



**HOMESTEAD ROAD OUTLINE DEVELOPMENT PLAN
DEVELOPMENT CONTRIBUTION PLAN REPORT**

October 2020

Document Control

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1.0 INTRODUCTION

This document is a Development Contribution Plan Report (DCPR) for the purpose of Part 6 of the City of Gosnells Town Planning Scheme No. 6 (TPS6). The document details the key operational aspects of the Development Contribution Plan (DCP) associated with the Homestead Road Outline Development Plan (ODP).

The document includes parameters for:

- the provision of Common Infrastructure Works (CIW);
- the provision of Public Open Space (POS) ; and
- the apportionment of the costs of this provision across the ODP area.

The progression of the ODP has created the contribution arrangement so common costs of development can be shared between landowners. Some costs associated with developing individual parcels of land are not shared costs for the purpose of this agreement. Shared costs have been identified as those providing benefits to a range of landowners within the ODP area for the broader benefit of the future development.

Amendment No. 83 to TPS6 proposed the application of a Special Control Area for the Homestead Road area. Part 6 of TPS6 contains the provisions that specifically apply to the ODP area, particularly the items of infrastructure for which contributions must be made. TPS6 should be read in conjunction with this document.

The DCPR itemises and costs items to be included as common costs. There may be additional costs associated with the development of land within the ODP, however, unless specified these are excluded from the DCPR and are considered to be subdivisional costs.

1.1 Contribution Summary

A POS contribution rate of **10.06%** is in place for the ODP area. Council has adopted a land value basis for the purpose of the contribution arrangement of **\$1,050,000/ha**.

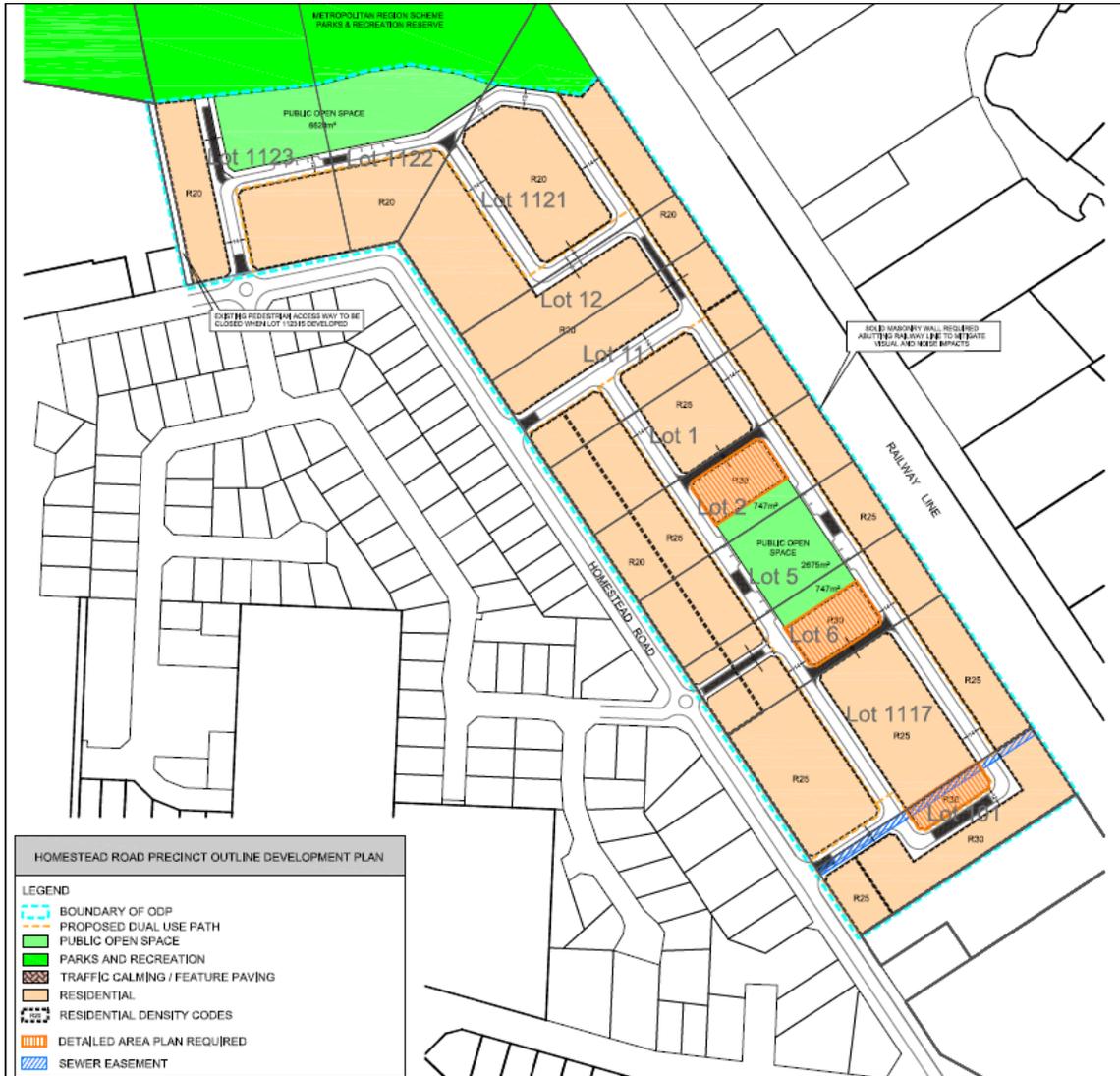
The adopted CIW contribution rate is **\$191,000/ha** of land developable for residential purposes.

Details on how these contribution rates have been determined are provided throughout this document.

NOTES:

1. The Homestead Road ODP refers to POS as Local Open Space (LOS). The terms LOS and POS can therefore be used interchangeably.
2. For the purpose of the arrangement Common Infrastructure Costs have been rounded up to the nearest \$100 and are detailed in the summary contained at Appendix B.

2.0 HOMESTEAD ROAD OUTLINE DEVELOPMENT PLAN



3.0 PUBLIC OPEN SPACE

3.1 Calculation of Public Open Space

The plan that follows identifies the area of each land parcel required to contribute to the cost of acquisition of POS in the ODP area. The burdened areas will contribute on a rate per hectare. The amount of POS required in the ODP is affected by the developers' obligation to provide POS in accordance with *Liveable Neighbourhoods*. The calculation of required Open Space within the ODP is shown below. The text following Table 1 explains the methodology.

TABLE 1 – Required POS Contribution	
Gross Subdivisible Area (GSA)	10.7282 ha
POS Provided	1.0787 ha
POS Provided (as % of GSA)	10.06%

3.2 Map of Public Open Space Contributing Area



3.3 Public Open Space Valuation and Compensation Process

The DCP identifies all POS land as having an equal value, regardless of whether it is partly used for drainage purposes or is used as unconstrained POS.

The provision of POS within the amendment area is defined in the ODP. To ensure POS is equitably provided by all landowners within the ODP area, the following principles have been applied:

- Cash-in-lieu (based on en-globo value) will be paid by those land owners whose properties contribute POS at a rate which is less than 10.06% of the subdivisible area (as identified in Table 1); and
- Payments will be made (based on en-globo value) to those land owners who provide more than 10.06% of land (as calculated in accordance with Table 1) for POS.

The management of the POS component of the ODP is calculated separately to the contribution requirement for other Common Infrastructure Works.

3.3.1 Valuation Process for POS Calculation

The process for valuation is consistent with the current process applied to other ODPs within the City of Gosnells as set out in Part 6 of TPS6. The valuation process provides for a Licenced Valuer to be appointed by Council to determine the en-globo rate (assuming a hypothetical 1.0 ha site, cleared, level, adjacent to services and the development front, with a base code of R20, with an average lot size of 500m²) that will be applied for the purpose of establishing the contribution required. The valuation for land will be updated as necessary and at least annually to coincide with the timing of the annual review of the DCPR.

The applicable rate for the payment of cash-in lieu of POS for providing less than the required 10.06% POS is the valuation current under the DCPR at the time when payment is made.

The monies shall be paid into the fund which is established for the management of the ODP and administered by the City. Reimbursements from the fund (for the provision of more than 10.06% of POS) shall be paid at the time the land is ceded to the Crown, subject to the availability of funds.

Based on these considerations a valuation rate of \$1,050,000/ha for POS has been established in this report, based on a valuation undertaken by McGees Property in June 2020.

4.0 COMMON INFRASTRUCTURE WORKS

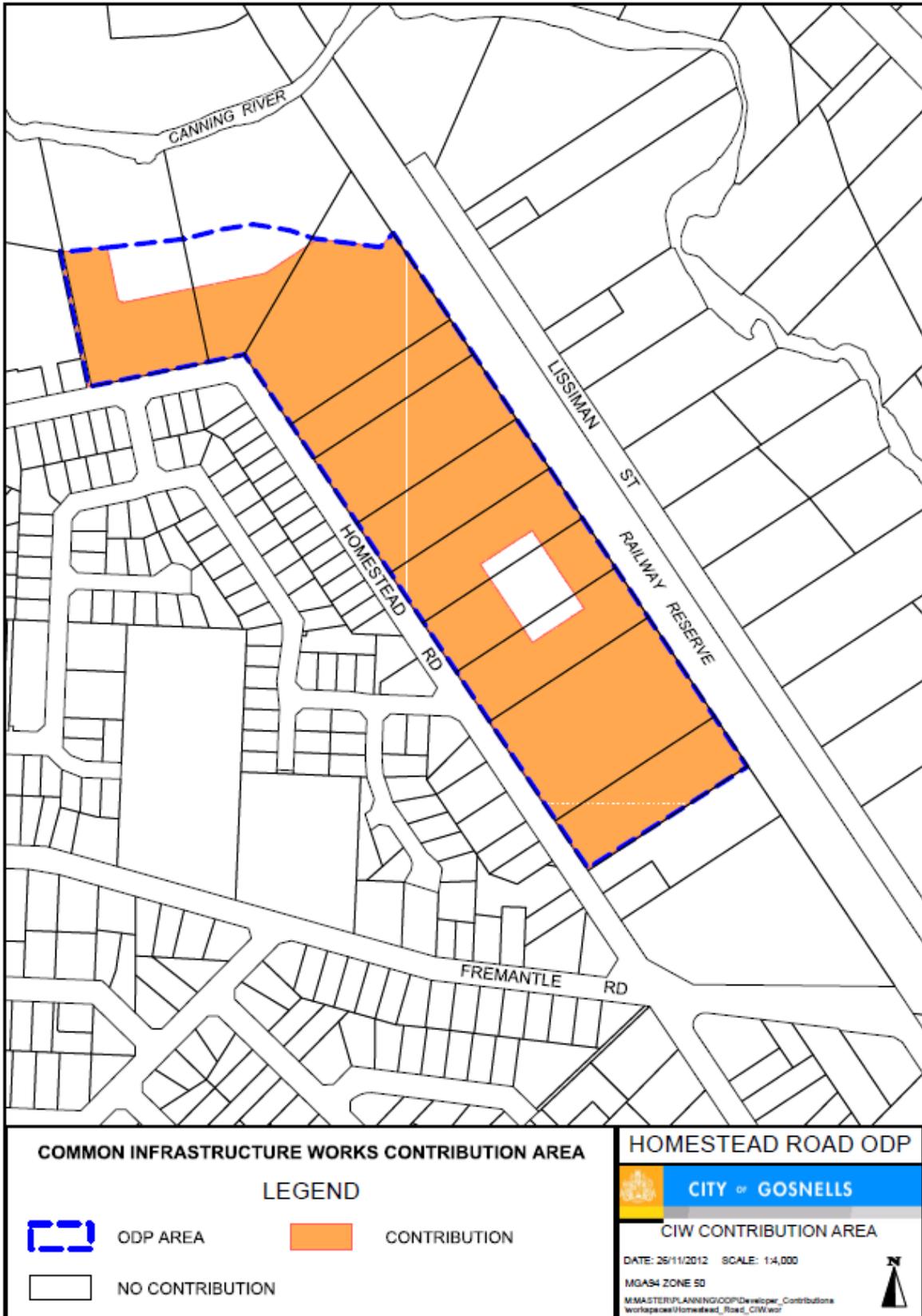
This DCP provides for the cost of specific items of common infrastructure to be equitably distributed between all developing landowners within the ODP area, with the specific allowances made for these items defined by this DCPR. It is acknowledged that in some cases, the actual costs of providing these items may exceed the allowances made by the arrangement. In such circumstances, the arrangement is only able to reimburse developing landowners up to the value estimate prescribed by the DCPR.

4.1 Calculation of Net Contribution Area

The Net Contributing Area (NCA) is determined by excluding any land required for POS. The NCA is then used to determine the contribution rate per hectare for all developable land and is summarised as follows:

Gross Subdivisible Area (GSA)	10.7282 ha
Less POS provided	1.0787 ha
Net Contribution Area	9.6495 ha

4.2 Map of Net Contribution Area



4.3 Summary of Common Infrastructure Works Costs

\$466,500	<p>1. Construction of drainage upgrade – Homestead Road</p> <p>A contribution is to be made to fund the cost of constructing an upgrade to the Homestead Road drainage, where it abuts the DCA. The estimated cost for the 615m length of upgrade is \$456,439.17 (or \$758.44/m). (indexed actual)</p>
\$140,500	<p>2. Construction of roundabouts</p> <p>A contribution is to be made for half the cost of constructing two roundabouts on Homestead Road, as provided for on the adopted ODP. The cost of construction of the roundabouts allocated to this DCP is \$140,476.80. (indexed estimate)</p>
\$37,700	<p>3. Construction of shared use path</p> <p>A contribution is required to fund the cost of constructing a regional recreation shared use path where the DCA abuts the MRS Parks and Recreation reserve. A construction rate of \$94.03/m for 400m has been used. (indexed estimate)</p>
\$703,400	<p>4. Construction of drainage detention basin</p> <p>A contribution is to be made to fund the cost of constructing and landscaping a detention basin within the DCA. (indexed estimate)</p>
\$251,700	<p>5. Development of Public Open Space (POS)</p> <p>A contribution is to be made to fund the development of the central area of POS within the ODP area. The contribution shall fund the development of the POS to a basic standard, as per the provisions of <i>Liveable Neighbourhoods</i> (ie, turf and irrigation).</p> <p>The City's standard rate for basic POS development is \$59.42/m². Based on an area of 4,169m² the overall cost for POS development is \$251,687.99. (indexed actual)</p>
\$79,100	<p>6. Preparation of ODP</p> <p>A contribution is to be made towards the professional fees expended during the preparation of both the ODP and DCP. (indexed estimate)</p>
\$161,000	<p>7. General Administration</p> <p>A contribution is to be made towards the cost of administering the contribution arrangement. (indexed and increased estimate)</p>
\$1,806,400.00	Estimated total cost for Common Infrastructure Works
\$191,000ha	Contribution per hectare of land developable for residential purposes (9.6495 ha)

Note - Separate contributions shall be made direct to the Education Department of WA (EDWA) at the amount determined by EDWA for the acquisition of school sites. That process is not managed by this DCPR.

5.0 STAGING OF INFRASTRUCTURE WORKS

The staged development of the land poses various challenges to ensure land development is delivered in an orderly fashion and to a suitable standard. Key considerations include:

- location of stages and size;
- servicing constraints and opportunities;
- proposed road closures;
- access to existing lots not currently participating in the ODP; and
- the provision of roads, drainage infrastructure and other services as staged development occurs.

The drainage basin in the northern section of the ODP area is to provide the retention and infiltration of stormwater flows from the ODP area. Unless development starts near this basin and progresses upstream, interim, and perhaps temporary, compensating storage will need to be constructed and maintained to ensure stormwater is appropriately managed. No interim/temporary arrangements are provided for within the scope of the DCPR as they are considered to be costs borne by individual developers.

6.0 OPERATION OF DEVELOPMENT CONTRIBUTION PLAN

This DCPR outlines the calculation of the estimated costs of CIWs included in the arrangement. TPS6 requires a per hectare levy is paid by landowners at the subdivision and/or development stage.

The timing of the payment of contributions is vital to the successful operation of the DCP. Adequate funds need to be fed into the ODP fund in order to facilitate the redistribution of funds in a timely manner.

The DCP is to operate for a period of five years, unless otherwise determined by Council. An extension to the initial five year time period was required to ensure all landowners intending to develop in accordance with the ODP pay the required scheme costs. The owners of land within the arrangement are required to pay the contributions outlined in this DCPR in accordance with the relevant section of TPS6.

The cost per hectare has been determined by dividing the total cost for CIWs by the area that is developable for residential purposes.

7.0 ARBITRATION

Part 5 of TPS6 outlines the process of arbitration of disputes that may arise from the valuation of land for the purposes of this DCPR.

APPENDIX A – LAND SCHEDULE

Lot No.	Gross Land Area (m²)	Land Deducted for POS provided	Net Contributing Area	POS Contribution Area	Required POS at 10.06%	Surplus (+) or deficit (-) of POS
101	8,093	0	8,093	8,093	814	-814
1117	16,180	0	16,180	16,180	1,628	-1,628
6	8,093	748	7,345	8,093	814	-66
5	8,089	2,675	5,414	8,089	814	1,861 (28.35%)
2	8,091	744	7,347	8,091	814	-70
1	8,094	0	8,094	8,094	814	-814
11	10,553	0	10,553	10,553	1,062	-1,062
12	5,636	0	5,636	5,636	567	-567
1121	15,597	19	15,578	15,597	1,569	-1,550
1122	7,678	3,723	3,955	7,678	772	2,951 (44.95%)
1123	11,178	2,878	8,300	11,178	1,125	1,753 (26.7%)
TOTAL	107,282	10,768	96,495	107,282	10,793	

Note: all figures are provided as a guide only and are subject to survey

APPENDIX B – COMMON INFRASTRUCTURE WORKS - COSTING DETAILS

This section outlines the costs of CIWs included in the ODP and details the methodology used to calculate the estimated costs. It is noted that Council may adjust the cost contribution of any landowner in accordance with revised estimates and/or final expenditure. *The spatial extent of the required infrastructure is illustrated on Map 1.*

1. Construction of drainage upgrade - Homestead Road

A contribution is to be made to fund the cost of constructing an upgrade to the Homestead Road drainage, where it abuts the DCP area. A reimbursement was made in 2013 of \$415,050.00 which has been indexed under subsequent reviews delivering a current indexed actual cost for the 615m length of upgrade of **\$466,500** (or \$746.51/m).

2. Construction of Roundabouts

Allowance has been made within the DCP for half the cost of two roundabouts abutting the ODP Area, at the intersections of:

1. Homestead Road and Lauterbach Drive (completed in 2017 as an alternate intersection treatment); and
2. Homestead Road and Derrick Street (outstanding).

The total collective cost of both roundabouts is an indexed value of \$140,476.80 therefore the 50% cost allocated to this DCP is **\$140,500**.

3. Construction of Dual Use Paths

Allowance has been made to construct Dual Use Paths (DUPs) within the ODP area. All paths to be funded are 2.0m in width and are indicated on Map 1 (p.17 of this report). It is noted the required paths differ from what was originally required by the adopted ODP and the changes are a result of detailed analysis of the infrastructure demands in the area. Subdividers will be responsible for construction of footpaths required at the time of subdivision via conditions of approval and are not included as a CIW.

An indexed estimate construction cost of \$94.03/m has been allowed for the total length of 400 metres as shown on Map 1. Therefore the total cost of DUPs provided for within the DCPR is **\$37,700**.

4. Construction of Drainage Detention Basin

A drainage detention basin is required to be constructed in the northern area of POS, located on Lots 1122 and 1123. Further details of the indexed estimates are contained in the following table.

Item	Description	Qty	Unit	Rate	Amount
1.0	<u>PRELIMINARIES</u>				
1.1	Site Establishment including the provision of office, services, amenities, facilities and all equipment	4	weeks	\$1,685.72	\$6,742.89
1.2	Liaise with Service Authorities	1	Item	\$5,619.07	\$5,619.07
1.3	Traffic management cost	1	item	\$2,247.63	\$2,247.63
1.4	Locate and protect existing services (PS)	1	item	\$2,247.63	\$2,247.63
1.5	Prepare required management plans (safety, environment, noise, dust, traffic, etc)	1	item	\$1,123.81	\$1,123.81
	TOTAL PRELIMINARIES				\$17,981.03
2.0	<u>EARTHWORKS</u>				
2.1	Allowance for dust control measures (water cart, monitors)	1	item	\$2,809.54	\$2,809.54
2.2	Strip Topsoil	7,250	m ²	\$2.92	\$21,183.90
2.3	Grade, trim and compact earthworks;				
	a) Cut to Fill	3,500	m ³	\$14.61	\$51,133.56
	b) Cut to Spoil	2,500	m ³	\$16.86	\$42,143.04
	c) Proof Roll	7,250	m ²	\$0.34	\$2,444.30
	d) 300mm sand layer in base of Detention Basin	800	m ³	\$33.71	\$26,971.55
2.4	Rock pitching scour protection	250	m ²	\$168.57	\$42,143.04
2.5	Gluon 240 applied at rate of 500 l/ha to areas requiring short to medium term stabilisation	7,250	m ²	\$1.69	\$12,221.48
2.6	As-constructed survey of Detention Basin	1	Item	\$3,371.44	\$3,371.44
	TOTAL EARTHWORKS				\$204,421.85
3.0	<u>STORMWATER</u>				
3.1	Excavation of pipe trench in all types of material including excavation, bedding, backfilling, compaction and restoration				
	a) 300-750 dia pipes				
	i) 0.0m - 2.0m	30	m	\$28.10	\$842.86
	ii) 2.0m - 3.0m	90	m	\$56.19	\$5,057.16
3.2	Supply and installation of 'solid rubber ring jointed' pipes (R.C.) at all depths including bedding and laying				
	a) 300mm dia (Class 2)	30	m	\$67.43	\$2,022.87
	b) 750mm dia (Class 2)	90	m	\$393.34	\$35,400.15
3.3	Supply and installation of headwall including backfill				

Item	Description	Qty	Unit	Rate	Amount
3.4	a) 300mm dia (Class 2)	2	each	\$561.91	\$1,123.81
	b) 750mm dia (Class 2)	1	each	\$1,685.72	\$1,685.72
3.4	Supply and install 150mm dia subsoil drainage within basin, including geofabric	130	m	\$67.43	\$8,765.75
3.5	Supply and construct precast manholes for 300-750mm dia pipes				
	a) concrete bases, covers and frame	2	each	\$1,798.10	\$3,596.21
	b) walls	7	m	\$561.91	\$3,933.35
	c) trafficable covers E.O. cost	2	each	\$393.34	\$786.67
3.6	Allow to reconstruct pipe and connect into new manholes	1	each	\$842.86	\$842.86
3.7	Remove and dispose off-site 750 stormwater pipe	5	m	\$84.29	\$421.43
3.8	Testing and as constructed survey				
	a) NATA Testing	1	item	\$1,123.81	\$1,123.81
	b) As-Constructed Survey	1	item	\$3,371.44	\$3,371.44
3.9	Allowance for dewatering				
	a) 0.0 - 2.0m	90.00	m	\$112.38	\$10,114.33
3.10	Allowance for QA and testing	1	item	\$2,247.63	\$2,247.63
		TOTAL STORMWATER			\$81,336.07
4.0	LANDSCAPING				
4.1	Basin Landscaping (inc. infrastructure to manage overland flow)	6,620	m ²	\$60.37	\$399,658.07
		TOTAL LANDSCAPING			\$399,658.07
Total					\$703,397.02

5. Development of Public Open Space (southern portion)

As the land required for the southern portion of POS is to be assembled from the property of multiple landowners and no coordinated subdivision is proposed there is no single developer who can be responsible for the development of the POS. The provision of turf and reticulation at the initial development stage will ensure a positive outcome for the community. The total estimated cost for this work is \$59.41/m² and includes design, contract management, construction and maintenance. This figure is based on the items and rates per square metre in the following table:

Item	Rate per square metre
Preliminary Costs 10%	\$3.23
Earthworks	\$4.79
Test Bore	\$0.93
Production Bore	\$5.02
Head works Cabinet, controller, electrical	\$4.66
Irrigation	\$6.20
Turfing	\$6.23
Footpaths	\$5.45
Project Management	\$4.70
Contingency 10%	\$3.91
2 Years Maintenance	\$15.25
Total	\$60.37

The above suite of works is consistent with the *Liveable Neighbourhoods* definition of “minimum standard”. The City undertook the required POS development, to a higher standard than the minimum standard, in accordance with Council’s POS Strategy and community expectations (Map 2). The total cost of park development exceeded the stated DCPR allowance of \$243,200.00 which was applied as a single line reimbursement to the City, rather than being subject to a detailed acquittal process.

This approach was appropriate on the basis it reduced the reliance on unrelated cash-in-lieu funds as well as general municipal funds.

Given the area of the southern portion of POS is 4,169m² an indexed actual cost of **\$251,700** has been included. It should be noted the aforementioned cost does not relate to the northern POS area, as development of that area is included in Section 4 (construction of drainage detention basin).

6. Preparation of ODP

An indexed actual allowance of **\$79,100** has been made to contribute to the cost of preparing and progressing the ODP and the associated amendment to TPS6. The costs only relate to work that would be of benefit to the entire precinct and explicitly exclude any site-specific or subdivision-specific costs, including geotechnical reports and Urban Water Management Plans.

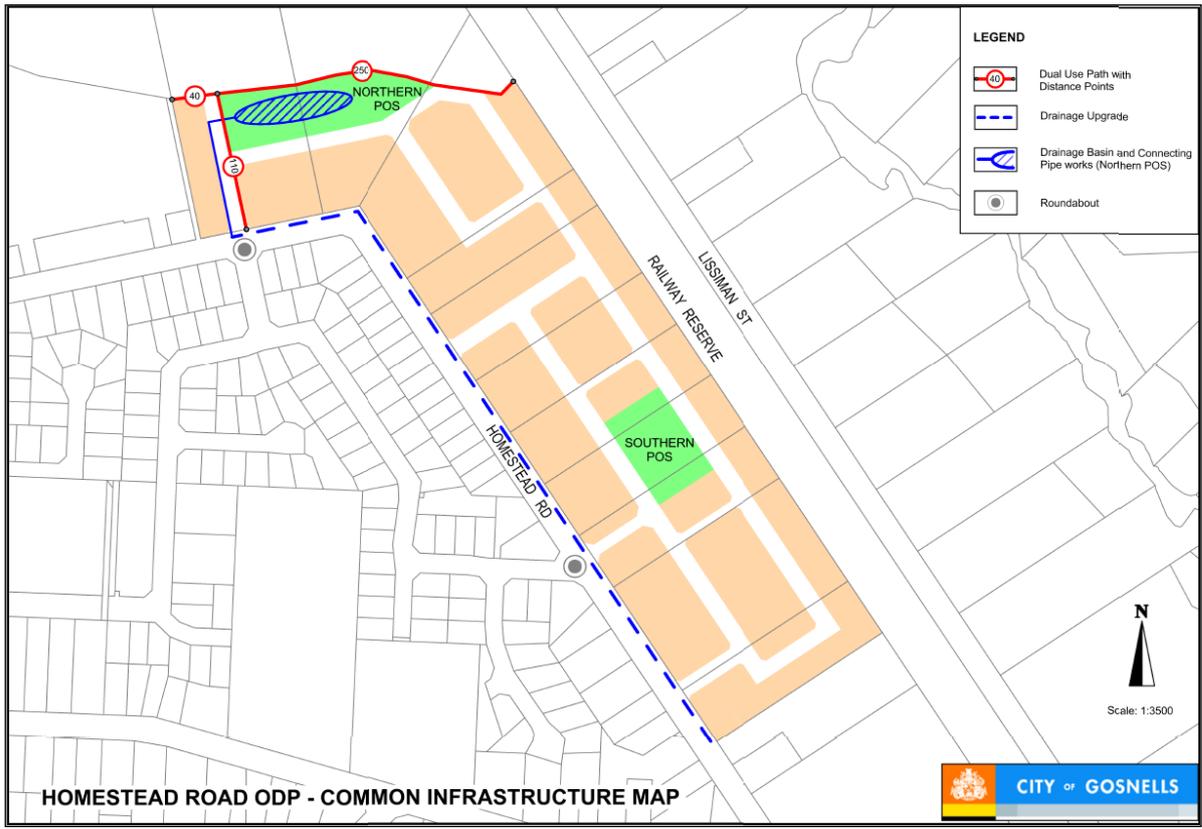
7. General Administration

A \$15,000 per annum provision, over the second 5 year term was made for contribution to general administration costs in the further operation of the DCPR. These include but are not limited to administration, bank charges, audit fees, legal fees, planning reports, valuations, engineering costs, expenses associated with the acquisition of land and Council staff salaries.

The total indexed cost included in the DCPR for administration is **\$161,000.00**

This allowance may require an increase in the allocated cost should administration be necessary beyond the subsequent five year operational period as defined in Part 5, Clause 5.4.7 of TPS6.

MAP 1



MAP 2

