Anketell Road, Treeby Road is required to be constructed and upgraded to a Neighbourhood Connector standard. The new internal connector will provide for most north-south movement within DCA4 and therefore the demand for improvements to Treeby Road is limited to new development that abuts Treeby Road. Improvements for these sections of road will be the responsibility of developers of the land abutting Treeby Road and, whilst these improvements may not be undertaken at the same time, they will be achieved through standard conditions of subdivision approval.

The section of Treeby Road between the northern and southern developable areas of DCA4 that won't be upgraded by conditions of subdivision is included in the development contribution plan. This length of road is approximately 300m long and was constructed by the developer of Lot 13 Treeby Road to a Neighbourhood Connector standard. The cost for this item – which is based on the actual costings incurred by the developer for the construction of this portion of Treeby Road and confirmed by the City - will be apportioned to all development within DCA4.

<sup>9</sup> Wandi South LSP, July 2010, Appendix 2: Traffic Report (Transcore), July 2010, page 11.

<sup>10</sup> Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), page 4.

The actual cost for this item is **\$759,7610.97**, which includes road construction costs, land acquisition and landscaping.

## 9.2 Public Open Space (including community purpose sites) – Anketell North local structure plan area

Land acquisition and improvement costs for the provision of public open space (POS) as per the adopted Anketell North Local Structure Plan will be coordinated by the development contribution plan. Costs will be apportioned on a pro rata gross subdivisible area basis for landowners within the Anketell North Local Structure Plan area **only**.

The estimated cost for the public open space (12.857% of the GSA = 11.1199ha) is **\$8,117,527 + \$9,556,874 = \$17,674,401** based upon:

Land acquisition: \$730,000 per hectare<sup>11</sup>

Standard improvement costs (including establishment costs for 2 years): \$859,438.84 per hectare<sup>12</sup>

POS areas are comprised of both Local and Neighbourhood Parks. **Local Parks** are those less than 1 hectare in area, with a per m<sup>2</sup> rate for improvements and two years' establishment applicable of 121.64. **Neighbourhood Parks** are greater than 1 hectare in area, with a per m<sup>2</sup> rate for improvements and two years' establishment applicable of 103.85. The **Local Playing Field**, comprising approximately 5 hectares, has a per m<sup>2</sup> rate of \$61.40, including improvements and two years' establishment. This reduced rate when compared to the Parks is largely due to expansive areas of turfing as opposed to condensed areas of landscaping and furniture. These rates have been independently verified by a landscape architecture firm.

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

## 9.3 District Sporting Ground

The City's draft Community Infrastructure Plan (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure Plan. DCA4 is located within District B.

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).

The costs for DCA4 for the District Sporting Ground are estimated at **\$35347,880080** with the proportionate sharing of costs over DCAs 2-7 shown below:

### Cost Schedule for District Sporting Ground - DCAs 2 - 7

<sup>11</sup> Colliers International land valuation November 2017

<sup>12</sup> As per CoK improvement POS cost schedules and comprises an average rate across Local Parks and Neighbourhood Parks, which encompass differing rates

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Land acquisition 3ha @ \$600,000</u>	<u>Land improvements to District Sporting Ground standard</u>	<u>District Sporting Ground for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.391</u>	<u>51.497</u>	<u>94.8848</u>			<u>\$307,738</u>
<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>94.44</u>	<u>173.13</u>			<u>\$561,509</u>
<b><u>DCA 4 - Anketell</u></b>	<b><u>127.305</u></b>	<b><u>18.193</u></b>	<b><u>109.111</u></b>			<b><u>\$353,880</u></b>
<u>DCA 5 - Wandi</u>	<u>189.418</u>	<u>59.644</u>	<u>129.774</u>			<u>\$420,895</u>
<u>DCA 6 - Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>			<u>\$299,064</u>
<u>DCA 7 - Wellard West/ Bertram</u>	<u>509.009</u>	<u>101.734</u>	<u>407.276</u>	-	-	<u>\$1,320,914</u>
<b><u>Total</u></b>	<b><u>1,350.81</u></b>	<b><u>344.43</u></b>	<b><u>1,006.38</u></b>	<b><u>\$1,800,000</u></b>	<b><u>\$1,464,000</u></b>	<b><u>\$3,264,000</u></b>
<b><u>** estimated figures only as no local structure plan for Casuarina has been adopted</u></b>						

<u>-Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Land acquisition 3ha @ \$600,000</u>	<u>Land improvements to District Sporting Ground standard</u>	<u>District Sporting Ground for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.393</u>	<u>51.515</u>	<u>94.878</u>			<u>-\$298,428</u>
<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>77.77</u>	<u>189.80</u>			<u>-\$596,988</u>
<b><u>DCA 4 - Anketell</u></b>	<b><u>127.305</u></b>	<b><u>16.959</u></b>	<b><u>110.346</u></b>			<b><u>-\$347,080</u></b>
<u>DCA 5 - Wandi</u>	<u>189.418</u>	<u>46.213</u>	<u>143.205</u>			<u>-\$450,433</u>
<u>DCA 6 - Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>			<u>-\$290,036</u>
<u>DCA 7 - Wellard West/ Bertram</u>	<u>509.009</u>	<u>101.734</u>	<u>407.276</u>	-	-	<u>-\$1,281,035</u>
<b><u>Total</u></b>	<b><u>1,350.83</u></b>	<b><u>313.11</u></b>	<b><u>1,037.71</u></b>	<b><u>\$1,800,000</u></b>	<b><u>\$1,464,000</u></b>	<b><u>-\$3,264,000</u></b>
<b><u>** estimated figures only as no local structure plan for Casuarina has been adopted</u></b>						

Table 4: Cost schedule for District Sporting Ground

## 9.4 Community Facilities

The City's revised Community Infrastructure Plan 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

- conceptual land requirement of 0.5ha
- serves the future population of Wandi and Anketell North only

### District Youth Centre

- 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 (serves Districts A and B)

- 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, Wellard West, Bertram)

The City has explored the opportunity to provide the facilities 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 combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.4ha of land. The area within the power line easements could be used for car parking.

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 below:

Facility	Land component as a stand alone facility	Proportion of total	Proposed combined facility proportion of land component
Local community centre	0.5ha	25%	0.35ha
District Youth Centre	0.7ha	35%	0.49ha
Branch Library (serves Districts A and B)	0.8ha	40%	0.56ha
<b>Total</b>	<b>2.0ha</b>	<b>100%</b>	<b>1.4ha</b>

The City's most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

The following tables indicate the cost contribution per gross subdivisible area for DCA5 affected by the applicable land acquisition component for the community facilities:

#### Local Community Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Local Community Centre for DCA
<i>DCA 4 – Anketell (North portion only)</i>	<i>98.964</i>	<i>12.476</i>	<i>86.488</i>	<i>\$<del>172,167</del>162,099.81</i>
DCA 5 - Wandi	189.418	<u>59.644</u> 46.213	<u>129.774</u> 143.205	<u>\$258,333</u> 268,400.19



<b>Total</b>	288.38	<del>72.12</del> 58.69	<del>216.26</del> 229.69	<b>\$430,500.00</b>
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**District Youth Centre**

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
<b>DCA 4 – Anketell (North portion only)</b>	<b>98.964</b>	<b>12.476</b>	<b>86.488</b>	<del>\$168,983</del> <b>\$161,932.20</b>
DCA 5 - Wandi	189.418	<del>59.644</del> 46.213	<del>129.774</del> 143.205	<del>\$253,555</del> 268,122.67
DCA 6 - Mandogalup	111.130	18.920	92.210	<del>\$180,162</del> 172,645.13
<b>Total</b>	<b>399.51</b>	<del>91.04</del> 77.61	<del>308.47</del> 321.90	<b>\$602,700.00</b>

**Branch Library (serves Districts A and B)**

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Branch Library for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.381</u>	<u>51.497</u>	<u>94.884</u>	<u>\$64,942</u>
<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>94.44</u>	<u>173.13</u>	<u>\$118,495</u>
<b><u>DCA 4 - Anketell</u></b>	<b><u>127.305</u></b>	<b><u>18.193</u></b>	<b><u>109.111</u></b>	<b><u>\$74,679</u></b>
<u>DCA 5 - Wandi</u>	<u>189.418</u>	<u>59.644</u>	<u>129.774</u>	<u>\$88,821</u>
<u>DCA 6 - Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>	<u>\$63,111</u>
<u>DCA 7 - Wellard West/ Bertram</u>	<u>509.009</u>	<u>101.734</u>	<u>407.276</u>	<u>\$278,751</u>
<b><u>Total</u></b>	<b><u>1,350.81</u></b>	<b><u>344.43</u></b>	<b><u>1,006.38</u></b>	<b><u>\$688,800</u></b>
<b><u>** estimated figures only as no local structure plan for Casuarina has been adopted</u></b>				

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Branch Library for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.393</u>	<u>51.515</u>	<u>94.878</u>	<u>\$62,977</u>
<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>77.77</u>	<u>189.8</u>	<u>\$125,982</u>
<del><b><u>DCA 4 - Anketell</u></b></del>	<del><b><u>127.305</u></b></del>	<del><b><u>16.959</u></b></del>	<del><b><u>110.346</u></b></del>	<del><b><u>\$73,244</u></b></del>
<del><u>DCA 5 - Wandi</u></del>	<del><u>189.418</u></del>	<del><u>46.213</u></del>	<del><u>143.205</u></del>	<del><u>\$95,055</u></del>
<del><u>DCA 6 - Mandogalup</u></del>	<del><u>111.130</u></del>	<del><u>18.920</u></del>	<del><u>92.210</u></del>	<del><u>\$61,206</u></del>
<del><u>DCA 7 - Wellard West/ Bertram</u></del>	<del><u>509.009</u></del>	<del><u>101.734</u></del>	<del><u>407.276</u></del>	<del><u>\$270,336</u></del>
<del><b><u>Total</u></b></del>	<del><b><u>1,350.83</u></b></del>	<del><b><u>313.11</u></b></del>	<del><b><u>1,037.71</u></b></del>	<del><b><u>\$688,800</u></b></del>
<del><b><u>** estimated figures only as no local structure plan for Casuarina has been adopted</u></b></del>				

**9.5 Administrative costs**

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)
- Administrative expenses
- Legal expenses

- Preparation of management tools

Administrative costs will be charged at a flat rate of **2%** of the total infrastructure costs for the DCP based on developable area.

## 10.0 Development 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, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

## 11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA4 and varying rates of development it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 2 estimates the timing of development and has been used in the City's Long Term Financial Planning.

Infrastructure item	Anticipated timing	Comment
9.1.1 Thomas Road	0-10 years	May be provided in part during subdivision of lots adjoining Thomas Road, in conjunction with Main Roads WA.
9.1.2 Anketell Road	0-10 years	May be provided in part during subdivision of lots adjoining Anketell Road and during development of the Wandi District Centre, in conjunction with Main Roads WA.
9.1.3 Treeby Road	2016/17	Has been constructed as part of subdivision works for Lot 13 Treeby Road.
9.2 Public Open Space (Anketell North)	0-10 years	Is likely to be provided during subdivision works.
9.3 District Sporting Ground	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026, though the land acquisition will likely be via subdivision of respective site(s) earlier.
9.4 Community Facilities	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026, though the land acquisition will likely be via subdivision of respective site(s) earlier.

Table 5: Estimated timing of infrastructure delivery

## **12.0 Payment of contributions**

### **12.1 Payment of contributions**

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2 and Planning Policy: Administration of Development Contributions.

### **12.2 Works in kind contributions**

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. 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 Planning Policy: 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 and detail of the works in accordance with Clause 6.16.5.14.1(c) of the Scheme prior to the works occurring. In respect to the provision of Public Open Space, the landowner/developer shall undertake the approved POS improvement works in accordance with the City's standard or as otherwise agreed with the City prior to the commencement of works. Should the standard of POS improvements undertaken by the landowner/developer for this infrastructure item be higher than that set by the City, then no 'over and above' credit will be applicable.

## **13.0 Review**

This plan will be reviewed five years from the date of gazettal of Amendment 100A to Town 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.

# Appendix 1 – Development Contribution Plan 4 – Anketell as proposed by Amendment 100A

	DEVELOPMENT CONTRIBUTION PLAN 4
Reference No.	DCP4
Area Name:	Development Contribution Area 4 - Anketell – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p><b>1. Roads</b></p> <p>1.1 Thomas Road – 100% of the full cost of design, construction of Thomas Road to an urban standard as approved and required by Main Roads WA between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis.</p> <p>1.2 Anketell Road – 100% of the full cost of design, realignment, construction of Anketell Road to a single carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.3 Internal collector road (Treeby Road) – 100% of the full cost of design, construction and land acquisition of Treeby Road across the Bush Forever Site 270 between the southern and northern portions of Development Contribution Area 4, to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, kerbing, footpaths, lighting, landscaping, intersections and undergrounding of power.</p> <p><b>2. Public open space</b></p> <p>2.1 100% of the land acquisition costs to acquire public open space in accordance with the approved structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270), including land for community purposes.</p> <p>2.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270).</p> <p>2.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 2.1 and 2.2.</p>

	<p><b>3. District Sporting Ground</b></p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p><b>4. Community Facilities</b></p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</p> <p>4.3 Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only) and 5.</p> <p><b>5. Administration costs</b></p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1.1 and 1.2 will be calculated on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, commercial land, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p><u>Infrastructure Item per hectare calculation for Developable Area</u></p> <p>Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha)</p> <p><u>Contributions based on pro rata Developable Area</u></p> <p>Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)</p> <p><u>Cost Contribution for Developable Area</u></p> <p>Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation</p>

	<p>Contributions for item 1.3, 3 and 4.1 will be calculated on a pro-rata gross subdivisible area basis. Contributions for items 2, 4.2 and 4.3 will be calculated on a pro rata gross subdivisible area basis for landholdings in the northern portion of the Development Contribution Area (between Anketell Road and Bush Forever site 270). <i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p> <p><u><i>Infrastructure Item per hectare calculation for Gross Subdivisible Area</i></u>  Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA /(divide) total GSA for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Gross Subdivisible Area</i></u>  Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u><i>Cost Contribution for Gross Subdivisible Area</i></u>  Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><u><i>Cost Contribution for Administration Costs</i></u></p> <p>Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%</p> <p><u><b>Total Contribution</b></u>  <b>Total Contribution = Cost Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs</b></p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan 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 development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>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.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.</p>



## 1.0 Development Contribution Plan 5 – Wandi

The development contribution area is shown on the Town Planning Scheme No. 2 scheme map as DCA5. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA5 shown on the scheme map, the scheme map shall prevail.

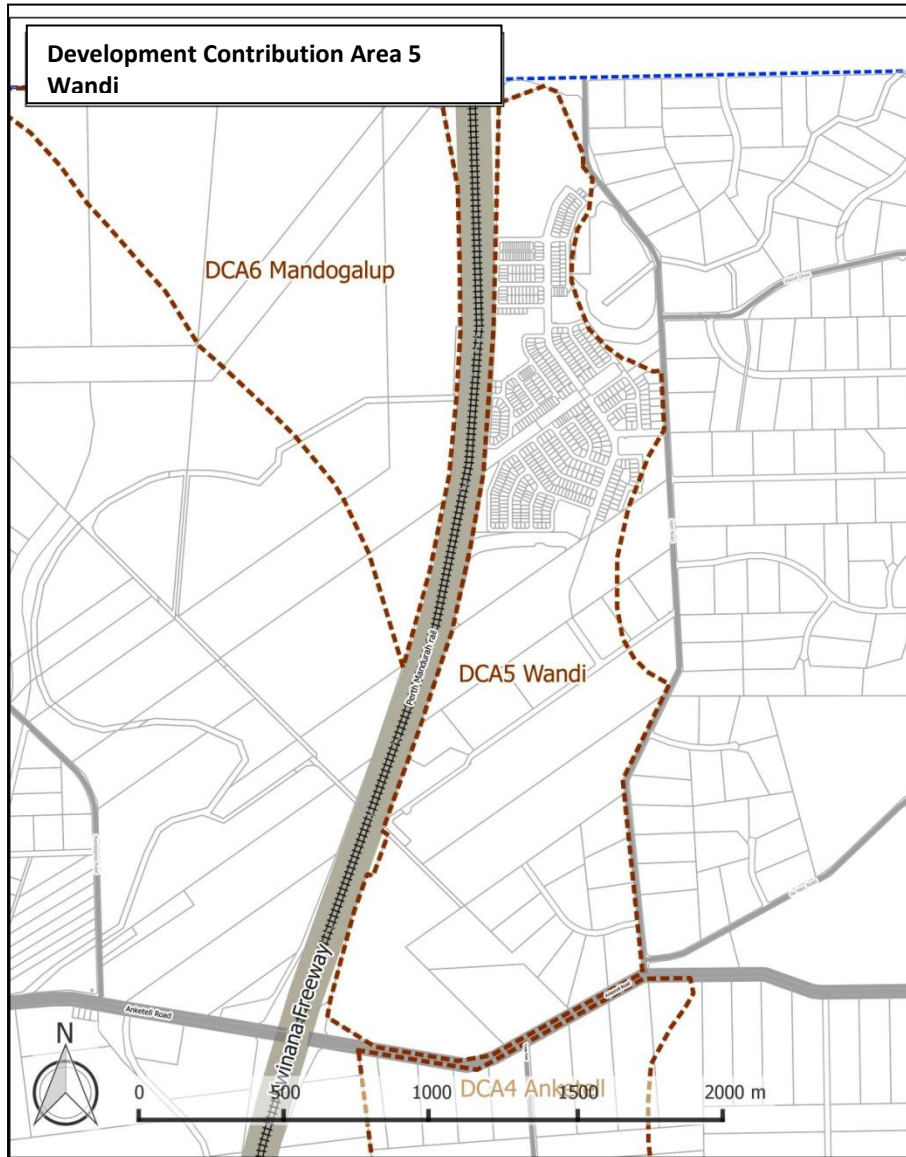


Figure 1: Development Contribution Area 5 - Wandi

## 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 time provision of infrastructure.

This report expands on the TPS2 provisions for DCA3 which are proposed by Amendment 100A to TPS2 (see Appendix 1).

### **3.0 Relevant plans and documents**

Development within DCA5 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- City of Kwinana Eastern Residential Intensification Concept 2005 (draft)
- Local Structure Plan – Wandi North (approved January 2015)
- Local Structure Plan – Lot 12 Honeywood Ave Wandi (also referred to as Lot 677), Oct 2014
- Local Structure Plan – Wandi South (approved May 2014)
- Draft Wandi District Centre concept plan (February 2014)
- Local Structure Plan - Anketell North (approved December 2015, Rowe Group)
- Local Structure Plan – Anketell South, Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (approved May 2014, Rowe Group)
  
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC

### **4.0 Period of the Plan**

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Town Planning Scheme No. 2.

### **5.0 Operation of Development Contribution Plan**

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure*. It will come into effect on the date of gazettal of Amendment 100A to TPS2.

This plan operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of TPS2.

### **6.0 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, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of TPS2.

### **7.0 Compliance with the principles underlying Development Contributions outlined in *SPP3.6: Development Contributions for Infrastructure***

### **7.1 Need and the nexus**

The need for the items of standard infrastructure arises directly from the urban development of the land made possible by the rezoning of the land. The need and nexus will be discussed separately for each item of infrastructure later in this report.

The items of infrastructure included within Amendment 100A for DCA5 are likely to be applicable for the DCP irrespective of the final configuration of the adopted structure plans for DCA5.

### **7.2 Transparency**

The costs for each infrastructure item are apportioned on a land area basis, taking into account the constraints on the land's development potential. These figures are consistent with the adopted local structure plan for the DCA.

The costs for each infrastructure item have been independently reviewed by consultants on behalf of the City or provided as actual costs incurred by developers where that item of infrastructure has been provided as part of development. A further break down of the estimated costs is available upon request.

The cost apportionment schedule will be reviewed and updated annually as per the TPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available.

### **7.3 Equity**

The costs of each item of infrastructure are shared by landowners on a land area basis, taking into account limitations on the developable area of the land. The developable area of land is determined with reference to the adopted local structure plan of concept plan in place for the DCA.

### **7.4 Certainty**

It is anticipated that most of the items of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP Report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within each DCA.

### **7.5 Efficiency**

Development contributions reflect the whole of life capital cost, but exclude running costs.

### **7.6 Consistency**

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

### **7.7 Right of consultation and arbitration**

This DCP report will be advertised for public comment as part of Amendment 100A to TPS2 thus ensuring that landowners and developers have the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in

the period between gazettal of Amendment 100A and Council's adoption of the draft Cost Apportionment Schedule and associated DCP reports.

The DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

## 7.8 Accountability

The costs for each infrastructure item are to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website.

As per TPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

## 8.0 Characteristics of Development Contribution Area

Table 1 below presents the key characteristics of DCA5:

Total land area	189.4176 ha
Gross subdivisible area <sup>1</sup>	<a href="#">129.7741</a> <del>143.2048</del> ha
Developable land area <sup>2</sup>	129.3741 ha

## 9.0 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 DCA5 as provided in Schedule V of Town Planning Scheme No. 2. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City's Town Planning Scheme No.2, notes a per/hectare land valuation for DCA5 of \$1,230,000.

### 9.1 Roads

#### 9.1.1 Anketell Road

Anketell Road is classified as a District Distributer A Road and is currently constructed to single carriageway road to a rural standard. Current traffic data from Main Roads WA indicates 3,682 vpd east of the Kwinana Freeway (2008)<sup>3</sup>. Anketell Road has been identified as a potential freight route to the Naval Base / Kwinana Beach industrial areas. Should Anketell Road be classified as a primary freight route, local intersections will require upgrading.

It is estimated that traffic volumes on Anketell Road will increase by about 4,300vpd as a result of additional traffic generated from development within DCA4 (4,000 vpd from Anketell North LSP and

<sup>1</sup> Gross subdivisible area is defined as per Liveable Neighbourhoods

<sup>2</sup> Developable land area is defined as the Gross Subdivisible Area (as detailed by Liveable Neighbourhoods) and is the total site area less deductions for non-residential uses such as school sites, drainage sites, retail and related land uses and community facilities etc, which also includes EPP Wetlands to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

<sup>3</sup> Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), June 2010, page 4.

300 vpd from Anketell South LSP)<sup>4&5</sup>. In addition, it is estimated an additional 5,500 vpd movements will result from development of the northern adjoining Wandi South cell, bring the total additional movements on Anketell Road to about 9,800 vpd.

To improve the capacity and contribute to overall traffic network efficiency, Anketell Road is to be upgraded to a single carriageway urban standard westwards from Treeby Road, including reconstruction and realignment, treatment of intersections, kerbing, undergrounding of power, lighting, construction of a 2.5m wide dual use path, drainage and landscaping.

The total cost of the Anketell Road upgrade, including land acquisition, traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$6,699,708**.

Given that Anketell Road will be used by new development on both its northern and southern sides, the costs of the upgrades have been distributed based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
4 – Anketell	109.0214ha	45.74%	\$3,063,864.17
<b>5 – Wandi</b>	<b>129.3741ha</b>	<b>54.26%</b>	<b>\$3,635,843.83</b>
<b>Total</b>	238.3955ha	100%	\$6,171,692 (road costs) and \$528,016 (landscaping) = <b>\$6,699,708</b>

*Table 2: Apportionment of Anketell Road upgrade costs between DCA4 and DCA5*

### 9.1.2 Lyon Road

Lyon Road is classified as a District Distributor B road and is currently constructed to a rural standard with a 7.0 metre wide carriageway. It provides a north-south link through the suburbs of Wandi, Mandogalup, and Atwell connecting Rowley Road to the north to Anketell Road to the south.

Historical traffic data for the locality indicates traffic volumes of less than 1,000 vpd on Lyon Road, which is predominantly generated by local residents. As would be expected of a road parallel to a freeway, Lyon Road is not significantly attractive to through traffic<sup>6</sup>.

Traffic volumes on Lyon Road are expected to increase following development of DCA5, but are to be no more than 3,000 vpd. Lyon Road will therefore be classified as an Access Street.<sup>7</sup>

The upgrades to Lyon Road from its current rural standard to single carriageway urban standard, between Anketell Road and Rowley Road, will consist of a single carriageway urban standard, including full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).

The cost for the Lyon Road upgrade is **\$4,859,845**, which is based on actuals provided by Satterley Property Group (acting on behalf of the Wandi Anketell Holdings Pty Ltd and Pointform Pty Ltd

<sup>4</sup> Ibid, page 10.

<sup>5</sup> Anketell (South) Local Structure Plan \_\_\_, Appendix 10: Traffic Report (Transcore), Oct 2013, page 9.

<sup>6</sup> Wandi (North) Local Structure Plan 2009, Appendix 4: Local Structure Plan Traffic Report (Riley Consulting), January 2009, page 3.

<sup>7</sup> Wandi (South) Local Structure Plan 2012, Appendix 6: Local Structure Plan Revised Traffic Report (Transcore), 2011, page 11.

landholdings) and estimates for portions of Lyon Road yet to be upgraded in the southern section of the Wandi South Local Structure Plan area south to Anketell Road. This includes \$496,070 for landscaping and \$4,363,775 for road construction.

Lyon Road is anticipated to be used by all development within DCA5 and therefore all development will contribute to this item on a gross subdivisible area basis.

### 9.1.3 Internal collector (Honeywood Avenue)

The Wandi North and South LSPs comprise a north-south internal collector road to run the full length of DCA5 from Anketell Road to Rowley Road. This road will provide the primary north-south movement network for traffic within DCA5.

The internal collector road will be an Integrator B road. The internal collector road is expected to carry traffic volumes between 2,000 vpd and 7,500 vpd<sup>8</sup>. The internal collector road contribution item will include the full cost of design and construction, including full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).

The cost for the internal collector road is **\$11,177,993**, which is based on a combination of actuals and estimates provided by Satterley Property Group (acting on behalf of the Wandi Anketell Holdings Pty Ltd and Pointform Pty Ltd landholdings) and actuals provided by Terranovis (acting on behalf of the Galati landholding). This includes \$1,662,709 for landscaping and \$9,515,284 for road construction.

The internal collector road is expected to be used by all development within DCA5 and therefore all development will contribute to this item on a land area basis (gross subdivisible area).

## 9.2 Public Open Space

### 9.1 Public open space

Land acquisition and improvement costs for the provision of public open space (POS) as per the adopted Wandi North and Wandi South Local Structure Plans will be coordinated by the development contribution plan. Costs will be apportioned on a pro rata gross subdivisible area basis for landowners within the both the Wandi North and Wandi South Local Structure Plan areas. It must be noted that the area comprising the Wandi District Centre has not been included in the POS item for DCA5, with no Local Structure Plan submitted as yet for this area. It is acknowledged that the majority of the Wandi District Centre will comprise Commercial land uses, with some residential land likely north of the Western Power powerline easement. The required POS within the Wandi District Centre will be determined separately via local structure planning, which will also be required to take into account the combined Community Facilities site with a Branch Library, Youth Centre and Local Community Centre.

The estimated costs for the public open space (9.5% of the GSA, deducting the GSA for the Wandi District Centre = 11.1135ha) is **\$13,669,605 + \$10,772,407.4111,836,800 = \$24,442,012.4125,506,405** based upon:

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<sup>8</sup> Wandi (South) Local Structure Plan 2012, Appendix 6: Local Structure Plan Revised Traffic Report (Transcore), 2011, page 12.



Land acquisition: \$1,230,000 per hectare x 11.1135 hectares<sup>9</sup>

Standard improvement costs (including establishment costs for 2 years): ~~\$969,308.271,0656,083378~~  
per hectare<sup>10</sup>

POS areas are comprised of both Local and Neighbourhood Parks. **Local Parks** are those less than 1 hectare in area, with a per m<sup>2</sup> rate for improvements applicable of 104.14. **Neighbourhood Parks** are greater than 1 hectare in area, with a per m<sup>2</sup> rate for improvements applicable of 93.85. These rates have been independently verified by a landscape architecture firm.

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

## 9.2 Wandi Playing Fields

The Wandi Playing Fields are an area of public open space for use as a local sports ground and playground, in conjunction with the future Wandi Primary School. The local sports ground is necessary to serve the future residents of DCA5 as recommended by the City's Community Infrastructure Plan 2011-2031 (Revised 2015).

A significant portion of the Wandi Playing Fields are located outside of the Urban zone due to the need to provide a large and consolidated portion of land for the sports ground surface and to take account of the number of constraints on land within the Urban zone (eg. wetlands, service easement corridors). There is an adjacent area of land comprising 4,928m<sup>2</sup>, located immediately south of the Wandi Primary School site and adjoining the south-west corner of the sporting ground, that is designated as POS – Wandi Playing Fields in the Wandi North LSP. This area of land, which is within the Urban zone, is an integral part of the Wandi Playing Fields and will be used for public carparking and hard courts for users of the playing fields and associated pavilion (which has been identified in the City's Community Infrastructure Plan 2011-2031 (Revised 2015)).

The Wandi Playing Fields is currently being constructed by the Satterley Property Group, on behalf of the Wandi Anketell and Pointform landholdings. The estimated cost for the Wandi Playing Fields is **\$6,593,372** based upon:

Land acquisition: \$200,000 per hectare for the Rural zoned land<sup>11</sup> (5.9277 ha required) PLUS \$1,230,000 per hectare for the Urban zoned land (0.4928 ha required) = \$1,791,684

Improvement costs (including establishment costs for 2 years): \$4,801,688

All development within DCA5 will contribute to 100% of the cost of the item on a land area basis (gross subdivisible area).

## 9.3 District Sporting Ground

The City's draft Community Infrastructure Plan (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure Plan. DCA5 is located within District A.

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<sup>9</sup> Colliers International land valuation November 2017

<sup>10</sup> As per CoK improvement POS cost schedules and comprises an average rate across Local Parks and Neighbourhood Parks, which encompass differing rates

<sup>11</sup> Colliers International valuation October 2015

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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).

The costs for DCA5 for the District Sporting Ground are estimated at **\$450,433** with the proportionate sharing of costs over DCAs 2-7 shown below:

**Cost Schedule for District Sporting Ground - DCAs 2 - 7**

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Land acquisition 3ha @ \$600,000</u>	<u>Land improvements to District Sporting Ground standard</u>	<u>District Sporting Ground for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.391</u>	<u>51.497</u>	<u>94.8848</u>			<u>\$307,738</u>
<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>94.44</u>	<u>173.13</u>			<u>\$561,509</u>
<u>DCA 4 - Anketell</u>	<u>127.305</u>	<u>18.193</u>	<u>109.111</u>			<u>\$353,880</u>
<b><u>DCA 5 - Wandi</u></b>	<b><u>189.418</u></b>	<b><u>59.644</u></b>	<b><u>129.774</u></b>			<b><u>\$420,895</u></b>
<u>DCA 6 - Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>			<u>\$299,064</u>
<u>DCA 7 - Wellard West/ Bertram</u>	<u>509.009</u>	<u>101.734</u>	<u>407.276</u>	-	-	<u>\$1,320,914</u>
<b><u>Total</u></b>	<b><u>1,350.81</u></b>	<b><u>344.43</u></b>	<b><u>1,006.38</u></b>	<b><u>\$1,800,000</u></b>	<b><u>\$1,464,000</u></b>	<b><u>\$3,264,000</u></b>
<b><u>** estimated figures only as no local structure plan for Casuarina has been adopted</u></b>						

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Land acquisition 3ha @ \$600,000</u>	<u>Land improvements to District Sporting Ground standard</u>	<u>District Sporting Ground for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.393</u>	<u>51.515</u>	<u>94.878</u>			<u>\$298,428</u>
<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>77.77</u>	<u>189.80</u>			<u>\$596,988</u>
<u>DCA 4 - Anketell</u>	<u>127.305</u>	<u>16.959</u>	<u>110.346</u>			<u>\$347,080</u>
<b><u>DCA 5 - Wandi</u></b>	<b><u>189.418</u></b>	<b><u>46.213</u></b>	<b><u>143.205</u></b>			<b><u>\$450,433</u></b>
<u>DCA 6 - Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>			<u>\$290,036</u>
<u>DCA 7 - Wellard West/ Bertram</u>	<u>509.009</u>	<u>101.734</u>	<u>407.276</u>	-	-	<u>\$1,281,035</u>
<b><u>Total</u></b>	<b><u>1,350.83</u></b>	<b><u>313.11</u></b>	<b><u>1,037.71</u></b>	<b><u>\$1,800,000</u></b>	<b><u>\$1,464,000</u></b>	<b><u>\$3,264,000</u></b>
<b><u>** estimated figures only as no local structure plan for Casuarina has been adopted</u></b>						

Table 3: Cost schedule for District Sporting Ground

### 9.4 Community Facilities

The City's revised Community Infrastructure Plan 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

- conceptual land requirement of 0.5ha
- serves the future population of Wandi and Anketell North only

#### District Youth Centre

- 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 (serves Districts A and B)

- 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, Wellard West, Bertram)

The City has explored the opportunity to provide the facilities 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 combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.4ha of land. The area within the power line easements could be used for car parking.

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 below:

Facility	Land component as a stand alone facility	Proportion of total	Proposed combined facility proportion of land component
Local community centre	0.5ha	25%	0.35ha
District Youth Centre	0.7ha	35%	0.49ha
Branch Library (serves Districts A and B)	0.8ha	40%	0.56ha
<b>Total</b>	<b>2.0ha</b>	<b>100%</b>	<b>1.4ha</b>

The City's most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

The following tables indicate the cost contribution per gross subdivisible area for DCA5 affected by the applicable land acquisition component for the community facilities:

#### Local Community Centre

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Local Community Centre for DCA</u>
<i>DCA 4 – Anketell (North portion only)</i>	<i>98.964</i>	<i>12.476</i>	<i>86.488</i>	<i>\$172,167</i>
<b>DCA 5 - Wandi</b>	<b>189.418</b>	<b>59.644</b>	<b>129.774</b>	<b>\$258,333</b>
<b>Total</b>	<b>288.38</b>	<b>72.12</b>	<b>216.26</b>	<b>\$430,500.00</b>

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Local Community Centre for DCA</u>
<i>DCA 4 – Anketell (North portion only)</i>	<i>98.964</i>	<i>12.476</i>	<i>86.488</i>	<i>\$162,099.81</i>
<b><del>DCA 5 – Wandi</del></b>	<b><del>189.418</del></b>	<b><del>46.213</del></b>	<b><del>143.205</del></b>	<b><del>\$268,400.19</del></b>
<b>Total</b>	<b>288.38</b>	<b>58.69</b>	<b>229.69</b>	<b>\$430,500.00</b>

#### District Youth Centre

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>District Youth Centre for DCA</u>
<i>DCA 4 – Anketell (North portion only)</i>	<i>98.964</i>	<i>12.476</i>	<i>86.488</i>	<i>\$168,983</i>
<b>DCA 5 - Wandi</b>	<b>189.418</b>	<b>59.644</b>	<b>129.774</b>	<b>\$253,555</b>
DCA 6 - Mandogalup	111.130	18.920	92.210	\$180,162
<b>Total</b>	<b>399.51</b>	<b>91.04</b>	<b>308.47</b>	<b>\$602,700.00</b>

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>District Youth Centre for DCA</u>
<i>DCA 4 – Anketell (North portion only)</i>	<i>98.964</i>	<i>12.476</i>	<i>86.488</i>	<i>\$161,932.20</i>
<b><del>DCA 5 – Wandi</del></b>	<b><del>189.418</del></b>	<b><del>46.213</del></b>	<b><del>143.205</del></b>	<b><del>\$268,122.67</del></b>
<i>DCA 6 – Mandogalup</i>	<i>111.130</i>	<i>18.920</i>	<i>92.210</i>	<i>\$172,645.13</i>
<b>Total</b>	<b>399.51</b>	<b>77.61</b>	<b>321.90</b>	<b>\$602,700.00</b>

#### Branch Library (serves Districts A and B)

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Branch Library for DCA</u>
<i>DCA 2 - Wellard</i>	<i>146.381</i>	<i>51.497</i>	<i>94.884</i>	<i>\$64,942</i>
<i>DCA 3 - Casuarina**</i>	<i>267.57</i>	<i>94.44</i>	<i>173.13</i>	<i>\$118,495</i>

DCA 4 - Anketell	127.305	18.193	109.111	\$74,679
<b>DCA 5 - Wandí</b>	<b>189.418</b>	<b>59.644</b>	<b>129.774</b>	<b>\$88,821</b>
DCA 6 - Mandogalup	111.130	18.920	92.210	\$63,111
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$278,751
<b>Total</b>	<b>1,350.81</b>	<b>344.43</b>	<b>1,006.38</b>	<b>\$688,800</b>
<b>** estimated figures only as no local structure plan for Casuarina has been adopted</b>				

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	146.393	51.515	94.878	\$62,977
DCA 3 - Casuarina**	267.57	77.77	189.8	\$125,982
DCA 4 - Anketell	127.305	16.959	110.346	\$73,244
<b>DCA 5 - Wandí</b>	<b>189.418</b>	<b>46.213</b>	<b>143.205</b>	<b>\$95,055</b>
DCA 6 - Mandogalup	111.130	18.920	92.210	\$61,206
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$270,336
<b>Total</b>	<b>1,350.83</b>	<b>313.11</b>	<b>1,037.71</b>	<b>\$688,800</b>
<b>** estimated figures only as no local structure plan for Casuarina has been adopted</b>				

## 9.4 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)
- Administrative expenses
- Legal expenses
- Preparation of management tools

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

## 10.0 Development 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, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

## 11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA5 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 2 estimates the timing of development.

Infrastructure item	Anticipated timing	Comment
9.1.1 Anketell Road	0-10 years	May be provided in part during subdivision of lots adjoining Anketell Road and during development of the Wandi District Centre.
9.1.2 Lyon Road	0-10 years	Has largely been provided during subdivision works.
9.1.3 Internal collector road	0-10 years	Has largely been provided during subdivision works.
9.2.1 Public Open Space	0-10 years	Is likely to be provided during subdivision works.
9.2.2 Wandi Playing Fields	0-10 years	Has largely been provided during subdivision works.
9.3 District Sporting Ground	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026.
9.4 Community Facilities	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026.

Table 5: Estimated timing of infrastructure delivery

## 12.0 Payment of contributions

### 12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2 and Planning Policy: Administration of Development Contributions.

### 12.2 Works in kind contributions

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. 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 Planning Policy: 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 and detail of the works in accordance with Clause 6.16.5.14.1(c) of the Scheme prior to the works occurring. In respect to the provision of Public Open Space, the landowner/developer shall undertake the approved POS improvement works in accordance with the City's standard or as otherwise agreed with the City prior to the commencement of works. Should the standard of POS improvements undertaken by the landowner/developer for this infrastructure item be higher than that set by the City, then no 'over and above' credit will be applicable.

## 13.0 Review



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This plan will be reviewed five years from the date of gazettal of Amendment 100A to Town 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.

**Appendix 1 – Development Contribution Plan 5 – Wandí as set by Amendment 100A**

	DEVELOPMENT CONTRIBUTION PLAN 5
Reference No.	DCP5
Area Name:	Development Contribution Area 5 - Wandí – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p><b>1. Roads</b></p> <p>1.1 Anketell Road – 100% of the full cost of design, realignment and construction of Anketell Road to a dual carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, grade separated pedestrian and cycling crossing, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between developers of Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.2 Lyon Road – 100% of the full cost of design and construction of Lyon Road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>1.3 Internal collector road – 100% of the full cost of design and construction of the main north-south internal collector road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p><b>2. Public Open Space</b></p> <p>2.1 100% of the total cost of the land and improvements for the required 10% public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes.</p> <p>2.2 100% of the total cost of the land, design and construction of the Wandí Playing Fields (as per the adopted Wandí North and South Local Structure Plans) including but not limited to land acquisition, earthworks, landscaping, car parking areas and access roads and a playground.</p> <p><b>3. District Sporting Ground</b></p> <p>3.1 Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p>

	<p><b>4. Administration costs</b></p> <p>Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1.1 and 5 will be calculated on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, commercial land, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p><u><i>Infrastructure Item per hectare calculation for Developable Area</i></u>  Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Developable Area</i></u>  Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)</p> <p><u><i>Developer Contribution for Developable Area</i></u>  Developer Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation</p> <p>Contributions for items 1.2, 1.3, 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. <i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p> <p><u><i>Infrastructure Item per hectare calculation for Gross Subdivisible Area</i></u>  Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total GSA for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Gross Subdivisible Area</i></u>  Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u><i>Developer Contribution for Gross Subdivisible Area</i></u>  Developer Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><u><b>Total Contribution</b></u>  <b>Total Contribution = Developer Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Developer Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs</b></p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan 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 development contribution plan. Generally the priority and timing of the infrastructure items

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	will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>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.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.</p>



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, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of TPS2.

## **7.0 Compliance with the principles underlying Development Contributions outlined in *SPP3.6: Development Contributions for Infrastructure***

### **7.1 Need and the nexus**

The need for the items of standard infrastructure arises directly from the urban development of the land made possible by the rezoning of the land. The need and nexus will be discussed separately for each item of infrastructure later in this report.

### **7.2 Transparency**

The costs for each infrastructure item are apportioned on a land area basis, taking into account the constraints on the land's development potential. These figures are consistent with the adopted local structure plan for the DCA.

The costs for each infrastructure item have been independently reviewed by consultants on behalf of the City or provided as actual costs incurred by developers where that item of infrastructure has been provided as part of development. A further break down of the estimated costs is available upon request.

The cost apportionment schedule will be reviewed and updated annually as per the TPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available.

### **7.3 Equity**

The costs of each item of infrastructure are shared by landowners on a land area basis, taking into account limitations on the developable area of the land. The developable area of land is determined with reference to the adopted local structure plan of concept plan in place for the DCA.

### **7.4 Certainty**

It is anticipated that most of the items of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP Report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within each DCA.

### **7.5 Efficiency**

Development contributions reflect the whole of life capital cost, but exclude running costs.

### **7.6 Consistency**

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

## 7.7 Right of consultation and arbitration

This DCP report will be advertised for public comment as part of Amendment 100A to TPS2 thus ensuring that landowners and developers have the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in the period between gazettal of Amendment 100A and Council's adoption of the draft Cost Apportionment Schedule and associated DCP reports.

The DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

## 7.8 Accountability

The costs for each infrastructure item are to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website.

As per TPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

## 8.0 Characteristics of Development Contribution Area

DCA6 includes Urban and Rural zoned land under the Metropolitan Region Scheme. Table 1 below shows the total land area of DCA6 as well as the MRS Urban zoned land. At this stage, only the Urban zoned land has been included in the Gross Subdivisible Area (GSA) of the cost apportionment schedule, whereas both the Urban and Rural zoned land in the context of DCA6 have been included in the Developable Area for payment of cost contributions towards the two road items, as detailed in the report.

Table 1 presents the key characteristics of DCA6:

Total land area of DCA6	183.2015 ha
Total MRS Urban zoned land	111.13 ha
Gross subdivisible area <sup>1</sup>	92.2101 ha (excl. Lots 2, 10 and 11)
Developable area <sup>2</sup>	157.0716 ha (total within DCA6)

*Table 1: Characteristics of future development within DCA6*

## 9.0 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. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City's Town

<sup>1</sup> Gross subdivisible area is defined as per Liveable Neighbourhoods and is the total site area less deductions for non-residential uses such as school sites, [commercial land](#), drainage sites, and community facilities etc, which also includes EPP Wetlands to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

<sup>2</sup> Developable area is defined as the total site area less areas for schools, community facilities, retail and related land uses, dedicated drainage reserves, regional open space, Environment Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.



Planning Scheme No.2, notes a per/hectare land valuation for DCA6 of \$810,000 (Urban zoned land) and \$200,000 (Rural zoned land).

## 9.1 Roads

Figure 2 below indicates the road infrastructure to be coordinated and funded by DCP6.

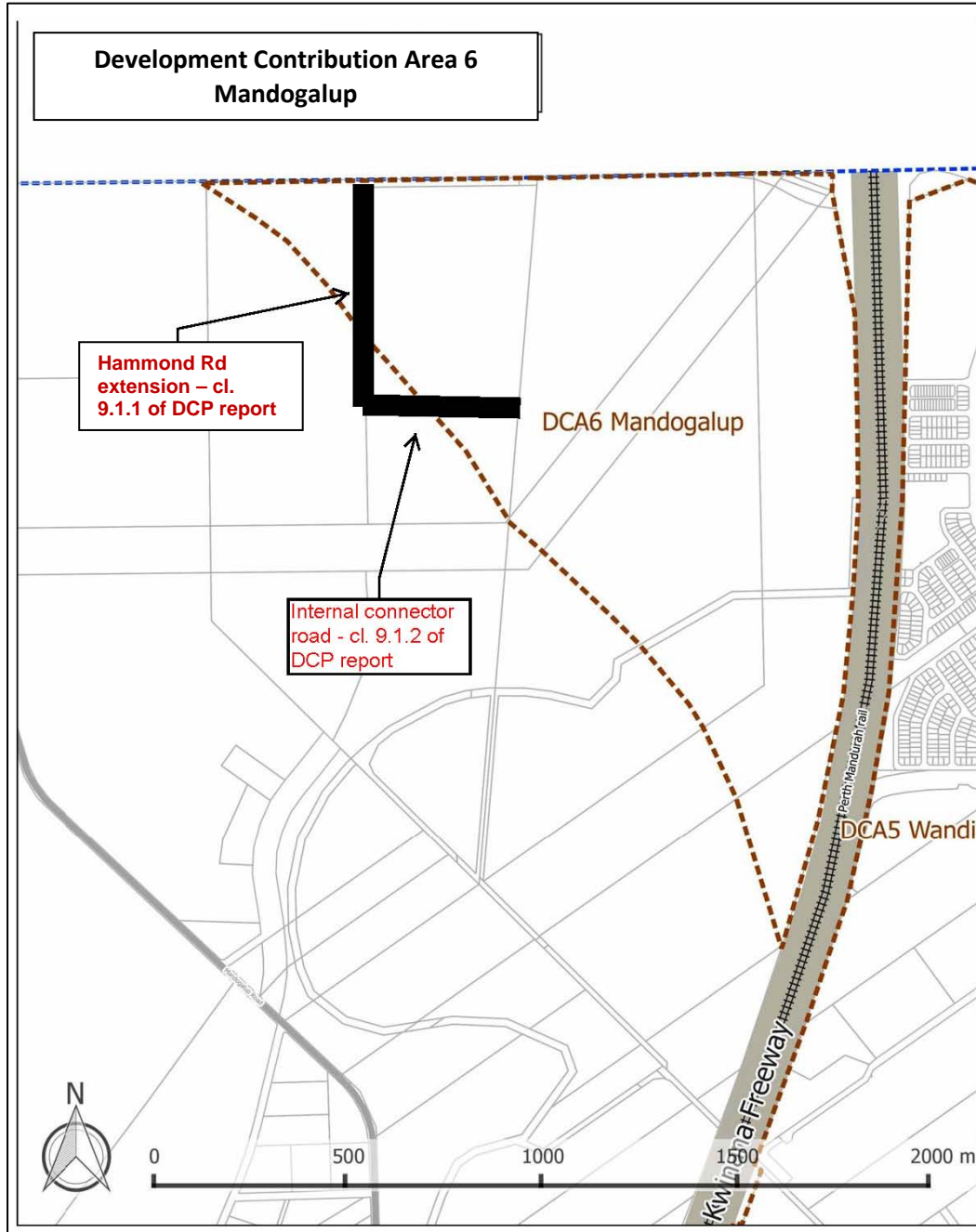


Figure 2: Road infrastructure

### 9.1.1 Hammond Road Extension

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 40 metre reserve width), underground power, drainage, landscaping, lighting, kerbing and footpaths.

The estimated cost for the Hammond Road extension (including a construction contingency of 20%) is **\$1,693,279**. This does not include a land acquisition component, as Main Road WA will be required to cover this cost. The road construction component is \$1,076,020 and the landscaping component is \$617,259.

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.

### **9.1.2 Internal connector road to Hammond Road Extension**

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 drainage, landscaping, kerbing, roundabouts, intersections, and footpaths where required.

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 **\$1,642,852**. This cost comprises of the following:

- land acquisition: 485m x 24.4m wide road reserve = \$236,680
- road construction: estimated rate of \$1,811 per linear metre = \$966,460
- landscaping: estimated rate of \$439,712

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 Anketell Road. Costs have been attributed both to Urban zoned land and three additional parcels of land zoned Rural within DCA6.

## **9.2 Public Open Space (including community purpose sites)**

Land acquisition and improvement costs for the provision of public open space (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 estimated costs for the public open space are:

Land acquisition: \$810,000 per hectare of Urban land comprising a total of \$8,589,371<sup>3</sup>

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<sup>3</sup> Colliers International land valuation November 2017

Standard improvement costs (including establishment costs for 2 years): total of \$10,425,169 (or approximately \$983,121 per hectare<sup>4</sup>).

POS areas are comprised of both Local and Neighbourhood Parks. **Local Parks** are those less than 1 hectare in area, with a per m<sup>2</sup> rate for improvements and two years' establishment applicable of 121.64. **Neighbourhood Parks** are greater than 1 hectare in area, with a per m<sup>2</sup> rate for improvements and two years' establishment applicable of 103.85. These rates have been independently verified by a landscape architecture firm.

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

The cost apportionment schedule is based on the POS Schedules provided within the two Mandogalup Structure Plans (East and West), summarised in Table 2 below.

Local structure plan	Urban zoned land for public open space	Land acquisition	Standard improvement costs
Mandogalup West	6.4510 ha	\$5,226,632	\$6,343,715
Mandogalup East	4.1507 ha	\$3,362,739	\$4,081,454
<b>Total provision</b>	<b>10.6017 ha</b>	<b>\$8,589,371</b>	<b>\$10,425,169</b>

Table 2: Proposed public open space provision as per Mandogalup East and West LSPs

The total cost contribution for this item is therefore **\$19,014,540**.

### 9.3 District Sporting Ground

The City's draft Community Infrastructure Plan (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure 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).

The costs for DCA6 for the District Sporting Ground are estimated at **\$290,036** with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 – 7

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Land acquisition 3ha @ \$600,000</u>	<u>Land improvements to District Sporting Ground standard</u>	<u>District Sporting Ground for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.391</u>	<u>51.497</u>	<u>94.8848</u>			<u>\$307,738</u>
<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>94.44</u>	<u>173.13</u>			<u>\$561,509</u>

<sup>4</sup> As per CoK improvement POS cost schedules

DCA 4 - Anketell	127.305	18.193	109.111			\$353,880
DCA 5 - Wandi	189.418	59.644	129.774			\$420,895
<b>DCA 6 - Mandogalup</b>	<b>111.130</b>	<b>18.920</b>	<b>92.210</b>			<b>\$299,064</b>
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	-	-	\$1,320,914
<b>Total</b>	<b>1,350.81</b>	<b>344.43</b>	<b>1,006.38</b>	<b>\$1,800,000</b>	<b>\$1,464,000</b>	<b>\$3,264,000</b>
<b>** estimated figures only as no local structure plan for Casuarina has been adopted</b>						

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Land acquisition 3ha @ \$600,000	Land improvements to District Sporting Ground standard	District Sporting Ground for DCA
DCA 2 - Wellard	146.393	51.515	94.878			-\$298,428
DCA 3 - Casuarina**	267.57	77.77	189.80			-\$596,988
DCA 4 - Anketell	127.305	16.959	110.346			-\$347,080
DCA 5 - Wandi	189.418	46.213	143.205			-\$450,433
<b>DCA 6 - Mandogalup</b>	<b>111.130</b>	<b>18.920</b>	<b>92.210</b>			<b>-\$290,036</b>
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	-	-	-\$1,281,035
<b>Total</b>	<b>1,350.83</b>	<b>313.11</b>	<b>1,037.71</b>	<b>\$1,800,000</b>	<b>\$1,464,000</b>	<b>-\$3,264,000</b>
<b>** estimated figures only as no local structure plan for Casuarina has been adopted</b>						

Table 3: Cost schedule for District Sporting Ground

## 9.4 Community Facilities

The City's revised Community Infrastructure Plan 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

- conceptual land requirement of 0.5ha
- serves the future population of Wandi and Anketell North only

### District Youth Centre

- 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 (serves Districts A and B)

- 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, Wellard West, Bertram)

The City has explored the opportunity to provide the facilities 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 combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.4ha of land. The area within the power line easements could be used for car parking.

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 below:

Facility	Land component as a stand alone facility	Proportion of total	Proposed combined facility proportion of land component
Local community centre	0.5ha	25%	0.35ha
District Youth Centre	0.7ha	35%	0.49ha
Branch Library (serves Districts A and B)	0.8ha	40%	0.56ha
<b>Total</b>	<b>2.0ha</b>	<b>100%</b>	<b>1.4ha</b>

The City's most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

The following tables indicate the cost contribution per gross subdivisible area for DCA6 affected by the applicable land acquisition component for the community facilities:

#### District Youth Centre

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>District Youth Centre for DCA</u>
<u>DCA 4 – Anketell (North portion only)</u>	<u>98.964</u>	<u>12.476</u>	<u>86.488</u>	<u>\$168,983</u>
<u>DCA 5 - Wandi</u>	<u>189.418</u>	<u>59.644</u>	<u>129.774</u>	<u>\$253,555</u>
<u>DCA 6 - Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>	<u>\$180,162</u>
<b>Total</b>	<b>399.51</b>	<b>91.04</b>	<b>308.47</b>	<b>\$602,700.00</b>

<u>-Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>District Youth Centre for DCA</u>
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<del>DCA 4 – Anketell (North portion only)</del>	<del>98.964</del>	<del>12.476</del>	<del>86.488</del>	<del>\$161,932.20</del>
<del>DCA 5 – Wandi</del>	<del>189.418</del>	<del>46.213</del>	<del>143.205</del>	<del>\$268,122.67</del>
<del>DCA 6 – Mandogalup</del>	<del>111.130</del>	<del>18.920</del>	<del>92.210</del>	<del>\$172,645.13</del>
<del>Total</del>	<del>399.51</del>	<del>77.61</del>	<del>321.90</del>	<del>\$602,700.00</del>

**Branch Library (serves Districts A and B)**

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Branch Library for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.381</u>	<u>51.497</u>	<u>94.884</u>	<u>\$64,942</u>
<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>94.44</u>	<u>173.13</u>	<u>\$118,495</u>
<u>DCA 4 - Anketell</u>	<u>127.305</u>	<u>18.193</u>	<u>109.111</u>	<u>\$74,679</u>
<u>DCA 5 - Wandi</u>	<u>189.418</u>	<u>59.644</u>	<u>129.774</u>	<u>\$88,821</u>
<u>DCA 6 - Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>	<u>\$63,111</u>
<u>DCA 7 - Wellard West/ Bertram</u>	<u>509.009</u>	<u>101.734</u>	<u>407.276</u>	<u>\$278,751</u>
<u>Total</u>	<u>1,350.81</u>	<u>344.43</u>	<u>1,006.38</u>	<u>\$688,800</u>
<b>** estimated figures only as no local structure plan for Casuarina has been adopted</b>				

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Branch Library for DCA</u>
<u>DCA 2 – Wellard</u>	<u>146.393</u>	<u>51.515</u>	<u>94.878</u>	<u>\$62,977</u>
<u>DCA 3 – Casuarina**</u>	<u>267.57</u>	<u>77.77</u>	<u>189.8</u>	<u>\$125,982</u>
<u>DCA 4 – Anketell</u>	<u>127.305</u>	<u>16.959</u>	<u>110.346</u>	<u>\$73,244</u>
<u>DCA 5 – Wandi</u>	<u>189.418</u>	<u>46.213</u>	<u>143.205</u>	<u>\$95,055</u>
<u>DCA 6 – Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>	<u>\$61,206</u>
<u>DCA 7 – Wellard West/ Bertram</u>	<u>509.009</u>	<u>101.734</u>	<u>407.276</u>	<u>\$270,336</u>
<u>Total</u>	<u>1,350.83</u>	<u>313.11</u>	<u>1,037.71</u>	<u>\$688,800</u>
<b>** estimated figures only as no local structure plan for Casuarina has been adopted</b>				

**9.5 Administrative costs**

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)
- Administrative expenses
- Legal expenses
- Preparation of management tools

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

**10.0 Development 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.

## 11.0 Priority and timing of infrastructure delivery

Table 4 estimates the timing of the infrastructure items included in DCP6.

Infrastructure item	Anticipated timing	Comment
9.1.1 Hammond Road Extension	5-10 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.
9.1.2 Internal connector road to Hammond Road Extension.	5-10 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.
9.2 Public Open Space	0-10 years	Is likely to be provided by developers during subdivision.
9.3 District Sporting Ground	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026, though the land acquisition will likely be via subdivision of respective site(s) earlier.
9.4 Community Facilities	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026, though the land acquisition will likely be via subdivision of respective site(s) earlier.

Table 4: Estimated timing of infrastructure delivery

## 12.0 Payment of contributions

### 12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2 and Planning Policy: Administration of Development Contributions.

### 12.2 Works in kind contributions

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. 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 Planning Policy: 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 and detail of the works in accordance with Clause 6.16.5.14.1(c) of the Scheme prior to the works occurring. In respect to the provision of Public Open Space, the landowner/developer shall undertake the approved POS improvement works in accordance with the City’s standard or as otherwise agreed with the City prior to the commencement of works. Should the standard of POS improvements undertaken by the landowner/developer for this infrastructure item be higher than that set by the City, then no ‘over and above’ credit will be applicable.

### **13.0 Review**

The DCP will be reviewed at least every five years from the date of gazettal of Amendment 100A to Town 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.

# Appendix 1 – Development Contribution Plan 6 - Mandogalup as set by Amendment 100A

	DEVELOPMENT CONTRIBUTION PLAN 6
Reference No.	DCP6
Area Name:	Development Contribution Area 6 - Mandogalup – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p><b>1. Roads</b></p> <p>1.1 Hammond Road Extension – 100% of the full cost of design and construction of Hammond Road Extension Road to a single carriageway urban standard for a distance of approximately 370m south from Rowley Road, or as required to connect with the Internal connector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Internal connector road to Hammond Road Extension – 100% of the full cost of design and construction of the east-west internal connector road to cross Lot 2 on DP11392 to a single carriageway urban standard. Includes land acquisition, full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p><b>2. Public Open Space</b></p> <p>2.1 100% of the total cost of the land and improvements for public open space in accordance with the approved structure plans for the development contribution area, including land for community purposes and Local Sporting Ground as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised.</p> <p>2.2 Only creditable public open space as per Liveable Neighbourhoods forms part of item 2.1.</p> <p><b>3. District Sporting Ground</b></p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p><b>4. Community Facilities</b></p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be</p>

	located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.
	<p><b>5. Administration costs</b></p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1.1 and 1.2 will be calculated on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, commercial land, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p><u>Infrastructure Item per hectare calculation for Developable Area</u>  Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha)</p> <p><u>Contributions based on pro rata Developable Area</u>  Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)</p> <p><u>Cost Contribution for Developable Area</u>  Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation</p> <p>Contributions for items 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. <i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p> <p><u>Infrastructure Item per hectare calculation for Gross Subdivisible Area</u>  Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total GSA for the total DCA area (ha)</p> <p><u>Contributions based on pro rata Gross Subdivisible Area</u>  Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u>Cost Contribution for Gross Subdivisible Area</u>  Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><u>Cost Contribution for Administration Costs</u></p> <p>Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the</p>

	<p>total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%</p> <p><b><u>Total Contribution</u></b>  <b>Total Contribution = Cost Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs</b></p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan 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 development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>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.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.</p>

## 1.0 Development Contribution Plan 7 – Wellard / Bertram

The development contribution area is shown on the Town Planning Scheme No. 2 (TPS2) scheme map as DCA7. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA7 shown on the scheme map, the scheme map shall prevail.

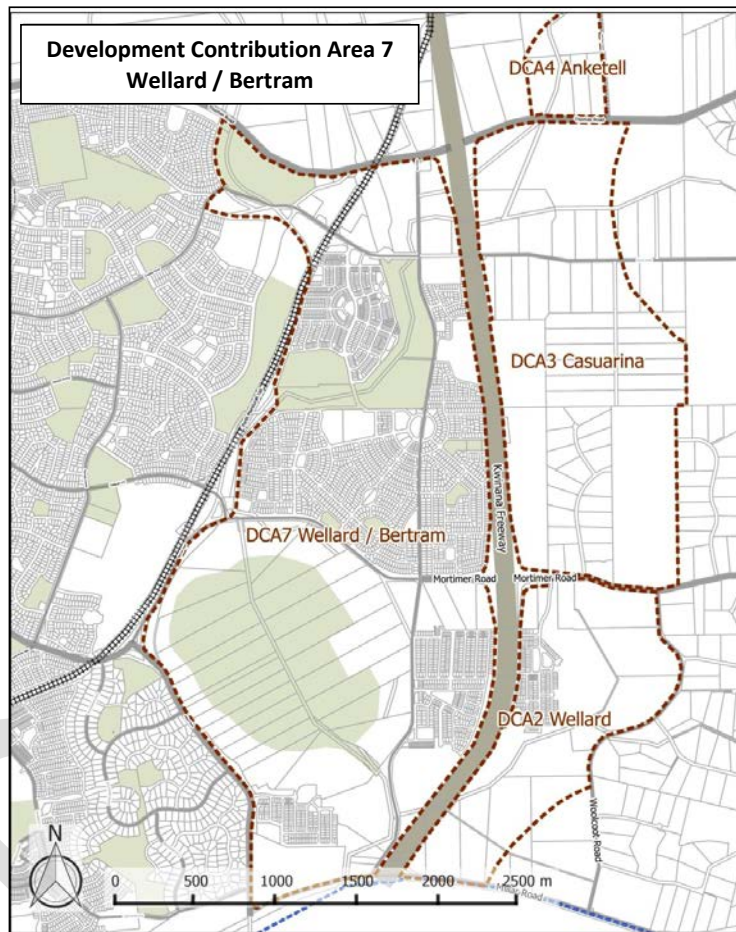


Figure 1: Development Contribution Area 7 – Wellard / Bertram

## 2.0 Purpose

The purpose of this development contribution plan report is to:

- Enable the applying of development contributions for the development of a new item of infrastructure – District Sporting Ground - which is required as a result of increased demand generated in the development contribution area;
- Provide for the equitable sharing of the cost of the infrastructure and administrative items between owners;
- Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- Coordinate the timely provision of infrastructure.

This report expands on the TPS2 provisions for DCA7 which are proposed by Amendment 100A to TPS2 (see Appendix 1).

### 3.0 Relevant plans and documents

Development within DCA7 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- Casuarina Local Structure Plan 1997, Taylor Burrell Town Planning and Design
- Bertram North (Belgravia Central) Structure Plan, Chappell Lambert Everett Town Planning and Urban Design
- Wellard Residential – Bollard Bulrush Local Structure Plan (Providence Estate, including Lots 1, 2 and 10 Johnson Road Local Structure Plan (Fairhaven Estate) 2012, CLE Town Planning and Design
- Wellard West (Emerald Park) Local Structure Plan 2014
- Lot 661 Local Structure Plan
- Oakebella Local Structure Plan
- Lot 502 Tamblyn Place Local Structure Plan
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC
- City of Kwinana draft Community Infrastructure Plan 2011-2031 (Revised 2015)

### 4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Town Planning Scheme No. 2.

### 5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure*. It will come into effect on the date of gazettal of Amendment 100A to TPS2.

This plan operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of TPS2.

### 6.0 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, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of TPS2.

### 7.0 Compliance with the principles underlying Development Contributions outlined in *SPP3.6: Development Contributions for Infrastructure*

#### 7.1 Need and the nexus

The need for the item of standard infrastructure arises directly from the urban development of the land made possible by the rezoning of the land. The need and nexus will be discussed separately for each item of infrastructure later in this report.

## **7.2 Transparency**

The cost of the infrastructure item is apportioned on a land area basis, taking into account the constraints on the land's development potential. These figures are consistent with the adopted local structure plans for the DCA.

The cost for the infrastructure item has been both independently valued by a land valuer and has been costed by the City based on QS costings. A further break down of the cost is available upon request.

The cost apportionment schedule will be reviewed and updated annually as per the TPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available.

## **7.3 Equity**

The cost of the infrastructure is shared by landowners on a land area basis, taking into account limitations on the developable area of the land. The developable area of land is determined with reference to the adopted local structure plans of concept plan in place for the DCA.

It must be noted that the lots or part lots created prior to Scheme Amendment 100A being initiated will be deducted from the Gross Subdivisible Area (GSA). The total site area and deductions pre-initiation of 100A will be shown as a balance in the cost apportionment schedule. This will be factored into the City's Long Term Financial Plan.

## **7.4 Certainty**

It is anticipated that the item of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP Report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within each DCA.

## **7.5 Efficiency**

Development contributions reflect the whole of life capital cost, but exclude running costs.

## **7.6 Consistency**

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

## **7.7 Right of consultation and arbitration**

This DCP report will be advertised for public comment as part of Amendment 100A to TPS2 thus ensuring that landowners and developers have the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in the period between gazettal of Amendment 100A and Council's adoption of the draft Cost Apportionment Schedule and associated DCP reports.



The DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

## 7.8 Accountability

The cost of the infrastructure item is to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website.

As per TPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

## 8.0 Characteristics of Development Contribution Area

Table 1 presents the key characteristics of DCA7:

Total land area	509.009 ha
Gross subdivisible area <sup>1</sup>	407.276 ha

Table 1: Characteristics of future development within DCA7

## 9.0 Items included in the plan

This section of the DCP report identifies the item of infrastructure and land to be funded by development contributions collected from landowners within DCA7.

### 9.1 District Sporting Ground

The City's draft Community Infrastructure Plan (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure Plan. DCA7 is located within District B.

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).

The costs for DCA7 for the District Sporting Ground are estimated at **\$1,281,035** with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

<u>Development Contribution Area</u>	<u>Total site area (ha)</u>	<u>Deductions for GSA</u>	<u>GSA</u>	<u>Land acquisition 3ha @ \$600,000</u>	<u>Land improvements to District Sporting Ground standard</u>	<u>District Sporting Ground for DCA</u>
<u>DCA 2 - Wellard</u>	<u>146.391</u>	<u>51.497</u>	<u>94.8848</u>			<u>\$307.738</u>

<sup>1</sup> Gross subdivisible area is defined as per Liveable Neighbourhoods and is the total site area less deductions for non-residential uses such as school sites, [commercial land](#), drainage sites and community facilities etc, which also includes EPP Wetlands to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

City of Kwinana Development Contribution Plan Report 7 – Wellard / Bertram

<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>94.44</u>	<u>173.13</u>			<u>\$561,509</u>
<u>DCA 4 - Anketell</u>	<u>127.305</u>	<u>18.193</u>	<u>109.111</u>			<u>\$353,880</u>
<u>DCA 5 - Wandj</u>	<u>189.418</u>	<u>59.644</u>	<u>129.774</u>			<u>\$420,895</u>
<u>DCA 6 - Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>			<u>\$299,064</u>
<u>DCA 7 - Wellard West/ Bertram</u>	<u>509.009</u>	<u>101.734</u>	<u>407.276</u>	<u>-</u>	<u>-</u>	<u>\$1,320,914</u>
<u>Total</u>	<u>1,350.81</u>	<u>344.43</u>	<u>1,006.38</u>	<u>\$1,800,000</u>	<u>\$1,464,000</u>	<u>\$3,264,000</u>
<b>** estimated figures only as no local structure plan for Casuarina has been adopted</b>						

<b>-Development Contribution Area</b>	<b>Total site area (ha)</b>	<b>Deductions for GSA</b>	<b>GSA</b>	<b>Land acquisition 3ha @ \$600,000</b>	<b>Land improvements to District Sporting Ground standard</b>	<b>District Sporting Ground for DCA</b>
<del>DCA 2 - Wellard</del>	<del>146.393</del>	<del>51.515</del>	<del>94.878</del>			\$298,428
<del>DCA 3 - Casuarina**</del>	<del>267.57</del>	<del>77.77</del>	<del>189.80</del>			\$596,988
<del>DCA 4 - Anketell</del>	<del>127.305</del>	<del>16.959</del>	<del>110.346</del>			\$347,080
<del>DCA 5 - Wandj</del>	<del>189.418</del>	<del>46.213</del>	<del>143.205</del>			\$450,433
<del>DCA 6 - Mandogalup</del>	<del>111.130</del>	<del>18.920</del>	<del>92.210</del>			\$290,036
<del>DCA 7 - Wellard West/ Bertram</del>	<del>509.009</del>	<del>101.734</del>	<del>407.276</del>	<del>-</del>	<del>-</del>	<del>\$1,281,035</del>
<del>Total</del>	<del>1,350.83</del>	<del>313.11</del>	<del>1,037.71</del>	<del>\$1,800,000</del>	<del>\$1,464,000</del>	<del>\$3,264,000</del>
<b>** estimated figures only as no local structure plan for Casuarina has been adopted</b>						

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Table 2: Cost schedule for District Sporting Ground

## 9.2 Community Facilities

The City's revised Community Infrastructure Plan includes three community facilities to be provided within the Wandj District Centre however as the Wandj 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 Wandj District Centre are:

### Local Community Centre

- conceptual land requirement of 0.5ha
- serves the future population of Wandj and Anketell North only

### District Youth Centre

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

### Branch Library (serves Districts A and B)

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

The City has explored the opportunity to provide the facilities 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 combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.4ha of land. The area within the power line easements could be used for car parking.

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 below:

Facility	Land component as a stand alone facility	Proportion of total	Proposed combined facility proportion of land component
Local community centre	0.5ha	25%	0.35ha
District Youth Centre	0.7ha	35%	0.49ha
Branch Library (serves Districts A and B)	0.8ha	40%	0.56ha
<b>Total</b>	<b>2.0ha</b>	<b>100%</b>	<b>1.4ha</b>

The City's most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

DCA7 will proportionately contribute towards the Branch Library component of the combined community facility, as follows:

#### Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
<u>DCA 2 - Wellard</u>	<u>146.381</u>	<u>51.497</u>	<u>94.884</u>	<u>\$64,942</u>
<u>DCA 3 - Casuarina**</u>	<u>267.57</u>	<u>94.44</u>	<u>173.13</u>	<u>\$118,495</u>
<u>DCA 4 - Anketell</u>	<u>127.305</u>	<u>18.193</u>	<u>109.111</u>	<u>\$74,679</u>
<u>DCA 5 - Wandi</u>	<u>189.418</u>	<u>59.644</u>	<u>129.774</u>	<u>\$88,821</u>
<u>DCA 6 - Mandogalup</u>	<u>111.130</u>	<u>18.920</u>	<u>92.210</u>	<u>\$63,111</u>
<u>DCA 7 - Wellard West/ Bertram</u>	<u>509.009</u>	<u>101.734</u>	<u>407.276</u>	<u>\$278,751</u>
<b>Total</b>	<b>1,350.81</b>	<b>344.43</b>	<b>1,006.38</b>	<b>\$688,800</b>
<b>** estimated figures only as no local structure plan for Casuarina has been adopted</b>				

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
<del>DCA 2 - Wellard</del>	<del>146.393</del>	<del>51.515</del>	<del>94.878</del>	<del>\$62,977</del>
<del>DCA 3 - Casuarina**</del>	<del>267.57</del>	<del>77.77</del>	<del>189.8</del>	<del>\$125,982</del>

<del>DCA 4 – Anketell</del>	<del>127.305</del>	<del>16.959</del>	<del>110.346</del>	<del>\$73,244</del>
<del>DCA 5 – Wandi</del>	<del>189.418</del>	<del>46.213</del>	<del>143.205</del>	<del>\$95,055</del>
<del>DCA 6 – Mandogalup</del>	<del>111.130</del>	<del>18.920</del>	<del>92.210</del>	<del>\$61,206</del>
<del>DCA 7 – Wellard West / Bertram</del>	<del>509.009</del>	<del>101.734</del>	<del>407.276</del>	<del>\$270,336</del>
<del>Total</del>	<del>1,350.83</del>	<del>313.11</del>	<del>1,037.71</del>	<del>\$688,800</del>
<del>** estimated figures only as no local structure plan for Casuarina has been adopted</del>				

### 9.3 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)
- Administrative expenses
- Legal expenses
- Preparation of management tools

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

## 10.0 Development contribution

Development contributions will be apportioned on a Gross Subdivisible Area land area 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.

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

### 11.0 Priority and timing of infrastructure delivery

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

Infrastructure item	Anticipated timing	Comment
9.1 District Sporting Ground	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026.
9.2 Community Facilities	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026.

Table 5: Estimated timing of infrastructure delivery

## 12.0 Payment of contributions

### 12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2 and Planning Policy: Administration of Development Contributions.

### 12.2 Works in kind contributions

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. 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 Planning Policy: Administration of Development Contributions for the procedures and required information.

### **13.0 Review**

The DCP will be reviewed five years from the date of gazettal of Amendment 100A to Town 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.

**Appendix 1 – Development Contribution Plan 7 – Wellard/Bertram as set by Amendment 100A**

	DEVELOPMENT CONTRIBUTION PLAN 7
Reference No.	DCP7
Area Name:	Development Contribution Area 7 – Wellard / Bertram – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p><b>1. District Sporting Ground</b></p> <p>1.1 Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p>
	<p><b>2. Community Facilities</b></p> <p>2.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p>
	<p><b>3. Administration costs</b></p> <p>3.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1 and 2 will be calculated on a pro rata gross subdivisible area basis. <i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p> <p><u><i>Infrastructure Item per hectare calculation for Gross Subdivisible Area</i></u></p> <p>Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA /(divide) total GSA for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Gross Subdivisible Area</i></u></p> <p>Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u><i>Cost Contribution for Gross Subdivisible Area</i></u></p> <p>Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><u><i>Cost Contribution for Administration Costs</i></u></p> <p>Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%</p>

	<p><b><i>Total Contribution</i></b></p> <p><b>Total Contribution = Total Contribution = Cost Contribution</b></p> <p><b>Infrastructure items calculated using Gross Subdivisible Area +</b></p> <p><b>(plus) Cost Contribution for Administration Costs</b></p>
Period of operation:	10 years from the date of gazettal
Priority and timing:	The development contribution plan 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 development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>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.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.</p>



## **8 Councillor Reports**

Nil

## **9 Mayoral Announcements (without discussion)**

Nil

## **10 Matters Behind Closed Doors**

Nil

## **11 Meeting Closure**

The Mayor declared the meeting closed at 6:39pm.