

# City of Kwinana Development Contribution Plans Annual Report 2021



## Development Contribution Plans 1-7



## City of Kwinana Development Contribution Plans Annual Report 2021

### Development Contribution Plans 1-7

Name DCP: **Development Contribution Plan 1 – Bertram/ Wellard/ Parmelia (North East)/ Orelia (East)**  
 Report date: December 2021  
 Financial year: 2020/2021

**Table 1: Summary of delivery of infrastructure**

Item of infrastructure		Scheduled delivery/ priority in DCP	Progress /status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
A.	Sulphur Road bridge over railway	N/A	100% complete	Complete	100% DCP	N/A
B.	Stormwater Management Infrastructure (formally Nutrient Stripping Basin) on the Peel Main Drain north of Bertram Road	0-3 years	95% complete	0-3 years	50% developer funded and 50% contributions	NA
B	Stormwater Management Infrastructure (formally Nutrient Stripping Basin)	N/A	100% complete	Completed	100% DCP	N/A
C.	upgrade to Bertram Road – Johnson Road to Challenger Road	N/A	100% complete	Complete	100% DCP	N/A
C.	upgrade to Mortimer Road - Johnson Road to Freeway	N/A	100% complete	Complete	100% DCP	N/A
D.	Johnson Road upgrade – north of Peel Lateral Drain to Holden Close – western Side	N/A	100% complete	Complete	100% DCP	N/A
D.	Johnson Road upgrade – north of Peel Lateral Drain to Holden Close – eastern Side	N/A	100% complete	Complete	100% DCP	N/A



Item of infrastructure		Scheduled delivery/ priority in DCP	Progress /status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
E.	Johnson Road upgrade – south of Peel Lateral Drain to Bertram Road – both Sides	N/A	100% complete	Complete	100% DCP	N/A
E.	Johnson Road upgrade –south of Peel Lateral Drain to Bertram Road – roundabouts (2)	N/A	100% complete	Complete	100% DCP	N/A
F.	Dual Use Path (eastern side Johnson Road) – North of Peel Lateral Drain to Holden Close	N/A	100% complete	Complete	100% DCP	N/A
F.	Dual Use Path on eastern side Johnson Road – South of Peel Lateral Drain to Bertram Road	N/A	100% complete	Complete	100% DCP	N/A
I.	construction of road linkage across the parks and recreation reserves in Bertram – Price Parkway Road	N/A	100% complete	Complete	100% DCP	N/A
Separated into G,H and L	upgrade of Johnson Road south of Bertram Road and north of Millar Road	N/A	100% complete	Complete	100% DCP	N/A
Included in G and H	undergrounding existing overhead power lines on both side of Johnson Road south of Bertram Road and north of Millar Road and south side of Mortimer Road between Johnson Road and Freeway	N/A	100% complete	Complete	100% DCP	N/A
H	Johnson Road construction – south of Johnson Road culvert crossing over west side Peel Main Drain to Millar Road – the DCP item is the difference between a Neighbourhood Connector A and an Access Street B (WAPC Liveable Neighbourhoods)	N/A	100% complete	Complete	100% DCP	N/A
G.	Johnson Road upgrade – South Bertram Road to western edge, Johnson Road culvert crossing	N/A	100% complete	Complete	100% DCP	N/A

Item of infrastructure		Scheduled delivery/ priority in DCP	Progress /status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
	over eastern side of Peel Main Drain					
L	Johnson Road new culvert and road crossing over Peel Main Drain	N/A	100% complete	Complete	100% DCP	N/A
K	Bertram Road – Challenger Ave to Wellard Road	0-4 years	5% complete	5-10	59% funded by the City and 41% by DCP	Detailed design completed with Main Roads WA. Road Improvement Grant application made. Project cannot be delivered due to lack of contributions collected. Delivery dependent upon timing of land development
J.	Wellard Road – Bertram Road to Cavendish Boulevard	0-4 years	5% complete	5-10	58% funded by the City and 42% funded by DCP	Detailed design completed with Main Roads WA. Road Improvement Grant application made. Project cannot be delivered due to

Item of infrastructure		Scheduled delivery/ priority in DCP	Progress /status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
						lack of contributions collected. Delivery dependent upon timing of land development
J.	Wellard Road – Cavandish Boulevard to Millar Road	0-3 years	5% complete	5-10	75% funded by the City and 25% funded by DCP	Detailed design completed with Main Roads WA. Road Improvement Grant application made. Project cannot be delivered due to lack of contributions collected. Delivery dependent upon timing of land development
M	New road culvert and road crossing over the Peel Main Drain linking Lot 661 and Lot 670 Bertram Road	0-5 years	5% complete	5-10	100% DCP	Detailed design completed with Main Roads WA. Road Improvement Grant application

Item of infrastructure		Scheduled delivery/ priority in DCP	Progress /status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
						made. Project cannot be delivered due to lack of contributions collected. Delivery dependent upon timing of land development

\*% completion has been estimated from the amount of contributions received as a percentage of the overall cost of infrastructure item.

**Table 2: Financial position of DCF**

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF	Value of credits	Interest earned on DCP funds (if applicable)
Monetary component in levies (\$)	5,737,533	5,147,863	738,950	5,359,258	28,351
Works in kind		5,238,330			
Land contribution					
TOTAL	5,737,533	10,386,193	738,950	5,359,258	28,351

1. Has the DCF account been independently audited?

Yes, DCA1-7 independently audited up to 30 June 2020 in early 2021. The audit of 20/21 financial year is scheduled for March 2022.

2. Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken (Yes/No) (Frequency/insert date)

Yes, the annual review of DCAs1-7 was undertaken in the second half of 2021.

3. Are dwelling forecasts current?

Yes, dwelling forecasts are current as of June 2021.

4. Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.

N/A

Name DCP: **Development Contribution Plan 2 – Wellard**  
 Report date: December 2021  
 Financial year: 2020/2021

**Table 1: Summary of delivery of infrastructure**

Item of infrastructure	Scheduled delivery/ priority in DCP	Progress /status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
Internal Collector (Sunrise Boulevard)	1-9 years	Not commenced	1-9 years	100% DCP	N/A
Internal Collector (Sunrise Boulevard)	1-9 Years	Not commenced	1-9 years	100% DCP	N/A
Internal Collector (Sunrise Boulevard)	1-9 years	Not commenced	1-9 years	100% DCP	N/A
Peel Sub Drain N	0-4 years	61% complete	0-4 years	61% funded by City and 39% by DCP	N/A
Peel Sub Drain N1	0-4 years	100% Complete	--	100% DCP	N/A
Peel Sub Drain N2	0-4 years	100% Complete	-	100% DCP	N/A
Millar Road	0-5 years	79% complete	0-5 years	8% funded by the City and 91% by DCP	N/A
Mortimer Road	7-9 years	Not commenced	7-9 years	31.99% funded by DCP2 (68.01% funded by DCP3)	N/A
District Sporting Ground – POS Land (3 ha)	5-8 years	Not commenced	5-8 years	9.07% funded by DCP 2 (90%	N/A



Item of infrastructure	Scheduled delivery/ priority in DCP	Progress /status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
				funded by other DCPS)	
Branch Library (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years	9.07% funded by DCP 2 (90% funded by other DCPS)	N/A

\*% completion has been estimated from the amount of contributions received as a percentage of the overall cost of infrastructure item.

**Table 2: Financial position of DCF**

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF	Value of credits	Interest earned on DCP funds (if applicable)
Monetary component in levies (\$)	2,612,015	1,012,663	1,720,913	1,054,562	121,561
Works in kind		1,054,562			
Land contribution					
<b>TOTAL</b>	2,612,015	2,067,225	1,720,913	1,054,562	121,561

1. Has the DCF account been independently audited?

Yes, DCA1-7 independently audited up to 30 June 2020 in early 2021. The audit of 20/21 financial year is scheduled for March 2022.

2. Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken (Yes/No) (Frequency/insert date)

Yes, the annual review of DCAs1-7 was undertaken in the second half of 2021.

3. Are dwelling forecasts current?

Yes, dwelling forecasts are current as of June 2021.

4. Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.

N/A

Name DCP: **Development Contribution Plan 3 – Casuarina**  
 Report date: December 2021  
 Financial year: 2020/2021

**Table 1: Summary of delivery of infrastructure**

Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable )
Peel Sub Drain P	1-8 years	Not commenced	1-8 years	100% DCP	
Peel Sub Drain P1	1-8 years	Not commenced	1-8 years	100% DCP	
Peel Sub Drain P1A	1-8 years	Not commenced	1-8 years	100% DCP	
Peel Sub Drain O	1-8 years	Not commenced	1-8 years	100% DCP	
Casuarina Public Open Space	1-8 years	Not commenced	1-8 years	100% DCP	
Mortimer Road	6-8 years	Not commenced	6-8 years	68% funded by DCP3 (32% funded by DCP2)	
Thomas Road	1-5 years	Concept design processed commenced by Main Roads	6-8 years	63% funded by DCP3 (37% funded by DCP4)	Progress dependent on timing of Westport and private land.
District Sporting Ground - POS land (3 ha)	5-8 years	Not commenced	5-8 years	15.35% funded by DCP3 85% funded by other DCPs2&4-7)	

Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable )
Branch Library (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years	15.35% funded by DCP3 85% funded by other DCPs2&4-7)	

\*% completion has been estimated from the amount of contributions received as a percentage of the overall cost of infrastructure item.

**Table 2: Financial position of DCF**

	Received/valu e contributions collected or land area	DCP funds expended/value	Current balance of DCF	Value of credits	Interest earned on DCP funds (if applicable)
Monetary component in levies (\$)	0	0	0	0	0
Works in kind	0	0	0	0	0
Land contribution					
<b>TOTAL</b>	0	0	0	0	0

1. Has the DCF account been independently audited?

Yes, DCA1-7 independently audited up to 30 June 2020 in early 2021. The audit of 20/21 financial year is scheduled for March 2022.

2. Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken (Yes/No)  
(Frequency/insert date)

Yes, the annual review of DCAs1-7 was undertaken in the second half of 2021.

3. Are dwelling forecasts current?

Yes, dwelling forecasts are current as of June 2021.

4. Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.

N/A

Name DCP: **Development Contribution Plan 4 – Anketell**  
 Report date: December 2021  
 Financial year: 2020/2021

**Table 1: Summary of delivery of infrastructure**

Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable )
Treeby Road	Completed	100% Complete	N/A	100% DCP funded	N/A
Anketell North Public Open Space (including Community purposes site) –	1-8 years	Not commenced	1-8 years	100% DCP funded	N/A
Thomas Road	1-5 years		6-8 years	37.45% funded by DCP4 (62.55% funded by DCP3)	Progress is dependent on timing of Westport and private land development in DCAs 4 and 5.
Anketell Road	2-5 years		6-8 years	46.68% funded by DCP4 (53.32% funded by DCP5)	Progress is dependent on timing of Westport and private land development in DCAs 4 and 5.



Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable )
District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years	10.81 funded by DCP4 (rest funded by DCPs 2,3&5-7)	N/A
Local Community Centre (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years	39.55% funded by DCP4 with rest funded by DCP5	N/A
District Youth Centre (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years	27.5% funded by DCP 4 (rest funded by DCP5&6)	N/A
Branch Library (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years	10.81 funded by DCP4 (rest funded by DCPs 2,3&5-7)	N/A

\*% completion has been estimated from the amount of contributions received as a percentage of the overall cost of infrastructure item.

**Table 2: Financial position of DCF**

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF	Value of credits	Interest earned on DCP funds (if applicable)
Monetary component in levies (\$)	1,319,775	136,809	1,194,025	759,761	11,059
Works in kind		759,761			
Land contribution					
TOTAL	1,319,775	896,570	1,194,025	759,761	11,059

1. Has the DCF account been independently audited?

Yes, DCA1-7 independently audited up to 30 June 2020 in early 2021. The audit of 20/21 financial year is scheduled for March 2022.

2. Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken (Yes/No) (Frequency/insert date)

Yes, the annual review of DCAs1-7 was undertaken in the second half of 2021.

3. Are dwelling forecasts current?

Yes, dwelling forecasts are current as of June 2021.

4. Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.

N/A

Name DCP: **Development Contribution Plan 5 – Wandí**  
 Report date: December 2021  
 Financial year: 2020/2021

**Table 1: Summary of delivery of infrastructure**

Item of infrastructure	Scheduled delivery/ priority in DCP	Progress /status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
Lyon Road	Final section likely to be constructed, estimated in 3-6 years	100% complete	3-6 years	100% DCP funded	N/A
Honeywood Avenue Internal Collector	Final portion of Honeywood/Cordata Avenue to be constructed at the time the future Wandí-Anketell District Centre is constructed, estimated 3-6 years	80% complete	3-6 years	100% DCP funded	N/A
Wandí Public Open Space	Largely complete, some outstanding establishment remaining.	99% complete	1-3 years	100% DCP funded	NA
Wandí Playing fields	Largely complete. Small triangular section 2-3 years.	97% complete	2-3 years	100% DCP funded	N/A
Anketell Road	2-5 years	Concept Design stage	6-8 years	53.32% funded by DCP5 and	Progress of this project is dependent upon

Item of infrastructure	Scheduled delivery/ priority in DCP	Progress /status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
				rest funded by DCP4.	Westport and private land development in DCA4 and 5.
District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years	13.13% funded by DCP5 rest funded by DCPs2,3,4,6&7	N/A
Local Community Centre	5-8 years	Not commenced	5-8 years	60.45% funded by DCP5 rest funded by DCP4.	N/A
District Youth Centre	5-8 years	Not commenced	5-8 years	42.13% funded by DCP5 with rest funded by DCP4&6.	N/A
Branch Library	5-8 years	Not commenced	5-8 years	100% DCP funded	N/A

\*% completion has been estimated from the amount of contributions received as a percentage of the overall cost of infrastructure item.

**Table 2: Financial position of DCF**

	Received/value e contributions collected or land area	DCP funds expended/value	Current balance of DCF	Value of credits	Interest earned on DCP funds (if applicable)
Monetary component in levies (\$)	1,061,506	157,628	972,058	45,894,064	68,178
Works in kind		45,894,064			
Land contribution					
TOTAL	892,752	2,478,792	753,954	2,336,733	3,262

1. Has the DCF account been independently audited?

Yes, DCA1-7 independently audited up to 30 June 2020 in early 2021. The audit of 20/21 financial year is scheduled for March 2022.

2. Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken (Yes/No) (Frequency/insert date)

Yes, the annual review of DCAs1-7 was undertaken in the second half of 2021.

3. Are dwelling forecasts current?

Yes, dwelling forecasts are current as of June 2021.

4. Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.

N/A

Name DCP: **Development Contribution Plan 6 – Mandogalup**  
 Report date: December 2021  
 Financial year: 2020/2021

**Table 1: Summary of delivery of infrastructure**

Item of infrastructure	Scheduled delivery/ priority in DCP	Progress /status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
Hammond Road extension	6-8 years	Not commenced	6-8 years	100% DCP funded	N/A
Internal collector road to Hammond Road Extension	6-8 years	Not commenced	6-8 years	100% DCP funded	N/A
Mandogalup Public Open Space	1-5 years	11% complete	6-8 years	100% DCP funded	Progress is dependent upon the timing of private land development in DCA 6.
District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years	9.45% funded by DCP6 (rest funded by DCP2-5&DCP7	N/A



Item of infrastructure	Scheduled delivery/ priority in DCP	Progress /status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
District Youth Centre (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years	30.30% funded b/y DCP6 (rest funded by DCP4&5)	N/A
Branch Library (land component – acquisition and basic improvements)	5-8 years	Not commenced	5-8 years	9.45% funded by DCP6 (rest funded by DCP2-5&DCP7	N/A

\*% completion has been estimated from the amount of contributions received as a percentage of the overall cost of infrastructure item.

**Table 2: Financial position of DCF**

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF	Value of credits	Interest earned on DCP funds (if applicable)
Monetary component in levies (\$)	892,752	142,059	753,954	2,336,733	3,262
Works in kind		2,336,733			

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF	Value of credits	Interest earned on DCP funds (if applicable)
Land contribution					
TOTAL	892,752	2,478,792	753,954	2,336,733	3,262

1. Has the DCF account been independently audited?  
Yes, DCA1-7 independently audited up to 30 June 2020 in early 2021. The audit of 20/21 financial year is scheduled for March 2022.
2. Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken (Yes/No) (Frequency/insert date)  
Yes, the annual review of DCAs1-7 was undertaken in the second half of 2021.
3. Are dwelling forecasts current?  
Yes, dwelling forecasts are current as of June 2021.
4. Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.  
N/A

Name DCP: **Development Contribution Plan 7 – Wellard/Bertram**  
 Report date: December 2021  
 Financial year: 2020/2021

**Table 1: Summary of delivery of infrastructure**

Item of infrastructure	Scheduled delivery/ priority in DCP	Progress /status (% complete)*	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
District sporting ground	5-8 years	Not commenced	5-8 years	42.18% funded by DCP7 (rest funded by DCP2-6).	N/A
Branch Library	5-8 years	Not commenced	5-8 years	42.18% funded by DCP7 (rest funded by DCP2-6).	N/A

\*% completion has been estimated from the amount of contributions received as a percentage of the overall cost of infrastructure item.

**Table 2: Financial position of DCF**

	Received/value e contributions collected or land area	DCP funds expended/value	Current balance of DCF	Value of credits	Interest earned on DCP funds (if applicable)
Monetary component in levies (\$)	85,541	33,938	52,702		794
Works in kind					
Land contribution					
<b>TOTAL</b>	<b>85,541</b>	<b>33,938</b>	<b>52,702</b>	<b>0</b>	<b>794</b>

1. Has the DCF account been independently audited?

Yes, DCA1-7 independently audited up to 30 June 2020 in early 2021. The audit of 20/21 financial year is scheduled for March 2022.

2. Has the annual review of the Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken (Yes/No) (Frequency/insert date)

Yes, the annual review of DCAs1-7 was undertaken in the second half of 2021.

3. Are dwelling forecasts current?

Yes, dwelling forecasts are current as of June 2021.

4. Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.

N/A