

1.0 Development Contribution Plan 4 – Anketell

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 4 (DCA4). The area is replicated in Figure 1 below however, should there be any discrepancies between the area shown below and the area of DCA4 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 LPS2 provisions for DCA4 (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 Amendments 1, 2, 3 and 4 – Anketell North (2017/2018)
- 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
- Council-adopted Local Structure Plan – Casuarina Cell Northern Precinct and Concept Plan (Aigle Royal Properties Pty Ltd 2018)
- Draft Local Structure Plan – Casuarina Cell Central Precinct (TBB 2018)

- 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 Local 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 LPS2.

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 LPS2.

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 LPS2 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 initial up-front capital cost, including the two year establishment cost.

7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis, where the land has been identified to contribute to the infrastructure item.

7.7 Right of consultation and arbitration

The DCP provisions under LPS2 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 LPS2, 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	150.8539 ha (115.6566 ha north + 35.1973 ha south)
Gross subdivisible area ¹	109.5906 ha (82.3833 ha north + 27.2073 ha south)
Developable area ²	116.8277 ha (87.5594 ha north + 29.2683 ha south)

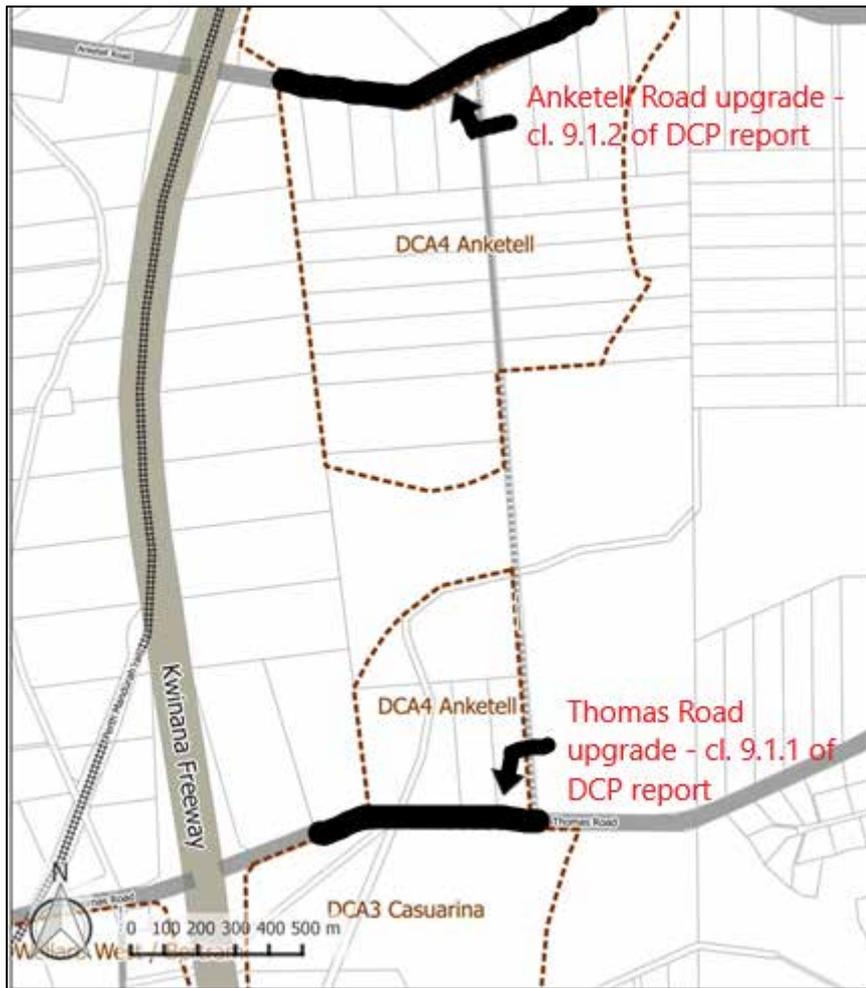
Table 1: Characteristics of future development within DCA4

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 as at March 2019, based on the Static Feasibility model contained within Schedule 8 of the City's LPS2, notes a per/hectare land valuation for DCA4 of \$800,000.

¹ 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.

² 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.



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. The 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)³.

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)^{4&5}. Furthermore, the development of at least 2,000 dwellings in DCA3, will generate considerably more traffic to Thomas Road⁶.

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

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

⁴ Ibid, page 9.

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

⁶ 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.

Boulevard - to join the existing dual carriageway to the west of DCA4. Further details of the Thomas Road upgrade include:

- Construction of a four way roundabout at the junction of the 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 **\$6,607,287.20**.

The costs of the Thomas Road upgrades have been distributed between DCA3 and DCA 4 based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
DCA 3 - Casuarina**	184.9001	61.28%	\$4,048,974.15
DCA 4 - Anketell	116.83	38.72%	\$2,558,313.05
Total	301.7278	100%	\$5,904,000 (road costs)+ \$703,287 (landscaping costs) = \$6,607,287.20
** largely estimated figures as only a partial LSP has been adopted by Council			

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

9.1.2 Anketell Road

Anketell Road is classified as a District Distributor A Road and is currently constructed as a single carriageway road to a rural standard. The 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)^{7&8}. In addition, it is estimated an additional 5,500 vpd movements will result from development of the northern adjoining Wandi South cell, bringing the total additional movements on Anketell Road to about 9,800 vpd⁹.

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.

⁷ Ibid, page 10.

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

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

The total cost of the Anketell Road upgrade, including land acquisition, traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$6,769,727.80**.

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
4 – Anketell	116.83ha	47.52%	\$3,216,889.32
5 – Wandi	129.03ha	52.48%	\$3,552,838.48
Total	245.86ha	100%	\$6,300,165 (road costs) and \$469,563 (landscaping) = \$6,769,727.80

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.¹⁰

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.

The actual cost for this item is **\$759,761**, 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 POS as per the adopted Anketell North Local Structure Plan will be coordinated by the development contribution plan. Costs will be

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

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 POS (as per the approved LSP at 11.17ha) is **\$8,937,280 + \$9,628,965 = \$18,566,245** based upon:

Land acquisition: \$800,000 per hectare¹¹

Standard improvement costs (including establishment costs for 2 years): \$862,038 per hectare¹²

POS areas are comprised of both Local and Neighbourhood Parks. **Local Parks** are those less than 1 hectare in area, with rate for improvements and two years' establishment of \$132.30 per m². **Neighbourhood Parks** are greater than 1 hectare in area, with a rate for improvements and two years' establishment of \$103.85 per m². The **Local Playing Field**, comprising approximately 5 hectares, has a per m² 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 CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018. 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 **\$311,625.51** 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	District Sporting Ground for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$252,698.49
DCA 3 - Casuarina**	267.63	120.46	147.17	\$418,475.59
DCA 4 - Anketell	150.854	41.263	109.591	\$311,625.51
DCA 5 - Wandi	188.630	59.579	129.052	\$366,963.56
DCA 6 - Mandogalup	110.925	20.360	90.565	\$257,525.41
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$1,157,199.44

¹¹ Colliers International land valuation November 2017

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

Total	1,362.47	390.27	972.20	\$2,764,488 (land acquisition 3ha @\$580,000 plus basic land improvements at \$1,024,488)
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Table 4: Cost schedule for District Sporting Ground

9.4 Community Facilities

The City's CIP 2018 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 as a stand-alone facility 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 and Wellard West / Bertram)

The City has explored the opportunity to provide the local community centre and branch library 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 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

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	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

The City's most recent land valuation within Wandu valued land at \$1.26 million per hectare. Applying this rate indicates the total value of land (1.61ha) to be acquired is approximately \$2,028,600.

The following tables indicate the cost contribution per gross subdivisible area for DCA4 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>115.657</i>	<i>33.2733</i>	<i>82.383</i>	<i>\$171,830.87</i>
DCA 5 - Wandu	188.630	59.579	129.052	\$269,169.13
Total	304.29	92.85	211.43	\$441,000

District Youth Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
<i>DCA 4 – Anketell (North portion only)</i>	<i>115.657</i>	<i>33.273</i>	<i>82.383</i>	<i>\$240,603.00</i>
DCA 5 - Wandu	188.630	59.579	129.052	\$376,899.10
DCA 6 - Mandogalup	110.925	20.360	90.565	\$264,497.91
Total	415.21	113.21	302.00	\$882,000

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$64,498.04
DCA 3 - Casuarina**	267.63	120.46	147.17	\$106,810.51
<i>DCA 4 - Anketell</i>	<i>150.854</i>	<i>41.263</i>	<i>109.591</i>	<i>\$79,538.40</i>
DCA 5 - Wandu	188.630	59.579	129.052	\$93,662.73
DCA 6 - Mandogalup	110.925	20.360	90.565	\$65,730.05
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$295,360.27
Total	1,362.47	390.27	972.20	\$705,600

** largely estimated figures as only a partial LSP has been adopted by Council

9.5 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General 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 5 estimates the timing of development and has been used in the City's Long Term Financial Planning.

Priority	Infrastructure item	Anticipated timing	Comment
1	Treeby Road	Completed	Has been constructed as part of subdivision works for Lot 13 Treeby Road.
2	Public Open Space (Anketell North)	1-8 years	Is likely to be provided during subdivision works.
3	Thomas Road	1-5 years	May be provided in part during subdivision of lots adjoining Thomas Road, in conjunction with Main Roads WA.
4	Anketell Road	2-5 years	May be provided in part during subdivision of lots adjoining Anketell Road and during development of the Wandii District Centre, in conjunction with Main Roads WA.

5	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
6	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018). Community infrastructure construction currently scheduled for 2029-2031.

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 LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item less any payments made from developers in the DCA area less any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable

The **total liability of undeveloped lots payable for each infrastructure item** will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

12.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, as pre approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with Clause 6.16.5.14.1(c) of LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant

landowner/developer. Any reimbursement of DCP funds will occur in line with section 12.3.4 of this DCP Report.

12.3 Other Matters

12.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds received relate to works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

12.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

12.3.3 Interest

a) Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

b) Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by

Council. A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council. Interest will be calculated monthly using the previous month's released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there is sufficient funds in the DCA account.

12.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

12.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are firstly to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may first be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;
- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's as included in the CAS.

12.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

13.0 Review

This DCP will be reviewed five years from the date of gazettal of Amendment 100A to Local 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 as per LPS2

	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>1. Roads</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>2. Public open space</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>3. District Sporting Ground</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> <hr/> <p>4. Community Facilities</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> <hr/> <p>5. Administration costs</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, 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>Cost Contribution for Developable Area</i></u> 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><i>Total Contribution</i></u> 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</p>
<p>Period of operation:</p>	<p>10 years from the date of gazettal.</p>
<p>Priority and timing:</p>	<p>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.</p>
<p>Review process:</p>	<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>