

DCP Report

Development Contribution Plan 9

Last updated: 1 November 2018

DEVELOPMENT CONTRIBUTION PLAN 9 (DCA9)

In accordance with the City's Town Planning Scheme No.3 ("the Scheme"), this report sets out information relative to Development Contribution Plan No 9 ("DCP9"), the provisions of which are included in the Scheme.

1. Development Contribution Area (DCA 9)

The development contribution area is shown on the scheme maps for the City's Town Planning Scheme No. 3 which is available on the City's webpage via the following link:

<https://www.cockburn.wa.gov.au/Online-Services/Online-Maps-Intramaps>

The development contribution plan for this area is set out in the Scheme.

2. Purpose

The purpose of the development contribution plan is to;

- a) enable the application of development contributions to develop new infrastructure which is required as a result of increased demand generated by subdivision/development 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.

The City of Cockburn Strategic Community Plan and the Southern Suburbs District Structure Plan (Stage 3) are the relevant documents which coordinates the timely provision of the infrastructure items.

3. Period of the Plan

It is proposed that DCP 9 operate until 30 June 2027. However the DCP may also be extended for further periods (with or without modification) by subsequent Scheme Amendments.

4. Operation of the DCP

DCP9 has been prepared in accordance with *State Planning Policy 3.6 Development Contributions for Infrastructure* and came into effect on the date of gazettal of Amendment No 28, 16 December 2014.

Conditions will be included on subdivision and development approvals requiring payment of the DCP contribution which would be at the time of seeking clearance to a Deposited Plan or Strata Plan in the case of subdivision or at the time of issuing a building permit where there is no prior subdivision or subdivision is not proposed. This is consistent with the Scheme.

It should be noted, DCP9 is operational in the same area as DCP13. Developers may need to comply with both (DCP13 only applies to residential developments). Each DCP relates to different infrastructure and is calculated differently.

DCP9 relates to the hard infrastructure items needed to facilitate development in this area and DCP13 is for the community infrastructure items for the future residents.

5. Application Requirements

Where a subdivision, strata subdivision including both built and/or strata lots or a development application is lodged for the extension of an existing land use is lodged which related to land which this DCP applies, Council shall take the provisions of the DCP into account in making a recommendation on or determining that application.

6. Compliance with the Principles Underlying Development Contribution as set out in SPP 3.6

1. Need and the nexus

The need for each item of infrastructure included in the DCP and the connection between the development and the demand created by new development within the City is clearly set out in the Southern Suburbs District Structure Plan Stage 3.

2. Transparency

The following has been adopted to ensure transparency in the method for calculating and applying the contribution and that the DCP application is simple to understand and administer;

- The location of infrastructure items included in the DCP is clearly shown in the Southern Suburbs District Structure Plan Stage 3.
- The area which benefits from the infrastructure is shared between DCP9 and DCP10 (east and west of Hammond Rd). See Appendix 1 to view the boundaries of DCP9 and DCP10.
- The contribution is in respect to the hectares in each development cell. Any exempted areas are specified on the summary table of the Cost Contribution Schedule, which can be viewed in Appendix 2.
- The Cost Contribution Schedule for DCP 9 clearly shows the area of land in each development cell to ensure that it is clear each development cell only pays for the cost attributable to its area.

Calculation of an owner's contribution will be based on area of land developed. This is then multiplied by the applicable rate for the DCA in which the land is situated. This is the rate shown on the Cost Contribution Schedule for DCP 9. The approach is simple to understand particularly for landowners who wish to determine their obligations. It is also easily assessed and administered by officers.

3. Equity

The development contribution is to be calculated on the same basis for all landowners.

The plan does not make a distinction between differing land uses as they all benefit from the infrastructure provided.

4. Certainty

The DCP and Cost Contribution Schedule clearly set out the items to which subdivision/development in a particular suburb is making a contribution to. 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 DCP9 items.

To provide certainty on the cost of the infrastructure items, the DCP provides that the cost of each infrastructure item is to 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 an appropriately qualified independent person.

5. Efficiency

Development contributions reflect the land and construction costs, but exclude maintenance costs.

6. Consistency

The development contributions for DCP 9 will be uniformly applied across the whole DCP area on a per hectare basis. The contribution will be levied on subdivision/development or the extension of an existing use in accordance with the Scheme ensuring that whatever form of development is contemplated, the owner/developer will make an appropriate contribution.

7. Right of consultation and arbitration

DCP 9 provisions were advertised twice through Amendment No 28 thus satisfying the requirement to consult with landowners and developers on the manner in which the development contributions are determined.

The Scheme provides that an owner may request that any estimate contained in a DCP be independently certified by an appropriately qualified person.

The Scheme provides that any dispute between an owner and the local government in respect to a cost contribution is to be resolved by arbitration.

8. Accountability

The costs for each infrastructure item are to be reviewed annually and the DCP updated accordingly. The updated DCP will be available on the City's web site and owners can request the review of any cost in accordance with the Scheme and have a dispute in respect to the required contribution determined through arbitration in accordance with the Scheme.

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 available on the City's web site.

7. Compliance with the Process for Determining Development Contributions as Set out in Clause 5.5 OF SPP 3.6

The matters of need and nexus are dealt with above and in detail in the Southern Suburbs District Structure Plan Stage 3. Other matters are addressed below.

Cost of the infrastructure item

The source of the cost is noted in the Cost Contribution Schedule for each infrastructure item. Cost estimates have been based on preliminary concept plans and will need to be reviewed when detailed briefs and plans have been prepared.

As provided for in the DCP, the cost of the infrastructure item will be reviewed at least annually. If during the year more detailed costings have been prepared then these would be adopted in preference to broad based estimates. In all other instances the cost estimates will be adjusted to reflect current pricing and the cost indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.

An Infrastructure Plan and Capital Expenditure Plan to be prepared

The City has adopted the Southern Suburbs District Structure Plan Stage 3 which indicates the need for the infrastructure items

In addition, an overarching framework is provided in the Strategic Community Plan. This feeds into the City's Corporate Business Plan and Annual Business Plan where indicative infrastructure timing and general sources of funds are identified.

As most of the infrastructure items are to be provided within the next 10 years, the above satisfies the requirement for a Capital Infrastructure Plan.

8. Items Included in the DCP

The following infrastructure items are included in the DCP (as described in Town Planning Scheme No 3):

Proportional (61.6%) cost of widening and upgrading of Hammond Road between Gaebler Road and Rowley Road including:

- Construction of one carriage way comprised of two lanes for Hammond Road and where the reserve width is less than 40 metres wide, kerbing to the verge side of the carriageway shall be provided;
- The purchase of land reserved for Hammond Road under the Metropolitan Region Scheme;
- Full earthworks;
- Dual use path (one side only);
- Pedestrian crossings (where appropriate at the discretion of the local government);

- Land and infrastructure associated with the drainage of Hammond Road;
- Costs associated with the relocation of servicing infrastructure resulting from the implementation of this scheme, where appropriate;
- Traffic management devices (traffic lights to the intersection of Hammond Rd and the realigned Wattleup Road to facilitate traffic and pedestrian/cyclist movement).
- Costs associated with the provision of regional drainage infrastructure;
- Costs to administer cost sharing arrangements – preliminary engineering design and costings, valuations, annual reviews and audits and administration costs.

The basis for the inclusion and the location of infrastructure items included in the DCP is clearly shown in the Southern Suburbs District Structure Plan Stage 3.

The cost of infrastructure includes all the initial capital costs associated with the provision of the infrastructure item and excludes ongoing maintenance and operating costs of the infrastructure.

9. Reviews

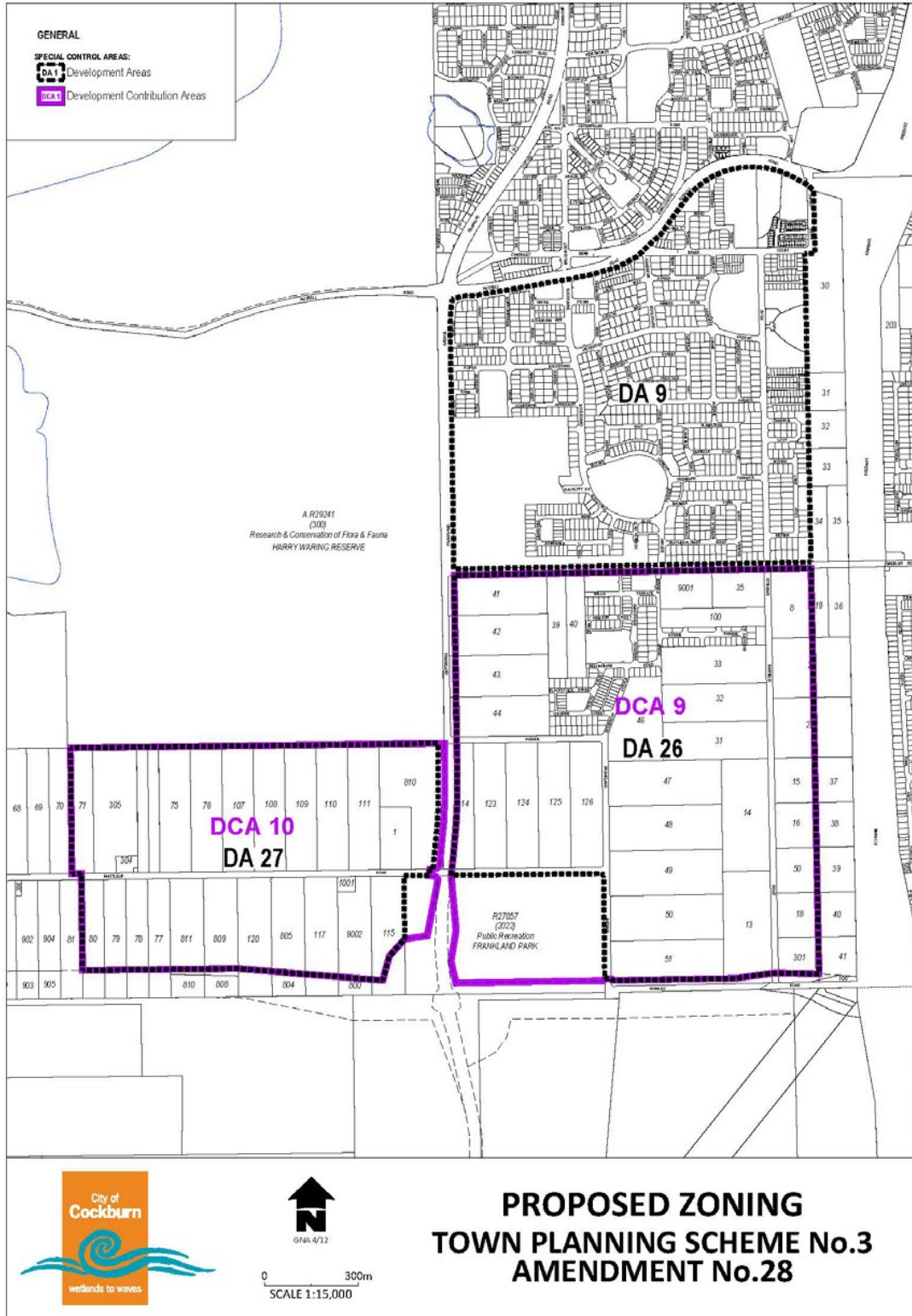
The Development Contribution Plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of development in the area since the last review and the degree of development potential still existing.

The estimated cost of infrastructure items shown on the Cost Contribution 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 the certification of costs in accordance with the provisions of DCP9.

Appendix 1

Location of DCA9 & DCA10 as shown in TPS3 Amendment 28, gazette 16 December 2014.

Note: for current zonings always look at the City's online mapping, this plan is provided for illustrative purposes and does not show all items on the scheme map.



Appendix 2

Cost Contribution Schedule

Note: The City made some improvements to how we do the annual review of the DCAs - Starting with a new 'due date' – all reviews are moving to September rather than end of financial year which works in better with the City's capital works budgeting.

The current DCA9 rates are available on the City's website and can be viewed here:
<https://www.cockburn.wa.gov.au/Building-and-Development/Developer-Contributions>