

City of Kwinana  
**Development Contribution Plans**  
**Annual Report 2021**



**Development Contribution Plans 8-15**



## City of Kwinana Development Contribution Plans Annual Report 2021

Name DCP: **Development Contribution Plan 8-15**

- Development Contribution Plan 8: Mandogalup
- Development Contribution Plan 9: Wandi/Anketell
- Development Contribution Plan 10: Casuarina/Anketell
- Development Contribution Plan 11: Wellard East
- Development Contribution Plan 12: Wellard West
- Development Contribution Plan 13: Bertram
- Development Contribution Plan 14: Wellard/Leda
- Development Contribution Plan 15: Kwinana Town Centre

Report date: December 2021  
Financial year: 2020/2021

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

DCP	Infrastructure item	Scheduled delivery/priority in DCP	Progress/Status (%complete)*	Expected Delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
8-15	Destination Park Calista	2015-2016	100% complete	complete	29% DCP funded, 43% grant funded, 22% Local Government funded	Infrastructure delivered and funds being collected in retrospect.
8-15	Wells Beach Foreshore Upgrade (Park and Boating facility)	2017-2018	19% complete	2024-2028	51% DCP funded, 39% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
8-15	Community Knowledge and Resource Centre	2015-2016	100% complete	complete	24% DCP funded, 50% grant funded, 18% Local Government funded	Infrastructure delivered and funds being collected in retrospect.
8-15	Sub Regional Sporting Ground (Thomas Oval/Kelly Park extension/upgrade)	2022-2024	100% complete	2024-2028	48% DCP funded, 52% Local Government funded	Infrastructure delivered and funds being collected in retrospect.
8,9	District A Sports Pavilion		0% complete	2024-2028		Delivery is dependent upon the rate of private development and contributions collected.
8,9	District A Community Centre		0% complete	2024-2028		Delivery is dependent upon the rate of private development and contributions collected.
8,9	District A Youth Centre	2022-2024	11% complete	2024-2028	90% DCP funded, 1% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.

DCP	Infrastructure item	Scheduled delivery/priority in DCP	Progress/Status (%complete)*	Expected Delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
8-13	Dry Recreation Centre (serves Districts A and B)	2024-2026	15% complete	2024-2028	76% DCP funded, 13% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
8-13	Branch Library (serves District A and B)	2024-2026	15% complete	2024-2028	76% DCP funded, 13% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
8-13	District Sporting Ground (serves District A and B)	2024-2026	21% complete	2024-2028	72% DCP funded, 12% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
10-13	District B Community Centre	2026-2028	15% complete	2024-2028	71% DCP funded, 19% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
10-13	District B Youth Centre	2026-2028	16% complete	2024-2028	70% DCP funded, 19% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
14,15	District C Youth Centre – Zone	-	100% complete	2024-2028	7% DCP funded, 72% grant funded and 19% Local Government funded	Infrastructure delivered and funds being collected in retrospect.
14,15	Community Knowledge and Resource Centre (District C)	-	0% complete	2024-2028	15% DCP funded, 50% grant funded, 38% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
14,15	District Sporting Ground (Medina Oval Extension/Upgrade)	2026-2028	0% complete	2024-2028	23% DCP funded, 77% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
8	Local Community Centre - Mandogalup	2024-2026	0% complete	2024-2028	100% DCP funded	Delivery is dependent upon the rate of private development and contributions collected.
8	Local Sporting Ground with Community Sports Facility Building A – Mandogalup	2024-2026	0% complete	2024-2028	100% DCP funded	Delivery is dependent upon the rate of private development and contributions collected. private development and contributions collected.
8	Local Community House – Mandogalup South	-	0% complete	2024-2028		Delivery is dependent upon the rate of private development and contributions collected.

DCP	Infrastructure item	Scheduled delivery/priority in DCP	Progress/Status (%complete)*	Expected Delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
9	Local Community Centre Large Scale – Wandri	2021-2023	43% complete	2024-2028	69% DCP funded, 1% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
9	Local Sporting Ground with Pavilion – Wandri	2021-2023	37% complete	2024-2028	72% DCP funded, 1% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
9	Local Sporting Ground with Community Sports Facility Building A – Anketell North	2021-2023	0	2024-2028	72% DCP funded, 28% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
9	Local Sporting Ground with Community Sports Facility Building B (Shared use) Wandri	2021-2023	95% Construction commenced	2024-2028	72% DCP funded, 28% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
10	Local Community Centre – Casuarina	2029-2031	0	2024-2028	100% DCP funded	Delivery is dependent upon the rate of private development and contributions collected.
10	Local Sporting Ground with Community Sports Facility Buildings B (Shared Use)- Casuarina	2029-2031	0	2024-2028	99% DCP funded, 1% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
11	Local Community Centre – Wellard East	2021-2023	18% complete	2024-2028	85% DCP funded	Delivery is dependent upon the rate of private development and contributions collected.
11	Local Sporting Pavilion – Wellard East	-	0	2024-2028		Delivery is dependent upon the rate of private development and contributions collected.
12	Local Sporting Ground with Community Centre / Pavilion – Wellard West	20265-2028	23% complete	2024-2028	79% DCP funded, 3% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
13	Local Community Centre – Bertram	-	100% complete		24% DCP funded, 24% grant funded, 52% Local Government funded	Infrastructure delivered and funds being collected in retrospect.
13	Local Sporting Ground with Community Sports Facility Building A – Bertram	2016-2018	0	2024-2028	26% DCP funded, 74% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
14	Local Sporting Ground with Pavilion Extension – Wellard/Leda	2016-2018	0	2024-2028	27% DCP funded, 73% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.

DCP	Infrastructure item	Scheduled delivery/priority in DCP	Progress/Status (%complete)*	Expected Delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)
14	Local Sporting Ground with Community Sports Facility Building A – Wellard/Leda	2016-2018	0	2024-2028	27% DCP funded, 73% Local Government funded	Delivery is dependent upon the rate of private development and contributions collected.
14	Local Community Centre – Wellard/Leda	-	75% complete	2024-2028	9% DCP funded, 69% grant funded, 15% Local government funded.	Delivery is dependent upon the rate of private development and contributions collected.

\*% 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)
<b>DCP 8</b>					
Monetary component in levies (\$)	1,451,008	2,069,843 **	1,418,989		10,409
Works in kind					
Land contribution					
Total	1,451,008	2,069,843	1,418,989	0	10,409
<b>DCP 9</b>					
Monetary component in levies (\$)	11,541,464	5,480,217	12,810,629		2,003,446
Works in kind					
Land contribution					
Total	11,541,464	5,480,217	12,810,629	0	2,003,446
<b>DCP10</b>					
Monetary component in levies (\$)	239,939	3,792,730 **	197,222		10,671
Works in kind					
Land contribution					
Total	239,939	3,792,730	197,222	0	10,671
<b>DCP11</b>					
Monetary component in levies (\$)	5,940,779	1,774,264	6,478,479		766,261
Works in kind					
Land contribution					
Total	5,940,779	1,774,264	6,478,479	0	766,261
<b>DCP12</b>					
Monetary component in levies (\$)	8,158,640	4,309,963	9,488,144		1,223,621
Works in kind					
Land contribution					
Total	8,158,640	4,309,963	9,488,144	0	1,223,621
<b>DCP13</b>					
Monetary component in levies (\$)	354,991	5,751,901	269,075		94,905
Works in kind					
Land contribution					
Total	354,991	5,751,901	269,075	0	94,905
<b>DCP14</b>					
Monetary component in levies (\$)	2,904,851	13,097,947	813,783		163,570
Works in kind					

	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	2,904,851	13,097,947	813,783	0	163,570
<b>DCP15</b>					
Monetary component in levies (\$)	988,033	5,001,584	306,909		39,737
Works in kind					
Land contribution					
Total	988,033	5,001,584	306,909	0	39,737

\*\* This overspend it likely due to the City prefunding projects such as Darius Wells Library and the Kwinana Adventure Park.

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)

The City produced a new Community Infrastructure Plan in CIP in 2018 with revised cost estimates, Correspondence issued by the Western Australian Planning Commission (WAPC) dated 14 June 2021 outlined the Ministers requirement for the Community Infrastructure Plan and CAS to be modified, as part of Amendment 145, before the amendment can be resubmitted. This is currently with the Department of Planning Land and heritage for review

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

Note: The data used in the annual status report is to be provided in .CSV format.