

1.0 Development Contribution Plan 7 – Wellard / Bertram

The development contribution area is shown on the Town Planning Scheme No. 2 (TPS2) scheme map as DCA7. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA7 shown on the scheme map, the scheme map shall prevail.

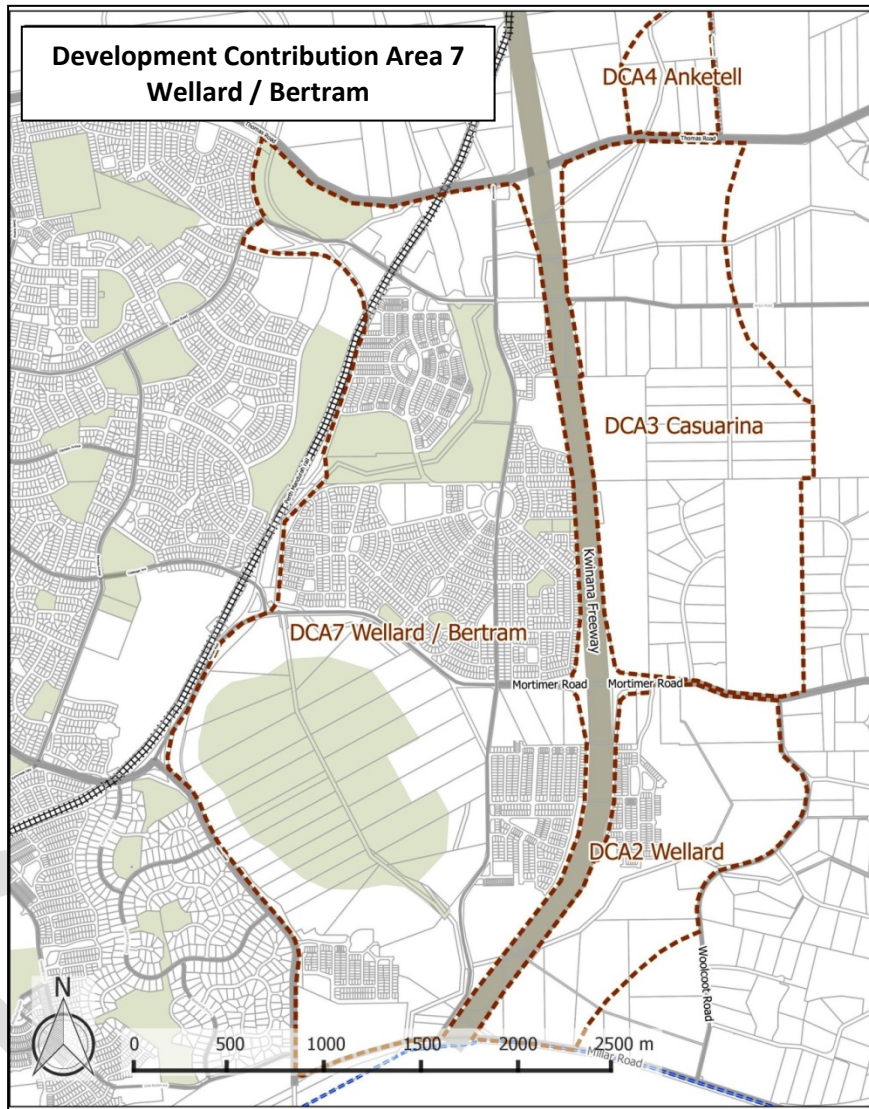


Figure 1: Development Contribution Area 7 – Wellard / Bertram

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the applying of development contributions for the development of a new item of infrastructure – District Sporting Ground - which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the cost of the 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 timely provision of infrastructure.

This report expands on the TPS2 provisions for DCA7 which are proposed by Amendment 100A to TPS2 (see Appendix 1).

3.0 Relevant plans and documents

Development within DCA7 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- Casuarina Local Structure Plan 1997, Taylor Burrell Town Planning and Design
- Bertram North (Belgravia Central) Structure Plan, Chappell Lambert Everett Town Planning and Urban Design
- Wellard Residential – Bollard Bulrush Local Structure Plan (Providence Estate, including Lots 1, 2 and 10 Johnson Road Local Structure Plan (Fairhaven Estate) 2012, CLE Town Planning and Design
- Wellard West (Emerald Park) Local Structure Plan 2014
- Lot 661 Local Structure Plan
- Oakebella Local Structure Plan
- Lot 502 Tamblyn Place Local Structure Plan

- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

- City of Kwinana draft Community Infrastructure Plan 2011-2031 (Revised 2015)

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 item 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 cost of the infrastructure item is 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 cost for the infrastructure item has been both independently valued by a land valuer and has been costed by the City based on QS costings. A further break down of the cost 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 cost of the infrastructure is 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 plans of concept plan in place for the DCA.

It must be noted that the lots or part lots created prior to Scheme Amendment 100A being initiated will be deducted from the Gross Subdivisible Area (GSA). The total site area and deductions pre-initiation of 100A will be shown as a balance in the cost apportionment schedule. This will be factored into the City's Long Term Financial Plan.

7.4 Certainty

It is anticipated that the item 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 cost of the infrastructure item is 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 presents the key characteristics of DCA7:

Total land area	509.009 ha
Gross subdivisible area ¹	407.276 ha

Table 1: Characteristics of future development within DCA7

9.0 Items included in the plan

This section of the DCP report identifies the item of infrastructure and land to be funded by development contributions collected from landowners within DCA7.

9.1 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. DCA7 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 DCA7 for the District Sporting Ground are estimated at **\$1,281,035** 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

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.

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 2: Cost schedule for District Sporting Ground

9.2 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.

DCA7 will proportionately contribute towards the Branch Library component of the combined community facility, as follows:

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	146.393	51.515	94.878	\$62,977
DCA 3 - Casuarina**	267.57	77.77	189.8	\$125,982
DCA 4 - Anketell	127.305	16.959	110.346	\$73,244
DCA 5 - Wandi	189.418	46.213	143.205	\$95,055
DCA 6 - Mandogalup	111.130	18.920	92.210	\$61,206
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$270,336
Total	1,350.83	313.11	1,037.71	\$688,800

**** estimated figures only as no local structure plan for Casuarina has been adopted**

9.3 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 Gross Subdivisible Area land area basis. 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.

11.0 Priority and timing of infrastructure delivery

Table 2 estimates the timing of the infrastructure items included in DCP6.

Infrastructure item	Anticipated timing	Comment
9.1 District Sporting Ground	0-10 years	As per the City's Community Infrastructure Plan Capital Expenditure Plan. Construction currently scheduled for 2024-2026.
9.2 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.

13.0 Review

The DCP 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 7 – Wellard/Bertram as set by Amendment 100A

	DEVELOPMENT CONTRIBUTION PLAN 7
Reference No.	DCP7
Area Name:	Development Contribution Area 7 – Wellard / Bertram – 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. District Sporting Ground</p> <p>1.1 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 as revised. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p>
	<p>2. Community Facilities</p> <p>2.1 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>3. Administration costs</p> <p>3.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1 and 2 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><i>Cost Contribution for Administration Costs</i></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 = Total Contribution = Cost Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Cost Contribution for Administration Costs</p>
Period of operation:	10 years from the date of gazettal
Priority and timing:	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.
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>

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