

1.0 Development Contribution Plan 5 – Wandí

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 5 (DCA5). The area is replicated in Figure 1 below however should there be any discrepancies between the area shown below and the area of DCA5 shown on the scheme map, the scheme map shall prevail.

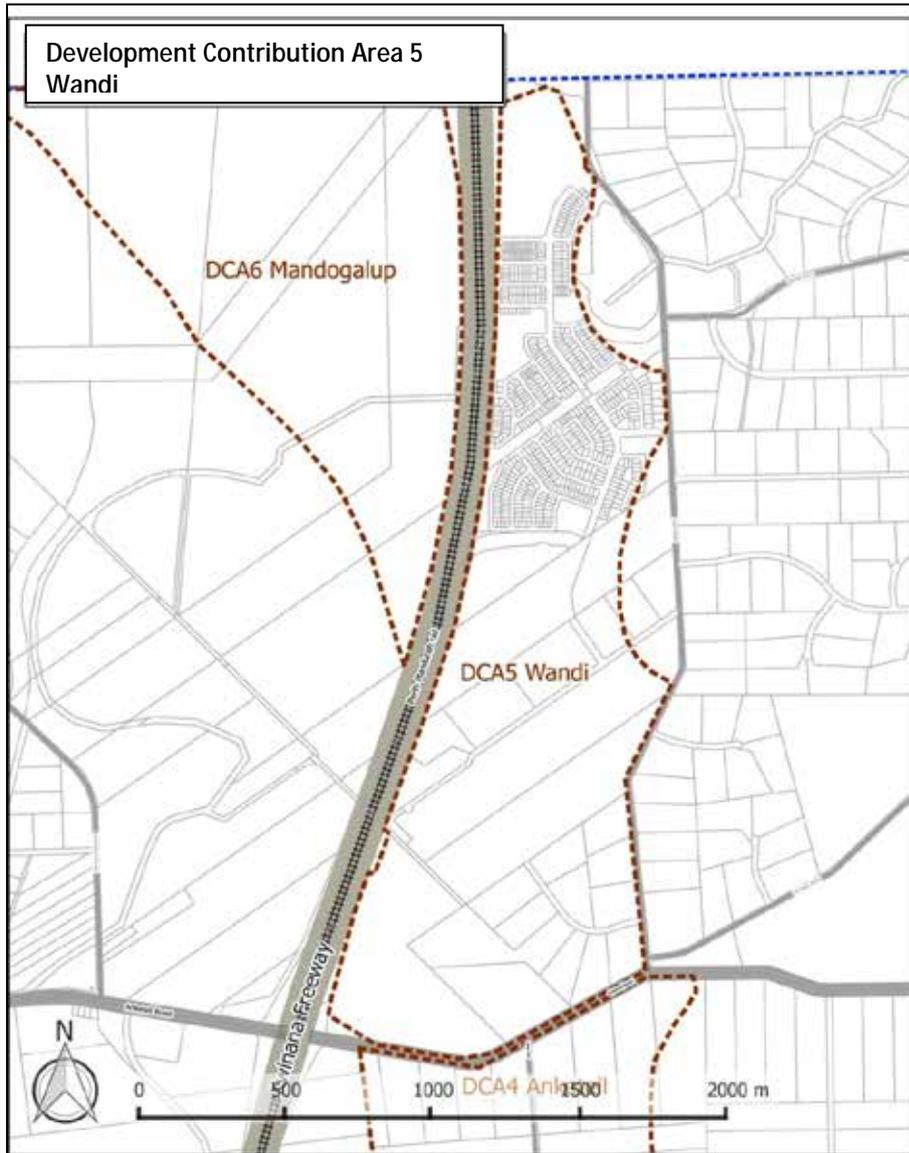


Figure 1: Development Contribution Area 5 - Wandí

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the applying of development contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;

- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the time provision of infrastructure.

This report expands on the LPS2 provisions for DCA5 (see Appendix 1).

3.0 Relevant plans and documents

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

- WAPC Jandakot Structure Plan 2007
- City of Kwinana Eastern Residential Intensification Concept 2005 (draft)
- Local Structure Plan – Wandi North (approved January 2015)
- Local Structure Plan – Lot 12 Honeywood Ave Wandi (also referred to as Lot 677), Oct 2014
- Local Structure Plan – Wandi South (approved May 2014)
- Draft Wandi District Centre concept plan (February 2014)
- Local Structure Plan - Anketell North (approved December 2015, Rowe Group)
- Local Structure Plan – Anketell South, Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (approved May 2014, Rowe Group)
- Local Structure Plan Amendments 1, 2, 3 and 4 – Anketell North (2017/2018)

- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC

4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with 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 plan for the DCA.

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

The cost apportionment schedule will be reviewed and updated annually as per the 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 each 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 DCA5:

Total land area	188.630 ha
Gross subdivisible area ¹	129.052 ha
Developable land area ²	129.028 ha

Table 1: Characteristics of future development within DCA5

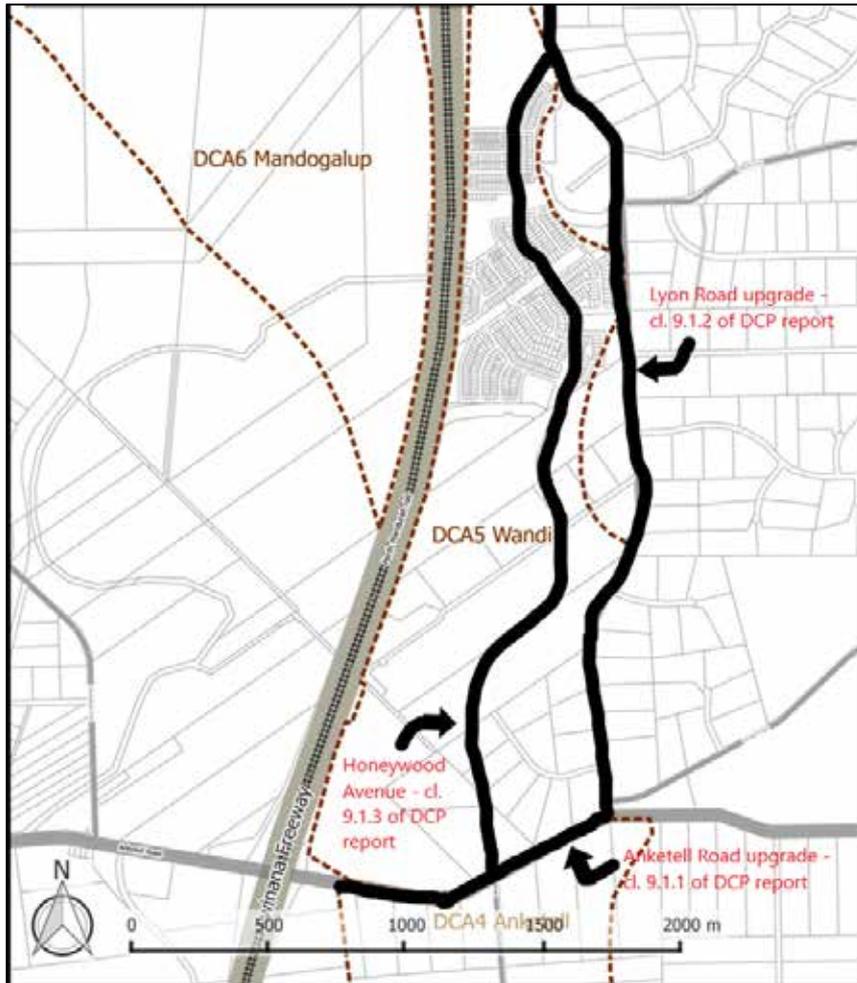
9.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA5 as provided in Schedule V of Local Planning Scheme No. 2. 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 DCA5 of \$1,260,000.

9.1 Roads

¹ Gross subdivisible area is defined as per Liveable Neighbourhoods

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



9.1.1 Anketell Road

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

It is estimated an additional 5,500 vpd movements will result from development of the northern adjoining Wandl South cell, bringing the total additional movements on Anketell Road to about 9,800 vpd. It is further estimated that traffic volumes on Anketell Road will increase by about 4,300 vpd 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)^{4&5}.

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.

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

⁴ Ibid, page 10.

⁵ Anketell (South) Local Structure Plan ____, Appendix 10: Traffic Report (Transcore), Oct 2013, page 9.

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**.

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

Development Contribution Area	Developable Area	Proportion	Contribution
4 – Anketell	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 2: Apportionment of Anketell Road upgrade costs between DCA4 and DCA5

9.1.2 Lyon Road

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

Historical traffic data for the locality indicates traffic volumes of less than 1,000 vpd on Lyon Road, which is predominantly generated by local residents. As would be expected of a road parallel to a freeway, Lyon Road is not significantly attractive to through traffic⁶.

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

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

The cost for the Lyon Road upgrade is **\$4,978,515**, which is based on actuals provided by Satterley Property Group (acting on behalf of the Wandi Anketell Holdings Pty Ltd and Pointform Pty Ltd landholdings) and estimates for portions of Lyon Road yet to be upgraded in the southern section of the Wandi South Local Structure Plan area south to Anketell Road. This includes \$650,724 for landscaping and \$4,327,791 for road construction.

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

9.1.3 Internal collector (Honeywood Avenue)

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

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

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

The internal collector road will be an Integrator B road. The internal collector road is expected to carry traffic volumes between 2,000 vpd and 7,500 vpd⁸. The internal collector road contribution item will include the full cost of design and construction, including full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).

The cost for the internal collector road is **\$10,797,697**, which is based on a combination of actuals provided by Satterley Property Group (acting on behalf of the Wandí Anketell Holdings Pty Ltd and Pointform Pty Ltd landholdings) and actuals provided by Terranovis (acting on behalf of the Galati landholding) and estimates provided by the City. This includes \$1,662,709 for landscaping and \$9,134,988 for road construction.

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

9.2 Public Open Space

9.2.1 Public open space

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

The actual and estimated costs for the POS (9.5% of the GSA, deducting the GSA for the Wandí District Centre is 12.0853ha) is **\$14,145,738 + \$11,312,019 = \$25,457,757** based upon actuals and estimates for POS improvement and the following:

Land acquisition: \$1,230,000 per hectare x 11.5006 hectares⁹. Note all credits were provided to developers prior to the CAS 2019 review as development has already occurred for all POS in the DCA area.

The areas of POS within the Wandí North Local Structure Plan area (Honeywood Estate and Whistling Grove Estate) and the Wandí South Local Structure Plan area (Honeywood Rise and Wandí Heights Estate) are the actual costings incurred by the landowner/developer. The remaining estimate is for a portion of the two years POS establishment cost in respect of the Wandí Heights Estate.

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

⁸ Wandí (South) Local Structure Plan 2012, Appendix 6: Local Structure Plan Revised Traffic Report (Transcore), 2011, page 12.

⁹ Colliers International land valuation November 2017

9.2 Wandi Playing Fields

The Wandi Playing Fields are an area of public open space for use as a local sports ground and playground, in conjunction with the future Wandi Primary School. The local sports ground is necessary to serve the future residents of DCA5 as recommended by the City's CIP 2018.

A significant portion of the Wandi Playing Fields are located outside of the Urban zone due to the need to provide a large and consolidated portion of land for the sports ground surface and to take account of the number of constraints on land within the Urban zone (eg. wetlands, service easement corridors). There is an adjacent area of land comprising 4,928m², located immediately south of the Wandi Primary School site and adjoining the south-west corner of the sporting ground, that is designated as POS – Wandi Playing Fields in the Wandi North LSP. This area of land, which is within the Urban zone, is an integral part of the Wandi Playing Fields and will be used for public carparking and hard courts for users of the playing fields and associated pavilion (which has been identified in the City's CIP 2018).

The Wandi Playing Fields has largely been constructed by the Satterley Property Group, on behalf of the Wandi Anketell and Pointform landholdings. The costing for the Wandi Playing Fields, of **\$6,671,634**, is based upon:

- Land acquisition: \$200,000 per hectare for the Rural zoned land¹⁰ (5.9277 ha required) PLUS \$1,230,000 per hectare for the Urban zoned land (0.4928 ha required) = \$1,791,684. It must be noted that the remaining balance of the playing fields yet to be provided a credit is \$41,800 (0.2090 ha); and
- Improvement costs (including establishment costs for 2 years): \$4,879,950. It must be noted that \$78,262 of this figure is the remaining balance of the playing fields yet to be constructed and is estimated based on independently verified rates as at December 2018.

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

9.3 District Sporting Ground

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018. DCA5 is located within District A.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15).

The costs for DCA5 for the District Sporting Ground are estimated at **\$366,963.56** with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

¹⁰ Colliers International valuation November 2017

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
Total	1,362.47	390.27	972.20	\$2,764,488 (land acquisition 3ha @\$580,000 plus basic land improvements at \$1,024,488)

Table 3: Cost schedule for District Sporting Ground

9.4 Community Facilities

The City's revised 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.

City of Kwinana Development Contribution Plan Report 5 – Wandi

Whilst the City is in the process of engaging an architectural firm to design the local community centre and branch library 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 Wandi 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 DCA5 affected by the applicable land acquisition component for the community facilities:

Local Community Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Local Community Centre for DCA
DCA 4 – Anketell (North portion only)	115.657	33.2733	82.383	\$171,830.87
<i>DCA 5 - Wandi</i>	<i>188.630</i>	<i>59.579</i>	<i>129.052</i>	<i>\$269,169.13</i>
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
DCA 4 – Anketell (North portion only)	115.657	33.273	82.383	\$240,603.00
<i>DCA 5 - Wandi</i>	<i>188.630</i>	<i>59.579</i>	<i>129.052</i>	<i>\$376,899.10</i>
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
DCA 4 - Anketell	150.854	41.263	109.591	\$79,538.40
DCA 5 - Wandí	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				

9.4 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.

10.0 Development contribution

Development contributions will be apportioned on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

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

Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA5 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 5 estimates the timing of development.

Priority	Infrastructure item	Anticipated timing	Comment
1	Internal collector road	Final portion of Honeywood/Cordata Avenue to be constructed at the time	Has been largely completed during subdivision of stages within Wandí North and Wandí

		the future Wandí-Anketell District Centre is constructed, estimated in 3-6 years.	South Local Structure Plan areas.
2	Lyon Road	Final section likely to be constructed within 1-3 years.	Has largely been provided during subdivision works.
3	Public Open Space	Some outstanding two years' establishment remaining, due to be finalised by April 2020.	Completed by all relevant landowners during the subdivision stage.
4	Wandí Playing Fields	Largely complete. Small triangular section 2-3 years	Largely constructed by Satterley Property Group during adjoining subdivision stages
5	Anketell Road	2-5 years	May be provided in part during subdivision of lots adjoining Anketell Road and during development of the Wandí District Centre, in conjunction with Main Roads WA.
6	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.
7	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 estimate 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 5 – Wandi as per LPS2

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

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

City of Kwinana Development Contribution Plan Report 5 – Wandi

	<p>will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.</p>
Review process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.</p>