

13.2 PLANNING AND DEVELOPMENT

13.2.1 REVIEW OF THE SOUTHERN RIVER PRECINCT 1 DEVELOPMENT CONTRIBUTION PLAN REPORT

Director: C Terelinck
Author's Declaration Nil.
of Interest:
Application No: LA17/00019
Previous Ref: OCM 8 August 2017 (Resolution 248)
Appendix: 13.2.1A Draft modified Southern River Precinct 1
Development Contribution Plan Report

PURPOSE OF REPORT

For Council to review the land and infrastructure components of the Development Contribution Plan Report (DCPR) associated with the Southern River Precinct 1 Outline Development Plan (ODP).

BACKGROUND

The City administers Development Contribution Plans (DCP) for the shared provision of infrastructure and land for public purposes in the Canning Vale, West Canning Vale, Homestead Road, Southern River Precinct 1, Maddington Road Precincts A and B and Central Maddington ODP areas, and is required to review the associated DCPRs annually for the purpose of updating changes to the value of land and infrastructure items. Those items are the key elements (in terms of development costs) that need to be equalised to ensure that developers make an equitable contribution to Infrastructure and Public Open Space within the DCPR area.

Due to changes in costs and land values over time and the desire of individual landowners to develop at different times, the costs and values need to be updated regularly to ensure that the Contribution Arrangements are aligned with the contemporary costs of providing the infrastructure.

The majority of these DCP's were reviewed and reported to Council at the Ordinary Council Meeting of 8 August 2017, with Council, for the subject DCPR, adopting an infrastructure contribution rate of \$94,600/ha.

DISCUSSION

Since Council's previous review, the City has undertaken further review of the expenditure associated with the upgrading of Warton Road which is a component of the DCPR. That review has identified cost savings which led to a reduction in the cost needing to be included in the DCPR, with the resultant contribution rate decreasing to \$88,300/ha. A copy of the draft modified DCPR is contained as Appendix 13.2.1A.

The following table sets out the nature and costs of the common infrastructure items that are included in the DCPR.

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PRECINCT 1 COMMON INFRASTRUCTURE WORKS	
\$718,000	<p>1) Land Acquisition – Warton Road</p> <p>A contribution to 100% of the cost of acquiring land for the widening of Warton Road, including the value of any improvements, where it abuts the DCA. This land has been acquired.</p> <p>The total indexed cost of this land acquisition is \$718,000.</p>
\$1,592,000	<p>2) Upgrade of Warton Road</p> <p>A contribution to the cost of upgrading of Warton Road between Barrett Street and Garden Street.</p> <p>Allowance is made for half the cost of constructing one carriageway, including drainage, and half the cost of full earthworks for the second carriageway. This work has been completed and the actual costs have been determined.</p> <p>The total cost for this work is \$1,592,000.</p>
\$872,100	<p>3) Traffic Signals</p> <p>A contribution to the cost of installing traffic signals at:</p> <ul style="list-style-type: none"> • Intersection of Warton Road and Holmes Street (50%) at an indexed cost of \$686,007.04. • Intersection of Warton Road and Garden Street (25%) at an indexed cost of \$186,064.73. <p>The above works have been completed and the actual costs have been determined.</p> <p>The total cost of these works is \$872,071.76.</p>
\$356,000	<p>4) Construction of Roundabout - Intersection of Holmes Street and Harpenden Street</p> <p>A contribution to 100% of cost of constructing a roundabout at the intersection of Holmes Street and Harpenden Street to an estimated cost of \$356,000.</p>
\$34,200	<p>5) Land Acquisition - Intersection of Holmes Street and Harpenden Street</p> <p>A contribution to 100% of the cost of acquiring land to accommodate the construction of the roundabout, at the intersection of Holmes Street and Harpenden Street.</p> <p>This land has been acquired - 201m² at a cost of \$34,104</p>
\$300,000	<p>6) General Administration and Studies</p> <p>A contribution to 100% of the cost of administering the contribution arrangement, including:</p> <ul style="list-style-type: none"> • Accounting • Legal • Planning • Surveying • City staff costs <p>The total estimated cost of administration is \$300,000</p>
\$3,872,300	<p>Estimated total cost for common infrastructure works for the total net contribution area of 43.8862ha.</p> <p>(excludes any contribution to POS or development costs specifically relevant to a sub-precinct)</p>
\$88,300/ha	

Item 13.2.1 Continued

CONCLUSION

It is recommended that Council adopts the revised Development Contribution Plan report as contained in Appendix 13.2.1A.

FINANCIAL IMPLICATIONS

The proposed changes to the contributions rates will reduce the contributions payable by developing landowners.

STATUTORY IMPLICATIONS

Town Planning Scheme No. 6.

VOTING REQUIREMENTS

Simple Majority required.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION (1 OF 2)

392 Moved Cr P Abetz Seconded Cr C Brett

That Council adopts a revised Development Contribution Plan Report for the Southern River Precinct 1 Outline Development Plan, which includes a contribution rate of \$88,300/ha, as contained in Appendix 13.2.1A.

CARRIED 12/0

FOR: Cr P Abetz, Cr C Brett, Cr J Brown, Cr D Goode, Cr D Griffiths, Cr J Jones, Cr T Lynes, Cr R Mitchell, Cr O Searle, Cr L Storer, Cr S Williamson and Cr G Dewhurst.

AGAINST: Nil.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION (2 OF 2)

393 Moved Cr P Abetz Seconded Cr C Brett

That Council informs all landowners with outstanding contribution obligations within the Southern River Precinct 1 Outline Development Plan area, of Council's decision.

CARRIED 12/0

FOR: Cr P Abetz, Cr C Brett, Cr J Brown, Cr D Goode, Cr D Griffiths, Cr J Jones, Cr T Lynes, Cr R Mitchell, Cr O Searle, Cr L Storer, Cr S Williamson and Cr G Dewhurst.

AGAINST: Nil.