

1.0 Development Contribution Plan 4 – Anketell

The development contribution area is shown on the Town Planning Scheme No. 2 scheme map as DCA4. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA2 shown on the scheme map, the scheme map shall prevail. DCA4 comprises of two sub areas – referred to as Anketell North and Anketell South.

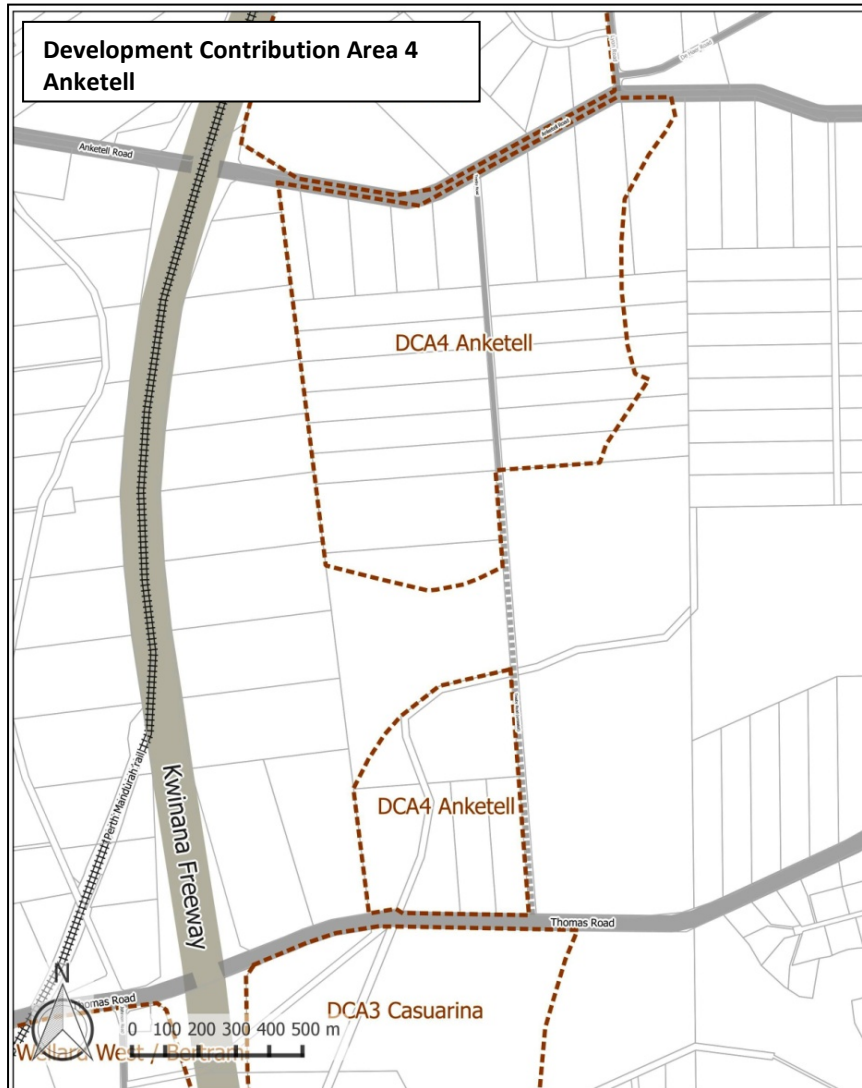


Figure 1: Development Contribution Area 4 - Anketell

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the application of development contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and

- d) Coordinate the time provision of infrastructure.

This report expands on the TPS2 provisions for DCA4 pursuant to Amendment 100A to TPS2 (see Appendix 1).

3.0 Relevant plans and documents

Development within DCA4 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- Local Structure Plan – Anketell South, Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (approved May 2014, Rowe Group)
- Local Structure Plan - Anketell North (approved December 2015, Rowe Group)
- Local Structure Plan – Wandi North (approved January 2015)
- Local Structure Plan – Lot 12 Honeywood Ave Wandi (also referred to as Lot 677), Oct 2014
- Local Structure Plan – Wandi South (approved May 2014)
- Draft Wandi District Centre concept plan (February 2014)
- Lifting of Urban Deferment: Casuarina Cell, Jandakot Structure Plan Area, Rowe Group 2012

- 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 Town Planning Scheme No. 2.

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.

7.2 Transparency

The costs for each infrastructure item are apportioned on a land area basis, taking into account the constraints on the land's development potential. These figures are consistent with the adopted local structure plans for the DCA.

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

The cost apportionment schedule will be reviewed and updated annually as per the 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 following Council adoption.

7.3 Equity

The costs of each item of infrastructure are shared by landowners on a land area basis, taking into account limitations of the land affecting development, such as wetland areas, transmission easements, 1:1 drainage areas and the like. The resulting area of land able to be developed is determined with reference to the adopted local structure plan or concept plan in place for the DCA.

7.4 Certainty

It is anticipated that most of the items of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP Report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within this and, where applicable, the adjoining DCA.

7.5 Efficiency

Development contributions reflect the 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, will be 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.

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

Table 1 below presents the key characteristics of DCA4:

Total land area	127.3046 ha (98.9639 ha north + 28.3407 ha south)
Gross subdivisible area ¹	110.3459 ha (86.4883 ha north + 23.8576 ha south)
Developable area ²	109.0214 ha (86.4883 ha north + 22.5331 ha south)

9.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA4. The land valuation prepared by Colliers International, 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 DCA4 of \$730,000.

9.1 Roads

9.1.1 Thomas Road

Thomas Road is classified as a District Distributor A Road and is constructed as a single carriageway road along the southern boundary of DCA4 (being a dual carriageway immediately west of DCA4). The current posted speed on Thomas Road in this vicinity is 90km/h. 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)³.

It is estimated that traffic volumes on Thomas Road will increase by approximately 4,200 vpd as a result of additional traffic generated from development within DCA4 (700 vpd from Anketell North LPS and 3,500 vpd from Anketell South LSP)^{4&5}. Furthermore the development of at least 2,000

¹ Gross subdivisible area is defined as per Liveable Neighbourhoods and is the total site area less deductions for non-residential uses such as school sites, drainage sites, retail and related land uses and community facilities etc, which also includes Conservation Category Wetlands (CCW) to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

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

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

⁴ Ibid, page 9.

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

dwellings in the southern adjoining cell, Development Contribution Area 3 – Casuarina, will generate considerably more traffic to Thomas Road⁶.

Thomas Road is required to be upgraded to an urban standard as approved and required by Main Roads WA dual for a length of approximately 1,100m – to the Urban boundary near Bombay Boulevard - to join the existing dual carriageway to the east of DCA4. 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 southern adjoining development cell, DCA 3 - Casuarina, 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 2: Apportionment of Thomas Road upgrade costs between DCA3 and DCA4

9.1.2 Anketell Road

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

It is estimated that traffic volumes on Anketell Road will increase by about 4,300vpd as a result of additional traffic generated from development within DCA4 (4,000 vpd from Anketell North LSP and 300 vpd from Anketell South LSP)^{7&8}. In addition, it is estimated an additional 5,500 vpd movements

⁶ A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Thomas Road from the Casuarina cell in the magnitude of 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report, page 18.

⁷ Ibid, page 10.

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

will result from development of the northern adjoining Wandi South cell, bring the total additional movements on Anketell Road to about 9,800 vpd⁹.

To improve the capacity and contribute to overall traffic network efficiency, Anketell Road is to be upgraded to a single carriageway urban standard westwards from Treeby Road, including reconstruction and realignment, treatment of intersections, kerbing, undergrounding of power, lighting, construction of a 2.5m wide dual use path, drainage and landscaping.

The total cost of the Anketell Road upgrade, including land acquisition, traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$6,699,708**. (incorporating).

Anketell Road will also be used by new development within the northern adjoining development cell, DCA5 - Wandi, so the costs of the upgrades have been distributed based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
4 – Anketell	109.0214ha	45.74%	\$3,063,864.17
5 – Wandi	129.3741ha	54.26%	\$3,635,843.83
Total	238.3955ha	100%	\$6,171,692 (road costs) and \$528,016 (landscaping) = \$6,699,708

Table 3: Apportionment of Anketell Road upgrade costs between DCA4 and DCA5

9.1.3 Treeby Road

The northern portion of Treeby Road is a local road and provides local access to the existing residential developments in the area. Treeby Road intersects with Anketell Road to the north in the form of a priority T-intersection. The southern portion of Treeby Road is currently unconstructed and therefore there is no connection to Thomas Road. The existing traffic volumes on this road are not available, however this volume is not significant as it is related to the existing low density residential developments.¹⁰

To provide accessibility between the southern and northern parts of Anketell Road, Treeby Road is required to be constructed and upgraded to a Neighbourhood Connector standard. The new internal connector will provide for most north-south movement within DCA4 and therefore the demand for improvements to Treeby Road is limited to new development that abuts Treeby Road. Improvements for these sections of road will be the responsibility of developers of the land abutting Treeby Road and, whilst these improvements may not be undertaken at the same time, they will be achieved through standard conditions of subdivision approval.

The section of Treeby Road between the northern and southern developable areas of DCA4 that won't be upgraded by conditions of subdivision is included in the development contribution plan. This length of road is approximately 300m long and was constructed by the developer of Lot 13 Treeby Road to a Neighbourhood Connector standard. The cost for this item – which is based on the actual costings incurred by the developer for the construction of this portion of Treeby Road and confirmed by the City - will be apportioned to all development within DCA4.

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

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

The actual cost for this item is **\$759,760.97**, which includes road construction costs, land acquisition and landscaping.

9.2 Public Open Space (including community purpose sites) – Anketell North local structure plan area

Land acquisition and improvement costs for the provision of public open space (POS) as per the adopted Anketell North Local Structure Plan will be coordinated by the development contribution plan. Costs will be apportioned on a pro rata gross subdivisible area basis for landowners within the Anketell North Local Structure Plan area **only**.

The estimated cost for the public open space (12.857% of the GSA = 11.1199ha) is **\$8,117,527 + \$9,556,874 = \$17,674,401** based upon:

Land acquisition: \$730,000 per hectare¹¹

Standard improvement costs (including establishment costs for 2 years): \$859,438.84 per hectare¹²

POS areas are 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. The **Local Playing Field**, comprising approximately 5 hectares, has a per m² rate of \$61.40, including improvements and two years' establishment. This reduced rate when compared to the Parks is largely due to expansive areas of turfing as opposed to condensed areas of landscaping and furniture. These rates have been independently verified by a landscape architecture firm.

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

9.3 District Sporting Ground

The City's 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. DCA4 is located within District B.

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

The costs for DCA4 for the District Sporting Ground are estimated at **\$347,080** with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

¹¹ Colliers International land valuation November 2017

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

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

9.4 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.

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
<i>DCA 4 – Anketell (North portion only)</i>	98.964	12.476	86.488	\$162,099.81
DCA 5 - Wandi	189.418	46.213	143.205	\$268,400.19
Total	288.38	58.69	229.69	\$430,500.00

District Youth Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
<i>DCA 4 – Anketell (North portion only)</i>	98.964	12.476	86.488	\$161,932.20
DCA 5 - Wandi	189.418	46.213	143.205	\$268,122.67
DCA 6 - Mandogalup	111.130	18.920	92.210	\$172,645.13
Total	399.51	77.61	321.90	\$602,700.00

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				

9.5 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 based on developable area.

10.0 Development contribution

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

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

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

11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA4 and varying rates of development it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 2 estimates the timing of development and has been used in the City's Long Term Financial Planning.

Infrastructure item	Anticipated timing	Comment
9.1.1 Thomas Road	0-10 years	May be provided in part during subdivision of lots adjoining Thomas Road, in conjunction with Main Roads WA.

9.1.2 Anketell Road	0-10 years	May be provided in part during subdivision of lots adjoining Anketell Road and during development of the Wandi District Centre, in conjunction with Main Roads WA.
9.1.3 Treeby Road	2016/17	Has been constructed as part of subdivision works for Lot 13 Treeby Road.
9.2 Public Open Space (Anketell North)	0-10 years	Is likely to be provided during subdivision works.
9.3 District Sporting Ground	0-10 years	As per the City’s Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026, though the land acquisition will likely be via subdivision of respective site(s) earlier.
9.4 Community Facilities	0-10 years	As per the City’s Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026, though the land acquisition will likely be via subdivision of respective site(s) earlier.

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 Planning Policy: 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

This plan will be reviewed five years from the date of gazettal of Amendment 100A to Town Planning Scheme No. 2, or earlier should the City consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing.

The estimated infrastructure costs as shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

Appendix 1 – Development Contribution Plan 4 – Anketell as proposed by Amendment 100A

	DEVELOPMENT CONTRIBUTION PLAN 4
Reference No.	DCP4
Area Name:	Development Contribution Area 4 - Anketell – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Thomas Road – 100% of the full cost of design, construction of Thomas Road to an urban standard as approved and required by Main Roads WA between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis.</p> <p>1.2 Anketell Road – 100% of the full cost of design, realignment, construction of Anketell Road to a single carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.3 Internal collector road (Treeby Road) – 100% of the full cost of design, construction and land acquisition of Treeby Road across the Bush Forever Site 270 between the southern and northern portions of Development Contribution Area 4, to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, kerbing, footpaths, lighting, landscaping, intersections and undergrounding of power.</p> <p>2. Public open space</p> <p>2.1 100% of the land acquisition costs to acquire public open space in accordance with the approved structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270), including land for community purposes.</p> <p>2.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270).</p> <p>2.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 2.1 and 2.2.</p>

	<p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <hr/> <p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</p> <p>4.3 Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only) and 5.</p> <hr/> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
<p>Method for calculating contributions:</p>	<p>Contributions for items 1.1 and 1.2 will be calculated on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, 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 item 1.3, 3 and 4.1 will be calculated on a pro-rata gross subdivisible area basis. Contributions for items 2, 4.2 and 4.3 will be calculated on a pro rata gross subdivisible area basis for landholdings in the northern portion of the Development Contribution Area (between Anketell Road and Bush Forever site 270). <i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p> <p><u><i>Infrastructure Item per hectare calculation for Gross Subdivisible Area</i></u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA /(divide) total GSA for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Gross Subdivisible Area</i></u> Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u><i>Cost Contribution for Gross Subdivisible Area</i></u> Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><u><i>Cost Contribution for Administration Costs</i></u></p> <p>Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%</p> <p><u>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>