

1.0 Development Contribution Plan 3 – Casuarina

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 3 (DCA3). The area is replicated in Appendix 1 – Development Contribution Area 3 Casuarina however, should there be any discrepancies between Appendix 1 and the area of DCA3 shown on the scheme map, the scheme map shall prevail.

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 timely provision of infrastructure.

While preliminary structure planning work has been undertaken for DCA3, only part of Casuarina North and Casuarina Central Local Structure Plans have been formally advertised and adopted. Therefore, the remaining land area within DCA3 (both gross subdivisible area and developable area) is based on estimates. These estimated land areas may change upon adoption of any future structure plan over DCA3, which will therefore affect the cost contributions under the proposed DCP.

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

- Jandakot Structure Plan (2007) - WAPC
- Draft Eastern Residential Intensification Concept (2005) – City of Kwinana
- Lifting of Urban Deferment: Casuarina Cell, Jandakot Structure Plan Area (2012) – Rowe Group
- Casuarina North Local Structure Plan and Concept Plan (2018) – Aigle Royal Properties Pty Ltd
- Casuarina Central Local Structure Plan (2021) - TBB
- Anketell South Structure Plan (Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell) (2014) - Rowe Group
- Anketell North Local Structure Plan (2015) – Rowe Group
- Anketell North Local Structure Plan Amendments 1, 2, 3 and 4 (2017/2018) – TBB
- Lot 59 Mortimer Road Local Structure Plan (2016) – Peter D Webb and Associates
- Part Lot 9001 and Lot 379 Millar Road – Sunrise Estate southern extension (2015) – Lorraine Elliott Planning Services on behalf of Armana P/L
- State Planning Policy 3.6: Infrastructure Contributions (2021) – 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

3.0 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.

4.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Infrastructure Contributions* and operates in accordance with the provisions of section 5.15.5 Development Contribution Areas of LPS2.

5.0 Application Requirements

Where an application for subdivision, strata subdivision or development or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on or determining that application.

6.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA3. The land valuation is based on the Static Feasibility model contained within Schedule 8 of the City's LPS2.

Asset ID	Item
1.0	Roads
1.1	Mortimer Road
1.2	Thomas Road
2.0	Drainage
2.1	Peel Sub Drain P
2.2	Peel Sub Drain P1
2.3	Peel Sub Drain P1A
2.4	Peel Sub Drain O
3.0	Public Open Space
3.1	Public Open Space
4.0	District Sporting Ground
4.1	District Sporting Ground
5.0	Community Facilities
5.1	Branch Library (District A & B)
6.0	Administration
6.1	Land valuations and advice Administrative expenses General legal expenses Preparation of management tools

6.1 Roads – Asset ID 1.0

Appendix 2 – Road Infrastructure Spatial Plan shows the road infrastructure to be coordinated and funded by DCP2.

6.1.1 Mortimer Road – Asset ID 1.1

Mortimer Road is a District Distributor (B) with direct freeway access from both directions and an estimated 2,200 vpd¹. Mortimer Road is a two lane unkerbed road that operates at a zoned speed of 80kmph.

It is estimated that traffic volumes on Mortimer Road will increase to 3,120 vpd (west of Woolcoat Road) and to 8,450 vpd (west of Wake Way) as a result of additional traffic generated from development within the southern adjoining cell, Development Contribution Area 2 – Wellard East.² Furthermore, the development of at least 2,000 dwellings in DCA3, will generate more traffic to Mortimer Road³. Due to the significant increase in traffic, there is a need to upgrade Mortimer Road to improve the capacity of the road and to contribute to overall traffic network efficiency.

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

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

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

6.1.2 Thomas Road – Asset ID 1.2

Thomas Road is classified as a District Distributor A Road and is constructed as a single carriageway road in the vicinity of DCA3. The current posted speed on Thomas Road in this vicinity is 90km/h. 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)⁴.

The development of at least 2,000 dwellings in DCA3, will generate considerably more traffic to Thomas Road⁵. It is further 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)^{6&7}.

¹ Wellard East Local Structure Plan August 2011, Appendix D: Traffic Assessment Report, Shawmac, page 11.

² Ibid, page 27.

³ A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Mortimer Road from the Casuarina cell in the magnitude of 1,000 – 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report.

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

⁵ 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.

⁶ Ibid, page 9.

⁷ Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), June 2010, page 10.

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

6.2 Drainage – Asset ID 2.0

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

The location of the sub drains are shown in Appendix 3 – Drainage Infrastructure Spatial Plan. While a number of potential treatments for the sub drains had previously been assessed, it was considered that the Living Stream treatment is the most cost-effective and contextually appropriate treatment for areas adjacent to future proposed residential land and POS, with piped sections of the sub-drains considered most appropriate within non-residential areas, including proposed commercial land.

6.2.1 Peel Sub Drain P – Asset ID 2.1

Sub Drain P extends 810m through DCA3 and is between 1000 and 1500mm deep. The estimate for the treatment of this sub-drain was originally for a Living Stream, however given the land use surrounding the sub-drain is approved for commercial land, it is more contextually appropriate for the sub-drain to be piped.

6.2.2 Peel Sub Drain P1 – Asset ID 2.2

Sub Drain P1 extends 580m through DCA3 (from the P Sub-Drain to the west to the interface with the Urban/Rural-Water Resource Protection Zones to the east) and is between 1000mm and 1500mm deep.

Key matters to note in relation to this drain include the location of the District POS. The LSP for the remaining Casuarina North Precinct is yet to be prepared and/or adopted by Council. This LSP will inform the approach necessary for Sub Drain P1.

6.2.3 Peel Sub Drain P1A – Asset ID 2.3

Sub Drain P1A extends 220m north of Orton Road through the Urban zoned land within DCA3 and is between 1000mm and 1500mm deep.

It should be noted the section south of Orton Road, outside of the Urban zone, will remain open rural drain. At the very end of the drain, where it commences near Landgren Road, will become redundant as it will be Urban zoned land, thus no rural land to drain. North of Orton Road, the section closest to Orton Road remaining in the Rural zoned land can remain open. Thus, the only section subject to the Living Stream treatment is the northern section P1A where it meets sub-drain P1.

Additional matters to note in relation to this drain include the location of the District POS. When an LSP for the remaining Casuarina North Precinct indicates this information, then piping this northern section of the P1A Sub-Drain may be a necessary consequence.

6.2.4 Peel Sub Drain O – Asset ID 2.4

Sub Drain O extends 500m through DCA3 and is approximately 1000mm deep.

6.3 Public Open Space – Asset ID 3.0

6.3.1 Public Open Space – Asset ID 3.1

Land acquisition and improvement costs for the provision of POS will be collected and coordinated within DCA3 as the future Local Structure Plan will seek to consolidate POS for at least 1 local sports ground (4.6ha), as per the City's CIP 2018. It must be noted that the total POS required excludes the 3ha portion of District POS, for which all DCAs are liable. Costs will be apportioned on a pro rata gross subdivisible area basis for all landowners within DCA3.

6.4 District Sporting Ground – Asset ID 4.0

6.4.1 District Sporting Ground (Casuarina) – Asset ID 4.1

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. DCA3 is located within District B.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15). The improvement costs associated with DCAs 2-7 include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

6.5 Community Facilities – Asset ID 5.0

6.5.1 Branch Library – Asset ID 5.1

The City's adopted CIP 2018 identifies the need for a Branch Library to service Districts A and B, a Local Community Centre to serve District A and a District Youth Centre to serve District A, as defined in Appendix 4 – Community Infrastructure Plan Spatial Plan. DCA3 is located within District B and therefore only contributes towards the Branch Library.

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 DCP 2 – 7 (as per 2018 CIP) are:

Local Community Centre

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

District Youth Centre

- Conceptual land requirement as a standalone 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 standalone 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.

The CIP was consequently revised in 2021 to replace the Branch Library (referred to as District A Library) with a District Multi-purpose Community Facility. This combined facility replaces the Local Community Centre and District Youth Centre. The current scheme continues to refer to the facilities in the 2018 CIP, however Amendment 166 will update the DCP infrastructure items to reflect the revised 2021 CIP items.

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 District Multi-purpose Community 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
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6.6 Administrative costs – Asset ID 6.0

6.6.1 Administrative Costs – Asset ID 6.1

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

7.0 Estimated costs

Details of the cost apportionment can be seen in the Cost Apportionment Schedule.

Refer to Appendix 5 – Schedule of Costs for a breakdown of each infrastructure and administrative item, with a summary of each item provided below.

7.1 Roads – Asset ID 1.0

7.1.1 Mortimer Road – Asset ID 1.1

The total cost contribution for DCA3 towards the Mortimer Road upgrade is estimated to be **\$5,346,276.77**.

7.1.2 Thomas Road – Asset ID 1.2

The total cost contribution for DCA3 towards the Thomas Road upgrade is estimated to be **\$7,242,835.90**.

7.2 Drainage – Asset ID 2.0

7.2.1 Peel Sub Drain P – Asset ID 2.1

The estimated cost to improve the drain through piping works is **\$976,922**.

7.2.2 Peel Sub Drain P1 – Asset ID 2.2

The estimated cost to improve the drain is **\$1,740,595** and comprises two separate components – piping proposed from the P Sub-Drain to the eastern edge of the Powerline Easement (185m) and Living Stream treatment from the eastern edge of the Powerline Easement to the interface with the Urban/Rural-Water Resource Protection Zones to the east (395m).

7.2.3 Peel Sub Drain P1A – Asset ID 2.3

The estimated cost to improve the drain with Living Stream treatment is **\$948,512**.

7.2.4 Peel Sub Drain O – Asset ID 2.4

The estimated cost to improve the drain with Living Stream treatment is **\$1,595,270**.

7.3 Public Open Space – Asset ID 3.0

7.3.1 Public Open Space – Asset ID 3.1

This includes 18.37% (12.6ha) of POS being delivered within the approved Casuarina Central LSP plus an estimated 10% POS to be delivered for both the Casuarina North and South precincts. The 10% POS estimate is based off GSA calculations. Across the total Casuarina DCA, the total POS to be delivered equals **\$65,733,528**.

7.4 District Sporting Ground – Asset ID 4.1

7.4.1 District Sporting Ground (Casuarina) – Asset ID 4.1

The costs for DCA3 for the District Sporting Ground are estimated at **\$844,082.84** with the proportionate sharing of costs over DCAs 2-7 shown in Appendix 5 – Schedule of Costs, District Sporting Ground – Asset ID 4.

7.5 Community Facilities – Branch Library Asset ID 5.0

7.5.1 Branch Library – Asset ID 5.1

DCA3 will contribute to the Branch Library the amount of **\$111,413.27** with the proportionate sharing of costs over DCA2 - DCA7 shown in Appendix 5 – Schedule of Costs, Community Facilities – Branch Library (serves Districts A and B) – Asset ID 5.1.

7.6 Administrative costs – Asset ID 6.1

7.6.1 Administrative costs – Asset ID 6.1

Administrative costs are the actual administration costs of administering the DCP, including the year leading up to the annual review (up until June 2024).

8.0 Method of calculating 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.

9.0 Priority and timing of infrastructure delivery

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

Priority	Infrastructure item	Anticipated timing	Comment
1	Public Open Space	1-8 years	Will be provided during subdivisional works.
2	Peel Sub Drains	1-8 years	May be provided by developers with POS adjoining the sub drains during subdivisional 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	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. Community infrastructure construction currently scheduled for 2028-2030.
5	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. Community infrastructure construction currently scheduled for 2029-2031.
6	Mortimer Road	6-8 years	Is likely to be provided during subdivision works, in conjunction with the City.

10.0 Payment of contributions

10.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 5.15.5.13 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.

10.2 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, 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 5.15.5.14.1(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 10.3.4 Reimbursement of DCP funds of this DCP Report.

10.3 Other Matters

10.3.1 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 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.

10.3.2 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.

10.3.3 Interest

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.

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 months 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.

10.3.4 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.

Notwithstanding the above arrangements for reimbursement of DCP funds to landowners, the City is seeking to enter into a funding agreement with Main Roads for the upgrading of Thomas Road. The City will contribute the funds collected by the DCP for the Thomas Road upgrade, to Main Roads in accordance with the relevant legal agreement.

10.3.5 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.

10.3.6 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.

11.0 Review

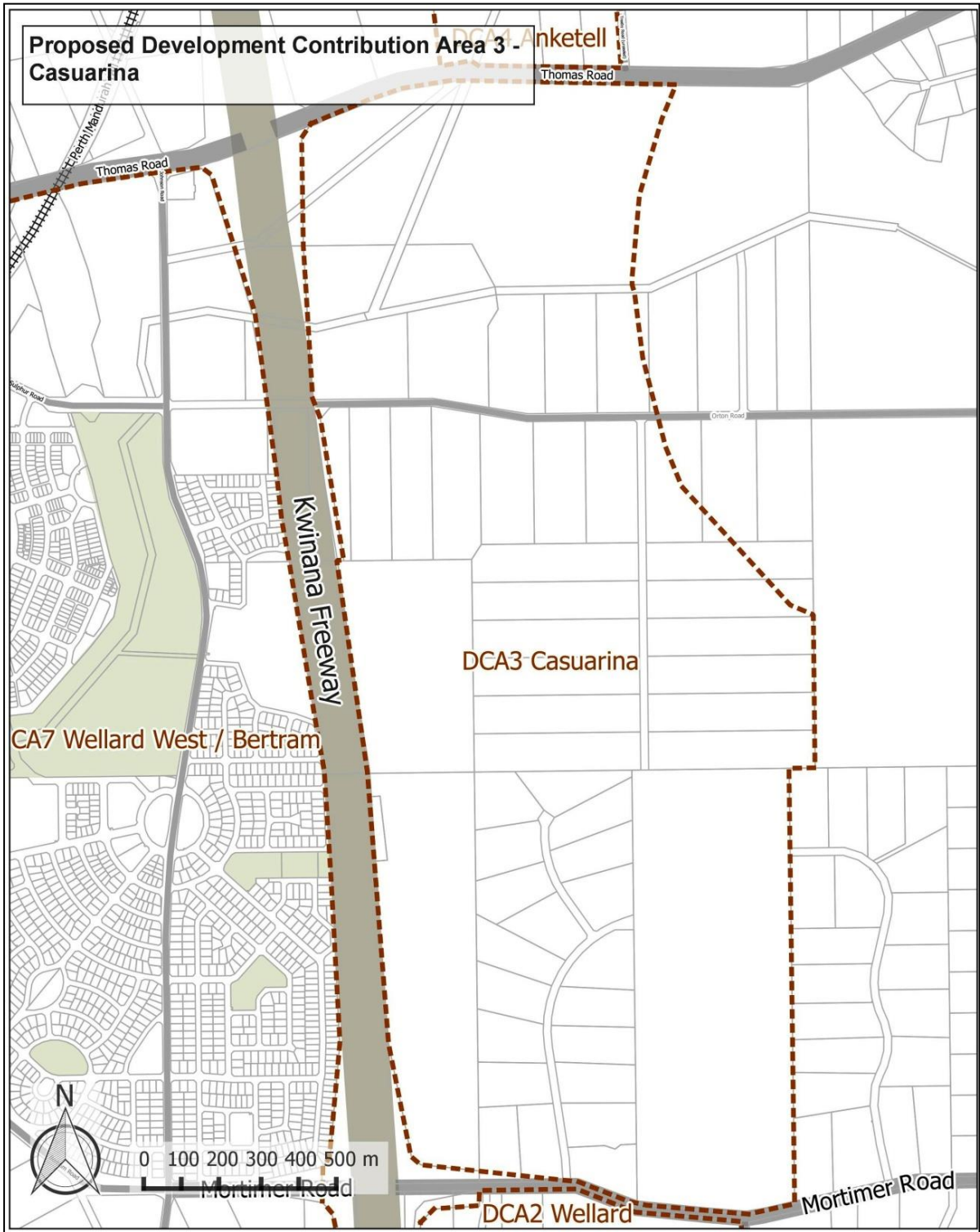
The DCP will be reviewed when considered appropriate, though not exceeding a period of five years from the date of gazettal of Amendment 100A to Local Planning Scheme No. 2, having regard to the

rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.

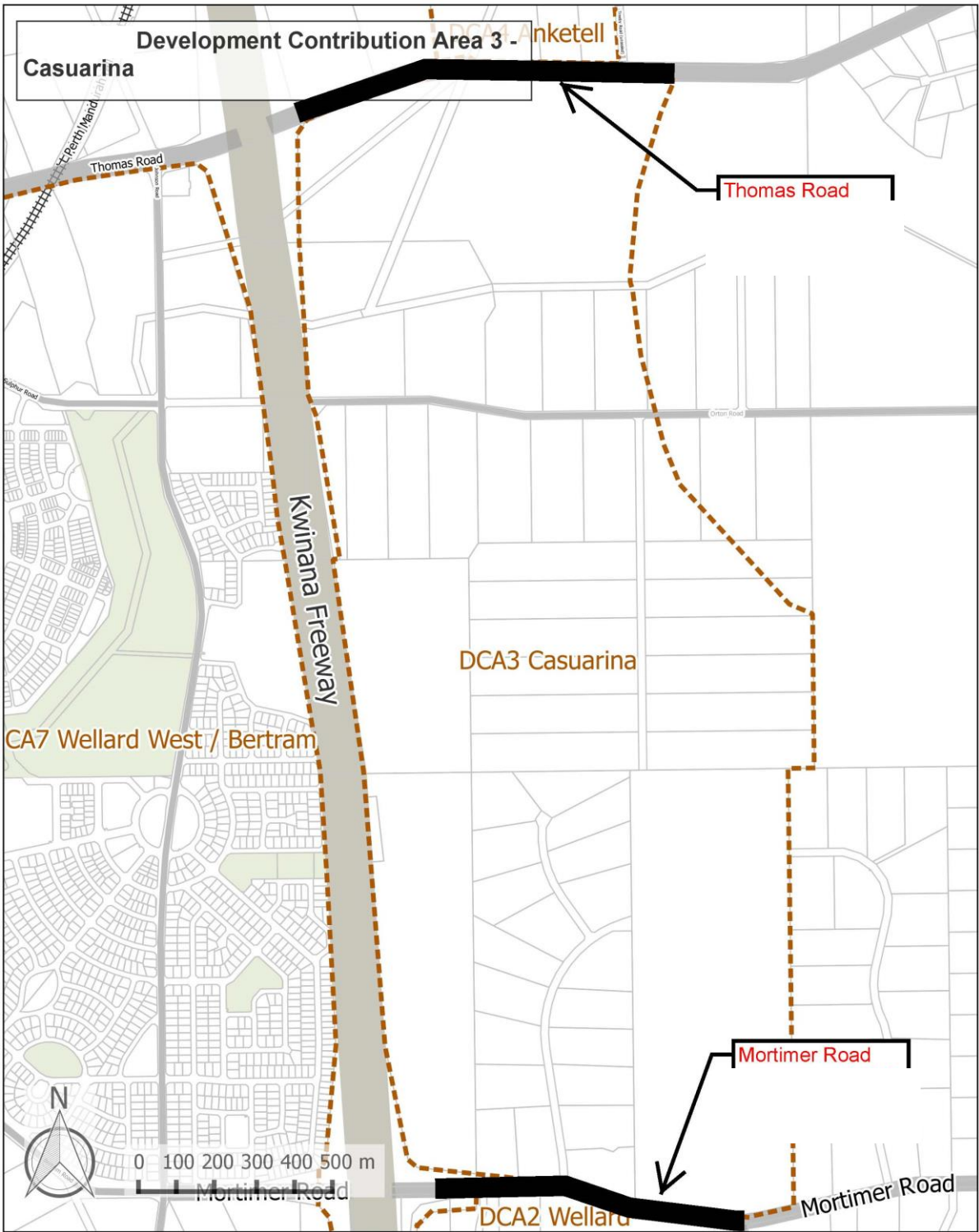
The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

Appendices

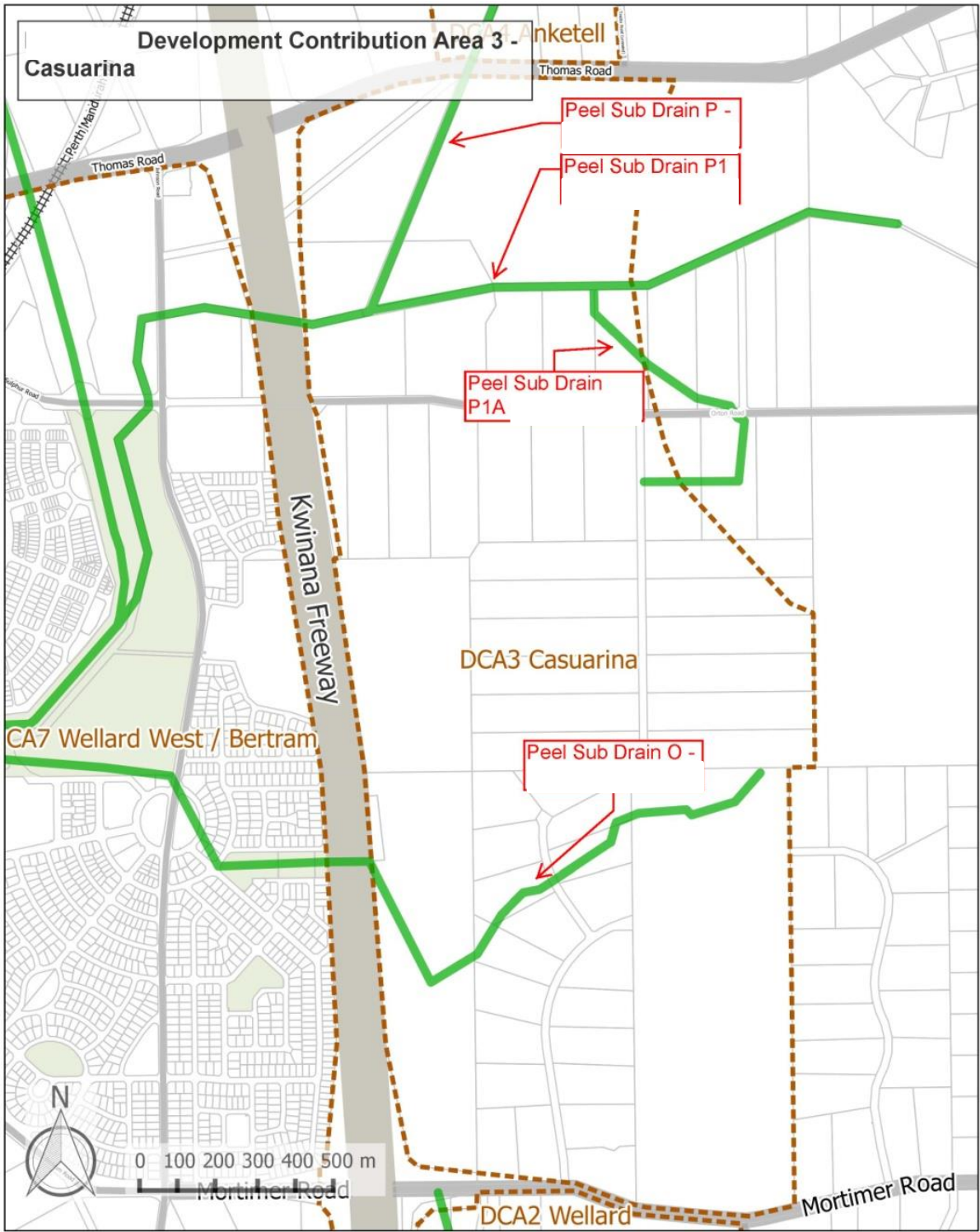
Appendix 1 – Development Contribution Area 3 Casuarina



Appendix 2 – Road Infrastructure Spatial Plan

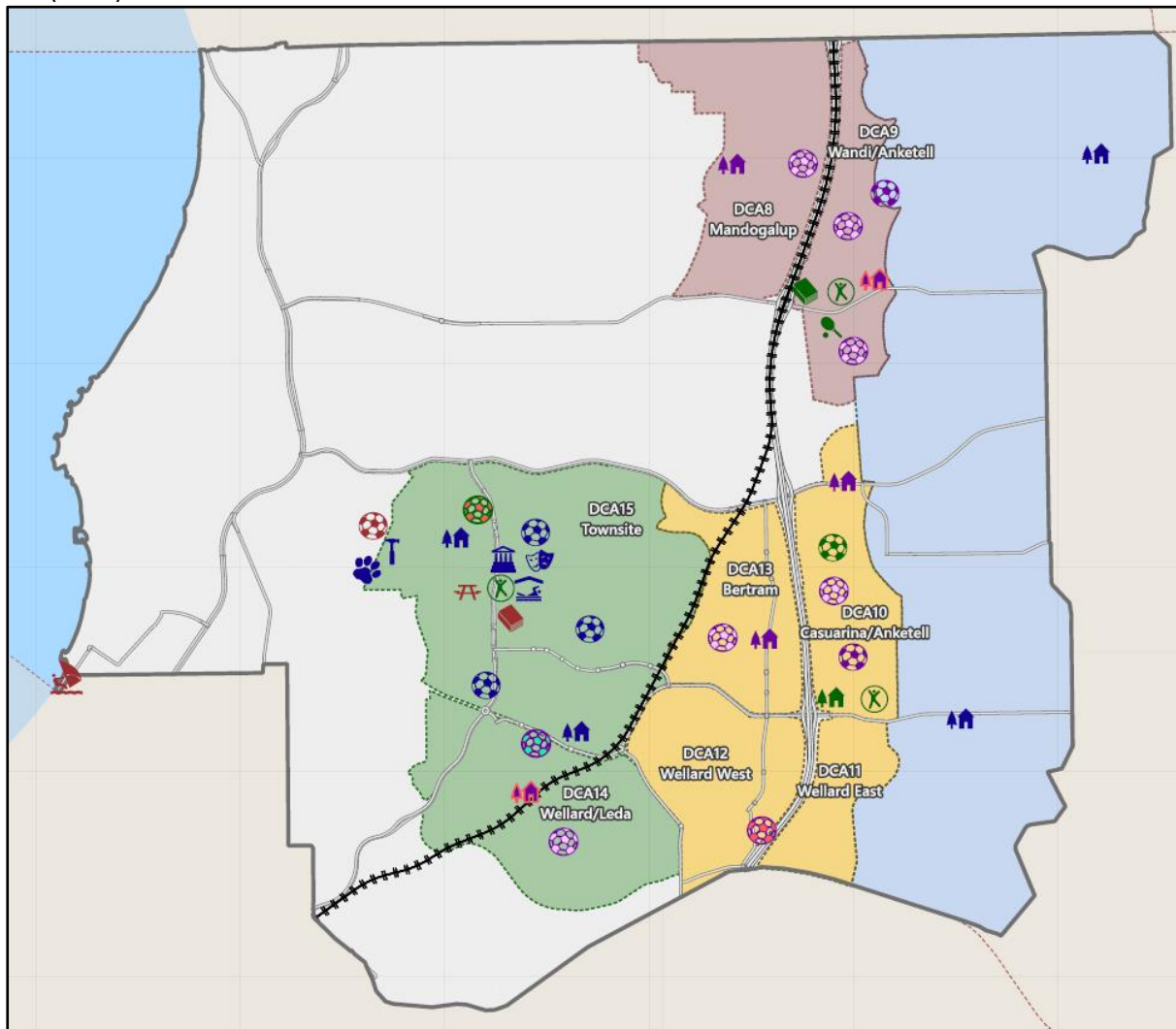


Appendix 3 – Drainage Infrastructure Spatial Plan

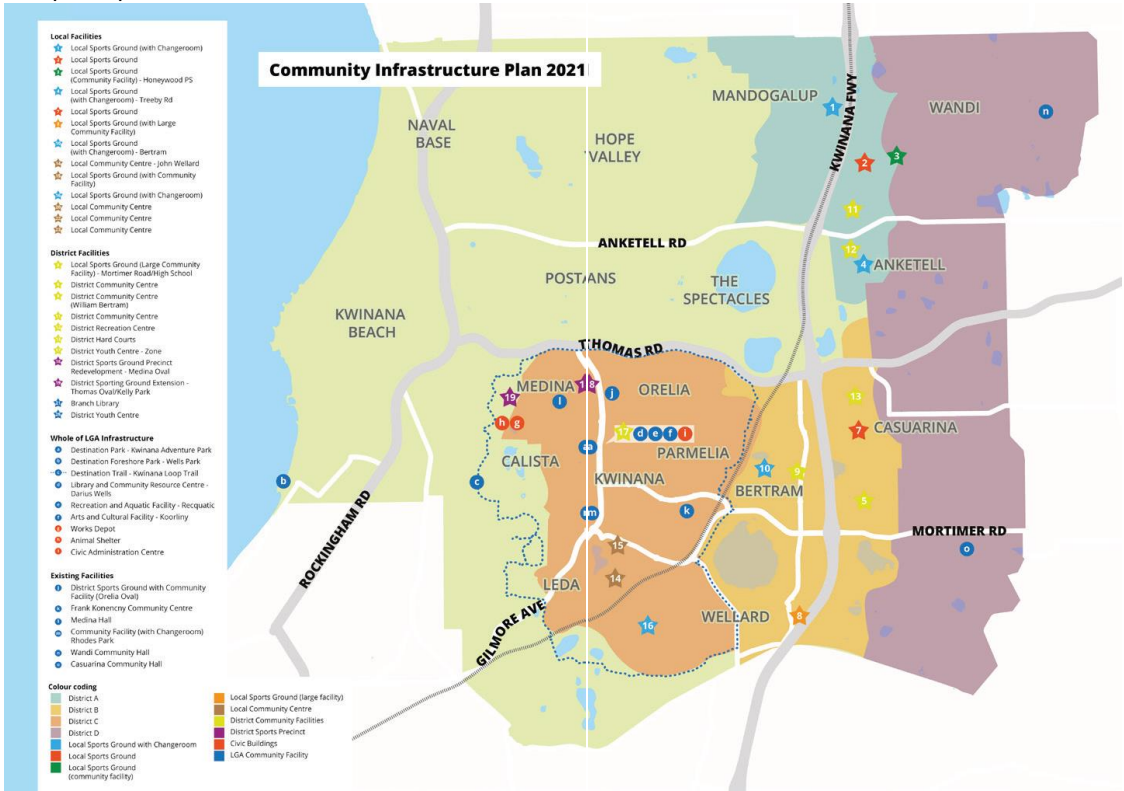


Appendix 4 – Community Infrastructure Plan Spatial Plan

CIP (2018)



CIP (2021)



Appendix 5 – Schedule of Costs

Mortimer Road – Asset ID 1.1

The cost contribution for DCA3 towards the Mortimer Road upgrade, including land acquisition (1,361m²), traffic management, design, construction, landscaping and contingency (20%) is **\$5,346,276.77**. Mortimer Road will also be used by new development within the southern adjoining development cell, DCA 2 – Wellard East, so the costs of the upgrades have been distributed based on a proportionate land area basis; demonstrated in the following table:

Development Contribution Area	Developable Land Area	Proportion	Contribution
2 – Wellard	83.824	31.03%	\$2,405,552.06
3 – Casuarina	186.30	68.97%	\$5,346,276.77
Total	270.1213	100.00%	\$7,309,935 (road costs) + \$339,819 (landscaping costs) + \$102,075 (land acquisition) = \$7,751,829

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

Thomas Road – Asset ID 1.2

The total cost of the Thomas Road upgrade, including traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$11,378,039**, with DCA3 contributing **\$7,242,835.90**.

The costs of the Thomas Road upgrades have been distributed between DCA3 and DCA4 based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
DCA 3 - Casuarina**	186.297	63.66%	\$ 7,242,835.90
DCA 4 - Anketell	106.36	36.34%	\$ 4,135,202.71
Total	292.6610	100.00%	\$ 11,378,038.61
** largely estimated figures as only a partial LSP has been adopted by Council			

Peel Sub Drain P – Asset ID 2.1

Sub Drain P extends 810m through DCA3 and is between 1000 and 1500mm deep. The estimate for the treatment of this sub-drain was originally for a Living Stream, however given the land use surrounding the sub-drain is approved for commercial land, it is more contextually appropriate for the sub-drain to be piped. The cost to undertake piping works is **\$976,922**.

The breakdown of cost estimates for this item is detailed in the City of Kwinana DCP Cost Update 2024 Report prepared by Rawlinson's Cost Management dated March 2025.

Peel Sub Drain P1 – Asset ID 2.2

The estimated cost to improve the drain is **\$1,740,595** and comprises two separate components – piping proposed from the P Sub-Drain to the eastern edge of the Powerline Easement (185m) and Living Stream treatment from the eastern edge of the Powerline Easement to the interface with the Urban/Rural-Water Resource Protection Zones to the east (395m). The cost to undertake piping works for the western component of the P1 Sub-Drain is **\$480,332**. The cost of the Living Stream portion is **\$1,260,263** and includes the 20m wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Key matters to note in relation to this drain include the location of the District POS. The LSP for the remaining Casuarina North Precinct is yet to be prepared and/or adopted by Council. This LSP will inform the approach necessary for Sub Drain P1.

The breakdown of cost estimates for this item is detailed in the City of Kwinana DCP Cost Update 2024 Report prepared by Rawlinson's Cost Management dated March 2025.

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

Peel Sub Drain P1A – Asset ID 2.3

Sub Drain P1A extends 220m north of Orton Road through the Urban zoned land within DCA3 and is between 1000mm and 1500mm deep with a total estimated cost of **\$948,512**.

The estimated cost to improve the drain with Living Stream treatment is **\$701,919** (this includes the 20m wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency) plus a piped northern section of the P1A Sub-Drain costing **\$246,593**.

The breakdown of cost estimates for this item is detailed in the City of Kwinana DCP Cost Update 2024 Report prepared by Rawlinson's Cost Management dated March 2025.

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

Peel Sub Drain O – Asset ID 2.4

Sub Drain O extends 500m through DCA3 and is approximately 1000mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$1,595,270**. This includes the 20m wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

The breakdown of cost estimates for this item is detailed in the City of Kwinana DCP Cost Update 2024 Report prepared by Rawlinson's Cost Management dated March 2025.

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

Public Open Space – Asset ID 3.1

Land acquisition and improvement costs for the provision of POS will be collected and coordinated within DCA3 as the future Local Structure Plan will seek to consolidate POS for at least 1 local sports

ground (4.6ha), as per the City's CIP 2018. It must be noted that the total POS required excludes the 3ha portion of District POS, for which all DCAs are liable. Costs will be apportioned on a pro rata gross subdivisible area basis for all landowners within DCA3.

The estimated costs for the POS (includes 12.6ha (18.37%) of POS being delivered as per the approved Casuarina Central LSP plus the estimated costs for the provision of 10% POS across the remaining GSA) is **\$65,733,528**, based upon:

Land acquisition: **\$750,000** per hectare

Improvement costs (including establishment costs for 2 years) as per costings

The breakdown of cost estimates for this item is detailed in the City of Kwinana DCP Cost Update 2024 Report prepared by Rawlinson's Cost Management dated March 2025.

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

District Sporting Ground – Asset ID 4.1

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. DCA3 is located within District B.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15). The improvement costs associated with DCAs 2-7 include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

The costs for DCA3 for the District Sporting Ground are estimated at **\$844,082.84** with the proportionate sharing of costs over DCAs 2-7 shown below:

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	134.862	51.038	83.824	\$488,961.37
DCA 3 - Casuarina**	266.98	122.28	144.70	\$844,082.84
DCA 4 - Anketell	141.840	42.245	99.595	\$580,956.40
DCA 5 - Wandi	204.852	66.912	124.363	\$725,430.25
DCA 6 - Mandogalup	111.390	18.662	92.729	\$540,901.73
DCA 7 - Wellard West/ Bertram	524.222	109.362	414.860	\$2,419,952.28
Total	1,384.15	410.50	960.07	\$5,600,284.87

Community Facilities – Branch Library (serves Districts A and B) – Asset ID 5.1

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	134.862	51.038	83.824	\$ 64,539.62
DCA 3 - Casuarina**	266.98	122.28	144.70	\$ 111,413.27
DCA 4 - Anketell	141.840	42.245	99.595	\$ 76,682.34
DCA 5 - Wandi	204.852	66.912	124.363	\$ 95,751.92
DCA 6 - Mandogalup	111.390	18.662	92.729	\$ 71,395.40
DCA 7 - Wellard West/ Bertram	524.222	109.362	414.860	\$ 319,417.45
Total	1,384.15	410.50	960.07	\$ 739,200.00
** largely estimated figures as only a partial LSP has been adopted by Council				

Administrative costs – Asset ID 6.1

Administrative costs are based on actual administration costs incurred in administering the DCP, for the year leading up to the annual review.