

1.0 Development Contribution Plan 15 – Town Centre (Medina, Calista, Orelia, Parmelia)

The development contribution area (DCA) is shown on the Town Planning Scheme No. 2 (TPS2) scheme map as DCA15. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA15 shown on the scheme map, the scheme map shall prevail.

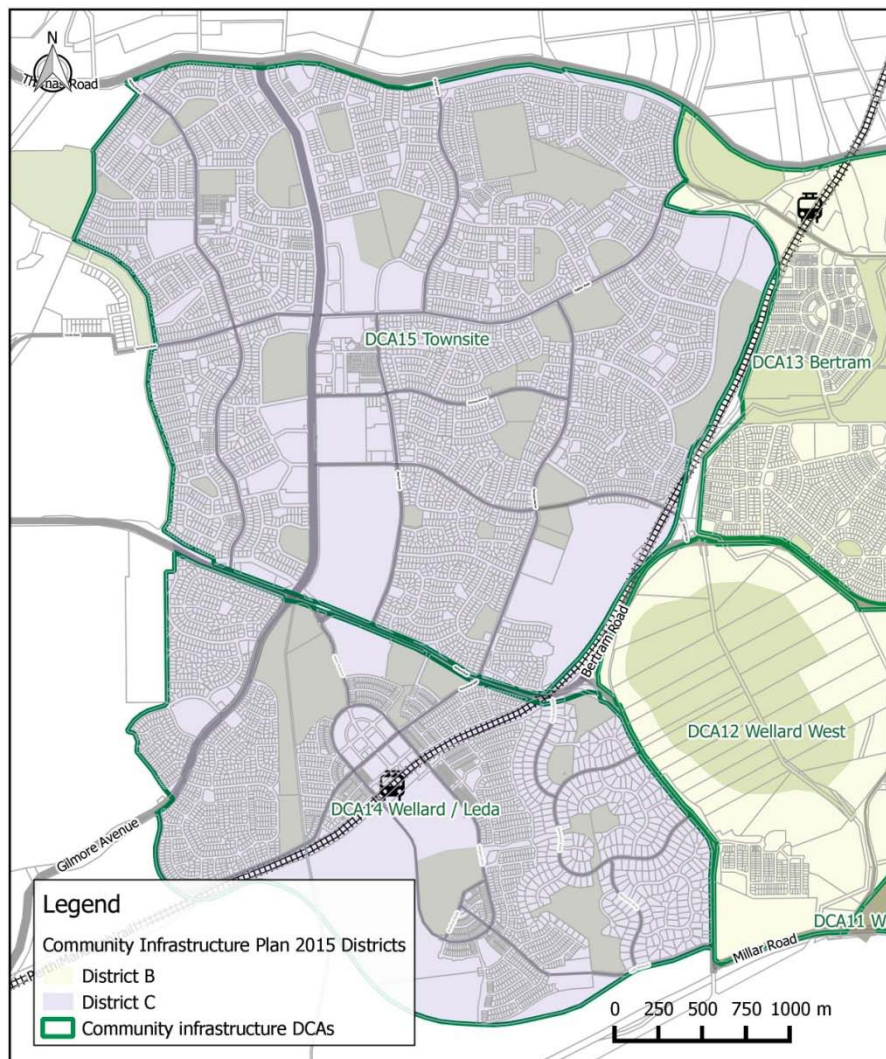


Figure 1: Development Contribution Area 15 – Town Centre (Medina, Calista, Orelia, Parmelia)

2.0 Purpose

The purpose of this development contribution plan (DCP) report is to:

- 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;
- 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 DCP report elaborates on the provisions of TPS2, Schedule 5 DCA15.

3.0 Relevant plans and documents

The document guiding the preparation of this DCP report is the City of Kwinana Community Infrastructure Plan 2011-2031 (2015 Revision). Refer to Appendix A for the plan.

4.0 Period of the Plan

This plan will operate until 2031, in accordance with TPS2, Schedule 5 DCA15.

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 145 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 community infrastructure detailed by this DCP report is demonstrated in the City of Kwinana Community Infrastructure Plan 2011-2031 (2015 Revision) (CIP). The CIP is based upon the City's Community Infrastructure Standards (Appendix 2 of the CIP) and applied to the projected development within the City. Only new development that contributes to the need for community infrastructure items are liable for development contributions.

7.2 Transparency

The following comments explain the City's approach to providing transparency for the community infrastructure development contribution plan.

- The CIP details the projected population which is based upon projections by id Consulting, Community Perspectives and current structure planning within the City.

- The CIP describes the required community infrastructure and for which DCA and/or District the infrastructure is required.
- The Capital Expenditure Plan (CEP) details the projected expenditure of the development contributions to deliver the community infrastructure.
- The cost contribution summary table in Section 10 of this DCP report shows what the development contribution will be spent towards.

7.3 Equity

The development contribution is calculated on the projected population growth and lot yield of the development areas within the City, based on the most current information. This information is reviewed regularly to ensure that each landowner's contribution is calculated on an equitable basis. The cost apportionment schedule is reviewed annually to ensure that the projected dwelling/lot yields remain up to dated and that the estimated costs of the community infrastructure are valid.

7.4 Certainty

The DCP, CIP and CEP clearly set out the items to which subdivision/development contributes towards. Contributions received will be held in a reserve account set up in accordance with the *Local Government Act 1995*. Funds from this account will only be expended on items relevant to the DCP.

The CEP indicates the delivery times for each of the items, thereby providing certainty that the items will be provided.

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 per dwelling basis.

7.7 Right of consultation and arbitration

This DCP report will be advertised for public comment as part of Amendment 145 to TPS2 thus ensuring that landowners and developers have the opportunity to comment.

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 Items included in the plan

This section of the DCP report identifies the community infrastructure items to be funded by development contributions collected from landowners within DCA15.

8.1 Sub-Regional Facilities

- 8.1.1 Community Knowledge and Resource Centre (excluding leasable office space and café component)
- 8.1.2 Destination Park – Calista
- 8.1.3 Wells Beach Foreshore Upgrade (Park and Boating facility)
- 8.1.4 Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade)

8.2 District C Facilities

- 8.2.1 Community Knowledge and Resource Centre (excluding leasable office space and café component)
- 8.2.2 District Youth Centre
- 8.2.3 District Sporting Ground (Medina Oval extension/upgrade)

8.3 Administration costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Architectural design and quantity surveyor expenses
- 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.

9.0 Method of calculating contribution

The costs for the items listed above are calculated on a per dwelling/lot basis.

Local facilities are funded wholly by development within DCA15.

District facilities are funded by development within District C. District C comprises of DCA14 – Wellard/Leda and DCA15 – Town Centre (Medina, Calista, Orelia, Parmelia).

Sub-Regional facilities are funded by development within Districts A, B and C.

The City contributes towards facilities on behalf of dwellings that existed prior to gazettal of Amendment 115 to TPS2 on 19 June 2012 in recognition that the population of these dwellings also contribute to the demand for the community infrastructure. The City will contribute towards any new facilities for dwelling that exist prior to gazettal of Amendment 145 to TPS2 for the same reason.

The Community Infrastructure Plan 2011-2031 (Revised 2015) contains further details regarding:

- Population growth and projections
- Community needs assessment; and
- Supply and demand analysis.

10.0 Development contribution

Development contributions will be apportioned on a per dwelling basis, as this best reflects the need for the infrastructure and is therefore regarded as the most equitable approach for this development area.

The following table presents a summary of the development contributions liable for development within DCA15:

DCA 15 Townsite (Medina, Calista, Orelia, Parmelia and Town Centre)					
Infrastructure Item	Total infrastructure Construction Cost per item 2014	Total Expected Dwelling Yields 2031	Developer Contribution cost per infrastructure item	Balance of Dwelling Yields - developer contributions	Cost per Dwelling
District C Youth Centre - Zone	\$ 5,805,614.16	12,823	\$ 430,747.20	3,323	\$ 129.63
Community Knowledge and Resource Centre (District C)	\$ 11,340,315.44	12,823	\$ 1,654,881.78	3,323	\$ 498.01
District C Sporting Ground (Medina Oval Extension/Upgrade)	\$ 9,899,000.00	12,823	\$ 2,239,491.46	2,901	\$ 771.97
Destination Park - Calista	\$ 6,300,000.00	26,375	\$ 1,835,322.33	13,704	\$ 133.93
Wells Beach Foreshore Upgrade (Park and Boating Facility)	\$ 4,766,525.84	26,375	\$ 2,444,132.54	13,704	\$ 178.35
Community Knowledge and Resource Centre (Regional)	\$ 7,560,210.30	26,375	\$ 1,783,520.76	13,704	\$ 130.15
Sub Regional Sporting Ground (Thomas Oval/Kelly Park Extension/Upgrade)	\$ 1,508,000.00	26,375	\$ 724,240.23	12,667	\$ 57.18
Administration	\$ 2,502,126.97	26,375	\$ 2,224,447.82	24,133	\$ 92.17
					\$ 1,991.38

11.0 Priority and timing of infrastructure delivery

The Capital Expenditure Plan details the anticipated delivery times for the items listed in this DCP report. Refer to Appendix C.

12.0 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2.

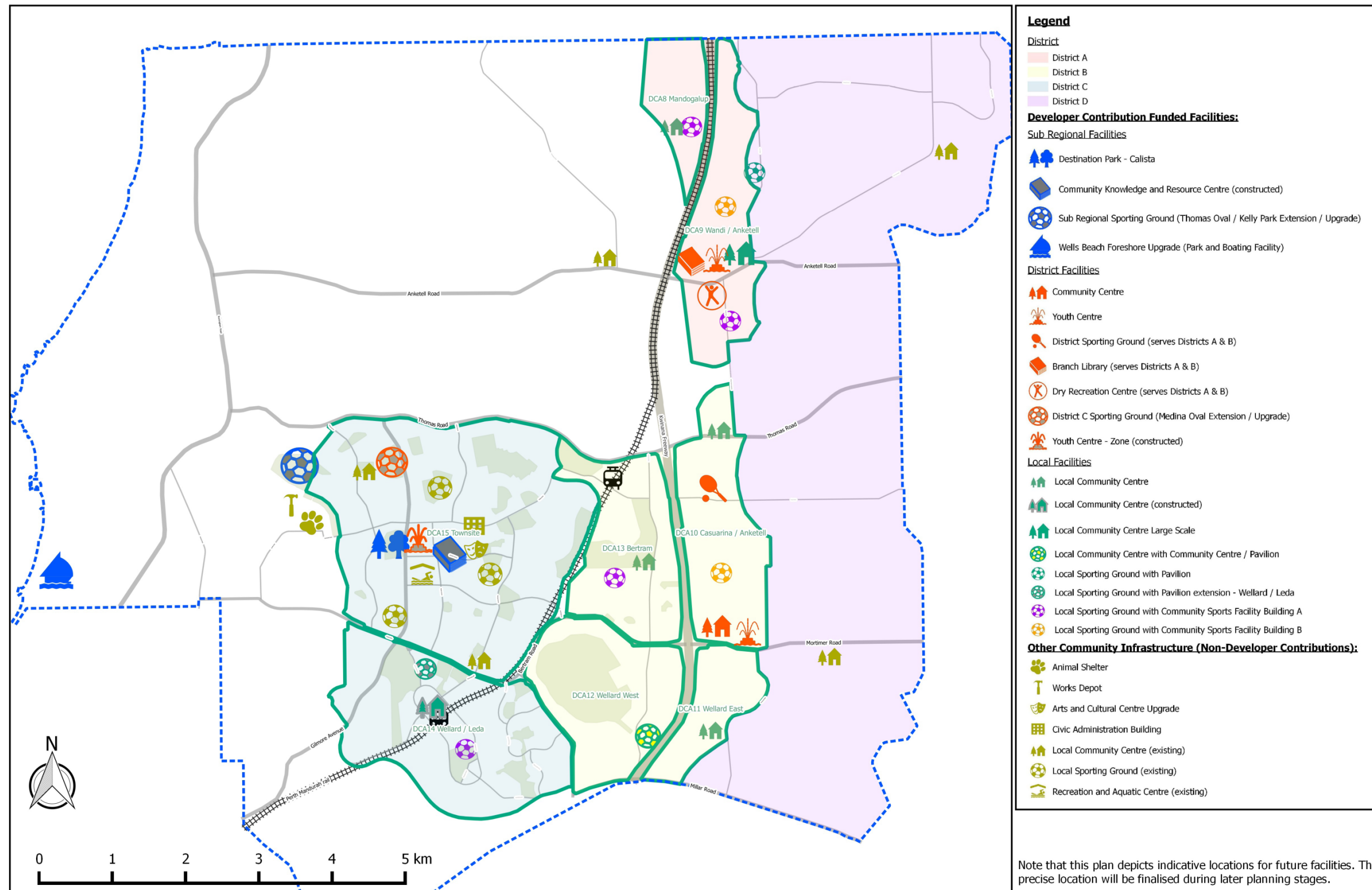
13.0 Review

This plan will be reviewed five years from the date of gazettal of Amendment 145 to TPS2, or earlier should the City of Kwinana 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 and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking certification of costs.

Appendix A – draft Community Infrastructure Plan 2011-2031 (Revised 2015)

City of Kwinana Community Infrastructure Plan (Revised 2015)



[illegible]

Appendix C – draft Capital Expenditure Plan

City of Kwinana																								
Cashflow Capital Expenditure Plan for Proposed Community Infrastructure Development - At at September 2015																								
(Plan to be considered in conjunction with the Community Infrastructure Plan 2011-2031 (Revised September 2015))																								
Proposed Infrastructure Expenditure																								
Area	Infrastructure Item	Estimated Cost	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Capital Cost	Grants	Council Contribution	Developer Contributions	
District A	Local Community Centre - Mandogalup	3,531,587										176,579	1,677,504	1,677,504						\$ 3,531,587		\$ -	\$ 3,531,587	
	Local Sporting Ground with Community Sports Facility Building A (shared use) - Mandogalup	734,000										36,700	348,650	348,650						\$ 734,000		\$ -	\$ 734,000	
	Local Community Centre Large Scale - Wandi	3,346,000							167,300	1,589,350	1,589,350									\$ 3,346,000		\$ 27,045	\$ 3,318,955	
	Local Sporting Ground with Community Sports Facility Building A - Anketell North	734,000							36,700	348,650	348,650									\$ 734,000		\$ 209,070	\$ 524,930	
	Local Sporting Ground with Pavilion - Wandi	2,150,000							107,500	1,021,250	1,021,250									\$ 2,150,000		\$ 17,378	\$ 2,132,622	
	Local Sporting Ground with Community Sports Facility Building B (shared use) - Wandi	877,000							43,850	416,575	416,575									\$ 877,000		\$ 249,802	\$ 627,198	
	District A Youth Centre	6,280,000								314,000	2,983,000	2,983,000								\$ 6,280,000		\$ 34,943	\$ 6,245,057	
District B	Local Community Centre - Casuarina	3,531,587															176,579	1,677,504	1,677,504	\$ 3,531,587		\$ -	\$ 3,531,587	
	Local Sporting Ground with Community Sports Facility Building B (shared use) - Casuarina	877,000															43,850	416,575	416,575	\$ 877,000		\$ 11,234	\$ 865,766	
	Local Community Centre - Wellard East	3,531,587							176,579	1,677,504	1,677,504									\$ 3,531,587		\$ -	\$ 3,531,587	
	Local Sporting Ground with Community Centre / Pavilion - Wellard West	5,886,000												294,300	2,795,850	2,795,850				\$ 5,886,000		\$ 169,921	\$ 5,716,079	
	Local Sporting Ground with Community Sports Facility Building A - Bertram	734,000		36,700	348,650	348,650														\$ 734,000		\$ 539,857	\$ 194,143	
	District B Community Centre	4,690,000												234,500	2,227,750	2,227,750				\$ 4,690,000		\$ 888,403	\$ 3,801,597	
	District B Youth Centre	6,280,000												314,000	2,983,000	2,983,000				\$ 6,280,000		\$ 1,189,588	\$ 5,090,412	
District A & B	Dry Recreation Centre (serves Districts A & B)	13,560,000										678,000	6,441,000	6,441,000						\$ 13,560,000		\$ 1,742,028	\$ 11,817,972	
	Branch Library (serves Districts A & B)	6,380,000										319,000	3,030,500	3,030,500						\$ 6,380,000		\$ 819,627	\$ 5,560,373	
	District Sporting Ground (serves Districts A & B) - Land	2,000,000							100,000	950,000	950,000									\$ 2,000,000		\$ 470,336	\$ 1,529,664	
	District Sporting Ground (serves Districts A & B)	7,036,000										351,800	3,342,100	3,342,100						\$ 7,036,000		\$ 903,902	\$ 6,132,098	
District C	Local Sporting Ground with Pavilion extension - Wellard/Leda	270,000		13,500	128,250	128,250														\$ 270,000		\$ 195,836	\$ 74,164	
	Local Sporting Ground with Community Sports Facility Building A - Wellard/Leda	734,000		36,700	348,650	348,650														\$ 734,000		\$ 532,383	\$ 201,617	
	District C Sporting Ground (Medina Oval Extension/Upgrade)	9,899,000												494,950	4,702,025	4,702,025				\$ 9,899,000		\$ 7,659,509	\$ 2,239,491	
Sub Regional	Destination Park - Calista	6,300,000	3,000,000	3,300,000																\$ 6,300,000	\$ 2,700,000	\$ 1,423,484	\$ 2,176,516	
	Wells Beach Foreshore Upgrade (Park and Boating facility)	4,766,526			466,526	300,000					2,000,000					2,000,000				\$ 4,766,526		\$ 1,884,743	\$ 2,881,783	
	Sub Regional Sporting Ground (Thomas Oval/ Kelly Park Extension/Upgrade)	1,508,000								75,400	716,300	716,300								\$ 1,508,000		\$ 783,760	\$ 724,240	
Other Community Infrastructure (Non-Developer Contributions)	Arts and Cultural Centre Upgrade	2,000,000						100,000	950,000	950,000										\$ 2,000,000		\$ 2,000,000	\$ -	
	Animal Shelter	2,000,000									100,000	950,000	950,000							\$ 2,000,000		\$ 2,000,000	\$ -	
	Works Depot	8,000,000				400,000	3,800,000	3,800,000												\$ 8,000,000		\$ 8,000,000	\$ -	
	Civic Administration Building	24,000,000		1,000,000	1,000,000												2,000,000	10,000,000	10,000,000	\$ 24,000,000		\$ 24,000,000	\$ -	
	Total	131,636,286	3,000,000	4,386,900	2,292,076	1,525,550	3,800,000	3,900,000	1,581,929	7,342,729	11,802,629	6,211,379	15,789,754	16,177,504	12,708,625	14,708,625	2,220,429	12,094,079	12,094,079	131,636,286	2,700,000	\$ 55,752,848	\$ 73,183,438	
Funding details:																								
	City of Kwinana - Reserves			-	77,268	118,568	-	-	-	-	294,225	34,943	-	2,561,655	-	4,132,655	-	-	11,233	\$ 7,230,547	\$ -	\$ 7,230,547	\$ -	
	City of Kwinana - Borrowings			2,423,484	1,431,454	1,040,786	3,800,000	3,900,000	950,000	950,000	882,715	1,630,451	950,000	903,902	2,988,363	4,671,146	2,000,000	10,000,000	10,000,000	\$ 48,522,301	\$ -	\$ 48,522,301	\$ -	
	Total - City of Kwinana			-	2,423,484	1,508,722	1,159,354	3,800,000	3,900,000	950,000	950,000	1,176,940	1,665,394	950,000	3,465,557	2,988,363	8,803,801	2,000,000	10,000,000	10,011,233	\$ 55,752,848	\$ -	\$ 55,752,848	\$ -
																				\$ -		\$ -	\$ -	
	Developer Contributions - Collections		447,424	200,472	532,962	366,196	-	-	631,929	6,183,304	8,039,723	3,831,745	14,839,754	8,601,452	9,174,478	4,227,375	220,429	2,094,079	2,082,846	\$ 61,474,168	\$ -	\$ -	\$ 61,474,168	
	Developer Contributions - Borrowings			1,615,520	250,392	-	-	-	-	209,425	2,585,966	714,240	-	4,110,495	545,784	1,677,449	-	-	-	\$ 11,709,270	\$ -	\$ -	\$ 11,709,270	
	Total - Developer Contributions		447,424	1,815,992	783,354	366,196			631,929	6,392,729	10,625,689	4,545,985	14,839,754	12,711,947	9,720,262	5,904,824	220,429	2,094,079	2,082,846	\$ 73,183,438	\$ -	\$ -	\$ 73,183,438	
																				\$ -		\$ -	\$ -	
	Total - Grants		2,552,576	147,424																\$ 2,700,000	\$ 2,700,000	\$ -	\$ -	
	Total Construction Costs		3,000,000	4,386,900	2,292,076	1,525,550	3,800,000	3,900,000	1,581,929	7,342,729	11,802,629	6,211,379	15,789,754	16,177,504	12,708,625	14,708,625	2,220,429	12,094,079	12,094,079	\$ 131,636,286	\$ 2,700,000	\$ 55,752,848	\$ 73,183,438	
Details																								
This plan has been constructed to meet the requirements of State Planning Policy 3.6																								
The Capital expenditure contained in this plan represent the Developer Contributions (Soft infrastructure) Capital items as well as Other Community Infrastructure Capital items (Non-Developer Contributions) as detailed in the Community Infrastructure Plan 2011-2031 (2015 Revision)																								
The Capital expenditure infrastructure items contained in this plan excludes facilities from the 2009 CIP that have been constructed between 2009-2015																								
The Capital expenditure details contained in this plan also represent the Land acquisition and improvement for the District Sporting Ground (serves Districts A & B) as per Amendment 100A and identified for inclusion in calculations of Developer Contributions																								
The Estimated costs are currently under review																								
Administration fees applicable to Developer Contributions infrastructure items in addition to the estimated costs																								
Trigger Points (applies to infrastructure included in Developer Contribution Scheme and refer to the point at which the infrastructure is to be provided)																								
Applies to at least 75% of the total predicted population catchment for each infrastructure item																								