

1.0 Development Contribution Plan 3 – Casuarina

The development contribution area is shown on the Town Planning Scheme No. 2 (TPS2) scheme map as DCA3. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA3 shown on the scheme map, the scheme map shall prevail.

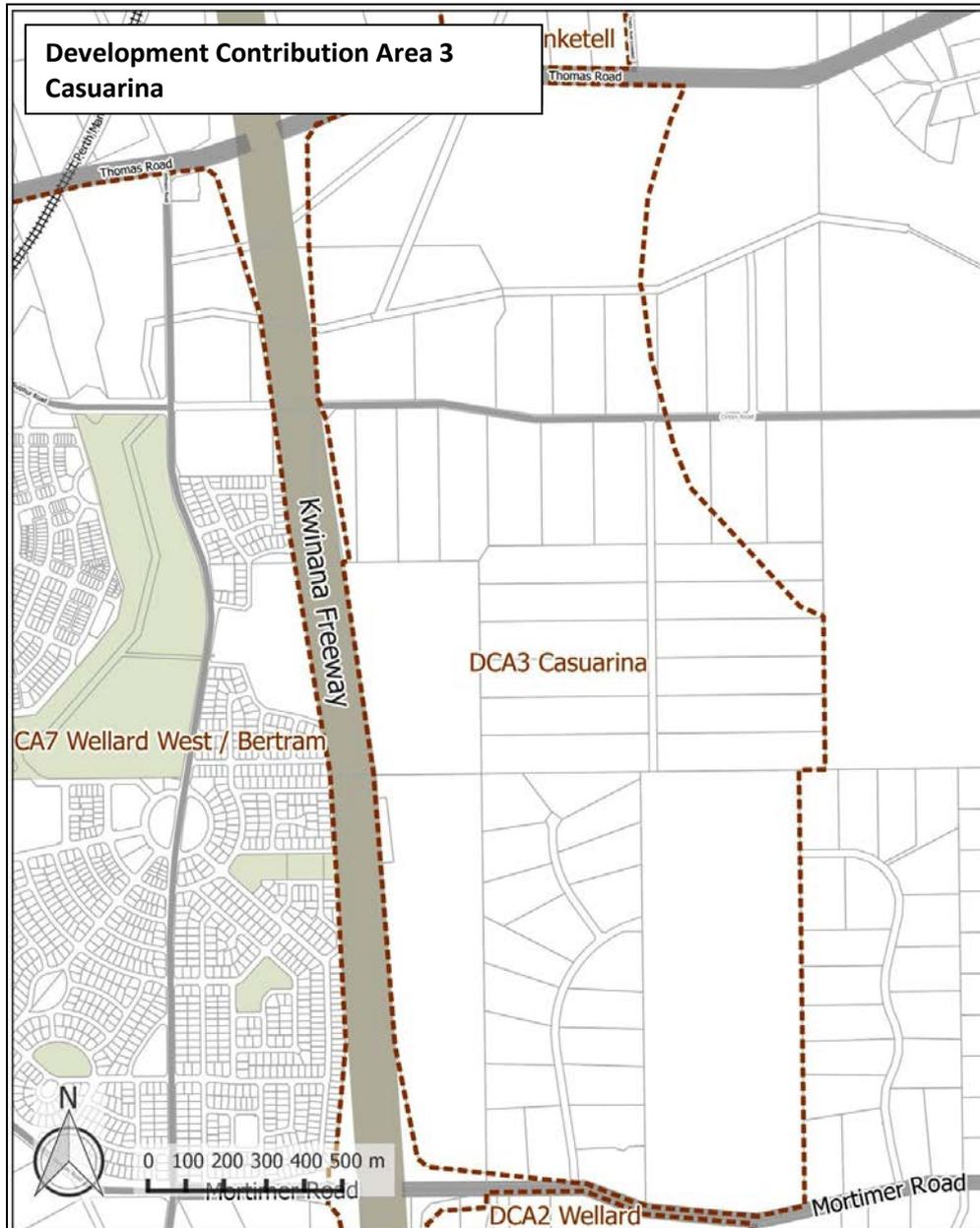


Figure 1: Development Contribution Area 3 – Casuarina

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 TPS2 provisions for DCA3 pursuant to Amendment 100A to TPS2 (see Appendix 1).

3.0 Relevant plans and documents

While preliminary structure planning work has been undertaken for DCA3, nothing has been formally advertised or adopted to date. Therefore the 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 effect 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:

- WAPC Jandakot Structure Plan 2007
- City of Kwinana Eastern Residential Intensification Concept 2005 (draft)
- Lifting of Urban Deferment: Casuarina Cell, Jandakot Structure Plan Area, Rowe Group 2012
- 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 - Anketell North (approved December 2015, Rowe Group)
- Wellard East Local Structure Plan (last amended April 2014) – prepared by Cardno/Roberts Day for the Sunrise Estate development (Armana P/L)
- Wellard East (Lot 90 and part Lot 378 Millar Road) Local Structure Plan (May 2014) – prepared by Cardno for the Wellard Glen development (DJ MacCormack Property Group)
- Amended Wellard East Local Structure Plan to include Lot 601 Millar Road (prepared by Michael Swift and Associates, 2015)
- Lot 64 Woolcoot Road, Wellard East Local Structure Plan (Rowe Group 2015)
- Lot 59 Mortimer Road Local Structure Plan (Peter D Webb and Associates 2016)
- Part Lot 9001 and Lot 379 Millar Road – Sunrise Estate southern extension (Lorraine Elliott Planning Services on behalf of Armana P/L 2015)

- 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 Town 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 TPS2.

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 TPS2.

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.

The items of infrastructure proposed by Amendment 100A for DCA3 are likely to be applicable for the DCP irrespective of the final configuration of the adopted structure plan for DCA3.

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. As noted earlier in this DCP report, while preliminary structure planning work has been undertaken for DCA3, nothing has been formally advertised or adopted to date. Therefore the 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 effect the cost contributions under the proposed DCP.

The costs for each infrastructure item have been independently reviewed by consultants on behalf of the City. 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 TPS2 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.

7.3 Equity

The costs of each item of infrastructure are shared by landowners on a land area basis, taking into account limitations on the developable area of the land.

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 whole of life capital cost, but exclude running costs.

7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

7.7 Right of consultation and arbitration

This DCP report, including the draft Cost Apportionment Schedule, was advertised for public comment as part of Amendment 100A to TPS2 thus ensuring that landowners and developers had the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in the period between gazettal of Amendment 100A and Council’s adoption of the draft Cost Apportionment Schedule and associated DCP reports.

The DCP provisions under TPS2 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 following adoption by Council.

As per TPS2, 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

As stated previously a structure plan has not been adopted for DCA3 and therefore the land areas shown in Table 1 below are estimated and will be subject to change depending on the final configuration of the structure plan for DCA3.

Table 1 presents the key characteristics of DCA3:

Total land area	267.5706 ha
Gross subdivisible area ¹	189.7985 ha
Developable area ²	169.6381 ha

Table 1: Characteristics of future development within DCA3

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 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.

² Developable area is defined as the total site area less areas for schools, community facilities, commercial land, dedicated drainage reserves, regional open space, Environment Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

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 DCA3. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City's Town Planning Scheme No.2, notes a per/hectare land valuation for DCA3 of \$600,000.

9.1 Roads

Figure 2 below indicates the road infrastructure to be coordinated and funded by DCP3.

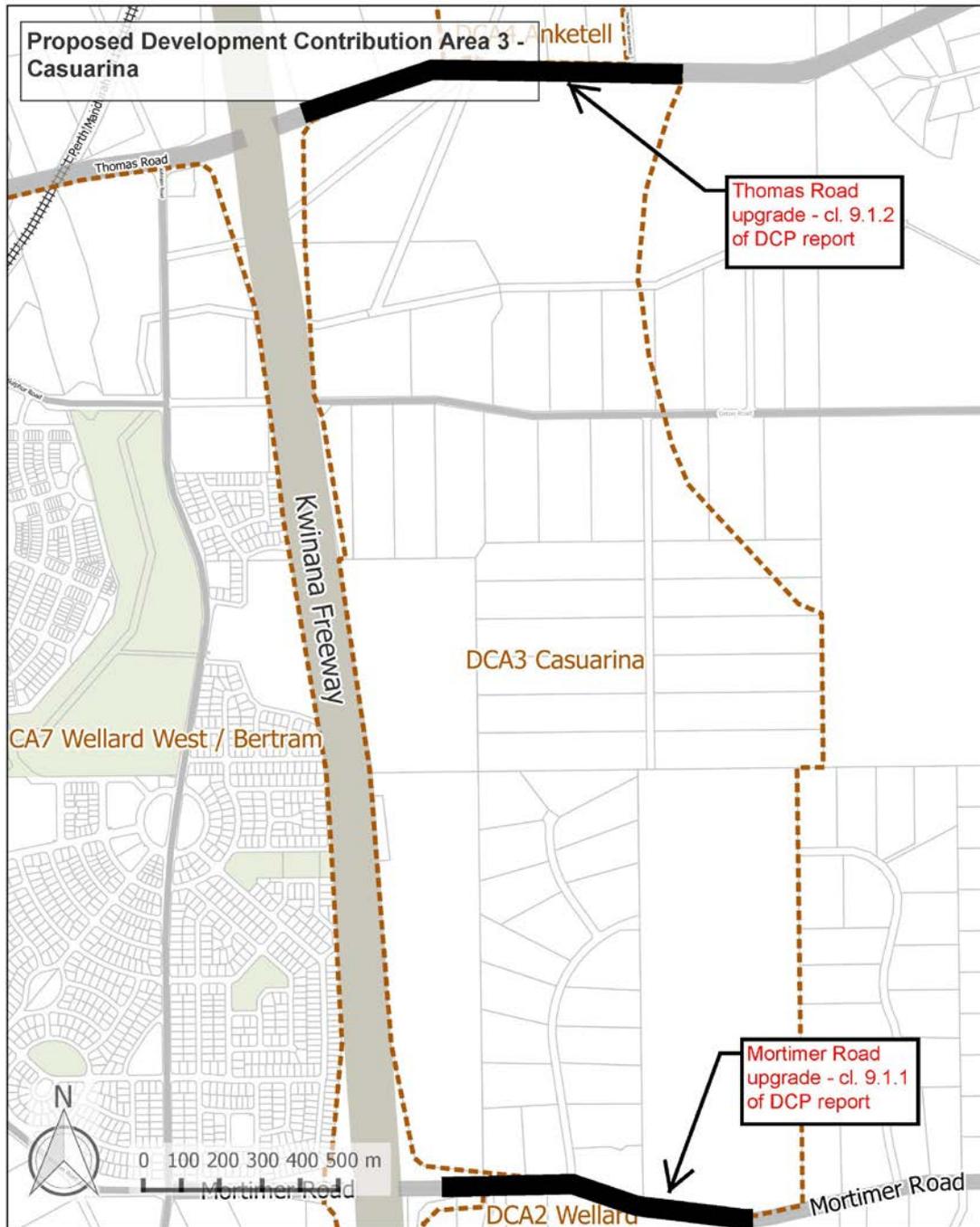


Figure 2: Road infrastructure

9.1.1 Mortimer Road

Mortimer Road is a District Distributer (B) with direct freeway access from both directions and an estimated 2,200 vpd³. 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 Woolcoot 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.⁴ Furthermore the development of at least 2,000 dwellings in DCA3, will generate more traffic to Mortimer Road⁵. 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 Distributer 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 Woolcoot Road and the Neighbourhood Connector (within DCA2);
- Drainage to both sides of Mortimer Road;
- Street lighting; and
- The undergrounding of power.

The cost contribution for DCA3 towards the Mortimer Road upgrade, including land acquisition (1,361m²), traffic management, design, construction, landscaping and contingency (20%) is **\$2,692,851**. Mortimer Road will also be used by new development within the northern 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	94.8784ha	35.868%	\$1,506,108
3 – Casuarina	169.6381ha	64.132%	\$2,692,851
Total	264.5165ha	100%	\$3,952,540 (road costs)+ \$164,759 (landscaping costs)+\$81,660 (land acquisition) = \$4,198,959

Table 2: Apportionment of Mortimer Road upgrade costs between DCA2 and DCA3

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.

³ Wellard East Local Structure Plan August 2011, Appendix D: Traffic Assessment Report, Shawmac, page 11.

⁴ Ibid, page 27.

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 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.

9.1.2 Thomas Road

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. Current 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)⁶.

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)^{7&8}. Furthermore the development of at least 2,000 dwellings in the southern adjoining cell, Development Contribution Area 3 – Casuarina, will generate considerably more traffic to Thomas Road⁹.

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 east of DCA3. Further details of the Thomas Road upgrade include:

- Construction of four way roundabout at the junctions of 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 **\$6,582,444**.

Thomas Road will also be used by new development within the northern adjoining development cell, DCA 4 - Anketell, 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
DCA 3 - Casuarina**	169.6381	60.88%	\$4,007,160.33
DCA 4 - Anketell	109.0214	39.12%	\$2,575,283.67
Total	278.6595	100%	\$5,826,354 (road costs)+ \$756,090 (landscaping costs) = \$6,582,444.00
** estimated figures only as no local structure plan for Casuarina has been adopted			

Table 3: Apportionment of Thomas Road upgrade costs between DCA3 and DCA4

⁶ Anketell (South) Local Structure Plan January 2014, Appendix 10: Traffic Report (Transcore), Oct 2013, page 4.

⁷ Ibid, page 9.

⁸ Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), June 2010, page 10.

⁹ 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.

9.2 Drainage

Within DCA3, there are three 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 Figure 2 below:

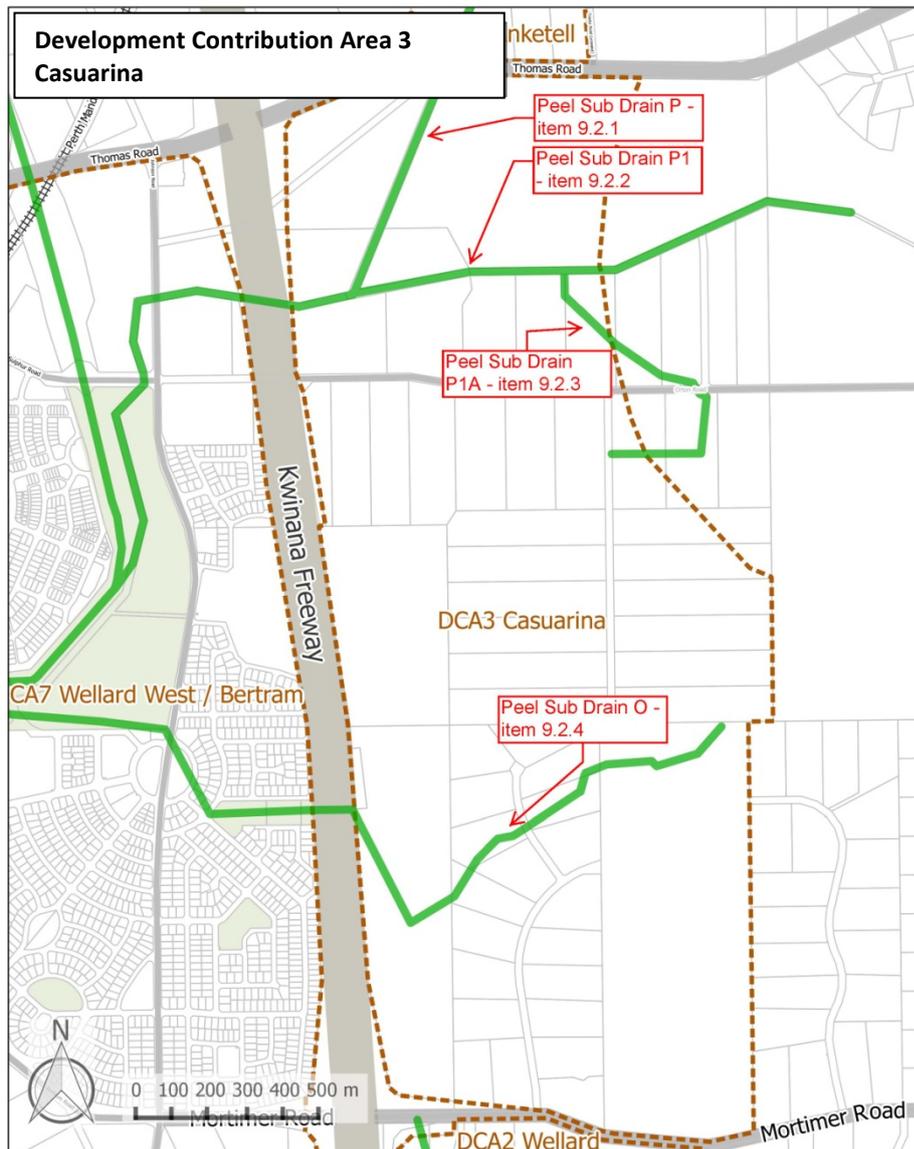


Figure 2: Location of Peel sub drains

While three potential treatments for the sub drains had previously been outlined and costed in the draft DCP report and during the advertising process – Living Stream, Canal and Rock-pitching – it was considered that the Living Stream treatment is the most cost-effective and contextually appropriate treatment.

Further in this regard, Living Stream treatment is the most suitable option where the Sub-Drain adjoins areas of public open space, as the planted nature of a Living Stream is more aesthetically pleasing than the other two treatments noted, particularly during times of limited stream flow, and as the 1 in 4 gradient of the Living Stream embankments is compatible with the gradient requirements of public open space. In relation to this latter point, the Living Stream treatment is better suited where the depth of the sub drain is less than 1m due to the amount of earth moving required to achieve a 1 in 4 gradient for the embankments.

9.2.1 Peel Sub Drain P

Sub Drain P extends 630m through DCA3 and is between 1000 and 1500mm deep. The estimated cost to undertake works for a Living Stream is **\$1,085,616**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

This however is subject to change should the land on either side of the drain comprise commercial or mixed business land uses. In this instance, the sub-drain may require piping. Upon receipt of a Local Structure Plan over DCA3, this matter will require further review.

Maintenance cost per annum				October 2017 JBA Estimate (200m ²)
\$1.50 per m ² per annum				\$300.00
Construction cost per 10 m sections <1000mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
total cost per 10 metres				\$13,167.00
Construction cost per 10 m sections 1000 - 1500mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,827.00
total cost per 10 metres				\$20,097.00

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep).

9.2.2 Peel Sub Drain P1

Sub Drain P1 extends 580m through DCA3 (to the east of the high voltage power line easement) and is between 1000mm and 1500mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$999,456**. This includes the 20 metre-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 and whether land to the west of the DPOS may comprise commercial/mixed business land uses. If the LSP for Casuarina indicates as such, then piping all or part of the drain may be a more viable option.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m ² per annum				\$300.00
Construction cost per 10 m sections <1000mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
total cost per 10 metres				\$13,167.00
Construction cost per 10 m sections 1000 - 1500mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,827.00
total cost per 10 metres				\$20,097.00

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep).

9.2.3 Peel Sub Drain P1A

Sub Drain P1A extends 220m north of Orton Road through the Urban zoned land within DCA3 and is between 1000mm and 1500mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$942,590**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

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, this 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.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m ² per annum				\$300.00
Construction cost per 10 m sections <1000mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
total cost per 10 metres				\$13,167.00
Construction cost per 10 m sections 1000 - 1500mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,827.00
total cost per 10 metres				\$20,097.00

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep).

9.2.4 Peel Sub Drain O

Sub Drain O extends 500m through DCA3 and is approximately 1000mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$861,600**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m ² per annum				\$300.00
Construction cost per 10 m sections <1000mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00

advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
total cost per 10 metres				\$13,167.00
Construction cost per 10 m sections 1000 - 1500mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,827.00
total cost per 10 metres				\$20,097.00

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep).

9.3 Public Open Space

Land acquisition and improvement costs for the provision of public open space (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 Community Infrastructure Plan 2011-2031 (Revised 2015). 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 public open space (10% of the GSA = 18.9799ha) is **\$11,387,940 + \$21,397,939 = \$32,785,879**, based upon:

Land acquisition: \$600,000 per hectare¹⁰

Standard improvement costs (including establishment costs for 2 years): \$1,127,400 per hectare¹¹

POS is likely to be comprised of both Local and Neighbourhood Parks. **Local Parks** are those less than 1 hectare in area, with a per m² rate for improvements and two years’ establishment applicable of 121.64. **Neighbourhood Parks** are greater than 1 hectare in area, with a per m² rate for improvements and two years’ establishment applicable of 103.85. 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 maintenance for two years.

9.4 District Sporting Ground

¹⁰ Colliers International land valuation November 2017

¹¹ As per CoK improvement POS cost schedules and comprises an average rate across Local Parks and Neighbourhood Parks, which encompass differing rates

The City’s draft Community Infrastructure Plan (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure Plan. 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 **\$595,605.12** 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	Land acquisition 3ha @ \$600,000	Land improvements to District Sporting Ground standard	District Sporting Ground for DCA
DCA 2 - Wellard	146.393	51.515	94.878			\$298,428
DCA 3 - Casuarina**	267.57	77.77	189.80			\$596,988
DCA 4 - Anketell	127.305	16.959	110.346			\$347,080
DCA 5 - Wandi	189.418	46.213	143.205			\$450,433
DCA 6 - Mandogalup	111.130	18.920	92.210			\$290,036
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276			\$1,281,035
Total	1,350.83	313.11	1,037.71	\$1,800,000	\$1,464,000	\$3,264,000
** estimated figures only as no local structure plan for Casuarina has been adopted						

Table 4: Cost schedule for District Sporting Ground

9.5 Community Facilities

The City’s revised Community Infrastructure Plan 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 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, Wellard West, Bertram)

The City has explored the opportunity to provide the facilities 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 1.4ha of land. The area within the power line easements could be used for car parking.

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	Proportion of total	Proposed combined facility proportion of land component
Local community centre	0.5ha	25%	0.35ha
District Youth Centre	0.7ha	35%	0.49ha
Branch Library (serves Districts A and B)	0.8ha	40%	0.56ha
Total	2.0ha	100%	1.4ha

The City’s most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

DCA3 will proportionately contribute towards the Branch Library component of the combined community facility, as follows:

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	146.393	51.515	94.878	\$62,977
DCA 3 - Casuarina**	267.57	77.77	189.8	\$125,982
DCA 4 - Anketell	127.305	16.959	110.346	\$73,244
DCA 5 - Wandi	189.418	46.213	143.205	\$95,055
DCA 6 - Mandogalup	111.130	18.920	92.210	\$61,206
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$270,336

Total	1,350.83	313.11	1,037.71	\$688,800
** estimated figures only as no local structure plan for Casuarina has been adopted				

9.6 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)
- Administrative expenses
- 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, commercial land, 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 DCA3 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 2 estimates the timing of development.

Infrastructure item	Anticipated timing	Comment
9.1.1 Mortimer Road	0-10 years	May be provided in part during subdivision of lots adjoining Mortimer Road.
9.1.2 Thomas Road	0-10 years	May be provided in part during subdivision of lots adjoining Thomas Road, in conjunction with Main Roads WA.
9.2.1, 9.2.2, 9.2.3 and 9.2.4 Peel Sub Drains	0-10 years	May be provided by developers with POS adjoining the sub drains.
9.3 Public Open Space	0-10 years	Is likely to be provided during subdivision works.
9.4 District Sporting Ground	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026.
9.5 Community Facilities	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction

		currently scheduled for 2024-2026.
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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 TPS2 and Local Planning Policy 4: Administration of Development Contributions.

12.2 Works in kind contributions

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. 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 Planning Policy: 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 and detail of the works in accordance with Clause 6.16.5.14.1(c) of the Scheme prior to the works occurring. In respect to the provision of Public Open Space, the landowner/developer shall undertake the approved POS improvement works in accordance with the City's standard or as otherwise agreed with the City prior to the commencement of works. Should the standard of POS improvements undertaken by the landowner/developer for this infrastructure item be higher than that set by the City, then no 'over and above' credit will be applicable.

13.0 Review

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.

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.

Appendix 1 – Development Contribution Plan 3 – Casuarina as set by Amendment 100A

	DEVELOPMENT CONTRIBUTION PLAN 3
Reference No.	DCP3
Area Name:	Development Contribution Area 3 - Casuarina – 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 Mortimer Road – 100% of the full cost of design, realignment, construction and land acquisition of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcoot Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.2 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>2. Drainage – Peel Sub Drains (as identified by the Water Corporation’s “Jandakot Drainage and Water Management Plan 2009”)</p> <p>2.1 Peel Sub P Drain – 100% of the cost of the upgrade of the Sub P Drain to an appropriate urban standard.</p> <p>2.2 Peel Sub P1 Drain – 100% of the cost of the upgrade of the Sub P1 Drain to an appropriate urban standard and piping under the district open space as per the structure plan.</p> <p>2.3 Peel Sub P1A Drain - 100% of the cost of the upgrade of the Sub P1A Drain to an appropriate urban standard.</p> <p>2.4 Peel Sub O Drain - 100% of the cost of the upgrade of the Sub O Drain to an appropriate urban standard.</p> <p>3. Public open space</p> <p>3.1 100% of the land acquisition costs to acquire public open space in accordance with the structure plan or public open space strategy prepared for the development contribution area, including land for community purposes.</p> <p>3.2 100% of the costs to improve the public open space to an</p>

	<p>appropriate standard for use in accordance with the structure plan prepared for the development contribution area.</p> <p>3.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 3.1 and 3.2.</p> <p>4. District Sporting Ground</p> <p>4.1 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 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>5. Community Facilities</p> <p>5.1 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>1. Administration costs</p> <p>1.1 Administration costs associated with administering the development contribution plan.</p>
<p>Method for calculating contributions:</p>	<p>Contributions for item 1 on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, commercial land, 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>Cost Contribution for Developable Area</u> Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation</p> <p>Contributions for items 2, 3, 4 and 5 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>Cost Contribution for Gross Subdivisible Area</u> Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><u>Cost Contribution for Administration Costs</u></p> <p>Contributions for item 6 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>Total Contribution</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>