



Development Contribution Plans Annual Status Report FY 2024/2025

4 November 2025

The Development Contribution Plan Annual Status Report 2025 has been prepared using the model template provided in Schedule 5 of SPP 3.6. In summary, this Report highlights the following change since the last Annual Report in 2024:

- Net collection of \$11,011,329 in cost contributions (1 July 2024 – 30 June 2025), with a total \$80,348,732.46 collected through the City's Development Contributions as of 30 June 2025.
- Additional \$2,282,261.01 in interest earned on Development Contribution Fund (DCF) (1 July 2024 – 30 June 2025), total interest to date earned amounting to \$10,888,083.89 as of 30 June 2025
- Total expenditure for the lifetime of the DCPs of \$93,569,530.14.
- Commencement of delivery of Public Open Space in Anketell North (DCP4 – Item 2) as subdivision progresses.
- Progression of delivery of Public Open Space in Mandogalup (DCP6 – Item 2) as subdivision progresses, including POS D, POS 5, POS 7.
- Commencement of Thomas Oval changing rooms in April 2025 to be completed by March 2026. The DCP/City Funding amount is \$1,191,049 for this project.
- Commencement of Wellard West Pavilion construction in progress to be completed by June 2026. Total Project cost \$6,319,641.

Development Contribution Plan 1 – Bertram/ Wellard/ Parmelia (North East)/ Orelia (East)

Report date: 4 November 2025

Financial year: 1 June 2024 – 30 June 2025

Table 1: Summary of delivery of infrastructure

Item of infrastructure		Scheduled delivery/ priority in DCP	Progress status	Expected delivery	% detail of funding	Reasons for delay
A	Sulphur Road bridge over railway	N/A	100% complete	Complete	100% DCP	N/A
B	Stormwater Management Infrastructure (formally Nutrient Stripping Basin) on the Peel Main Drain north of Bertram Road	0-3 years	100% complete	Complete	50% developer funded and 50% contributions	Maintenance period complete from 2022-2024.
B	Stormwater Management Infrastructure (formally Nutrient Stripping Basin)	N/A	100% complete	Complete	100% DCP	N/A
C	Upgrade to Bertram Road – Johnson Road to Challenger Road	N/A	100% complete	Complete	100% DCP	N/A
C	Upgrade to Mortimer Road - Johnson Road to Freeway	N/A	100% complete	Complete	100% DCP	N/A
D	Johnson Road upgrade – north of Peel Lateral Drain to Holden Close – western Side	N/A	100% complete	Complete	100% DCP	N/A
D	Johnson Road upgrade – north of Peel Lateral Drain to Holden Close – eastern Side	N/A	100% complete	Complete	100% DCP	N/A
E	Johnson Road upgrade – south of Peel Lateral Drain to Bertram Road – both Sides	N/A	100% complete	Complete	100% DCP	N/A
E	Johnson Road upgrade –south of Peel Lateral Drain to Bertram Road – roundabouts (2)	N/A	100% complete	Complete	100% DCP	N/A

Item of infrastructure		Scheduled delivery/ priority in DCP	Progress status	Expected delivery	% detail of funding	Reasons for delay
F	Dual Use Path (eastern side Johnson Road) – North of Peel Lateral Drain to Holden Close	N/A	100% complete	Complete	100% DCP	N/A
F	Dual Use Path on eastern side Johnson Road – South of Peel Lateral Drain to Bertram Road	N/A	100% complete	Complete	100% DCP	N/A
I	Road linkage across the parks and recreation reserves in Bertram – Price Parkway Road	N/A	100% complete	Complete	100% DCP	N/A
Separated into G,H and L	Upgrade of Johnson Road south of Bertram Road and north of Millar Road	N/A	100% complete	Complete	100% DCP	N/A
Include d in G and H	Undergrounding existing overhead power lines on both side of Johnson Road south of Bertram Road and north of Millar Road and south side of Mortimer Road between Johnson Road and Freeway	N/A	100% complete	Complete	100% DCP	N/A
H	Johnson Road construction – south of Johnson Road culvert crossing over west side Peel Main Drain to Millar Road – the DCP item is the difference between a Neighbourhood Connector A and an Access Street B (WAPC Liveable Neighbourhoods)	N/A	100% complete	Complete	100% DCP	N/A
G	Johnson Road upgrade – South Bertram Road to western edge, Johnson Road culvert crossing over eastern side of Peel Main Drain	N/A	100% complete	Complete	100% DCP	N/A
L	Johnson Road new culvert and road crossing over Peel Main Drain	N/A	100% complete	Complete	100% DCP	N/A

Item of infrastructure		Scheduled delivery/ priority in DCP	Progress status	Expected delivery	% detail of funding	Reasons for delay
K	Bertram Road – Challenger Ave to Wellard Road	0-4 years	5% complete (detailed design)	5-10 years (2024 – 2029)	59% funded by the City and 41% by DCP	Detailed design completed with Main Roads WA. Application made to WAPC to amend MRS to allow the land to be acquired. Project cannot be delivered until determination on MRS rezoning as well as due to lack of contributions collected (slow development rate).
J	Wellard Road – Bertram Road to Cavendish Boulevard	0-4 years	5% complete (detailed design)	5-10 years (2024 – 2029)	58% funded by the City and 42% funded by DCP	
J	Wellard Road – Cavendish Boulevard to Millar Road	0-3 years	5% complete (detailed design)	5-10 years (2024 – 2029)	75% funded by the City and 25% funded by DCP	
M	New road culvert and road crossing over the Peel Main Drain linking Lot 661 and Lot 670 Bertram Road	0-5 years	5% complete	5-10 years (2024 – 2029)	100% DCP	Detailed design completed with Main Roads WA. Progression of subdivision at Lot 661 and collection of contributions required to complete the works.

Table 2: Financial position of Development Contribution Fund

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF (30 June 2025)	Value of credits	Interest earned on DCP funds
Monetary component in levies (\$)	10,876,367	(10,471,755)	5,709,027		344,417
Works in kind				4,959,997	
TOTAL	10,876,367	(10,471,755)	5,709,027	4,959,997	344,417

1. *Has the DCF account been independently audited?*

Yes, the DCF has been independently audited up to 30 June 2025.

2. *Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken?*

Cost estimates have been reviewed. The Cost Apportionment Schedule annual review is progressing, but not finalised.

3. *Are dwelling forecasts current?*

Dwelling forecasts are currently under review as part of the annual review of the Cost Apportionment Schedule.

4. *Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.*

Land zoned Urban Deferred since circa 2009 is considerably constrained such that its growth yield and contribution towards infrastructure coordinated by DCA 1 needs review.

Kings College was assumed to develop for residential purposes when DCA 1 was prepared however this will not occur. Inclusion of this land as contributing land needs review.

Development Contribution Plan 2 – Wellard

Report date: 4 November 2025

Financial year: 1 July 2024 to 30 June 2025

Table 1: Summary of delivery of infrastructure

Item of infrastructure		Scheduled delivery/ priority in DCP	Progress/status	Expected delivery	% detail of funding	Reasons for delay
1.1	Millar Road (from the Kwinana Freeway to the intersection with the north-south internal collector road)	0-5 years	79% complete	0 – 10 years (2017- 2027)	9% funded by the City and 91% by DCP	Development of the land adjoining the remaining portions of the road (Lot 379 Millar Road) is yet to be completed. Works will be delivered by developer with the completion of subdivision works at Lot 379 Millar Road, which are currently underway.
1.2	Mortimer Road (between Kwinana Freeway to Woolcoot Road)	7-9 years	5% (detailed design)	7-10 years (2024 – 2027)	31.99% funded by DCP2 (68.01% funded by DCP3)	Detailed design completed by CoK. Changes to detailed design underway by DPLH. MRS amendment and PCA underway to designate land for road. Project cannot be delivered until design updates are finalised by DPLH.

Item of infrastructure		Scheduled delivery/ priority in DCP	Progress/status	Expected delivery	% detail of funding	Reasons for delay
1.3 (a)	Internal Collector Road (Sunrise Boulevard) portion between Mortimer Road and Sunrise Boulevard across Lot 28 Mortimer Road	1-9 years	Not commenced	1-9 years (2018 - 2027)	100% DCP	Requires the progression of the subdivision of Lot 28 to deliver the works.
1.3 (b)	Internal Collector Road portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lot 59 Mortimer Road)	1-9 Years	Not commenced	1-9 years (2018 - 2027)	100% DCP	Requires the progression of the subdivision of Lot 59 to deliver the works.
1.3 (c)	Internal Collector Road (Sunrise Boulevard) portion between Mortimer Road and Sunrise Boulevard across Lots 28 and 59 Mortimer Road	1-9 years	Not commenced	1-9 years (2018 - 2027)	100% DCP	Requires the progression of the subdivision of Lots 28 and 59 to deliver the works.
2.1	Peel Sub Drain N	0-4 years	85% complete	0-10 years 2017-2027	61% funded by City and 39% by DCP	Approximately 165m of 1,112m remaining. Requires the progression of the subdivision of land to deliver the works. Anticipated to be completed by 2027.
2.2	Peel Sub Drain N1	0-4 years	65% Complete	0-10 years 2017-2027	100% DCP	Requires the progression of the subdivision of land to deliver the works. Remaining portions are to be delivered through Sunrise Extension Structure Plan Area. Anticipated to be completed by 2027.

Item of infrastructure		Scheduled delivery/ priority in DCP	Progress/status	Expected delivery	% detail of funding	Reasons for delay
2.3	Peel Sub Drain N2	-	100% Complete	-	100% DCP	
3.1	District Sporting Ground (Land, site works and basic servicing only)	5-8 years	Not commenced	5-8 years (2022-2025)	100% DCP funded across DCP 2-7 (9% DCA2, 15% DCA3, 11% DCA4, 13% DCA5, 9% DCA6, 42% DCA7)	Land to be acquired during subdivision works within Casuarina Central. Depends on landowners.
4.1	Branch Library (Land)	5-8 years	Not commenced	5-8 years (2022-2025)		Land to be acquired during development of Wandii District Centre. Depends on landowners.

Table 2: Financial position of Development Contribution Fund

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF (30 June 2025)	Value of credits	Interest earned on DCP funds
Monetary component in levies (\$)	2,782,004	(1,047,926)	2,105,690		371,612
Works in kind		(1,055,573)		1,055,573	
TOTAL	2,782,004	(2,103,498)	2,105,690	1,055,573	371,612

1. *Has the DCF account been independently audited?*

Yes, the DCF has been independently audited up to 30 June 2025.

2. *Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken?*

Yes, annual review of 2024 CAS and Cost Estimates for DCA 1-7 was undertaken in 2025. The revised CAS was adopted by Council on 14 May 2025.

3. *Are dwelling forecasts current?*

Yes, dwelling forecasts for DCA 2 are current. Other dwelling forecasts are currently under review as part of the annual review of the Cost Apportionment Schedule for DCPs 8-15.

4. *Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.*

Item 1.3(a)(b) and (c) will be reviewed in 2026 to determine if the items are still required and meet the principles of SPP3.6, particularly in terms of certainty and equity.

Development Contribution Plan 3 – Casuarina

Report date: 4 November 2025

Financial year: 1 July 2024 to 30 June 2025

Table 1: Summary of delivery of infrastructure

	Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
1.1	Mortimer Road (Portion between Kwinana Freeway to Woolcott Road)	6-8 years	5% (detailed design)	6-9 years (2023 - 2026)	68% funded by DCP3 (32% funded by DCP2)	Detailed design completed by CoK. Changes to detailed design underway by DPLH. MRS amendment and PCA underway to designate land for road. Project cannot be delivered until design updates are finalised by DPLH.
1.2	Thomas Road (between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard)	1-5 years	100% completed	2023	63% funded by DCP3 (37% funded by DCP4)	
2.1	Peel Sub Drain P	1-8 years	85% complete	1-9 years (2018 - 2026)	100% DCP	Remaining works adjoining Mushroom Farm and rear of Costco, approximately 170m. CoK liasing with Water Corp to agree on standard of works. Works to be delivered by subdivider of adjoining

	Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
						land.
2.2	Peel Sub Drain P1	1-8 years	Not commenced	1-8 years (2018-2025)	100% DCP	Delivery dependent on the progression of Casuarina Central Structure Plan and subdivision.
2.3	Peel Sub Drain P1A	1-8 years	Not commenced	1-8 years (2018-2025)	100% DCP	Delivery dependent on the progression of Casuarina Central Structure Plan and subdivision.
2.4	Peel Sub Drain O	1-8 years	Not commenced	1-8 years (2018-2025)	100% DCP	Delivery dependent on the progression of Casuarina Central Structure Plan and subdivision.
3	Casuarina Public Open Space (Land acquisition and improvements)	1-8 years	Not commenced	1-8 years (2018-2025)	100% DCP	Delivery dependent on the progression of Casuarina Structure Plans and subdivision.
4.1	District Sporting Ground - POS land acquisition, incl site works and basic servicing	5-8 years	Not commenced	5-8 years (2023-2025)	100% DCP funded across DCP 2-7 (9% DCA2, 15% DCA3, 11% DCA4, 13% DCA5, 9% DCA6, 42% DCA7)	Land to be acquired during subdivision works within Casuarina Central. Depends on landowners.
5.1	Branch Library (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years (2023-2025)		Land to be acquired during development of Wandii District Centre. Depends on landowners.

Table 2: Financial position of Development Contribution Fund

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF (30 June 2025)	Value of credits	Interest earned on DCP funds
Monetary component in levies (\$)	100,466	(53,414)	64,435		17,382
Works in kind		(550,916)		550,916	
TOTAL	100,466	(604,330)	64,435	550,916	17,382

1. *Has the DCF account been independently audited?*

Yes, the DCF has been independently audited up to 30 June 2025.

2. *Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken?*

Yes, annual review of 2024 CAS and Cost Estimates for DCA 1-7 was undertaken in 2025. The revised CAS was adopted by Council on 14 May 2025.

3. *Are dwelling forecasts current?*

Dwelling forecasts for DCP 3 are current up to 30 June 2025, however will need review upon finalization of Casuarina local structure plans, and outcome of Lot 123 Mortimer Road, Casuarina.

Other dwelling forecasts are currently under review as part of the annual review of the Cost Apportionment Schedule for DCPs 8-15.

4. *Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.*

Finalisation of local structure plans (Amendment 1 to Casuarina Central LSP, and Casuarina South LSP due to be lodged) for the area will provide better certainty of developable land and dwelling yields.

Likely removal of Lot 123 Mortimer Road from developable land will have a significant impact on developable land.

Costs associated with POS and Peel Drain upgrades are considerable. Whether these items should be coordinated by the DCP needs review during 2026.

Development Contribution Plan 4 – Anketell

Report date: 4 November 2025

Financial year: 1 July 2024 to 30 June 2025

Table 1: Summary of delivery of infrastructure

	Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
1.1	Thomas Road (Portion between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard)	1-5 years	100% complete	6-8 years (2023)	37% funded by DCP4 (64% funded by DCP3)	
1.2	Anketell Road (Portion between Kwinana Freeway and Lyon Road)	2-5 years	Not commenced	6-8 years (2023-2025)	47% funded by DCP4 (53% funded by DCP5)	Progress is dependent on timing of private land development in DCAs 4 and 5. Detailed design in progress with CoK and developer, to reflect Westport requirements.
1.3	Treeby Road	Completed	100% Complete	N/A	100% DCP funded	N/A
2	Anketell North Public Open Space (including Community purposes site) –	1-8 years	20% POS (playing fields) land has been acquired however detailed design has not commenced. Other areas of POS is being ceded and	1-10 years (2018-2027)	100% DCP funded	Land for POS (playing fields) was acquired during 2024/25 through subdivision (and credits and payments from DCP). Detailed design has not commenced yet. POS land (community site) to be acquired through subdivision. Other POS is being

	Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
			developed by subdividers.			delivered by subdividers of land.
3.1	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years (2022-2025)	11% funded by DCP4 (rest 2.3funded by DCPs 2,3&5-7)	Land to be acquired during subdivision works within Casuarina Central. Depends on landowners.
4.1	Branch Library (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years (2022-2025)	100% DCP funded across DCP 2-7 (9% DCA2, 15% DCA3, 11% DCA4, 13% DCA5, 9% DCA6, 42% DCA7)	Land to be acquired during development of Wandi District Centre. Depends on landowners.
4.2	District Youth Centre (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years (2022-2025)		Land to be acquired during development of Wandi District Centre. Depends on landowners.
4.3	Local Community Centre (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years (2022-2025)	40% funded by DCP4 with rest funded by DCP5	Land to be acquired during development of Wandi District Centre. Depends on landowners.

Table 2: Financial position of Development Contribution Fund

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF (30 June 2025)	Value of credits	Interest earned on DCP funds (if applicable)
Monetary component	8,026,689	(955,817)	7,473,587		402,715

in levies (\$)					
Works in kind		(2,247,217)		2,247,217	
Land contribution					
TOTAL	8,026,689	(3,203,034)	7,473,587	2,247,217	402,715

1. *Has the DCF account been independently audited?*

Yes, the DCF has been independently audited up to 30 June 2025.

2. *Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken?*

Yes, annual review of 2024 CAS and Cost Estimates for DCA 1-7 was undertaken in 2025. The revised CAS was adopted by Council on 14 May 2025.

3. *Are dwelling forecasts current?*

Yes, dwelling forecasts for DCP4 are current. Other dwelling forecasts are currently under review as part of the annual review of the Cost Apportionment Schedule for DCPs 8-15.

4. *Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.*

N/A

Development Contribution Plan 5 – Wandī

Report date: 4 November 2025

Financial year: 1 July 2024 to 30 June 2025

Table 1: Summary of delivery of infrastructure

	Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (%) complete)	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
1.1	Anketell Road	2-5 years	Not commenced	6-8 years (2023-2025)	53% funded by DCP5 and rest funded by DCP4.	Progress is dependent on timing of private land development in DCAs 4 and 5. Detailed design in progress with CoK and developer, to reflect Westport requirements.
1.2	Lyon Road	Final section likely to be constructed within 1-3 years	100% complete	3-6 years (2019-2022)	100% DCP funded	N/A
1.3	Honeywood Avenue Internal Collector (Cordata Avenue)	Final portion of Honeywood/Cordata Avenue to be constructed at the time the future Wandī-Anketell District Centre is constructed, estimated 3-6 years	80% complete	3-10 years (2019-2027)	100% DCP funded	Cordata Avenue still to be completed. Detailed design to align with Anketell Road underway by developer and CoK. Anticipated completion 2026/2027.
2.1	Wandī Public Open Space	Largely complete, some outstanding establishment remaining.	99% complete	1-10 years (2018-2028)	100% DCP funded	All POS within Wandī North Structure Plan area has been

	Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
						completed. Areas of POS within Wandi South Structure Plan area have not been completed. Delivery of this POS is dependent upon the progression of the development of the remaining lots at 29 – 59 Kenby Chase.
2.3	Wandi Playing fields (land and construction)	Largely complete. Small triangular section 2-3 years.	97% complete	2025/6	100% DCP funded	Small triangular lot at the north-west corner of the adjoining Wandi Playing Fields has been acquired.
3.1	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years	100% DCP funded across DCP 2-7 (9% DCA2, 15% DCA3, 11% DCA4, 13% DCA5, 9% DCA6, 42% DCA7)	Land to be acquired during subdivision works within Casuarina Central. Depends on landowners.
4.1	Branch Library as part of combined community facility (Land component)	5-8 years	Not commenced	5-8 years		Land to be acquired during development of Wandi District Centre. Depends on landowners.
4.2	District Youth Centre as part of combined community facility (Land component)	5-8 years	Not commenced	5-8 years	42% funded by DCP5 with rest funded by	Land to be acquired during development of Wandi District

	Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
	(Wandi District Centre)				DCP4&6.	Centre. Depends on landowners.
4.3	Local Community Centre as part of combined community facility (Land component) (Wandi District Centre)	5-8 years	Not commenced	5-8 years	60% funded by DCP5 rest funded by DCP4.	Land to be acquired during development of Wand District Centre. Depends on landowners.

Table 2: Financial position of Development Contribution Fund

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF (30 June 2025)	Value of credits	Interest earned on DCF funds (if applicable)
Monetary component in levies (\$)	3,470,728	(763,724)	3,107,508		400,503
Works in kind		(45,894,064)		45,894,064	
Land contribution					
TOTAL	3,470,728	(46,657,788)	3,107,508	45,894,064	400,503

1. Has the DCF account been independently audited?

Yes, the DCF has been independently audited up to 30 June 2025.

2. Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken?

Yes, annual review of 2024 CAS and Cost Estimates for DCA 1-7 was undertaken in 2025. The revised CAS was adopted by Council on 14 May 2025.

3. *Are dwelling forecasts current?*

Yes, dwelling forecasts for DCP5 are current. Other dwelling forecasts are currently under review as part of the annual review of the Cost Apportionment Schedule for DCPs 8-15.

4. *Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.*

Land rezoned for Urban and inclusion in the Wandii urban area. Apportioning costs to this land in an equitable manner.

Development Contribution Plan 6 – Mandogalup

Report date: 4 November 2025

Financial year: 1 July 2024 to 30 June 2025

Table 1: Summary of delivery of infrastructure

	Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
1.1	Hammond Road extension	6-8 years	Not commenced	6-8 years (2025-2027)	100% DCP funded	N/A
1.2	Internal collector road to Hammond Road Extension	6-8 years	Not commenced	6-8 years (2025-2027)	100% DCP funded	The delivery of this road is contingent on the Hammond Road construction from Rowley Road to Mandogalup Road.
2	Mandogalup Public Open Space	1-5 years	60% completed	6-8 years (2025-2027)	100% DCP funded	Progress is dependent upon the timing of private land development in DCA 6.
3.1	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years (2024-2027)	100% DCP funded across DCP 2-7 (9% DCA2, 15% DCA3, 11% DCA4, 13% DCA5, 9% DCA6, 42% DCA7)	Land to be acquired during subdivision works within Casuarina Central. Depends on landowners.
4.1	Branch Library as part of combined community facility (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years (2024-2027)		Land to be acquired during development of Wandi District Centre. Depends on landowners.
4.2	District Youth Centre as part of combined community facility (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years (2024-2027)	30% funded b/y DCP6 (rest funded by DCP4&5)	Land to be acquired during development of Wandi District Centre. Depends on landowners.

Table 2: Financial position of Development Contribution Fund

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF (30 June 2025)	Value of credits	Interest earned on DCP funds
Monetary component in levies (\$)	9,495,985	(223,319)	10,218,771		946,106
Works in kind		(4,362,535)		4,362,535	
Land contribution					
TOTAL	9,495,985	(5,893,583)	10,218,771	5,670,264	946,106

1. Has the DCF account been independently audited?

Yes, the DCF has been independently audited up to 30 June 2025.

2. Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken?

Yes, annual review of 2024 CAS and Cost Estimates for DCA 1-7 was undertaken in 2025. The revised CAS was adopted by Council on 14 May 2025.

3. Are dwelling forecasts current?

Yes, dwelling forecasts for DCP 6 are current. Other dwelling forecasts are currently under review as part of the annual review of the Cost Apportionment Schedule for DCPs 8-15.

4. Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.

Gazettal of Mandogalup Improvement Scheme No. 1 removed significant area of land apportioned to contribute to infrastructure under DCP6. Review of Cost Apportionment Schedule to adjust apportionment is underway.

Items 1.1 and 1.2 are being reviewed currently to determine if the infrastructure still meets the principles of SPP3.6.

Item 2 (POS) does not require coordination by a DCP for Mandogalup and the City is in the process of reconciling contributions paid with the affected developers. POS is being delivered satisfactorily through standard conditions of subdivision.

Development Contribution Plan 7 – Wellard/Bertram

Report date: 4 November 2025

Financial year: 1 July 2024 to 30 June 2025

Table 1: Summary of delivery of infrastructure

	Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
1.1	District Sporting Ground located within Casuarina (Acquisition and improvement)	5-8 years	Not commenced	5-8 years	100% DCP funded across DCP 2-7 (9% DCA2, 15% DCA3, 11% DCA4, 13% DCA5, 9% DCA6, 42% DCA7)	Land to be acquired during subdivision works within Casuarina Central. Depends on landowners.
1.2	Branch Library as part of a combined community facility to be located within the Wandí District Centre (Land component)	5-8 years	Not commenced	5-8 years		Land to be acquired during development of Wandí District Centre. Depends on landowners.

Table 2: Financial position of Development Contribution Fund

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF (30 June 2025)	Value of credits	Interest earned on DCP funds
Monetary component in levies (\$)	347,567	(79,207)	287,321	0	18,961
Works in kind					
Land contribution					
TOTAL	347,567	(79,207)	287,321	0	18,961

1. *Has the DCF account been independently audited?*

Yes, the DCF has been independently audited up to 30 June 2025.

2. *Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken?*

Yes, annual review of 2024 CAS and Cost Estimates for DCA 1-7 was undertaken in 2025. The revised CAS was adopted by Council on 14 May 2025.

3. *Are dwelling forecasts current?*

Yes, dwelling forecasts are current under review as part of the annual review of the Cost Apportionment Schedule.

4. *Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.*

N/A

Development Contribution Plan 8-15 – Community Infrastructure

- Development Contribution Plan 8: Mandogalup
- Development Contribution Plan 9: Wandii/Anketell
- Development Contribution Plan 10: Casuarina/Anketell
- Development Contribution Plan 11: Wellard East
- Development Contribution Plan 12: Wellard West
- Development Contribution Plan 13: Bertram
- Development Contribution Plan 14: Wellard/Leda
- Development Contribution Plan 15: Kwinana Town Centre

Report date: 4 November 2025
Financial year: 1 July 2024 to 30 June 2025

Table 1: Summary of delivery of infrastructure

DCP	Infrastructure item	Scheduled delivery/priority in DCP	Progress/Status (%complete)	Expected Delivery	% detail of funding (DCP and by other sources as outlined in CAS)	Reason for delay (if applicable)
8-15	Community Knowledge and Resource Centre (Darius Wells Library and Community Resource Centre)		100% complete	Complete	21 % DCP funded, 40% grant funded, 39% Local Government funded	
8-15	Multipurpose Sub-regional Park Park (Calista) (Kwinana Adventure Park)	2015-2016	100% complete	Complete	44% DCP funded, 35% grant funded, 21% Local Government funded	
8-15	Wells Beach Foreshore Upgrade (Park and Boating facility)	2017-2018	19% complete	2027-2028	68% DCP funded, 32% Local Government funded	
8-13	District Sporting Ground – Hardcourts (serves District	2024-2026	Not commenced	2031 2033	99% DCP funded, 1% Local Government funded	Delivery dependent on

DCP	Infrastructure item	Scheduled delivery/priority in DCP	Progress/Status (%complete)	Expected Delivery	% detail of funding (DCP and by other sources as outlined in CAS)	Reason for delay (if applicable)
	A and B) located in District B Casuarina/Anketell South					progression of subdivision in District B.
8,9	District Multipurpose Community Facility (serves District A and B) located in District A Wandii/Anketell North		Not commenced	2036	99% DCP funded, 1% Local Government funded	Land to be acquired during development of Wandii District Centre. Depends on landowners.
8-13	District Dry Recreation Centre (serves Districts A and B) located in District A Wandii/Anketell North	2024-2026	Not commenced	2031	99% DCP funded, 1% Local Government funded	Land to be acquired during subdivision Anketell North. Depends on landowners.
14, 15	District C Sporting Ground (Thomas Oval/Kelly Park extension/upgrade)	2022-2024	Not commenced	2026	37% DCP funded, 63% Local Government funded	Project brought forward and under construction.
14, 15	District C Youth Centre – Zone (existing)		100% complete	-	15% DCP funded, 59% grant funded and 26% Local Government funded	
8	Local Sporting Ground with Changeroom – Mandogalup (shared use)	2024-2026	Not commenced	2031-2032	99% DCP funded, 1% Local Government funded	

DCP	Infrastructure item	Scheduled delivery/priority in DCP	Progress/Status (%complete)	Expected Delivery	% detail of funding (DCP and by other sources as outlined in CAS)	Reason for delay (if applicable)
	with primary school)					
9	Local Sporting Ground with Community Facility (Wandi)	2021-2023	100%	Complete	88% DCP funded, 11% grant funded and 1% Local Government funded	
10	Local Sporting Ground with Large Community Facility' – Casuarina (Shared use with Casuarina High School)	2029-2031	Not commenced	2031	99% DCP funded, 1% Local Government funded	
12	Local Sporting Ground with Large Community Facility –Wellard West (McWhirter Oval)	2025-2028	50% complete. Tender award during 2024/25, project under construction.	2025-2026	99% DCP funded, 1% Local Government funded	
13	Local Community Centre – Bertram (existing, William Bertram Community Cente)		100% complete	Complete	45% DCP funded, 20% grant funded, 35% Local Government funded	
13	Local Sporting Ground with Changeroom, shared with Primary School – Bertram Oval	2016-2018	100% complete	Complete	98% DCP funded, 2% Local Government funded	
14	Local Community Centre – Wellard/Leda (John Wellard Community Centre)		100% complete	Complete	18% DCP funded, 69% grant funded, 13% Local government funded	
14	Local Sporting Ground with Pavilion Extension (Wellard Pavillion) –	2016-2018	100% complete	2028-2029	57% DCP funded, 43% Local Government funded	

DCP	Infrastructure item	Scheduled delivery/priority in DCP	Progress/Status (%complete)	Expected Delivery	% detail of funding (DCP and by other sources as outlined in CAS)	Reason for delay (if applicable)
	Wellard/Leda					
14	Local Sporting Ground with Changeroom– Wellard/Leda (Small Facility Building, shared with Wellard Village Primary School)	2016-2018	Not commenced	2027-2028	57% DCP funded, 43% Local Government funded	

Table 2: Financial position of Development Contribution Fund

	Received /value contributions collected or land area	DCP funds expended/value	Current balance of DCF	Value of credits	Interest earned on DCP funds (if applicable)
DCP 8					
Monetary component in levies (\$)	5,658,900	(2,849,776)	3,238,388	0	429,261
Works in kind					
Land contribution					
Total	5,658,900	(2,849,776)	3,238,388	0	429,261
DCA 9					
Monetary component in levies (\$)	15,991,124	(9,030,702)	10,414,716	0	3,454,295
Works in kind					
Land contribution					
Total	15,991,124	(9,030,702)	10,414,716	0	3,454,295
DCA 10					
Monetary component in levies (\$)	371,613	(162,605)	246,867	0	37,859
Works in kind					
Land contribution					
Total	371,613	(162,605)	246,867	0	37,859
DCA 11					
Monetary component in levies (\$)	6,637,793	(5,310,773)	2,685,272	0	1,358,250

	Received /value contributions collected or land area	DCP funds expended/value	Current balance of DCF	Value of credits	Interest earned on DCP funds (if applicable)
Works in kind					
Land contribution					
Total	6,637,793	(5,310,773)	2,685,272	0	1,358,250
DCA 12					
Monetary component in levies (\$)	11,741,094	(4,511,692)	9,861,081	0	2,631,678
Works in kind					
Land contribution					
Total	11,741,094	(4,511,692)	9,861,081	0	2,631,678
DCA 13					
Monetary component in levies (\$)	413,095	(307,174)	234,182	0	128,261
Works in kind					
Land contribution					
Total	413,095	(307,174)	234,182	0	128,261
DCA 14					
Monetary component in levies (\$)	3,241,716	(2,784,480)	726,575	0	269,341
Works in kind					
Land contribution					
Total	3,241,716	(2,784,480)	726,575	0	269,341
DCA 15					

	Received /value contributions collected or land area	DCP funds expended/value	Current balance of DCF	Value of credits	Interest earned on DCP funds (if applicable)
Monetary component in levies (\$)	1,193,591	(906,860)	364,174	0	77,444
Works in kind					
Land contribution					
Total	1,193,591	(906,860)	364,174	0	77,444

1. *Has the DCF account been independently audited?*

Yes, the DCF has been independently audited up to 30 June 2025.

2. *Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken?*

Yes, the annual review of DCAs 8 – 15 CAS and Cost Estimates was undertaken in the second half of 2023. The revised CAS was adopted by Council on 28 February 2024. 2024 & 2025 Review is progressing, though not finalised.

3. *Are dwelling forecasts current?*

The dwelling forecasts are under review as part of the annual review of the Cost Apportionment Schedule.

4. *Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.*

Dwelling / lot numbers being delivered by subdivision consistently less than that planned by local structure plans.

Dwelling / lot projections based on old development assumptions require review.

Financial Position Summary

Current as of: 30 June 2025

	Contributions collected (total to June 2025)	DCP funds expended (total capital works/admin costs to June 2025)	Current balance of DCF (30 June 2025)	Value of credits	Interest earned on DCP funds (total to June 2025)
Total	\$80,348,732	(\$93,569,530)	\$56,737,594	\$59,070,303	\$10,888,084