

Development Contribution FAQs

Muriel Court Structure Plan – Development Area 19 (DA19)

What are development contributions?

Development contributions are a mechanism for the sharing of infrastructure cost contributions from owners of land within a defined area. They can relate to 'hard' infrastructure, such as road upgrades or 'soft' infrastructure such as facilities for sport and community purposes.

Why do I have to pay Development Contributions?

The Muriel Court area contains a number of small lots, held by many different owners. This is different to many development areas where there is often one large landowner, usually a developer.

During the formulation of the Muriel Court Structure Plan, it was identified that the large number of small landholdings need to be coordinated in order to deliver the vision of a contemporary, well designed, mixed use neighbourhood. Key to this was a layout and design that could manage the high degree of land fragmentation while still providing for a logical future neighbourhood.

To achieve this, a development contribution plan was developed in conjunction with landowners, to help ensure shared infrastructure could be coordinated and delivered.

Which development contribution areas relate to Muriel Court Structure Plan - Development Area19 (DA19)?

There are two development contribution areas:

- **Development contribution area 11 (DCA11)** – Muriel Court
- **Development contribution area 13 (DCA13)** - Community Infrastructure (City wide DCP).

What is the current DCA11 rate and how is it calculated?

The DCA11 contribution amount is calculated on the potential developable area of land within Muriel Court.

The current* DCA11 rate is \$11, 402.31 per lot/dwelling and covers a number of key infrastructure items.

What key infrastructure items are covered by the DCA11?

Land required for POS Reserve

POS land as shown on the structure plan and its embellishment to a park standard is covered by the developer contribution. Where landowners have POS land shown on their land, this would be taken into account and the value of land is taken off the DCA11 liability as a 'credit' when those owners subdivide. The values are reviewed annually.

Land to be ceded for roads – Muriel and Kentucky Courts, Semple Road realignment

The DCA11 only makes provision for the portion of land **over and above** that of a normal subdivision road; similar to the POS the subdivision approval will have a condition relating to the land to be ceded for roads, when clearance for subdivision is sought, the value of the additional land for the key roads (Muriel and Kentucky Court and the realignment of Semple Court) is taken off the DCA11 liability as a 'credit'.

What is the current development contribution area 13 (DCA13) rate and how is it calculated?

The current* rate for South Lake / Cockburn Central is \$3,677.86/per new lot and / or dwelling. This is calculated based on the actual number of lots / dwellings (so a bit different to the DCA11 calculation)

You receive a 1 lot 'credit' for the existing lot, so the calculation would be:

(# lots/dwellings proposed minus 1) x \$3,677.86 = (DCA13 invoice)

When does this apply to my property?

If you're not subdividing or developing you don't need to pay these contributions.

If you are, then the liability to pay them usually falls due at subdivision clearance or before you are issued a building permit.

What if I'm not interested in developing, but I want to sell my land?

The contributions are an important matter that prospective purchasers need to factor in, especially if they want to ultimately subdivide or develop. The City makes every effort to outline the DCA11 and DCA13 rates for purchasers when they undertake their due diligence enquiries.

Details of the applicable rates for each area are available on the City's website at the following link: <https://www.cockburn.wa.gov.au/Building-and-Development/Developer-Contributions>

If you have further questions or want an estimate of contributions done on your property please contact the City's Developers Contribution Officer Riekie Long on (08) 9411 3428 or email rlong@cockburn.wa.gov.au

***Current as at 26/2/2018 – check the website link above to confirm the most up to date information on DCA rates.**