# 1.0 Development Contribution Plan 12 – Wellard West

The development contribution area (DCA) is show on the Town Planning Scheme No. 2 (TPS2) scheme map as DCA12. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA12 shown on the scheme map, the scheme map shall prevail.

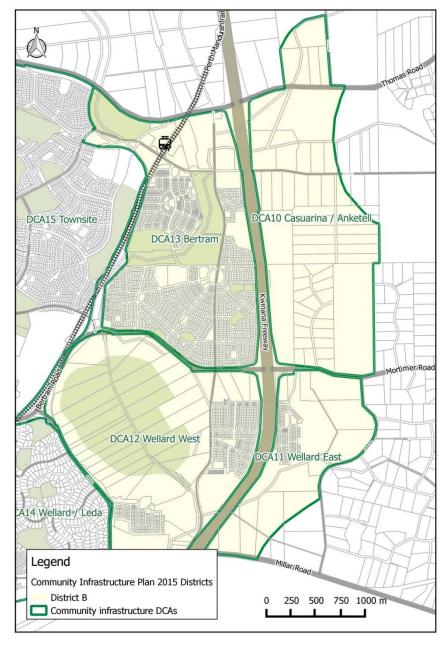


Figure 1: Development Contribution Area 12 – Wellard West

# 2.0 Purpose

The purpose of this development contribution plan (DCP) report is to:

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- 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 DCP report elaborates on the provisions of TPS2, Schedule 5 DCA12.

# 3.0 Relevant plans and documents

The document guiding the preparation of this DCP report is the City of Kwinana Community Infrastructure Plan 2011-2031 (2015 Revision). Refer to Appendix A for the plan.

## 4.0 Period of the Plan

This plan will operate until 2031, in accordance with TPS2, Schedule 5 DCA12.

# 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 145 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 community infrastructure detailed by this DCP report is demonstrated in the City of Kwinana Community Infrastructure Plan 2011-2031 (2015 Revision) (CIP). The CIP is based upon the City's Community Infrastructure Standards (Appendix 2 of the CIP) and applied to the projected development within the City. Only new development that contributes to the need for community infrastructure items are liable for development contributions.

## 7.2 Transparency

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The following comments explain the City's approach to providing transparency for the community infrastructure development contribution plan.

- The CIP details the projected population which is based upon projections by id Consulting,
   Community Perspectives and current structure planning within the City.
- The CIP describes the required community infrastructure and for which DCA and/or District the infrastructure is required.
- The Capital Expenditure Plan (CEP) details the projected expenditure of the development contributions to deliver the community infrastructure.
- The cost contribution summary table in Section 10 of this DCP report shows what the development contribution will be spent towards.

## 7.3 Equity

The development contribution is calculated on the projected population growth and lot yield of the development areas within the City, based on the most current information. This information is reviewed regularly to ensure that each landowner's contribution is calculated on an equitable basis. The cost apportionment schedule is reviewed annually to ensure that the projected dwelling/lot yields remain up to dated and that the estimated costs of the community infrastructure are valid.

#### 7.4 Certainty

The DCP, CIP and CEP clearly set out the items to which subdivision/development contributes towards. Contributions received will be held in a reserve account set up in accordance with the *Local Government Act 1995*. Funds from this account will only be expended on items relevant to the DCP.

The CEP indicates the delivery times for each of the items, thereby providing certainty that the items will be provided.

#### 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 per dwelling basis.

# 7.7 Right of consultation and arbitration

This DCP report will be advertised for public comment as part of Amendment 145 to TPS2 thus ensuring that landowners and developers have the opportunity to comment.

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.

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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 Items included in the plan

This section of the DCP report identifies the community infrastructure items to be funded by development contributions collected from landowners within DCA12.

# 8.1 Sub-Regional Facilities

- 8.1.1 Community Knowledge and Resource Centre (excluding leasable office space and café component)
- 8.1.2 Destination Park Calista
- 8.1.3 Wells Beach Foreshore Upgrade (Park and Boating facility)
- 8.1.4 Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade)

#### 8.2 District B Facilities

- 8.2.1 District Sporting Ground (serves Districts A and B) to be located within District B
- 8.2.2 District Community Centre
- 8.2.3 District Youth Centre
- 8.2.4 Dry Recreation Centre (serves Districts A and B) to be located within District A
- 8.2.5 Branch Library (serves Districts A and B) to be located within District A

#### 8.3 Local Facilities

8.3.1 Local Sporting Ground with Community Centre / Pavilion

#### 8.4 Administration costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Architectural design and quantity surveyor expenses
- 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.

# 9.0 Method of calculating contribution

The costs for the items listed above are calculated on a per dwelling/lot basis.

Local facilities are funded wholly by development within DCA12.

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District facilities are funded by development within District B. District B comprises of DCA10 – Casuarina/Anketell, DCA11- Wellard East, DCA12 Wellard West and DCA13 – Bertram.

Sub-Regional facilities are funded by development within Districts A, B and C.

The City contributes towards facilities on behalf of dwellings that existed prior to gazettal of Amendment 115 to TPS2 on 19 June 2012 in recognition that the population of these dwellings also contribute to the demand for the community infrastructure. The City will contribute towards any new facilities for dwelling that exist prior to gazettal of Amendment 145 to TPS2 for the same reason.

The Community Infrastructure Plan 2011-2031 (Revised 2015) contains further details regarding:

- Population growth and projections
- Community needs assessment; and
- Supply and demand analysis.

# **10.0** Development contribution

Development contributions will be apportioned on a per dwelling basis, as this best reflects the need for the infrastructure and is therefore regarded as the most equitable approach for this development area.

The following table presents a summary of the development contributions liable for development within DCA12:

DCA 1	2 Wellard West				
Infrastructure Item	Total infrastructure Construction Cost per item 2014	Total Expected Dwelling Yields 2031	Developer Contribution cost per infrastructure item	Balance of Dwelling Yields - developer contributions	Cost per Dwelling
Local Sporting Ground with Community Centre / Pavilion - Wellard West	\$ 5,886,000.00	2,979	\$ 4,661,223.59	2,295	\$ 2,031.03
District B Community Centre	\$ 4,690,000.00	9,059	\$ 3,314,850.39	6,513	\$ 508.96
District B Youth Centre	\$ 6,280,000.00	9,059	\$ 4,424,583.23	6,513	\$ 679.35
Dry Recreation Centre (serves Districts A & B)	\$ 13,560,000.00	13,552	\$ 10,305,545.97	10,381	\$ 992.73
Branch Library (serves District A & B)	\$ 6,380,000.00	13,552	\$ 4,834,897.52	10,381	\$ 465.74
District Sporting Ground (serves District A & B)	\$ 7,036,000.00	13,552	\$ 5,088,645.31	10,381	\$ 490.19
Destination Park - Calista	\$ 6,300,000.00	26,375	\$ 1,835,322.33	13,704	\$ 133.93
Wells Beach Foreshore Upgrade (Park and Boating Facility)	\$ 4,766,525.84	26,375	\$ 2,444,132.54	13,704	\$ 178.35
Community Knowledge and Resource Centre (Regional)	\$ 7,560,210.30	26,375	\$ 1,783,520.76	13,704	\$ 130.15
Sub Regional Sporting Ground (Thomas Oval/Kelly Park Extension/Upgrade)	\$ 1,508,000.00	26,375	\$ 724,240.23	12,667	\$ 57.18
Administration	\$ 2,502,126.97	26,375	\$ 2,224,447.82	24,133	\$ 92.17
					\$ 5,759.78

# 11.0 Priority and timing of infrastructure delivery

The Capital Expenditure Plan details the anticipated delivery times for the items listed in this DCP report. Refer to Appendix C.

## 12.0 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2.

#### 13.0 Review

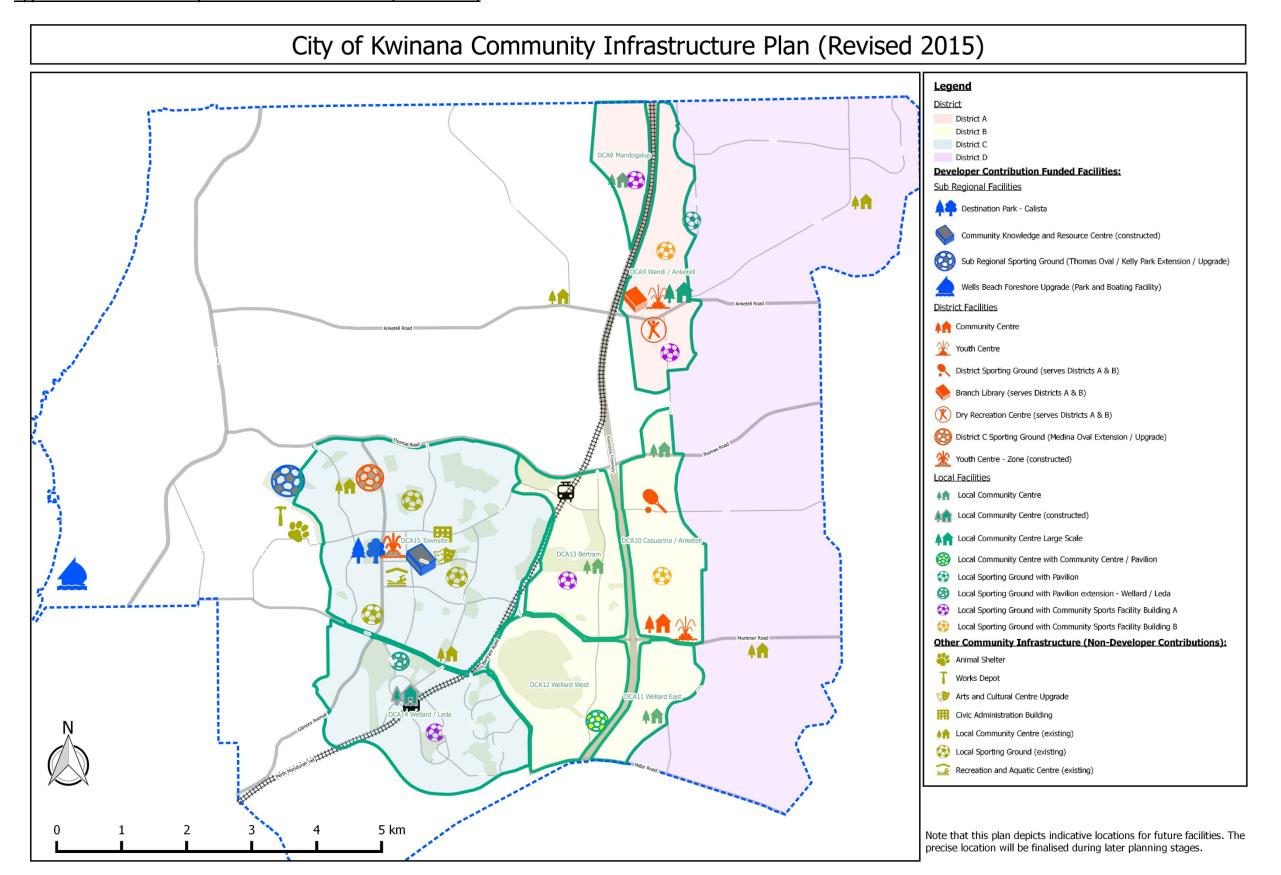
## City of Kwinana Development Contribution Plan 12 – Wellard West

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This plan will be reviewed five years from the date of gazettal of Amendment 145 to TPS2, or earlier should the City of Kwinana 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 and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking certification of costs.

Appendix A – draft Community Infrastructure Plan 2011-2031 (Revised 2015)



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# <u>Appendix B – draft Cost Apportionment Schedule</u>

		COST APPORTIONMENT SCHEDULE - COMMUNITY INFRASTRU	CTURE PLAN (2015 REVISION) - ESTIN	/IATE - Septemb	er 2015				WALGA LGC	1 2.009	%												
		Community Infrastucture Plan 2011-2031 (Revised 2015) - Estimates										Dwelling Yields			Contri	bution Breakdow			Cost Par I	welling Per DCA	Por DCA Area		
		Communi	ty intrastucture Plan 2011-2031 (Revised 2015) - Esti	mates &		re her	pe r	d sst	g E	131	# T	Dwelling Yields	±. €	9 2	E E	Bution Breakdow	1		Cost Per I	Welling Per DCA	Area		
DCA	Revised Items	Infrastructure Item (as per revised plan)	Infrastructure - Prior Description	Revised cost as p	Trigger Point	Total Infrastructure Constructure Constructure Constructure Confirm Minus Grants / Ott	Net Infrastructur Construction Cost Item	Less Actual Accumulated Contributions an interest received latest available audited figures Plus Actual intere Expense - latest available audited figures	Total Contributic cost per Infrastructure ite	Total Expected Dwellings Yields 20	Less Total lots developed - late available audited figures	Total Remaining  Dwelling Yields  The City's Existin  Population's Dwell	yields 2011 The City's Existin	yields 2015 Balance of Dwelli yields -develope contributions	Council Contribut cost per infrastructure ite	Developer Contribution cost   infrastructure ite	\$ Per Dwelling	DCA 8 Mandogalup DCA 9	DCA 10 Casuarina/Anketo	Wellard East DCA 12 Wellard West	DCA 13 Bertram DCA 14	Wellard/Leda DCA 15 Townsit (Medina, Calista Orelia, Parmelia	
All DCA's	Changed	Destination Park - Calista	Regional Destination Park	Estimated	2015	6,300,000.00 -2,700,000.00	3,600,000.00	-367,963.09	3,232,036.91	26,375	-2,242	24,133 10	429	13,704	1,396,714.58	1,835,322.33	133.93	133.93 133	93 133.93 1	33.93 133.9	133.93 133	3.93 133.9	
All DCA's	Existing	Wells Beach Foreshore Upgrade (Park and Boating Facility)	Regional Boat Launch Facility	Owen C/S + 2%	2017	4,766,525.84	4,766,525.84	-462,362.78	4,304,163.06	26,375	-2,242	24,133 10	429	13,704	1,860,030.52	2,444,132.54	178.35	178.35 178	35 178.35 1	78.35 178.3	178.35 178	8.35 178.3	
All DCA's	Existing (completed)	Community Knowledge and Resource Centre (Regional)	Regional Darius Wells Library & Resource Centre	Actuals Com	npleted	7,560,210.30 -3,770,817.05	3,789,393.25	-846,905.58 198,325	70 3,140,813.37	26,375	-2,242	24,133 10	429	13,704	1,357,292.61	1,783,520.76	130.15	130.15 130	15 130.15 1	30.15 130.1	130.15 130	0.15 130.1	
All DCA's	New item	Sub Regional Sporting Ground (Thomas Oval/Kelly Park Extension/Upgrade)		Esti ma ted	2022	1,508,000.00	1,508,000.00		1,508,000.00	26,375	5 0	26,375	13	,708 12,667	783,759.77	724,240.23	57.18	57.18 57	18 57.18	57.18 57.1	57.18 57	7.18 57.1	
8, 9	Changed (A&B sports)	District A Sports Pavilion		DCWC	2031	-		0.00	-	-	0	-	-	-								4-	
8, 9	Removed	District A Community Centre				-	-	0.00	-	-	0	-	-	-									
8, 9	Existing	District A Youth Centre	District A Youth Centre	DCWC	2022	6,280,000.00	6,280,000.00	-610,078.71 -1.526.108.44	5,669,921.29		-600	3,893	25	3,868	36,411.00	5,633,510.29	1,456.44	1,456.44 1,456					
8, 9, 10, 11, 12, 13	Existing	Dry Recreation Centre (serves Districts A & B)	District A & B Dry Recreation Centre	DCWC	2024	13,560,000.00 6,380,000.00	13,560,000.00	-1,526,108.44 -734,240.66	12,033,891.56 5,645,759.34	13,552	2 -1,430		741	10,381	1,728,345.59	10,305,545.97 4,834,897.52	992.73	992.73 992 465.74 465		92.73 992.7 65.74 465.7	992.73		
8, 9, 10, 11, 12, 13 8, 9, 10, 11, 12, 13	Changed (A&B snorts)	Branch Library (serves District A & B)  District Sporting Ground (serves District A & B)	District A & B Branch Library District A Sports Pavilion + District B Sports Pavilion		2024	7,036,000.00	6,380,000.00 7,036,000.00	-1.093,936.76	5,942,063,24	13,552	2 -1,430		741	10,381	810,861.82 853,417.93	5,088,645.31	465.74 490.19	490.19 490		90.19 490.1	465.74		
10, 11, 12, 13	Existing	District B Community Centre	District B Community Centre	DCWC	2024	4,690,000.00	4,690,000.00	-501.775.86	4,188,224.14				716	6,513	873,373.75	3,314,850.39	508.96	450.15		08.96 508.9	508.96		
10, 11, 12, 13		District B Youth Centre	District B Youth Centre	DCWC	2026	6,280,000.00	6,280,000.00	-689,658.31	5,590,341.69				716	6,513		4,424,583.23	679.35			79.35 679.3			
14, 15		District C Youth Centre - Zone	District C Youth Centre - Zone	Actuals Com	npleted	5,805,614.16 -4,176,117.00	1,629,497.16	-339,022.54 266,463.	29 1,556,937.91	12,823	-812	12,011 8	688	3,323	1,126,190.71	430,747.20	129.63				129	9.63 129.6	
14, 15	Existing (completed)	Community Knowledge and Resource Centre (District C)	District C - Darius Wells Library & Resource Centre	Actuals Com	npleted	11,340,315.44 -5,656,225.58	5,684,089.86	0.00 297,488.	55 5,981,578.41	12,823	-812		688	3,323	4,326,696.63	1,654,881.78	498.01				1 1	8.01 498.0	
14,15	New item	District C Sporting Ground (Medina Oval Extension/Upgrade)		Estimated	2026	9,899,000.00	9,899,000.00		9,899,000.00	12,823	3	12,823	9	,922 2,901	7,659,508.54	2,239,491.46	771.97				771	1.97 771.9	
8	Existing	Local Community Centre - Mandogalup	Local Community House - Mandogalup North	Owen C/S + 2%	2024	3,531,586.62	3,531,586.62	0.00	3,531,586.62	1,400	0 0	1,400		1,400		3,531,586.62	2,522.56	2,522.56					
8	New item	Local Sporting Ground with Community Sports Facility Building A - Mandogalup		Estimated	2024	734,000.00	734,000.00		734,000.00	1,400	0	1,400		- 1,400		734,000.00	524.29	524.29					
8	Removed	Local Community House - Mandogalup South						0.00			0		-	-									
9	Changed	Local Community Centre Large Scale - Wandi	Local Community House - Wandi / Anketell	Estimated	2021	3,346,000.00	3,346,000.00	-1,004,517.89	2,341,482.11	3,093	-600	2,493	25	2,468	23,480.57	2,318,001.54	939.22	939	22			4-	
9	Existing	Local Sporting Ground with Pavilion - Wandi	Local Sporting Pavilion - Wandi / Anketell	DCWC	2021	2,150,000.00	2,150,000.00	-578,647.24	1,571,352.76			2,493	25	2,468	15,757.65	1,555,595.11	630.31	630					
9	New i tem	Local Sporting Ground with Community Sports Facility Building A - Anketell North		Estimated	2021	734,000.00	734,000.00		734,000.00			3,093		881 2,212	209,070.16	524,929.84	237.31	237					
9		Local Sporting Ground with Community Sports Facility Building B (shared use) - Wandi		Estimated	2021	877,000.00 3,531,586.62	877,000.00 3,531,586.62	0.00	877,000.00 3,531,586.62			3,093 2,420		2,212	249,801.81	627,198.19 3,531,586.62	283.54 1,459.33	283	1,459.33				
10 10	Existing New item	Local Community Centre - Casuarina  Local Sporting Ground with Community Sports Facility Building B (shared use) - Casuarina	Local Community House - Casuarina / Anketell	Owen C/S + 2% Estimated	2029	3,531,586.62 877.000.00	3,531,586.62 877.000.00	0.00	877.000.00			2,420	-	2,420	11.234.30	865.765.70	362.40		362.40				
11	Existing	Local Community Centre - Wellard East	Local Community House - Wellard East	Owen C/S + 2%	2023	3,531,586.62	3,531,586.62	-527.065.92	3,004,520.70			1,056		1.056	11,234.30	3.004.520.70	2,845.19			45.19			
11	Removed	Local Sporting Pavilion - Wellard East	eded community riodae Wellard case	Swell cy3 + 2/0	2021	-	-	0.00	3,004,320.70		0	-		- 1,030		3,004,320.70	2,043123		2,0	-			
12	Changed	Local Sporting Ground with Community Centre / Pavilion - Wellard West	Local Sporting Pavilion - Wellard West	Estimated	2026	5,886,000.00	5,886,000.00	-1,050,107.46	4,835,892.54	2,979	9 -598	2,381	86	2,295	174,668.95	4,661,223.59	2,031.03			2,031.0			
13	Existing (completed)	Local Community Centre - Bertram	Local Community House - Bertram	Owen C/S + 2% Com	npleted	3,531,586.62 -850,000.00	2,681,586.62	-70,668.11 45,634.	11 2,656,552.62	2,431	1 -59	2,372 1	630	742	1,825,539.95	831,012.66	1,119.96				1,119.96		
13	New item	Local Sporting Ground with Community Sports Facility Building A - Bertram		Estimated	2016	734,000.00	734,000.00		734,000.00	2,431	1 0	2,431	1	,788 643	539,856.85	194,143.15	301.93				301.93		
14	New item	Local Sporting Ground with Pavilion Extension - Wellard / Leda		Estimated	2016	270,000.00	270,000.00		270,000.00	4,183	3 0	4,183	3,	,034 1,149	195,835.52	74,164.48	64.55				64	4.55	
14	New item	Local Sporting Ground with Community Sports Facility Building A - Wellard / Leda		Estimated	2016	734,000.00	734,000.00		734,000.00	4,183	3	4,183	3	,034 1,149	532,382.50	201,617.50	175.47				175	5.47	
14	Existing (completed)	Local Community Centre - Wellard / Leda	Local Community House - Wellard / Leda	Actuals Con	mpleted	3,232,336.34 -2,242,169.12	990,167.22	-220,337.92	769,829.30	4,183	3 -632	3,551 2	188	1,363	474,341.46	295,487.84	216.79				216	6.79	
		Administration TOTAL		Admin		2,502,126.97 127,608,475.52 -19,395,328.75	2,502,126.97 108.213.146.77	-277,679.15 -10.901.076.42 807.911.	2,224,447.82 65 98,119,982.00	26,375	-2,242	24,133	-	24,133	28,230,331.62	2,224,447.82 69.889.650.38	92.17	92.17 92 7.043.73 6.087	17 92.17 26 5,550.47 6,5	92.17 92.1 73.93 5.759.7		2.17 92.1 8.19 1.991.3	
																Cı		10,717.44 7,316	29 5,105.10 7,3	92.05 4,107.7	4,765.73 1,366	6.31 1,149.5	
Details Existing Items to car	rry forward															Increase,	(Decrease)	(3,673.71) (1,229	.03) 445.37 (8	18.12) 1,652.0	384.91 1,081	1.88 841.8	
New items in Blue Removed																	Cont '1E	7.042.72 6.00	26 5.550.47 6.5	72.02 5.750.7	E 150 64 2 449	8.19 1.991.3	
Changed items																	Sept '15 June '15	6,965.09 6,612	73 5,614.54 6,4	83.87 5,633.5	5,067.15 2,347	7.74 1,879.9	
																Increase,	(Decrease)	78.64 (525	47) (64.07)	90.06 126.1	83.49 100	0.45 111.4	
*This schedule evolu	udes the Land compor	nent of the District Sporting Ground (serves District A & B)																					
		(																					
DCA revised cost pe	r lot																						
DCA 8	The revised cost for D	DCA 8 has decreased from a current price of \$ 10,717.44 per lot to \$ 7,043.73 per lot mainly o	due to the following items no longer being built:	- Dis	strict A Com	munity Centre																	
						ity Centre - Mandogalup																	
DCA 9	The revised cost for D built, some additiona	CA9 has decreased from a current price of \$ 7,316.29 per lot to \$ 6,087.26 per lot. Even tho al/changed items has meant that the cost per lot did not reduce as significantly as DCA 8 (als	ugh the District A Community Centre is no longer being within District A). The significant changes at local I	evel are: - Loc	cal Sporting	ity Centre Large Scale - Wandi Ground with Communit Sports Faci																	
		DCA 10 has increased from a current price of \$ 5,105.10 per lot to \$ 5,550.47 per lot mainly d nity Sports Facility Building B (shared use) - Casuarina.	ue to the inclusion of the new Local Sporting	- Loc	cal Sporting	Ground with Community Sports Fac	ility Building B (s	hared use) - Wandi															
		DCA 11 has decreased from a current price of \$ 7,392.05 per lot to \$6,573.93 per lot mainly do	ue to the Local Sporting Ground with Pavilion																				
		DICA 12 has increased from a current price of \$ 4,107.71 per lot to \$ 5,759.78 per lot mainly dulity that includes a Local Sporting Ground with Community Centre / Pavilion - Wellard West.	Le to the change of the Local Sporting Ground with Pa	vilion																			
	with Community Spor	OCA 13 has increased from a current price of \$ 4,765.73 per lot to \$ 5,150.64 per lot mainly d rts Facilty Building A - Bertram.																					
DCA 14	The revised cost for D	CCA 14 has increased from a current price of \$ 1,366.31 per lot to \$ 2,448.19 per lot mainly d	ue to the inclusion of the following new items:	- Loc	cal Sporting	Ground with Pavilion Extension - W Ground with Community Sports Fac ting Ground (Medina Oval Extension	ility Building A -	Wellard Leda															
DCA 15	The revised cost for D	$\bigcirc$ CCA 15 has increased from a current price of \$ 1,149.52 per lot to \$ 1,991.38 per lot mainly d I Extension/Upgrade).	ue to the inclusion of the District C Sporting																				

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# Appendix C – draft Capital Expenditure Plan

		-							City	y of Kwinar	na			-									
						•	•		roposed Con			•		•	2015								
						(Plan to be	considered in	conjunction	with the Comr	nunity Infras	tructure Pla	n 2011-2031 (	Revised Sept	ember 2015)									
	<del>_</del>							Propose	d Infrastruct	ure Expen	diture												
Area	Infrastructure Item	Estimated Cost	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Capital Cost	Grants	Council Contribution	Developer Contributions
District A	Local Community Centre - Mandogalup	3,531,587										176,579	1,677,504	1,677,504						\$ 3,531,587		\$ -	\$ 3,531,587
	Local Sporting Ground with Community Sports Facility Building A (shared use) - Mandogalup	734,000										36,700	348,650	348,650						\$ 734,000		\$ -	\$ 734,000
	Local Community Centre Large Scale - Wandi	3,346,000							167,300	1,589,350	1,589,350									\$ 3,346,000		\$ 27,045	\$ 3,318,955
	Local Sporting Ground with Community Sports Facility Building A - Anketell North	734,000 2.150,000							36,700 107.500	348,650 1.021.250	348,650 1,021,250									\$ 734,000 \$ 2.150,000		\$ 209,070 \$ 17,378	\$ 524,930 \$ 2,132,622
	Local Sporting Ground with Pavilion - Wandi  Local Sporting Ground with Community Sports Facility Building B (shared use) - Wandi	2,150,000 877,000							43,850	416,575	416,575									\$ 2,150,000		\$ 17,378	/ / /
	District A Youth Centre	6.280.000							43,830	314.000	2.983.000	2.983.000								\$ 6,280,000		\$ 34,943	
District B	Local Community Centre - Casuarina	3,531,587								314,000	2,505,000	2,505,000					176.579	1.677.504	1.677.504	\$ 3.531.587		\$ -	\$ 3,531,587
	Local Sporting Ground with Community Sports Facility Building B (shared use) - Casuarina	877,000															43,850	416,575		,,		\$ 11,234	
	Local Community Centre - Wellard East	3,531,587							176,579	1,677,504	1,677,504									\$ 3,531,587		\$ -	\$ 3,531,587
	Local Sporting Ground with Community Centre / Pavilion - Wellard West	5,886,000												294,300	2,795,850	2,795,850				\$ 5,886,000		\$ 169,921	\$ 5,716,079
	Local Sporting Ground with Community Sports Facility Building A - Bertram	734,000		36,700	348,650	348,650														\$ 734,000		\$ 539,857	
	District B Community Centre	4,690,000												234,500	2,227,750	2,227,750				\$ 4,690,000		\$ 888,403	
	District B Youth Centre	6,280,000	1											314,000	2,983,000	2,983,000				\$ 6,280,000		\$ 1,189,588	+ 0,000,
District A & B	Dry Recreation Centre (serves Districts A & B)	13,560,000			-							678,000	6,441,000	6,441,000						\$ 13,560,000		\$ 1,742,028	, , , , , , , , , , , , , , , , , , , ,
	Branch Library (serves Districts A & B)	6,380,000										319,000	3,030,500	3,030,500						\$ 6,380,000		\$ 819,627	
	District Sporting Ground (serves Districts A & B) - Land	2,000,000 7,036,000			-				100,000	950,000	950,000	351,800	3,342,100	3,342,100						\$ 2,000,000 \$ 7,036,000		\$ 470,336 \$ 903,902	
D: -1-: -1-C	District Sporting Ground (serves Districts A & B)  Local Sporting Ground with Pavilion extension - Wellard/Leda	270,000		13,500	128,250	128,250						351,800	3,342,100	3,342,100						\$ 7,036,000		\$ 195,836	
District C	Local Sporting Ground with Pavilion extension - Weilard/Leda  Local Sporting Ground with Community Sports Facility Building A - Wellard/Leda	734,000		36,700	348.650	348.650														\$ 270,000		\$ 195,836	
	District C Sporting Ground (Medina Oval Extension/Upgrade)	9,899,000		36,700	346,030	348,030								494,950	4.702.025	4.702.025				\$ 9,899,000		\$ 7.659.509	7
Sub Regional	Destination Park - Calista	6,300,000		3,300,000										131,330	4,702,025	4,702,023				\$ 6,300,000	\$ 2,700,000	, ,,,,,,,,,	
Sub Regional	Wells Beach Foreshore Upgrade (Park and Boating facility)	4,766,526		3,300,000	466.526	300.000					2.000.000					2.000.000				\$ 4.766.526	2,700,000	\$ 1,884,743	
	Sub Regional Sporting Ground (Thomas Oval/ Kelly Park Extension/Upgrade)	1,508,000			,	000,000				75,400	716,300	716,300				_,,,,,,,,,,				\$ 1,508,000		\$ 783,760	
Other Community	Arts and Cultural Centre Upgrade	2,000,000						100,000	950,000	950,000										\$ 2,000,000		\$ 2,000,000	\$ -
Infrastructure (Non-Developer	Animal Shelter	2,000,000									100,000	950,000	950,000							\$ 2,000,000		\$ 2,000,000	\$ -
Contributions)	Works Depot	8,000,000				400,000	3,800,000	3,800,000												\$ 8,000,000		\$ 8,000,000	
,	Civic Administration Building	24,000,000		1,000,000	1,000,000												2,000,000	10,000,000	10,000,000	\$ 24,000,000		\$ 24,000,000	
	Total	131,636,286	3,000,000	4,386,900	2,292,076	1,525,550	3,800,000	3,900,000	1,581,929	7,342,729	11,802,629	6,211,379	15,789,754	16,177,504	12,708,625	14,708,625	2,220,429	12,094,079	12,094,079	131,636,286	2,700,000	\$ 55,752,848	\$ 73,183,438
Funding details:	City of Kwinana - Reserves			_	77,268	118.568	_	_	_	_	294,225	34,943	_	2,561,655	_	4,132,655	_	_	11,233	\$ 7.230.547	s -	\$ 7.230.547	e .
	City of Kwinana - Borrowings			2,423,484	1,431,454	1,040,786	3,800,000	3,900,000	950,000	950,000	882,715	1,630,451	950,000		2,988,363	4,671,146	2,000,000	10,000,000	10,000,000			\$ 48,522,301	
	Total - City of Kwinana			2,423,484	1,508,722	1,159,354	3,800,000	3,900,000	950,000	950,000	1,176,940	1,665,394	950,000	3,465,557	2,988,363	8,803,801	2,000,000	10,000,000	10,011,233	\$ 55,752,848	\$ -	\$ 55,752,848	\$ -
	Paraller and Control of the Control		447.424	200 472	522.062	255 405			524 020	6 402 204	0.020.722	2 024 745	44.020.754	0.004.453	0.474.470	4 227 275	220 420	2.004.070	2 002 046	\$ -			
	Developer Contributions - Collections  Developer Contributions - Borrowings		447,424	200,472 1,615,520	532,962 250,392	366,196	-	-	631,929	6,183,304 209,425	8,039,723 2.585.966	3,831,745 714,240	14,839,754	8,601,452 4,110,495	9,174,478 545,784	4,227,375 1.677.449	220,429	2,094,079	2,082,846	\$ 61,474,168 \$ 11,709,270		\$ -	\$ 61,474,168 \$ 11,709,270
	Total - Developer Contributions		447,424		783,354	366,196	-	-	631,929	6,392,729	-,000,000		14,839,754			-,0,	220,429	2,094,079	2,082,846			\$ -	\$ 73,183,438
						•						•								\$ -			
	Total - Grants Total Construction Costs		2,552,576 3,000,000		2,292,076	1 525 550	2 900 000	3,900,000	1,581,929	7 2/2 720	11 902 620	6 211 270	15 700 754	16,177,504	12 709 625	14 700 625	2 220 420	12 004 070	12 004 070	\$ 2,700,000 \$ 131,636,286			\$ - \$ 73,183,438
	Total Construction Costs		3,000,000	4,586,900	2,292,076	1,525,550	3,800,000	3,900,000	1,581,929	7,342,729	11,802,829	0,211,3/9	15,/69,/54	16,177,504	12,/08,025	14,708,625	2,220,429	12,094,079	12,094,079	3 131,030,280	\$ 2,700,000	\$ 55,/52,848	\$ 73,163,436
Details This plan has been	constructed to meet the requirements of State Planning Policy 3.6																					+	-
The Capital expen	diture contained in this plan represent the Developer Contributions (Soft infrastructure) Capit				tal items (Non-D	eveloper Contr	ibutions) as deta	iled in the Comn	nunity Infrastructu	ure Plan 2011-2	031 (2015 Revis	ion)											
	diture infrastructure items containted in this plan excludes facilities from the 2009 CIP that ha						Contractor de etcor																
	diture details contained in this plan also represent the Land acquisition and improvement for t ts are currently under review	ine District Sporting G	rouna (serves Dis	SCRICTS A & B) as pe	r Amendment 1	ouA and identi	ned for inclusion	ırı caiculations of	Developer Contri	ibutions												-	
	es applicable to Developer Contributions infrastructure items in addition to the estimated cos	ts																					
	plies to infrastucture included in Developer Contribution Scheme and refer to the point at whi 75% of the total predicted population catchment for each infrastructure item	icn the infrastructure i	is to be provided	)																			
,, p 10 at 13a31																							
																						-	-