

1.0 Development Contribution Plan 5 – Wandí

The development contribution area is shown on the Town Planning Scheme No. 2 scheme map as DCA5. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA5 shown on the scheme map, the scheme map shall prevail.

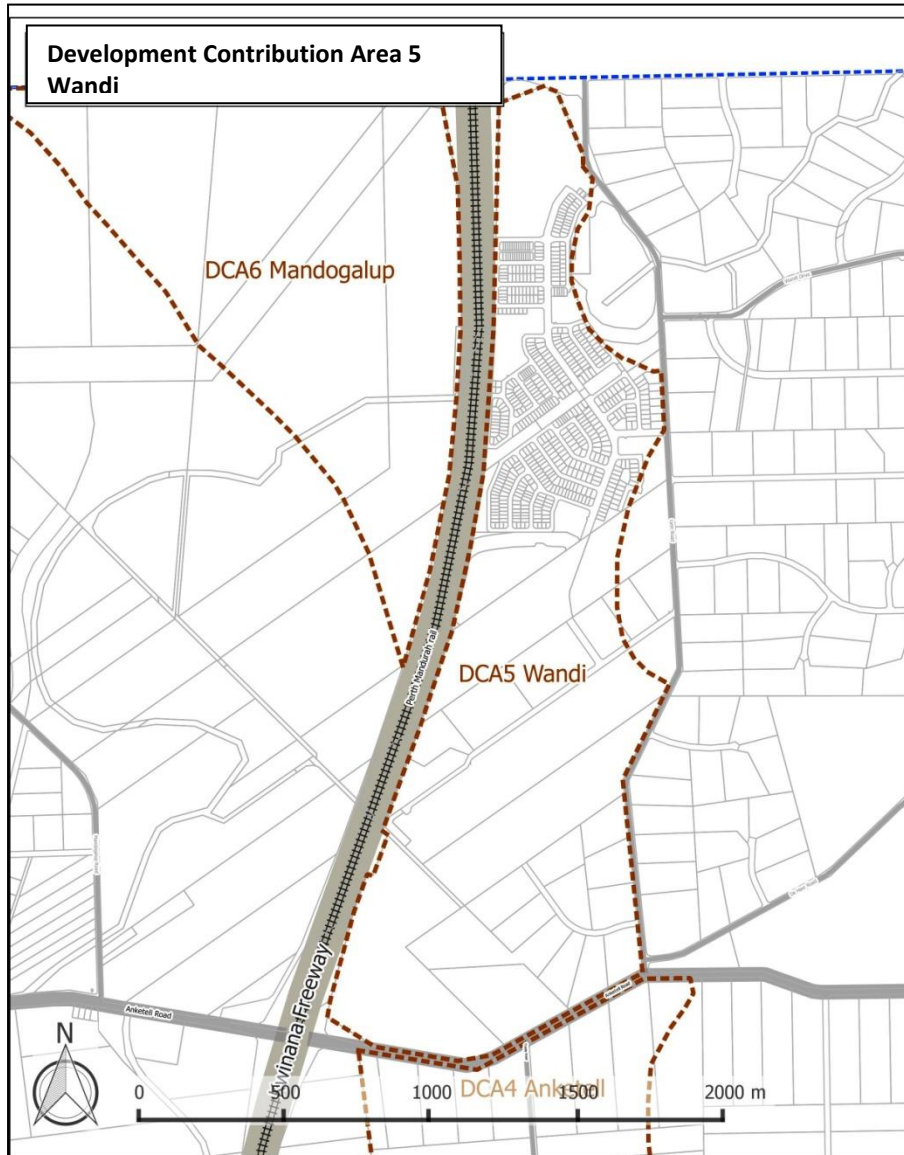


Figure 1: Development Contribution Area 5 - Wandí

2.0 Purpose

The purpose of this development contribution plan report is to:

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

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

This report expands on the TPS2 provisions for DCA3 which are proposed by Amendment 100A to TPS2 (see Appendix 1).

3.0 Relevant plans and documents

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

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

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

4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with 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*. It will come into effect on the date of gazettal of Amendment 100A to TPS2.

This plan 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 included within Amendment 100A for DCA5 are likely to be applicable for the DCP irrespective of the final configuration of the adopted structure plans for DCA5.

7.2 Transparency

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

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

The cost apportionment schedule will be reviewed and updated annually as per the 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. The developable area of land is determined with reference to the adopted local structure plan of concept plan in place for the DCA.

7.4 Certainty

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

7.5 Efficiency

Development contributions reflect the 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 will be advertised for public comment as part of Amendment 100A to TPS2 thus ensuring that landowners and developers have 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 DCA5:

Total land area	189.4176 ha
Gross subdivisible area ¹	129.7741 ha
Developable land area ²	129.3741 ha

9.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA5 as provided in Schedule V of Town Planning Scheme No. 2. 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 DCA5 of \$1,230,000.

9.1 Roads

9.1.1 Anketell Road

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

It is estimated 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

¹ Gross subdivisible area is defined as per Liveable Neighbourhoods

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

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

300 vpd from Anketell South LSP)^{4&5}. In addition, it is estimated an additional 5,500 vpd movements will result from development of the northern adjoining Wandi South cell, bring the total additional movements on Anketell Road to about 9,800 vpd.

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**.

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

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

9.1.2 Lyon Road

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

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

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

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

The cost for the Lyon Road upgrade is **\$4,859,845**, which is based on actuals provided by Satterley Property Group (acting on behalf of the Wandi Anketell Holdings Pty Ltd and Pointform Pty Ltd

⁴ Ibid, page 10.

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

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

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

landholdings) and estimates for portions of Lyon Road yet to be upgraded in the southern section of the Wandi South Local Structure Plan area south to Anketell Road. This includes \$496,070 for landscaping and \$4,363,775 for road construction.

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

9.1.3 Internal collector (Honeywood Avenue)

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

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

The cost for the internal collector road is **\$11,177,993**, which is based on a combination of actuals and estimates provided by Satterley Property Group (acting on behalf of the Wandi Anketell Holdings Pty Ltd and Pointform Pty Ltd landholdings) and actuals provided by Terranovis (acting on behalf of the Galati landholding). This includes \$1,662,709 for landscaping and \$9,515,284 for road construction.

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

9.2 Public Open Space

9.1 Public open space

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

The estimated costs for the public open space (9.5% of the GSA, deducting the GSA for the Wandi District Centre = 11.1135ha) is **\$13,669,605 + \$10,772,407.41 = \$24,442,012.41** based upon:

Land acquisition: \$1,230,000 per hectare x 11.1135 hectares⁹

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

⁹ Colliers International land valuation November 2017

Standard improvement costs (including establishment costs for 2 years): \$969,308.27 per hectare¹⁰

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 applicable of 104.14. **Neighbourhood Parks** are greater than 1 hectare in area, with a per m² rate for improvements applicable of 93.85. 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 establishment costs for two years.

9.2 Wandí Playing Fields

The Wandí Playing Fields are an area of public open space for use as a local sports ground and playground, in conjunction with the future Wandí Primary School. The local sports ground is necessary to serve the future residents of DCA5 as recommended by the City's Community Infrastructure Plan 2011-2031 (Revised 2015).

A significant portion of the Wandí Playing Fields are located outside of the Urban zone due to the need to provide a large and consolidated portion of land for the sports ground surface and to take account of the number of constraints on land within the Urban zone (eg. wetlands, service easement corridors). There is an adjacent area of land comprising 4,928m², located immediately south of the Wandí Primary School site and adjoining the south-west corner of the sporting ground, that is designated as POS – Wandí Playing Fields in the Wandí North LSP. This area of land, which is within the Urban zone, is an integral part of the Wandí Playing Fields and will be used for public carparking and hard courts for users of the playing fields and associated pavilion (which has been identified in the City's Community Infrastructure Plan 2011-2031 (Revised 2015)).

The Wandí Playing Fields is currently being constructed by the Satterley Property Group, on behalf of the Wandí Anketell and Pointform landholdings. The estimated cost for the Wandí Playing Fields is **\$6,593,372** based upon:

Land acquisition: \$200,000 per hectare for the Rural zoned land¹¹ (5.9277 ha required) PLUS \$1,230,000 per hectare for the Urban zoned land (0.4928 ha required) = \$1,791,684
Improvement costs (including establishment costs for 2 years): \$4,801,688

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

9.3 District Sporting Ground

The City's 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. DCA5 is located within District A.

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

¹⁰ As per CoK improvement POS cost schedules and comprises an average rate across Local Parks and Neighbourhood Parks, which encompass differing rates

¹¹ Colliers International valuation November 2017

The costs for DCA5 for the District Sporting Ground are estimated at **\$450,433** 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	146.391	51.497	94.8848			\$307,738
DCA 3 - Casuarina**	267.57	94.44	173.13			\$561,509
DCA 4 - Anketell	127.305	18.193	109.111			\$353,880
DCA 5 - Wandi	189.418	59.644	129.774			\$420,895
DCA 6 - Mandogalup	111.130	18.920	92.210			\$299,064
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276			\$1,320,914
Total	1,350.81	344.43	1,006.38	\$1,800,000	\$1,464,000	\$3,264,000
** estimated figures only as no local structure plan for Casuarina has been adopted						

Table 3: 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 Wandí 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 Wandí 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
DCA 4 – Anketell (North portion only)	98.964	12.476	86.488	\$172,167
DCA 5 - Wandí	189.418	59.644	129.774	\$258,333
Total	288.38	72.12	216.26	\$430,500.00

District Youth Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
DCA 4 – Anketell (North portion only)	98.964	12.476	86.488	\$168,983

DCA 5 - Wandí	189.418	59.644	129.774	\$253,555
DCA 6 - Mandogalup	111.130	18.920	92.210	\$180,162
Total	399.51	91.04	308.47	\$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	146.381	51.497	94.884	\$64,942
DCA 3 - Casuarina**	267.57	94.44	173.13	\$118,495
DCA 4 - Anketell	127.305	18.193	109.111	\$74,679
DCA 5 - Wandí	189.418	59.644	129.774	\$88,821
DCA 6 - Mandogalup	111.130	18.920	92.210	\$63,111
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$278,751
Total	1,350.81	344.43	1,006.38	\$688,800
** estimated figures only as no local structure plan for Casuarina has been adopted				

9.4 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, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA5 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 2 estimates the timing of development.

Infrastructure item	Anticipated timing	Comment
9.1.1 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.
9.1.2 Lyon Road	0-10 years	Has largely been provided during subdivision works.
9.1.3 Internal collector road	0-10 years	Has largely been provided during subdivision works.
9.2.1 Public Open Space	0-10 years	Is likely to be provided during subdivision works.
9.2.2 Wandi Playing Fields	0-10 years	Has largely been 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.
9.4 Community Facilities	0-10 years	As per the City’s Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026.

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.

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

Appendix 1 – Development Contribution Plan 5 – Wandi as set by Amendment 100A

	DEVELOPMENT CONTRIBUTION PLAN 5
Reference No.	DCP5
Area Name:	Development Contribution Area 5 - Wandi – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Anketell Road – 100% of the full cost of design, realignment and construction of Anketell Road to a dual carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, grade separated pedestrian and cycling crossing, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between developers of Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.2 Lyon Road – 100% of the full cost of design and construction of Lyon Road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>1.3 Internal collector road – 100% of the full cost of design and construction of the main north-south internal collector road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p>
	<p>2. Public Open Space</p> <p>2.1 100% of the total cost of the land and improvements for the required 10% public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes.</p> <p>2.2 100% of the total cost of the land, design and construction of the Wandi Playing Fields (as per the adopted Wandi North and South Local Structure Plans) including but not limited to land acquisition, earthworks, landscaping, car parking areas and access roads and a playground.</p>
	<p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p>

	<p>4. Administration costs Administration costs associated with administering the development contribution plan.</p>
<p>Method for calculating contributions:</p>	<p>Contributions for items 1.1 and 5 will be calculated on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, 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>Developer Contribution for Developable Area</u> Developer Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation</p> <p>Contributions for items 1.2, 1.3, 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. <i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p> <p><u>Infrastructure Item per hectare calculation for Gross Subdivisible Area</u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total GSA for the total DCA area (ha)</p> <p><u>Contributions based on pro rata Gross Subdivisible Area</u> Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u>Developer Contribution for Gross Subdivisible Area</u> Developer Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><u>Total Contribution</u> Total Contribution = Developer Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Developer Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs</p>
<p>Period of operation:</p>	<p>10 years from the date of gazettal.</p>
<p>Priority and timing:</p>	<p>The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items</p>

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

