

8 December 2025

Development Contribution Plans 2-7

Minor review of Cost Apportionment Schedules

On 14 May 2025, the City of Kwinana Council endorsed a process whereby the City's Administration would undertake regular minor reviews of the Development Contribution Plan's (DCP) cost apportionment schedules (CAS) and DCP Reports when required, and in between major reviews of these documents (refer Ordinary Council Meeting Minutes 14 May 2025, Item 17.1).

Table 1 below details what constitutes a minor and major review.

Table 1: Minor and Major Reviews

Minor reviews (to be undertaken by Administration)	Major reviews (to be endorsed by Council)
Areas and projected development to be updated with local structure plans (including amendments), subdivision approvals, deposited cards and developed land.	Annual review of estimated infrastructure costs.
Areas and projected development to be updated with changes to the Metropolitan Region Scheme, Local Planning Scheme and Planning Control Areas.	Annual valuation of land.
Received contributions and interest earned on reserve funds.	
Funds expended by DCP on infrastructure.	

On 8 December 2025, the City's CEO endorsed updated cost apportionment schedules for DCPs 2-7. These cost apportionment schedules have now been published on the website and are operational for the purpose of determining development contributions under cl. 5.15.5 of the City's Local Planning Scheme No. 2 (LPS2).

Table 2 (overleaf) provides an overview of the updates made to the CAS for each DCA. Primarily the updates relate to changes in the land area described and apportioned within each DCA.

Table 2: Overview of land area changes

	Affected DCP	Change
1	DCA 3	Increase 'deductible' land for Lot 123 Mortimer Road, Casuarina to 45.14ha due to purchase of the land for environmental offsets by Main Roads WA. Resultant GSA and DA for Lot 123 Mortimer is nil as the land will not be developed.
2	DCA 4	Address minor discrepancies in CAS for land already developed. Affects: <ul style="list-style-type: none"> • Lot 7 Anketell Road. • Lot 36 – 38 Treeby Road. • Lot 89 Treeby Road. • Lot 13 Treeby Road.
3	DCA 5	Include in CAS and apportion DCP contribution to: <ul style="list-style-type: none"> • Lot 132 (No. 23) Wirra Corner. • Part Lot 9008 (No. 520) Lyon Road. • Lot 9035 Lyon Road. Amendment 164 to LPS 2 rezoned this land to Development and included the land in DCA 5. Amendment 164 was gazetted on 28 October 2025.
4	DCP 6	Delete from CAS: <ul style="list-style-type: none"> • Lot 2 Rowley Road. • Lot 10 Rowley Road. • Part Lot 11 Hoffman Road. The gazettal of Mandogalup Improvement Scheme No. 1 means that LPS 2 no longer has statutory effect over land previously covered by DCA 6 (Lot 2 and most of Lot 10). The Rural zoned portion of Lot 10 is unable to be developed under current zoning and should not be apportioned infrastructure costs. Part Lot 11 is outside of DCA6.
5	DCA 7	Address minor discrepancies in CAS for land already developed. Affects: <ul style="list-style-type: none"> • Lot 506 Johnson Road. • Lot 502 Tamblyn Place. • Lot 501 Tamblyn Place. • Providence Estate. • Emerald Park.
6	DCA 7	Refine developable area and consolidate lot descriptions for Development WA land near Kwinana Train Station. The CAS lot descriptions have been updated to reflect current descriptions, and to consolidate multiple lots into one line where possible. Developable area has been reviewed to reflect contemporary standards.

Please contact the City's Planning Team at planning.team@kwinana.wa.gov.au if you have any questions.