

1.0 Development Contribution Plan 6 – Mandogalup

The development contribution area is shown on the Town Planning Scheme No. 2 (TPS2) scheme map as DCA6. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA6 shown on the scheme map, the scheme map shall prevail.

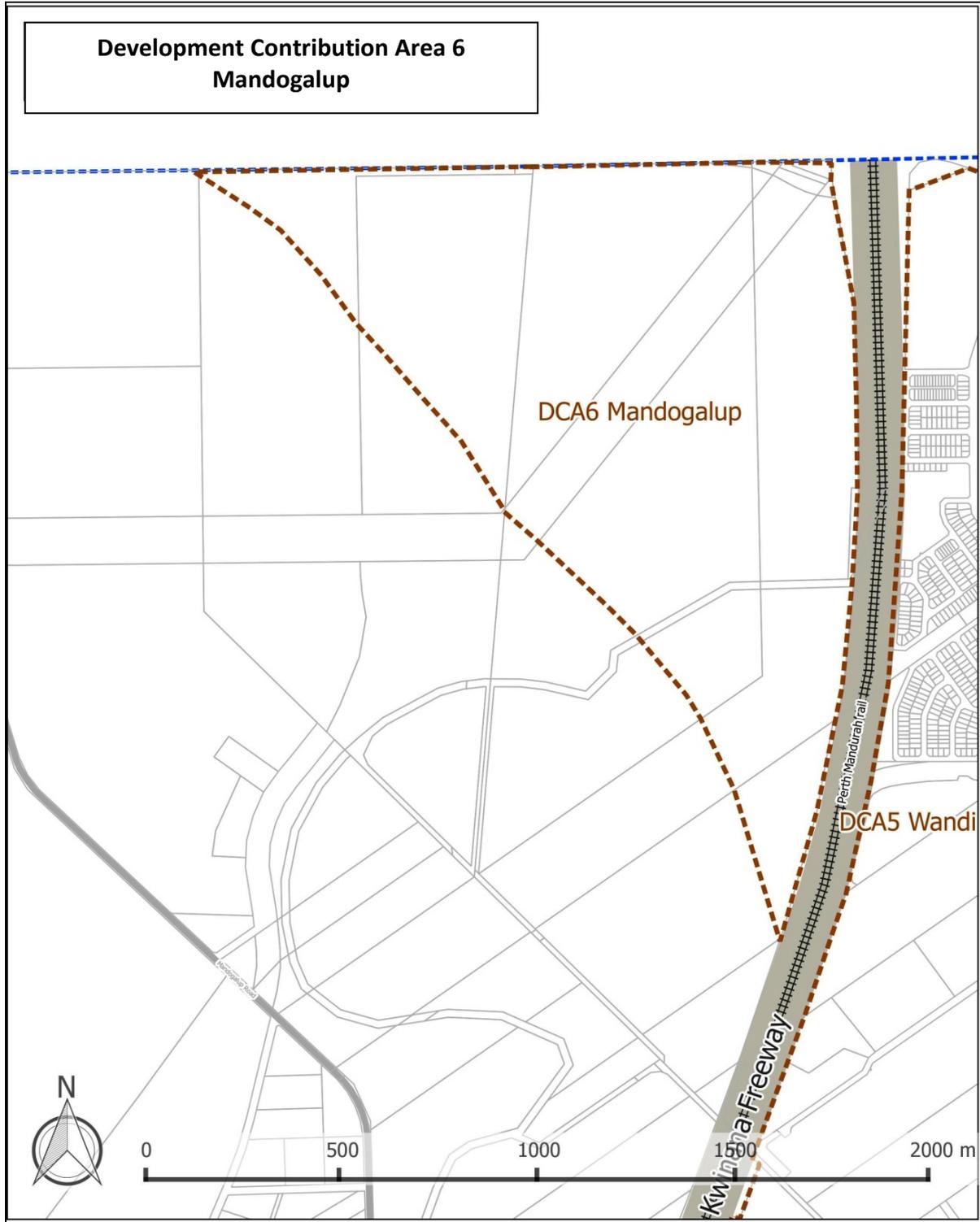


Figure 1: Development Contribution Area 6 – Mandogalup

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 DCA6 which are proposed by Amendment 100A to TPS2 (see Appendix 1).

3.0 Relevant plans and documents

Development within DCA6 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- Mandogalup West Local Structure Plan (approved subject to modifications 19 May 2017), Roberts Day for QUBE Property Group
- Mandogalup East Local Structure Plan (approved subject to modifications 19 May 2017), Rowe Group for Satterley Property Group

- 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*. 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.

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

DCA6 includes Urban and Rural zoned land under the Metropolitan Region Scheme. Table 1 below shows the total land area of DCA6 as well as the MRS Urban zoned land. At this stage, only the Urban zoned land has been included in the Gross Subdivisible Area (GSA) of the cost apportionment schedule, whereas both the Urban and Rural zoned land in the context of DCA6 have been included in the Developable Area for payment of cost contributions towards the two road items, as detailed in the report.

Table 1 presents the key characteristics of DCA6:

Total land area of DCA6	183.2015 ha
Total MRS Urban zoned land	111.13 ha
Gross subdivisible area ¹	92.2101 ha (excl. Lots 2, 10 and 11)
Developable area ²	157.0716 ha (total within DCA6)

Table 1: Characteristics of future development within DCA6

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 DCA6. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City’s Town

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 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, retail and related land uses, dedicated drainage reserves, regional open space, Environment Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

Planning Scheme No.2, notes a per/hectare land valuation for DCA6 of \$810,000 (Urban zoned land) and \$200,000 (Rural zoned land).

9.1 Roads

Figure 2 below indicates the road infrastructure to be coordinated and funded by DCP6.

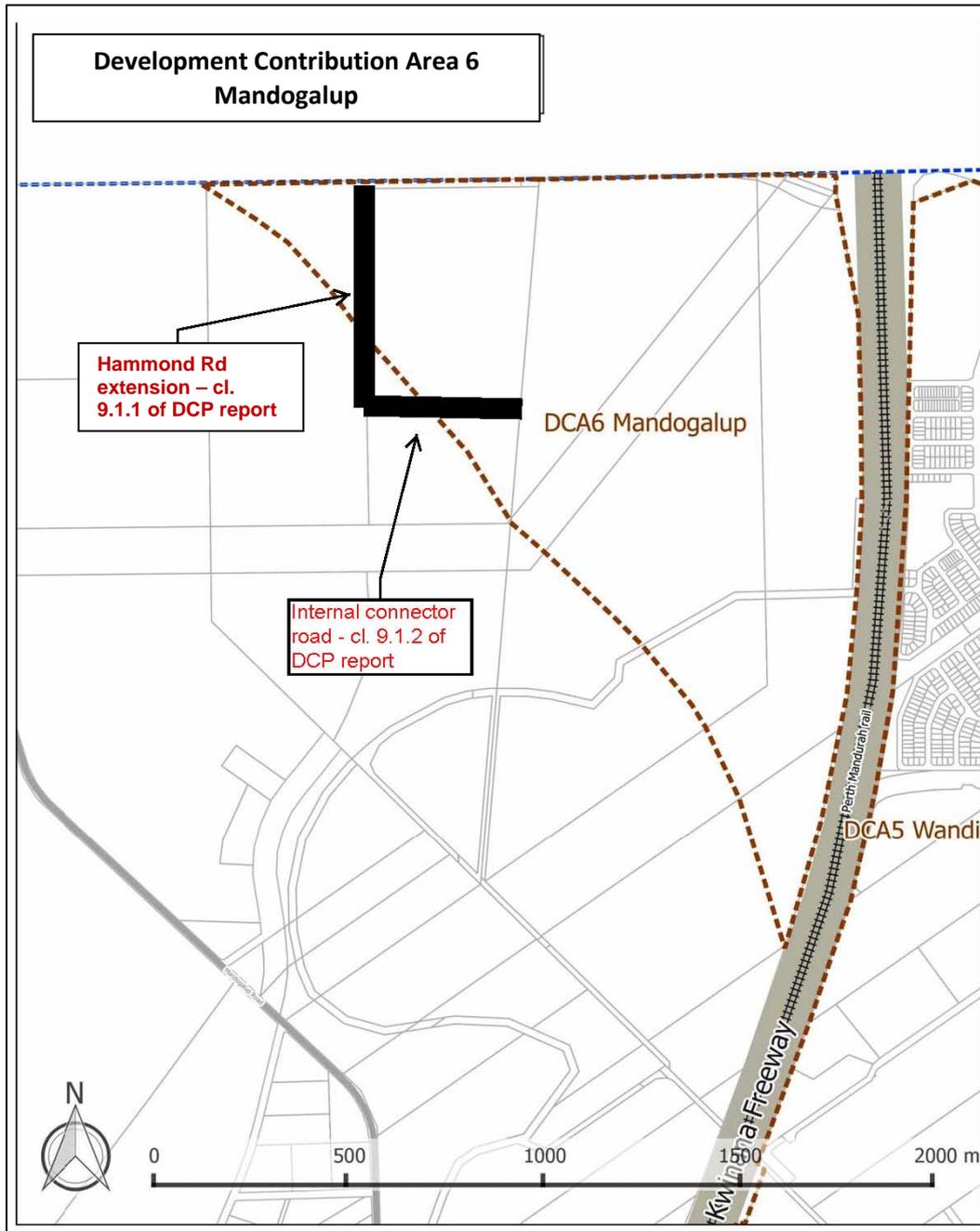


Figure 2: Road infrastructure

9.1.1 Hammond Road Extension

The 'Hammond Road extension' item refers to a 370m portion of MRS Other Regional Road (ORR) reservation south of Rowley Road. The construction of this road will be necessary to provide

northern access to the Urban zoned area once Rowley Road is upgraded to its ultimate design by Main Roads WA which will remove the interim access currently proposed by the Mandogalup East and Mandogalup West LSPs.

A concept design of the Hammond Road extension has been undertaken, with the road to comprise of a single lane, dual carriageway divided by a central median (within a 40 metre reserve width), underground power, drainage, landscaping, lighting, kerbing and footpaths.

The estimated cost for the Hammond Road extension (including a construction contingency of 20%) is **\$1,693,279**. This does not include a land acquisition component, as Main Road WA will be required to cover this cost. The road construction component is \$1,076,020 and the landscaping component is \$617,259.

All landowners within DCA6 will contribute to the Hammond Road extension on a 'developable area' basis as the road will provide northern access to the development area.

9.1.2 Internal connector road to Hammond Road Extension

An internal connector road from the Urban land and across the Rural zoned land to the Hammond Road extension will be required to provide permanent access to the current Urban zoned land within DCA6 when Rowley Road is upgraded to its ultimate design. The internal connector road is approximately 485m in length and will comprise a single lane, dual carriageway divided by a central median, underground power drainage, landscaping, kerbing, roundabouts, intersections, and footpaths where required.

The estimated cost for the internal connector road to the Hammond Road extension (including a construction contingency of 20%, based on a concept design) is **\$1,642,852**. This cost comprises of the following:

- land acquisition: 485m x 24.4m wide road reserve = \$236,680
- road construction: estimated rate of \$1,811 per linear metre = \$966,460
- landscaping: estimated rate of \$439,712

All landowners within DCA6 will contribute to these two items on a 'developable area' basis as the road will provide northern access to the development area to Rowley Road and southwards Anketell Road. Costs have been attributed both to Urban zoned land and three additional parcels of land zoned Rural within DCA6.

9.2 Public Open Space (including community purpose sites)

Land acquisition and improvement costs for the provision of public open space (POS) as per the proposed structure plans for DCA6 will be coordinated by the development contribution plan, unless separate arrangements are made between the developers within DCA6 to provide the POS without the need for a DCP. Costs will be apportioned on a pro rata gross subdivisible area basis and only landowners within the DCA6 Urban zoned land will contribute.

The estimated costs for the public open space are:

Land acquisition: \$810,000 per hectare of Urban land comprising a total of \$8,589,371³

³ Colliers International land valuation November 2017

Standard improvement costs (including establishment costs for 2 years): total of \$10,425,169 (or approximately \$983,121 per hectare⁴).

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. 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.

The cost apportionment schedule is based on the POS Schedules provided within the two Mandogalup Structure Plans (East and West), summarised in Table 2 below.

Local structure plan	Urban zoned land for public open space	Land acquisition	Standard improvement costs
Mandogalup West	6.4510 ha	\$5,226,632	\$6,343,715
Mandogalup East	4.1507 ha	\$3,362,739	\$4,081,454
Total provision	10.6017 ha	\$8,589,371	\$10,425,169

Table 2: Proposed public open space provision as per Mandogalup East and West LSPs

The total cost contribution for this item is therefore **\$19,014,540**.

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. DCA6 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).

The costs for DCA6 for the District Sporting Ground are estimated at **\$290,036** 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

⁴ As per CoK improvement POS cost schedules

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 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 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 DCA6 affected by the applicable land acquisition component for the community facilities:

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	\$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.

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, retail and associated land uses, 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

Table 4 estimates the timing of the infrastructure items included in DCP6.

Infrastructure item	Anticipated timing	Comment
9.1.1 Hammond Road Extension	5-10 years	Will be needed when temporary access to Rowley Road is removed due to upgrades to Rowley Road and is therefore dependent on Main Roads WA timing.
9.1.2 Internal connector road to Hammond Road Extension.	5-10 years	Will be needed when temporary access to Rowley Road is removed due to upgrades to Rowley Road and is therefore dependent on Main Roads WA timing.
9.2 Public Open Space	0-10 years	Is likely to be provided by developers during subdivision.
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 4: 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

The DCP will be reviewed at least every 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 6 - Mandogalup as set by Amendment 100A

	DEVELOPMENT CONTRIBUTION PLAN 6
Reference No.	DCP6
Area Name:	Development Contribution Area 6 - Mandogalup – 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 Hammond Road Extension – 100% of the full cost of design and construction of Hammond Road Extension Road to a single carriageway urban standard for a distance of approximately 370m south from Rowley Road, or as required to connect with the Internal connector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Internal connector road to Hammond Road Extension – 100% of the full cost of design and construction of the east-west internal connector road to cross Lot 2 on DP11392 to a single carriageway urban standard. Includes land acquisition, 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 public open space in accordance with the approved structure plans for the development contribution area, including land for community purposes and Local Sporting Ground as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised.</p> <p>2.2 Only creditable public open space as per Liveable Neighbourhoods forms part of item 2.1.</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 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <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</p>

	<p>located within the Wandri 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>5. Administration costs 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 items 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>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 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the</p>

	<p>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><i>Total Contribution</i> 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>