

FINAL DRAFT  
ADDENDUM -  
PROPOSED  
AMENDMENT 102  
CELL 9 COST SHARING  
ARRANGEMENTS

April 2015

For: City of Wanneroo



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# 1 EXECUTIVE SUMMARY

In June 2013 Amendment 102 to District Planning Scheme No.2 was forwarded by the City of Wanneroo to the Western Australian Planning Commission for adoption.

In February 2015 the Minister directed the City of Wanneroo to readvertise Amendment 102 with a schedule of estimated costs for all Cell Works. The Minister has required re-advertising as the costs for infrastructure and administrative items in Cell 9 have not been prepared or publically advertised as required by State Planning Policy 3.6 – Developer Contributions for Infrastructure (SPP 3.6).

The Minister has not expressed any objection to the proposed textual changes or modification to the Cell 9 Infrastructure Cost per Lot methodology proposed by Amendment 102. However, the Minister has advised that the proposed additional infrastructure items require further explanation to demonstrate compliance with the key principals of SPP 3.6, particularly need and nexus between the new development and the proposed infrastructure items.

This Addendum has been prepared to provide the additional information required by the Minister prior to re-advertising of Amendment 102.

Existing Cell Works encompass land acquisition and construction of Gngangara Road, Alexander Drive and Hepburn Avenue (including drainage), land acquisition for public open space, development of public open space to a basic standard, costs associated with the preparation of Local Structure Plan 57 and administrative costs. The total cost for the existing Cell Works provided for by the Scheme (refer Section 3.4 below) has been estimated at \$67,566,274.

Additional Cell 9 Works proposed by Amendment 102 include acquisition of the wetland cores (at 20% of the englobo land value), the landscaped buffer along Alexander Drive (land acquisition and landscaping costs) and the community purpose site and building (land acquisition and construction costs). The total estimated cost for the additional Cell Works proposed by Amendment 102 equates to \$7,681,960.

Thus, the total estimated cost for all Cell Works (existing and proposed) equates to \$75,248,234. The cost estimates have been provided in detail at **Appendix 4** to this Addendum. Additional information, including addressing the need and nexus principle of SPP 3.6, has been provided within the Addendum for the proposed additional Cell Works as required by the Minister.

Based on a density of 13 lots per hectare as proposed by Amendment 102, the Estimated Lot Yield in Cell 9 is 2,361 lots. Therefore the Infrastructure Cost per Lot within Cell 9 is calculated as \$31,871.

## 2 INTRODUCTION AND PURPOSE

The purpose of this Addendum Report to the City of Wanneroo District Planning Scheme Amendment No 102 Report is as follows:

1. Provide additional detail, need and nexus analysis and estimated costings regarding the additional Cell Works proposed by Amendment No 102 for Cell 9;
2. Provide costings (actual or estimates, whichever is relevant) for all Cell Works as currently allowed for by District Planning Scheme No.2 for Cell 9; and
3. Determine the Infrastructure Cost Per Lot for developments within Cell 9.

## 3 CELL 9

Cell 9 is generally bound by Gnangara Road, Alexander Drive, Hepburn Avenue and existing residential development in Landsdale to the west. The total land area within Cell 9 is approximately 215 hectares, in multiple ownership.

## 4 EXISTING STATUTORY FRAMEWORK

### 4.1 District Planning Scheme No 2

Part 10 of the City of Wanneroo District Planning Scheme No.2 (DPS 2) outlines the existing developer contribution arrangements for East Wanneroo Cells 1 – 9. Schedule 9 lists the General Cell Works applicable to Cells 1 – 9 and the Specific Cell Works for each Cell.

The Infrastructure Cost Per Lot is determined based on the Area of Cell 9 and the Estimated Lot Yield.

### 4.2 Area of Cell 9

The methodology, and relevant deductions, for calculating the Area of a Cell is outlined in Clause 10.4 of DPS 2. The Area of a Cell needs to be determined in order to calculate the Estimated Lot Yield, as per Clause 10.6.2 of DPS 2.

The Area of Cell 9 is 181.5857 hectares, as calculated in **Table 1** on the following page.

### 4.3 Estimated Lot Yield

The Estimated Lot Yield is to be based on 13 lots per hectare as per Amendment 102 and associated proposed Clause 10.6.2 of DPS 2. As shown in **Table 1**, the Estimated Lot Yield is 2,361.



**TABLE 1: Area of Cell and Estimated Lot Yield**

Total Land Area (ha)		215.55
Deductions:	ha	
Regional Road widening	0.5038	
Truncations for intersections to arterial roads	0.3377	
Arterial road drainage	0.4670	
Wetland Core (x2)	1.1200	
Primary school	4.0000	
Private School	4.3800	
Alexander Drive Landscaped Buffer	1.3300	
Local drainage (not within POS)	1.0000	
Community Purpose Site (within the local centre)	0.5000	
Ambulance site (Lot 1982)	0.1500	
POS	20.1758	
Total Deductions	33.9643	
<b>Area of Cell 9</b>		<b>181.5857</b>
<b>Estimated Lot Yield (13 lots per hectare)</b>		<b>2361</b>

#### 4.4 Current Cell Works

The current Cell Works for Cell 9, as outlined by Schedule 9 of DPS 2, encompass the following:

- Land acquisition and construction of arterial roads – Gnangara Road, Ocean Reef Road, Alexander Drive and Hepburn Avenue (including intersections and drainage sumps);
- Land for Public Open Space (10% of the Area of a Cell);
- Development of Public Open Space to a basic standard;
- Costs associated with the preparation of the East Wanneroo planning and development contribution arrangements under DPS 2, any amendments to Part 10 and/or Schedule 9 of DPS 2 and the costs associated with the preparation of the Local Structure Plan for Cell 9;
- Council administration costs;
- Interest on loans;
- Consulting fees associated with designing and undertaking Cell Works;
- Costs of environmental remediation or improvement associated with Cell Works;
- Survey costs;
- Compensation payable in respect of the provision of any Cell Works or facilities referred to in Schedule 9; and
- Provision of any easement or way as referred to in Schedule 9.

#### 4.5 Land Valuation

For the purposes of determining cost sharing arrangements and land acquisition costs, a land valuation is required in accordance with Clause 10.14 of DPS 2. Land valuations have been undertaken and are included in **Appendix 1**. The land value has been determined at \$2 million per hectare. A 10% solatium has been included in the cost estimates for land acquisitions costs.

#### 4.6 Public Open Space

##### 4.6.1 Land

As outlined above, Part 10 of DPS 2 requires all land owners in Cell 9 to contribute towards the provision of 10% of the Area of the Cell for public open space. Clause 10.5 of DPS 2 outlines the methodology for calculating the public open space contribution (in hectares).

For Cell 9, the 10% public open space calculation is outlined in Part 1 of Local Structure Plan 57 (LSP 57) which applies to Cell 9. Refer **Table 2** below. The POS calculations included in LSP 57 determine the 10% public open space contribution to be 20.1758 hectares and accordingly LSP 57 provides for a total of area of credited public open space of 20.1758 hectares.

**TABLE 2: 10% POS Calculation (Source: LSP 57)**

Total Area	Deductions	Total Deductions	Gross Sub-divisible Area	Public Open Space Provision 10%	Public Open Space Provided	Surplus / Deficit
215.5515	Road Widening	0.3376	201.7581	20.1758	20.1758	0.0000
	Commercial Zone	1.0000				
	Gnangara Road Drainage	0.2600				
	Resource Enhancement Wetland Core	0.6029				
	Private School	4.3800				
	Road Widening	0.0630				
	Conservation Category Wetland Core	0.5179				
	Primary School	4.0000				
	Commercial	2.5288				
	Road Widening	0.1032				

LSP 57 nominates the location, area and size of public open space areas throughout Cell 9 and is included in **Appendix 2**. The POS Schedule included in LSP 57 is shown in **Table 3** below. This incorporates the change to POS distribution as per Amendment No.2 to LSP 57.



**TABLE 3: POS Schedule (Source: LSP 57, including Amendment 2)**

POS	Lot	Area	POS Area	Credited Area	Total Credited Area
1	152	6900		6900	
	154	5000		5000	
	155	6015		6015	
	156	4917		4917	
	404	200	<b>23032</b>	200	<b>23032</b>
2	52	10026		10026	
	404	4500	<b>14526</b>	4500	<b>14526</b>
3	55	6901		6901	
		2170	<b>9071</b>	2170	<b>100% Credit (wetland buffer)</b>
	56	14688		14688	<b>100% Credit (wetland buffer)</b>
		2283		2283	
		6029	<b>23000</b>	0	<b>No Credit (wetland core)</b>
	57	4500	<b>4500</b>	4500	<b>30542</b>
4	72	1370		1370	
		2930	<b>4300</b>	2930	<b>100% Credit (wetland buffer)</b>
	73	1226		1226	
		4494		0	<b>No Credit (wetland core)</b>
		11380	<b>17100</b>	11380	<b>100% Credit (wetland buffer)</b>
	74	7952		7952	<b>100% Credit (wetland buffer)</b>
		685		0	<b>No Credit (wetland core)</b>
	12163	<b>20800</b>	12163		
	75	7800	<b>7800</b>	7800	<b>44821</b>
5	58	2271		2271	
	59	2064	<b>4335</b>	2064	<b>4335</b>
6	60	4716	<b>4716</b>	4716	<b>4716</b>
7	62	2435		2435	
	602	5381	<b>7816</b>	5381	<b>7816</b>
8	670	5209	<b>5209</b>	5209	<b>5209</b>
9	66	1403		1403	
	65	4372	<b>5775</b>	4372	<b>5775</b>
10	65	6587		6587	
	64	5427	<b>12014</b>	5427	<b>12014</b>
11	128	2021		2021	
	163	4842		4842	
	164	2762	<b>9625</b>	3793	<b>9625</b>
12	165	10687		10687	
	166	19690	<b>30377</b>	19690	<b>30377</b>
13	150	4970	<b>4970</b>	4970	<b>4970</b>
14	152	4000	<b>4000</b>	4000	<b>4000</b>
<b>POS:</b>			<b>21.2966</b>	<b>Credited:</b>	<b>20.1758</b>

As some subdivisions have already occurred in Cell 9, the actual POS area provided have been increased in some instances from that shown in the LSP 57 POS Schedule above through detailed subdivision, drainage and engineering design processes. This is shown on the Land Requirement Plan included at **Appendix 3**.

Nevertheless, in accordance with the Scheme, any POS provided over and above the 10% contribution required will not be a Cell Cost. Therefore, the Cell Works only apply to the POS land area as nominated/required by LSP 57. LSP 57 provides for the coordinated, equitable and strategic allocation of POS over the entire Cell 9 area. LSP 57 has been adopted by the City and the WAPC and guides the location and size of POS for all land owners. Any POS provided over and above the area required by LSP 57 is not a Cell Cost. If additional POS space is considered a Cell Cost the contributions will ultimately be for more than 10% POS, which would be contrary to the relevant Scheme provisions.

With regard to Cell Cost, based on the 10% POS contribution being 20.1758 hectares and based on a land value of \$2,000,000 per hectare plus a 10% solatium, the Cell Cost for the acquisition of land for POS is \$44,386,760.

LSP 57 also makes provision for a 5,000m<sup>2</sup> community purpose site within Cell 9. This is not included as part of the POS provision within LSP 57 for Cell 9, and is therefore proposed by Amendment 102 as an additional Cell Work. This is discussed below in Section 4.3.

#### 4.6.2 Development

Clause 2.0 (6) of DPS 2 allows for the cost of development of public open space areas to a basic standard to be a Cell Work for Cell 9.

It has been determined by the City of Wanneroo that 'basic standard' of development for POS areas is to be defined using the minimum requirements for each type of POS outlined in the City's proposed revisions to Local Planning Policy (LPP) 4.3. The revised version of LPP 4.3 is due for release for public advertising in the next few months. The minimum requirements as listed in proposed LPP 4.3 as relevant to the type of POS areas within Cell 9 are included below:

##### Pocket Park (<5000sqm)

- 2 x benches/seating
- 2 x play equipment items or nature play with sand soft fall where applicable
- Shade over play area (shade sails until/unless tree shade is adequate)
- Park sign wall with signage panel and plate as per city of Wanneroo signage style guide
- Access required for maintenance vehicles, service vehicles and emergency vehicles
- Earthworks and retaining as required
- Full landscaping (with native revegetation, water wise planting and tree planting)
- Hydrozoned Irrigation w/ bore licence to be provided in accordance with Schedule 7 of Department of Water North West Corridor Supply Schedule and Design Criteria.
- Tree/bush retention where possible

##### Local POS (5000sqm – 1.0 ha)

- 3 x Benches/seating
- 4 x Play equipment items or nature play with sand soft fall
- Shade over play area (shade sails until/unless tree shade is adequate)
- 1 x Picnic setting uncovered
- Bin(/s) (dependant on size)
- Designated play area
- Internal circulation paths
- Park sign wall with signage panel and plate as per City of Wanneroo signage style guide
- Access required for maintenance vehicles, service vehicles and emergency vehicles
- Earthworks and retaining as required
- Full landscaping (with native revegetation, water wise planning and tree planting)
- Hydrozoned irrigation w/ bore licence to be provided in accordance with Schedule 7 of Department of Water North West Corridor Supply Schedule and Design Criteria
- Tree/bush retention where possible

##### Neighbourhood Recreation POS (1.0 – 7.0ha)

- 6 x Benches/Seating
- 6 x Play equipment items or nature play with sand soft fall
- Shade over play area (shade sails until/unless tree shade is adequate)
- 2 x Picnic settings uncovered



- Bin(/s) (dependant on size)
- Internal circulation paths
- Pedestrian/cycle paths (external)
- Bike rack
- Security Lighting
- Bollards
- Park sign wall with signage panel and plate as per City of Wanneroo signage style guide
- Access required for maintenance vehicles, service vehicles and emergency vehicles
- Earthworks and retaining as required
- Full landscaping (with native revegetation, water wise planting and tree planting)
- Hydrozoned Irrigation w/ bore licence to be provided in accordance with Schedule 7 of Department of Water North West Corridor Supply Schedule and Design Criteria
- Tree/bush retention where possible

#### Neighbourhood Sport POS (4.0 – 7.0ha)

- 6 x Benches/Seating
- 6 x Play equipment items or nature play with sand soft fall
- Shade over play area (shade sails until/unless tree shade is adequate)
- 4 x Picnic settings uncovered
- 2 x drinking fountains
- 1x barbeque
- 4 x fitness equipment units
- Basketball half court
- Cricket practice nets
- Cricket wicket
- Goals (dependant on use)
- Bin(/s) (dependant on size)
- Multipurpose senior sports oval (as per Clause 4.5)
- Designated play area
- Toilets
- Security lighting
- Internal circulation paths
- Pedestrian/cycle paths (external)
- Bike rack
- Car parking
- Bollards
- Park sign wall with signage panel and plate as per City of Wanneroo signage style guide
- Access required for maintenance vehicles, service vehicles and emergency vehicles
- Earthworks and retaining as required
- Full landscaping (with native revegetation, water wise planting and tree planting)
- Hydrozoned Irrigation w/ bore licence to be provided in accordance with Schedule 7 of Department of Water North West Corridor Supply Schedule and Design Criteria
- Tree/bush retention where possible

#### Conservation POS

- No earthworks
- Weed free
- 3m wide vehicle access gates for maintenance, service and emergency vehicles (includes fire access)
- Cement stabilised limestone trail surfacing
- Benches/Seating (to be off access track and on concrete pad)
- Pedestrian access control gates (where possible)
- Conservation fencing
- Development and implementation of an approved Conservation Area Management Plan
- Park sign wall with signage panel and play as per City of Wanneroo signage style guide

Based upon this definition of 'basic standard', the POS development cost per square metre has been determined by Ecoscape, landscape architect consultants, and is listed in **Table 4** below. A detailed breakdown showing how the rates have been determined is included in the Cost Estimates at **Appendix 4**.

**TABLE 4: POS Development Cost Per Square Metre to Basic Standard**

POS Type	Development Cost Per Square Metre to Basic Standard
Pocket Park	\$70
Local POS	\$77
Neighbourhood Recreation POS	\$66
Neighbourhood Sports POS	\$80.20
Conservation POS	\$18

Based on the POS types, POS areas and rates per square metre listed above, the Cell Cost for POS development is calculated at \$12,737,660. The detailed calculations are included in the Cost Estimates at **Appendix 4**.

#### 4.7 Cell Costs

**Appendix 4** includes cost estimates of all the current Cell Works relevant to Cell 9 as listed in Section 3.4, consistent with DPS 2. Currently, the total estimated Cell Cost for Cell 9 is \$67,566,274.

#### 4.8 Current Infrastructure Cost Per Lot

Clause 10.6 of DPS 2 outlines the methodology for calculating the Infrastructure Cost Per Lot.

As a basic calculation, the Infrastructure Cost Per Lot is the total Cell Cost divided by the Estimated Lot Yield for the whole of Cell 9. Based on an Estimated Lot Yield of 2,361 (13 lots per hectare as proposed by Amendment 102) this equates to \$28,618 per lot.

However, the calculation methodology is more complex than this at any one time and the methodology outlined by Clause 10.6 of DPS 2 must be followed by the City to determine the Infrastructure Cost Per Lot at particular moment in time.

## 5 PROPOSED ADDITIONAL CELL WORKS

Amendment 102 to DPS 2 proposes to add three (3) additional Specific Cell Works to Clause 3.0 of Schedule 9 of DPS 2 for Cell 9. These are listed below:

1. The cost of acquiring 100% of the designated wetland core(s) within Cell 9;
2. The cost of acquisition of the buffer along the eastern boundary of Alexander Drive and landscaping the buffer;
3. The acquisition of land for the community purpose site and the design and construction of a community centre on this site.

The cost estimates for these proposed additional Cell Works are shown in **Appendix 4**.

### 5.1 Wetland Core

#### 5.1.1 Description

It is proposed that the following become a Cell Work:

"The cost of acquiring 100% of the designated wetland core of the 'Conservation Category Wetland' located on Lots 72, 73 and 74 Queensway and of the 'Resource Enhancement Wetland' located on Lots 55 and 56 Alexander Drive, at the rate of 20% of the engloba land value for the contribution area, as determined under part 10 of the Scheme."

Cell 9 contains two wetlands - a Conservation Category Wetland on Lots 72, 73 and 74 Queensway and a Resource Enhancement Wetland on Lots 55 and 56, Alexander Drive. The total area of the two (2) wetland cores equates to 1.12 hectares, as per LSP 57 and as shown on the Land Requirement Plan at **Appendix 3**.



### 5.1.2 Need and Nexus

During the public comment period on draft LSP 57, some submitters advised that the wetland cores should be compensated. Whilst considering LPS 57 at its meeting on 30 June 2009, Council resolved to investigate the prospect of including additional developer contribution costs for Cell 9, including compensating land owners for wetland cores.

Wetland cores are not granted any POS credit.

The City of Wanneroo Local Planning Policy 4.1 – Wetlands states as follows:

*“11.1 Land identified in planning proposals for protection as a wetland shall be ceded free of cost unless a developer contribution arrangement is in place for acquisition of that land as a shared cost in accordance with the following provision:*

- a) For the wetland – the cost of acquiring 100% of the designated wetland, at the rate of 20% of the englobo land value for the contribution area, as determined by a licensed valuer.”*

The Council's report on Amendment 102, presented to Council on 26 June 2012, outlines that the wetland core(s) at Cell 9 are proposed as a Cell Cost based on the above policy.

### 5.1.3 Cost Estimate

Based on a land value of \$2 million per hectare plus a 10% solatium on land acquisition, the Cell Cost equates to \$492,800 as it is calculated at 20% of the englobo land value.

## 5.2 Alexander Drive Buffer

### 5.2.1 Description

Cell 9 is located adjacent to the Perth International Telecommunications Centre (PITC). Telstra and Stockland entered into a Deed of Agreement in September 2007 to ensure that the proposed development of Cell 9 for residential purposes had minimal impact on the communications facility. One key measure to mitigate the impact was the requirement to provide a heavily landscaped buffer abutting Alexander Drive. LSP 57 provides that a landscaped buffer would be provided with Cell 9 abutting Alexander Drive. In addition, the buffer was proposed to enhance the visual amenity and reduce noise disturbance to future residents within Cell 9.

The buffer has been provided in the form of a wider subdivisional road reserve (22 metres) abutting the Alexander Drive road reserve. It was agreed that the width of the buffer would be considered at 10 metres as a 12 metre road was adequate in this location because the service corridor could be located within the buffer if required. In circumstances where residential lots directly abut (side on) Alexander Drive, there is no requirement for a landscaped buffer. The Land Requirement Plan showing the buffer is at **Appendix 3**. The buffer totals an area of 1.29 hectares.

It is proposed that the cost of acquiring the land to accommodate the buffer and the cost of landscaping the buffer be a Cell Work. Landscaping of the buffer includes the creation of the mound and planting.

### 5.2.2 Need and Nexus

As the buffer was a condition of subdivision and development for the whole of Cell 9 and it benefits all land owners with regard to the structure planning requirement to protect the PITC and protect the amenity of future residents, it is justified that the cost of the buffer (land and landscaping) becomes a Cell Cost to be shared by all land owners in Cell 9.

### 5.2.3 Cost Estimate

Based on a land value of \$2 million per hectare plus a 10% solatium on land acquisition, the land component equates to \$2,831,400.

The landscaping cost has been determined by Ecoscape, landscape architecture consultants, at \$40 per square metre, plus a 20% contingency on these works. The landscape costs equates to \$617,760.

The total cost for land and landscaping of the buffer is estimated at \$3,449,160.



## 5.3 Community Purpose Site

### 5.3.1 Description

LSP 57 states that a 5000m<sup>2</sup> community purpose site is required by the City of Wanneroo within Cell 9. LSP 57 states that the community purpose site is to be provided within the local centre at the corner of Alexander Drive and Landsdale Road.

A community facility is proposed to be constructed on this site.

Creating Communities have prepared a Community Facility Study for the purpose of:

- Assessing the need for a community purpose site within Cell 9;
- Determining and defining what level or type of facility is required; and
- Providing an estimation of costs and timing of delivery for construction of the centre, the analysis of which is required to calculate and justify the cell cost for developer contributions.

The Community Facility Study is included at **Appendix 5**. A summary of the relevant conclusions of the study are included below.

### 5.3.2 Need and Nexus

The City of Wanneroo apply a local catchment of 2 – 3 kilometres for community centres and use a ratio standard of 1 community centre per 7,500 persons.

Based on 13 lots per hectare, Cell 9 will yield in the order of 2,361 dwellings (refer Table 1). Based on a current ratio of 3.28 persons per dwelling in the area, Cell 9 will house approximately 7,744 people. There are currently no community facilities within a 3 kilometre radius of the proposed community purpose site in Cell 9. In addition, nearby local community facilities (all located greater than 3 kilometres from the proposed community purpose site) all have high utilisation through the year.

Thus, the population growth resulting from the Cell 9 development combined with an assessment of the proximity and utilisation of surrounding local facilities demonstrates the need for a local level community facility in Cell 9.

### 5.3.3 Level of Facility

The district facilities of Kingsway Indoor Stadium and Pearsall Hocking Community Centre capture the catchment area of Cell 9's proposed centre and therefore negate the need for any district, high impact or sporting facilities to be housed in the proposed community facility at Cell 9. It is envisioned that the Cell 9 community site will be best utilised if developed for passive use with low impact, community-based activities. It is envisioned that the facility and its internal functionality will be as multi-purpose as possible, in order to service the wide spectrum of the community. The facility would be to support passive use and low impact community activities ranging through community meetings, children's playgroups, child health, youth, financial counselling, seniors groups and low impact activities such as yoga and pilates.

Based on other facilities in the City of a similar function and allowing for modernisation of the design, a floor plan of 500m<sup>2</sup> (internal) and 300m<sup>2</sup> (external), being a total of 800m<sup>2</sup>, is considered adequate to meet the needs including a main hall, activity rooms, offices, kitchenette, amenities, storage and outdoor play/meeting area.

### 5.3.4 Land Requirement

LSP 57 nominates a 5,000m<sup>2</sup> community purpose site. The Community Facility Study completed by Creating Communities justifies the allocation of 5,000m<sup>2</sup> as a community purpose site to meet the immediate needs of the Cell and will accommodate outdoor areas, access, parking and services.

Within the Facility Provision Principles and Considerations of the City of Wanneroo's Northern Growth Corridor Community Facilities Plan, the following principle has been stipulated:

*"Land of sufficient size should be allocated in the first instance to accommodate larger multipurpose facilities, but actual facility development can be staged such that extensions can be added to satisfy need as the population grows or demographics change and demand for services increases or alters. This will minimise the financial burden of providing community facilities at early stages of development and reduce the duplication or non-co location of facilities."*



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### 5.3.5 Cost Estimate

Based on a land value of \$2 million per hectare plus a 10% solatium on land acquisition, the land component equates to \$1,100,000.

A construction budget of \$2,200,000 has been nominated in the Community Facility Study prepared by Creating Communities for the construction of the community facility.

## 6 PROPOSED INFRASTRUCTURE COST PER LOT

### 6.1 Cell Costs

The inclusion of the proposed additional Cell Works as described above increases the total Cell Cost to \$75,248,234.

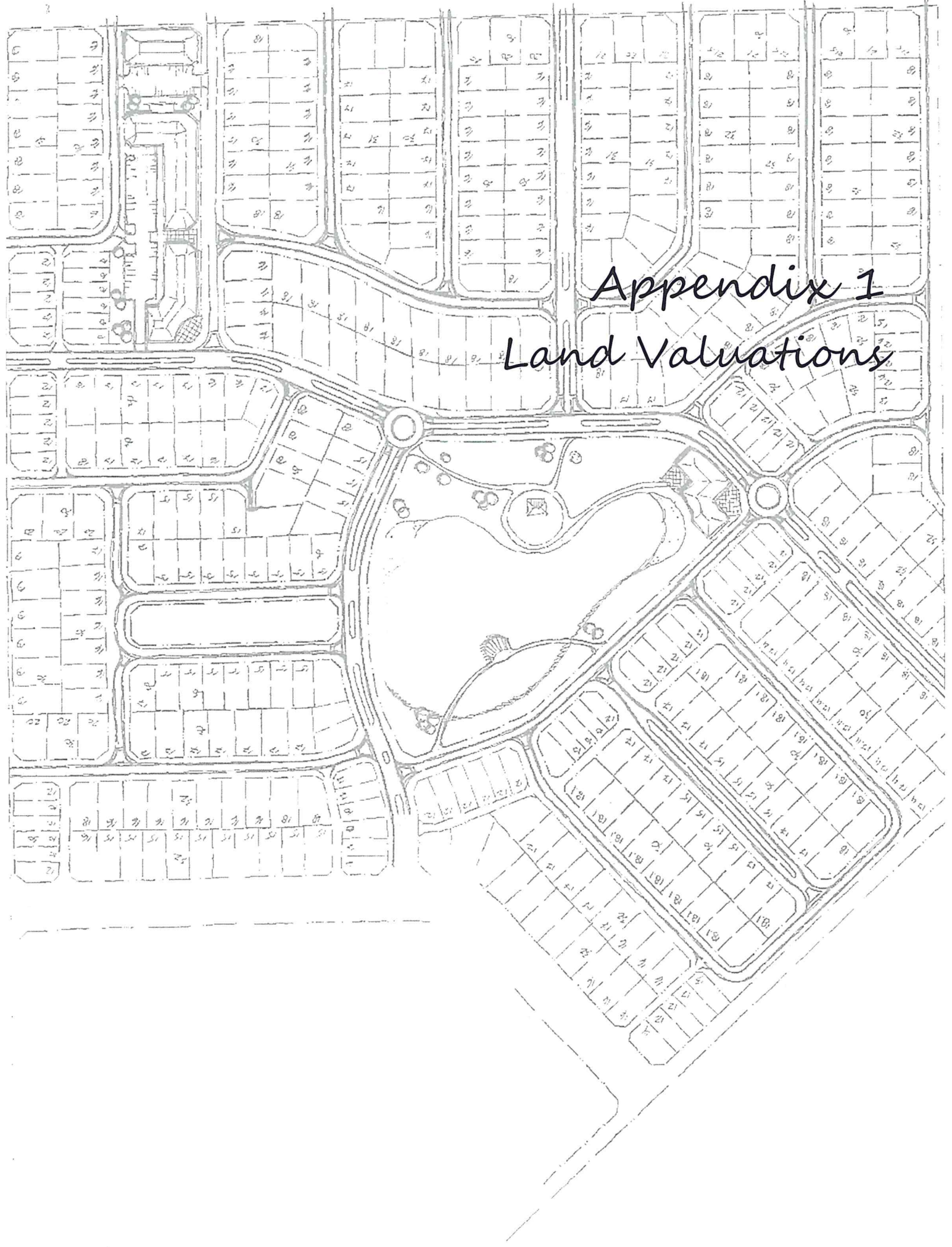
### 6.2 Estimated Lot Yield

The Estimated Lot Yield is as per the calculation included in Section 3.3 above, based on 13 lots per hectare as per proposed Amendment 102, being 2,361 lots.

### 6.3 Proposed Infrastructure Cost Per Lot

As a basic calculation, the Infrastructure Cost Per Lot is simply the total Cell Cost divided by the Estimated Lot Yield for the whole of Cell 9. With the inclusion of the additional Cell Works proposed by Amendment 102, the Infrastructure Cost Per Lot for Cell 9 equates to \$31,871 per lot. However, the calculation methodology is more complex than this at any one time and the methodology outlined by Clause 10.6 of DPS 2 must be followed by the City to determine the Infrastructure Cost Per Lot at particular moment in time.

Appendix 1  
Land Valuations





Our Ref: V400-14

12<sup>th</sup> March 2015

City of Wanneroo  
Locked Bag 1  
WANNEROO WA 6945  
Attention: **Mr Mike Hudson**  
**Coordinator Scheme Contributions**


Dear Mike

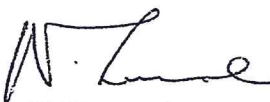
Re: **Provision of Valuation Services for the East Wanneroo  
Development Areas - Cells 1 to 9**

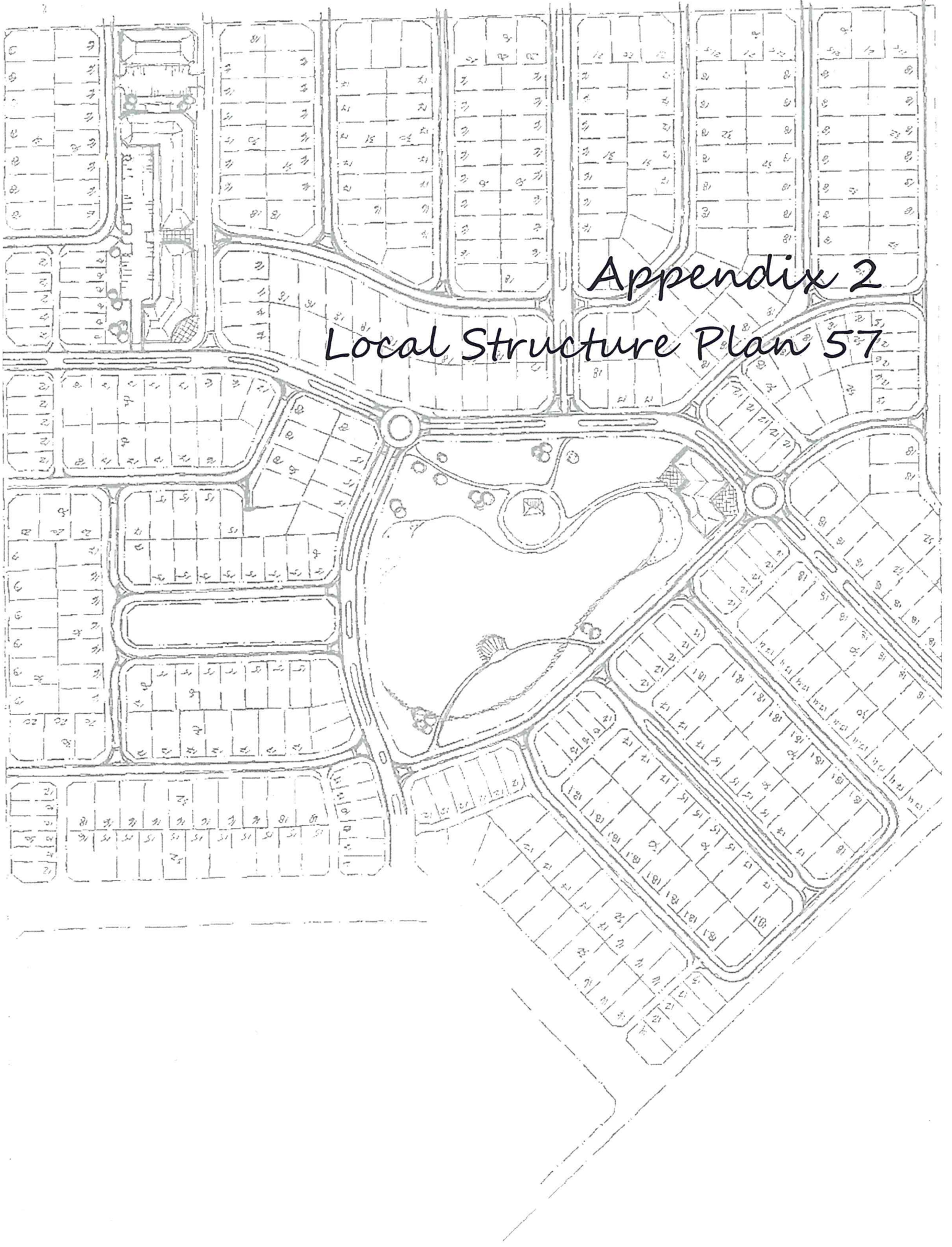
As requested, Mr Brian Zucal and myself have conferred in relation to the above matter and confirm as being fair the following Cell Values:

Cell	Valuation Panel Recommendations \$ per hectare	10% Additional Value (Solatium) \$ per hectare
1		
2		
3		
4		
5		
6		
7		
8		
9	\$2,000,000	\$2,200,000

Kind regards.

  
**Robert Richmond** FAPI AIAMA  
Certified Practising Valuer  
Licensed Valuer No. 378  
Western Australia

  
**B E Zucal** AAPI  
Certified Practising Valuer  
Licensed Valuer No. 100  
Western Australia

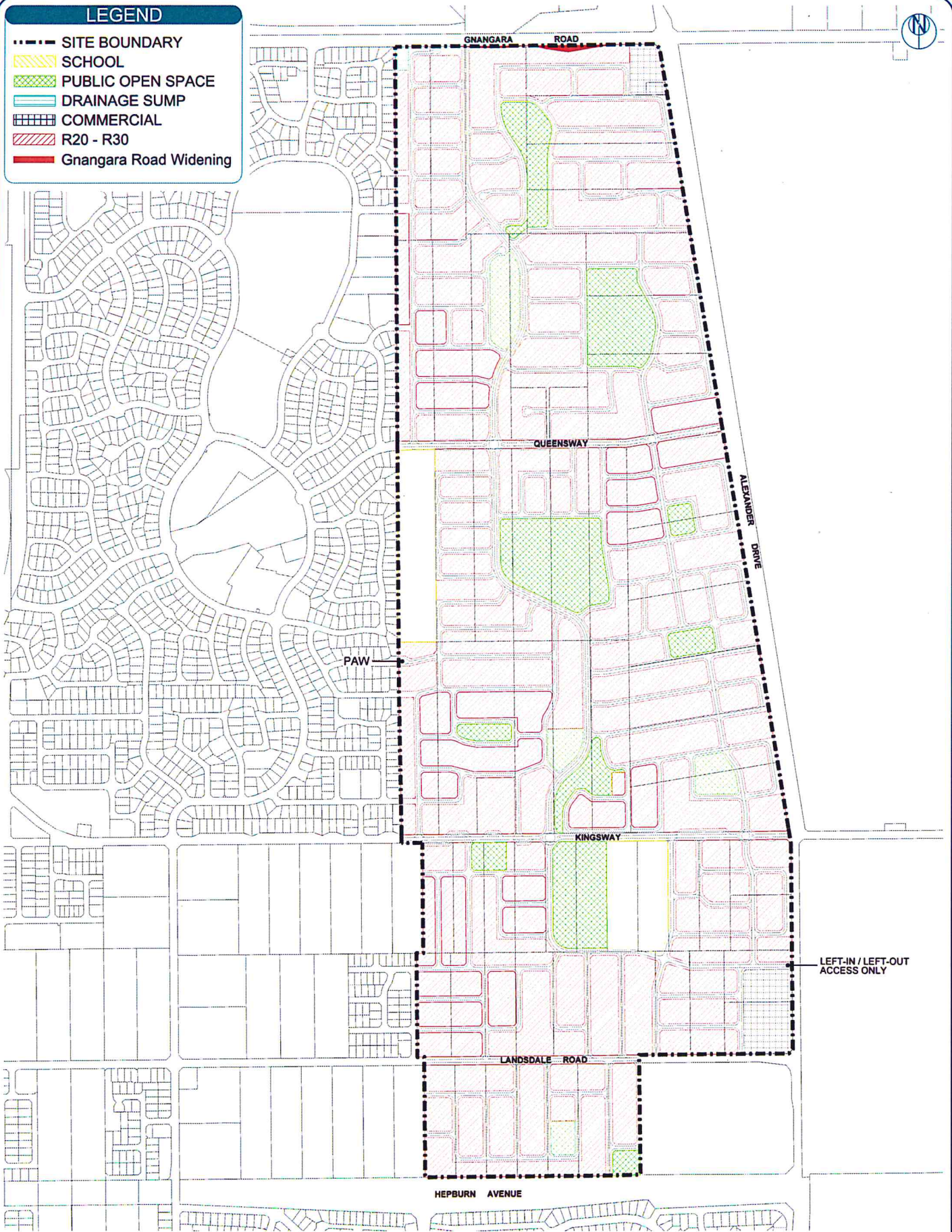


*Appendix 2*  
*Local Structure Plan 57*



**LEGEND**

- SITE BOUNDARY
- ▨ SCHOOL
- ▨ PUBLIC OPEN SPACE
- ▨ DRAINAGE SUMP
- ▨ COMMERCIAL
- ▨ R20 - R30
- ▨ Gngangara Road Widening



**MAP 1 - Structure Plan**

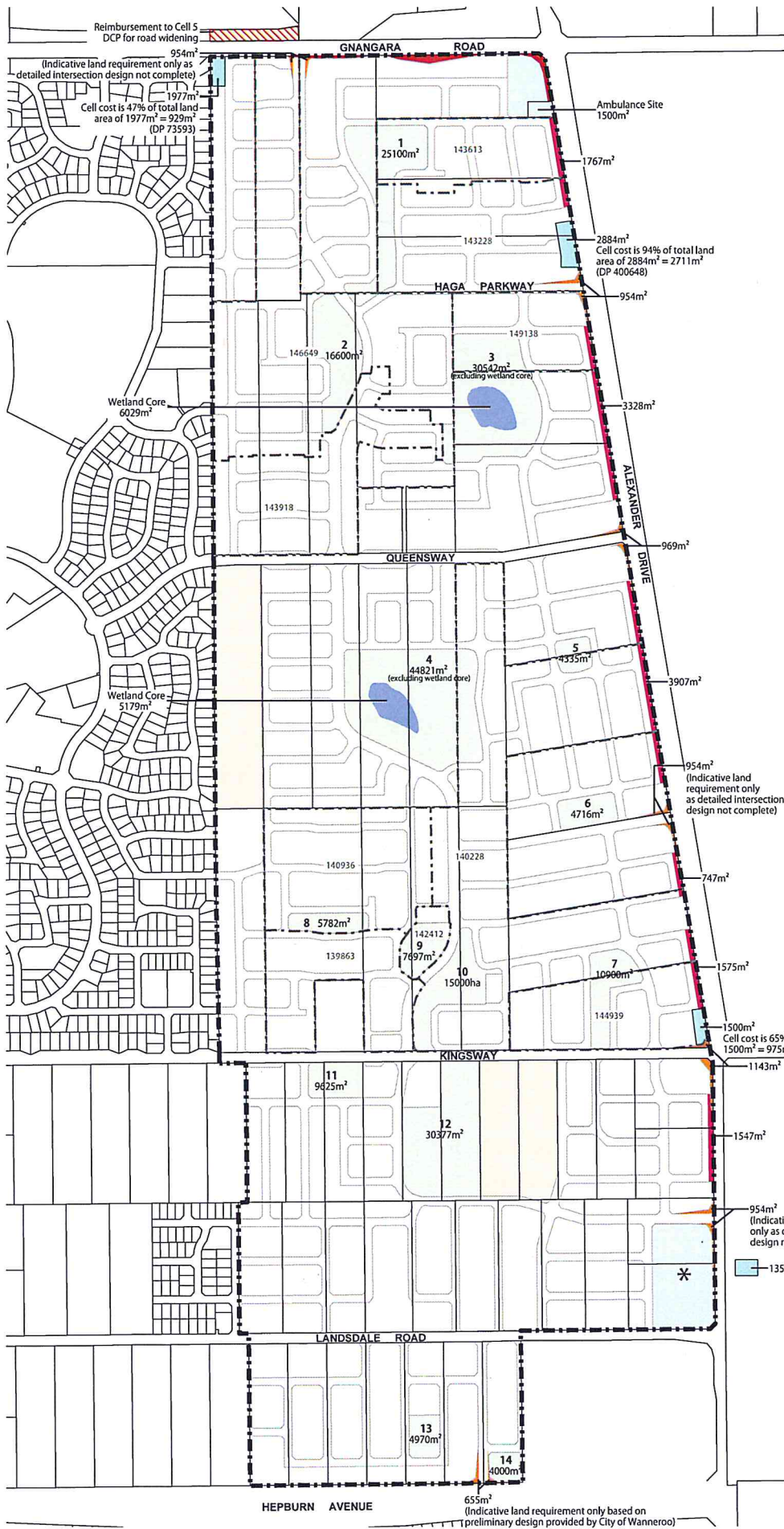
**EAST LANDSDALE**





Appendix 3  
Land Requirement Plan





LEGEND	
	Cell 9 Boundary
	Subdivision Application Boundary
	10m Landscaped Buffer (1.287ha)
	Road Widening (0.5061ha)
	Road Widening for Arterial Intersections (0.6583ha)
	Community Purpose Site to be located within Local Centre Zone
	Reserve Drainage (Arterial Roads & Subdivisional Drainage)
143613	WAPC Subdivision Reference Number

POS SCHEDULE					
POS	Lot	Area	POS Area	Credited Area	Total Credited Area
1	152	6900		6900	
	154	5000		5000	
	155	6015		6015	
	156	4917		4917	
	404	200	23032	200	23032
2	52	10026		10026	
	404	4500	14526	4500	14526
3	55	6901		6901	
	2170	9071		2170	100% Credit (wetland buffer)
	56	14688		14688	100% Credit (wetland buffer)
	2283			2283	
	6029	23000		0	No Credit (wetland core)
57	4500	4500	4500	30542	
4	72	1370		1370	
	2930	4300		2930	100% Credit (wetland buffer)
	73	1226		1226	
	4494			0	No Credit (wetland core)
	11380	17100		11380	100% Credit (wetland buffer)
5	74	7952		7952	100% Credit (wetland buffer)
	685			0	No Credit (wetland core)
	12163	20800		12163	
	75	7800		7800	44821
5	58	2271		2271	
	59	2064	4335	2064	4335
6	80	4716	4716	4716	4716
7	62	2435		2435	
602	5381	7816		5381	7816
8	670	5209	5209	5209	5209
9	66	1403		1403	
65	4372	5775		4372	5775
10	65	6587		6587	
64	5427	12014		5427	12014
11	128	2021		2021	
163	4842			4842	
164	2762	9625		3793	9625
12	165	10687		10687	
166	19690	30377		19690	30377
13	150	4970		4970	4970
14	152	4000		4000	4000
POS:		217966	Credited:	201758	

**NOTES**

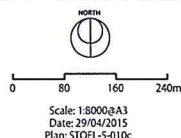
- For each POS area, the Cell Cost is only for the acquisition of the land area required by the LSP 57 as per the POS Schedule above (refer Pg 11 of LSP 57 and Amendment 2 to LSP 57)
- POS areas as a Cell Cost refer to POS Schedule of LSP 57

# CELL 9 LAND REQUIREMENT PLAN

East Landsdale

A Stockland Project

Source: Composite plan of Local Structure Plan 57 and approved subdivision

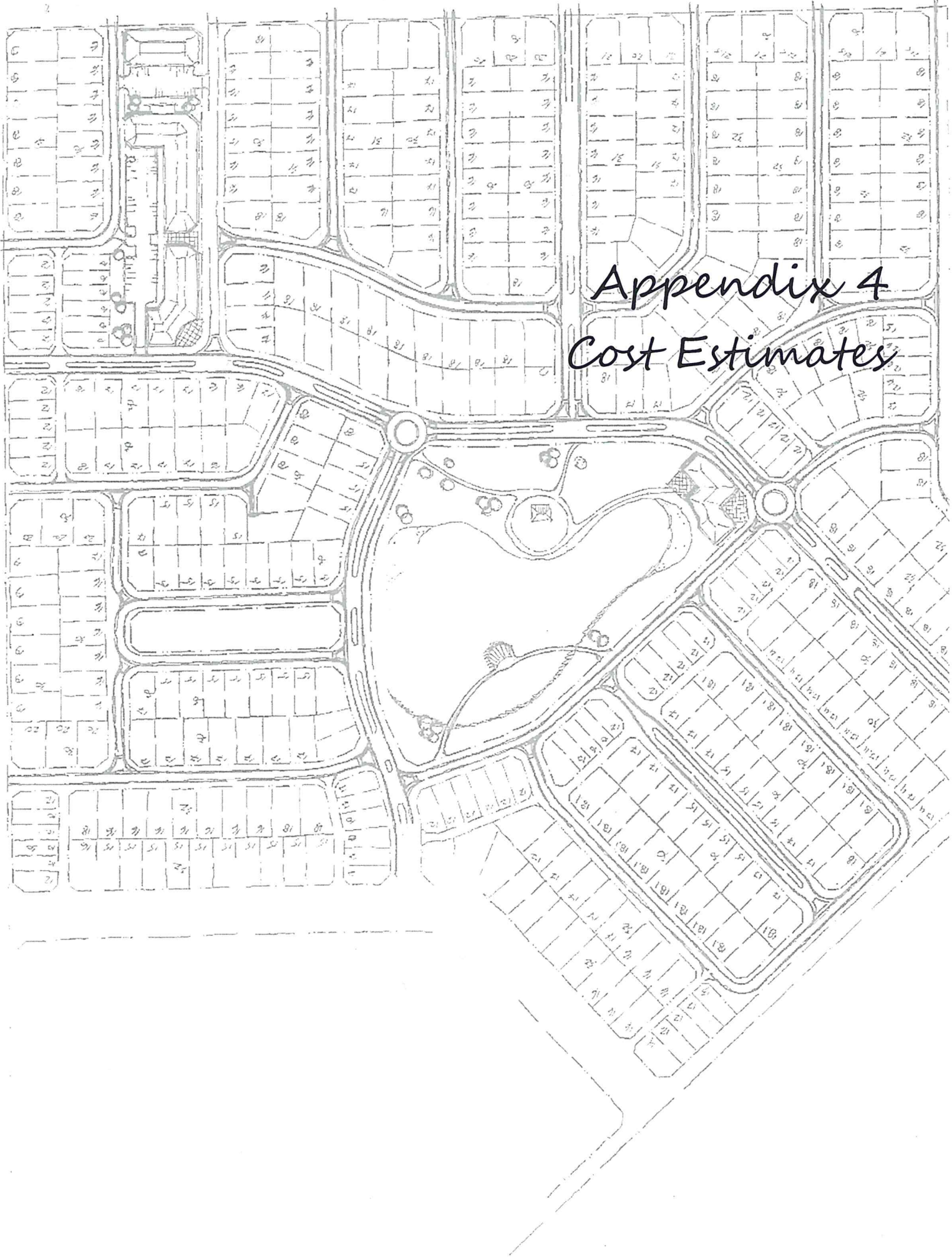


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# Appendix 4 Cost Estimates



City of Wanneroo  
Cell 9 - General Cell Works

Item ID	Item Type	Item Description
DPS 2, Schedule 9, Clause 2.0, 1.	Survey	The carrying out by Council of any cadastral survey or resurvey in connection with any matter set out in the Scheme in connection with Cell Works
DPS 2, Schedule 9, Clause 2.0, 2.	Land for arterial roads and POS	The acquisition of land for any arterial road (and associated infrastructure) and approximately 10% of the area of Cell 9 for public open space (not including Community Purpose site in Cell 9 as per Amendment 102)
DPS 2, Schedule 9, Clause 2.0, 3.	Compensation	Any compensation paid or payable for or in respect of the provision of any of the Cell Works or facilities referred to in this Schedule, or in the administration of Part 10 of the Scheme.
DPS 2, Schedule 9, Clause 2.0, 4.	Construction of roads	The provision of any road including land acquisition, earthworks, the formation, preparation, priming and sealing of the road and the provision of kerbing, drainage, service ducts, intersection treatments and lighting and costs associated with the relocation of existing services in connection with the road or in the road reserve, as referred to in this Schedule (9).
DPS 2, Schedule 9, Clause 2.0, 5.	Easements or way	The provision of any easement or way, including but without limiting the generality of the foregoing any carriageway, cyclway or walkway as referred to in this Schedule (9).
DPS 2, Schedule 9, Clause 2.0, 6.	POS Development	The development of POS areas to a basic standard.
DPS 2, Schedule 9, Clause 2.0, 7.	Environmental remediation or improvement	Any environmental remediation or improvement including the removal of any contaminant and peat associated with Cell Works referred to in this Schedule (9).
DPS 2, Schedule 9, Clause 2.0, 8.	Consulting fees	Any consulting fees associated with designing and undertaking Cell Works.
DPS 2, Schedule 9, Clause 2.0, 9.	Preparation of planning and developer contribution arrangements	All costs associated with the preparation, processing and gazettal of the East Wanneroo planning and developer contribution arrangement provisions either under this Scheme or former Town Planning Scheme No.1 and any Amendments to Part 10 and Schedule 9, the District Structure Plan for East Wanneroo and the Local Structure Plans for the nine Urban and Industrial Cells, including but not limited to any environmental assessment as required by the Department for Environmental Protection (DEP) and Environmental Protection Authority (EPA).
DPS 2, Schedule 9, Clause 2.0, 10.	Interest on loans	Interest on loans raised externally or provided by the Council or drawn from the various accounts from each Cell (in accordance with Clause 10.9) apportioned to Cell Works and any other cost incurred by Council with the preparation and administration of Part 10 of the Scheme.
DPS 2, Schedule 9, Clause 2.0, 11.	Council administration costs	Council administration costs including bank charges, audit fees, office and sundry costs, legal expenses, valuation fees, conveyancing fees, Council staff salaries and on costs and the cost of establishing a Geographic Information System facilitating the administration of the ongoing management of development of the East Wanneroo area along with the specific requirements of the Scheme pertaining thereto.

FINAL DRAFT

TOTAL ESTIMATED CELL COSTS AND ESTIMATED INFRASTRUCTURE COST PER LOT

Cell Works	Cell Cost
<b>Existing (Schedule 9 of DPS 2)</b>	
Roads	9,079,078
POS Land	44,386,760
POS Development	12,737,660
LSP Preparation	862,776
Administration	500,000
<b>SUB TOTAL</b>	<b>67,566,274</b>
<b>Estimated Lot Yield (13 lots/ha)</b>	<b>2,361</b>
<b>Estimated Infrastructure Cost Per Lot</b>	<b>28,618</b>
<b>Proposed (Amendment 102)</b>	
Wetland Core	492,800
Alexander Drive Buffer	3,449,160
Community Site and Building	3,740,000
<b>SUB TOTAL</b>	<b>7,681,960</b>
<b>TOTAL</b>	<b>75,248,234</b>
<b>Estimated Lot Yield (13 lots/ha)</b>	<b>2,361</b>
<b>Estimated Infrastructure Cost Per Lot</b>	<b>31,871</b>



Cost Estimates - Existing Cell Works

FINAL DRAFT

City of Wanneroo

Cell 9 - Developer Contributions - Roads (Inc Resumption/widening)

DPS 2, Schedule 9, Clause 2.0, 4. The provision of any road including land acquisition, earthworks, the formation, preparation, priming and sealing of the road and the provision of kerbing, drainage, service ducts, intersection treatments and lighting and costs associated with the relocation of existing services in connection with the road or in the road reserve, as referred to in this Schedule (9).

Item ID	Road Name	Description	Required Land Acquisition (ha)	Land Value (\$ per ha)	Land Value + Soilium (10% of land value)	Estimated Land Acquisition Cost	Construction Cost	Service Relocation Costs	Total Estimated Cost	Year of Construction	Notes, methodology and assumptions	Source
Roads												
	Gnangara Rd	Gnangara Rd/Ocean Reef Rd between Alexander Drive and the western boundary of Cell 9. 100% of the total cost to acquire the ultimate road reserve. 100% of the total cost of constructing the full earthworks, one carriageway and all structures										
1		Gnangara Road (southern side of Gnangara Rd including land for Gnangara Rd/Alexander Dr intersection)	0.5061	2,000,000	2,200,000	1,113,420	1,500,000		2,613,420	Road construction complete, road widening not acquired yet	This relates to the required widening of Gnangara Road abutting Cell 9 on the southern side of Gnangara Road only, as per the MRS 'Other Regional Roads' reservation. Construction costs is only for that part of Gnangara Road abutting Cell 9.	Land area for road widening - LSP 57 and City drawing T 1978-15-0 (for truncation)
		Gnangara Road (northern side, abutting MRS P&R reservation)	1.8227				0		0	Road widening has been affected (2006)	Road widening on the northern side of Gnangara Road, as per the MRS 'Other Regional Roads' reservation is not a Cell Cost as the affected lots are not in private ownership and are reserved under the MRS for Parks and Recreation.	DP 50192
2		Gnangara Road (northern side, east of P&R reservation, abutting Special Rural zone - for reimbursement to Cell 5)				201,236	0		201,236	Road widening land has been acquired	Land acquisition only. All construction covered by 1. above. See below for methodology and calculation *	City of Wanneroo
3		Gnangara Rd drainage sump	0.0929	2,000,000	2,200,000	204,380	32,765		237,145	Constructed	Total sump is 1974m2 (DP 73593). Only 47% of sump is used for drainage from Gnangara Road, being 928m2	Tabac
	Hepburn Avenue	Hepburn Rd between Alexander Drive and the western boundary of Cell 9. 100% of the total cost to acquire any road widening for the ultimate road reserve. 100% of the total cost of constructing the full earthworks, one carriageway and all structures										
5		Hepburn Ave					964,655		964,655	Completed 2005-06	Construction costs is only for that part of Hepburn Avenue abutting Cell 9. No road widening requirement. This includes cost of constructing drainage sump on southern side of Hepburn Avenue.	City of Wanneroo
	Alexander Drive	Alexander Drive between Hepburn Avenue and Gnangara Road. 100% of the total cost to acquire the ultimate road reserve land, including associated drainage sites. 100% of the total cost of constructing the full earthworks, one carriageway and all structures										
8		Alexander Drive drainage - near Haga Parkway	0.2711	2,000,000	2,200,000	596,420	102,576		698,996	Constructed	Total sump is 2884m2 (DP 400648). Only 94% of sump is used for drainage from Alexander Drive, being 2711m2	Tabac

9	Alexander Drive drainage - near Kingsway	0.0975	2,000,000	2,200,000	214,500	33,714	248,214	Constructed	Total sump is 1500m2. Only 65% of sump is used for drainage from Alexander Drive, being 975m2	Landgate		
10	Alexander Drive - east	0.1350	2,000,000	2,200,000	297,000		297,000		Existing sump within Telstra land. Future land acquisition by the City of Wanneroo. No construction cost as sump was part of Alexander Drive construction funded by State Govt.	City of Wanneroo		
11	Alexander Drive Dual Use Path (2800m)					336,000	336,000			City of Wanneroo		
<b>Road Intersections</b>												
12	Hepburn Ave /subdivision road	0.0655	2,000,000	2,200,000	144,100	298,000.00	442,100		Land area is indicative only as no detailed design was available. The area is that land within Cell 9 required above and beyond a 'standard intersection'.	Land area based on preliminary plan provided by City of Wanneroo Construction Cost: City of Wanneroo as advised by Magnum Projects		
13	Alexander Dr/Kingsway	0.1143	2,000,000	2,200,000	251,460	193,589.78	445,050	Complete	The area is that land within Cell 9 required above and beyond a 'standard intersection'. Construction cost assumed to be as per Alexander Drive/Haga Parkway.	Land area: approved subdivision 144939 and current cadastre from Landgate, Construction Cost: Tabec		
14	Alexander Dr/Queensway	0.0969	2,000,000	2,200,000	213,180	193,589.78	406,770		The area is that land within Cell 9 required above and beyond a 'standard intersection'. Land area (north) assumed to be as per Alexander Drive and Haga Parkway intersection. Construction cost assumed to be as per Alexander Drive/Haga Parkway.	Land area (south): existing cadastre on Landgate, Construction Cost: Tabec		
15	Alexander Dr/Haga Parkway	0.0954	2,000,000	2,200,000	209,880	193,589.78	458,033	Complete	The area is that land within Cell 9 required above and beyond a 'standard intersection'.	Land area: approved subdivisions 143228 and 149138 and Landgate, Construction Cost: Tabec Service Relocation: Telstra Quote		
16	Alexander Dr/subdivision road	0.0954	2,000,000	2,200,000	209,880	193,589.78	403,470		The area is that land within Cell 9 required above and beyond a 'standard intersection'. Land is indicative only as no detailed design has been undertaken. Construction cost assumed to be the same as Alexander Drive/Haga Parkway intersection.	Construction Cost: Tabec		
17	Gnangara Rd/Hunting Parkway	0.0954	2,000,000	2,200,000	209,880	193,589.78	458,033		The area is that land within Cell 9 required above and beyond a 'standard intersection'. Land area is indicative only as no detailed design has been undertaken. Construction cost assumed to be the same as Alexander Drive/Haga Parkway intersection.	Construction Cost: Tabec Service Relocation: Telstra Quote		
<b>SUB TOTAL</b>							<b>8,210,121</b>					
<b>20% CONTINGENCY (CONSTRUCTION)</b>							<b>868,957</b>					
<b>TOTAL</b>							<b>9,079,078</b>					

NOTE: Land value is sourced from valuations received by the City of Wanneroo from two Certified Practising Valuers who have agreed on the land value to be applied at Cell 9. The land acquisition costs incorporate a 10% solatium.



This section of Gnanagara Road was set aside as road widening for future acquisition by the City by the abutting developers to the north of Gnanagara Road. The road widening lots, being Lots 15 and 300, abutted both Cell 5 and Cell 9. Lot 15 is 1.2864 ha. Lot 300 is 0.1568 ha. Purchasers prices for this road widening were agreed between the City and the land owner and via valuation reports. Lot 15 was agreed at a value of \$315,000 and Lot 300 was agreed at a value of \$156,800 and these lots have been purchased by the City using funds from Cell 5 (immediately to the west of Cell 9). As a portion of this road widening abuts Cell 9, it is appropriate that Cell 9 reimburse Cell 5 for a portion of the total cost. Cell 9 will need to reimburse Cell 5 for the area of road widening (Lots 15 and 300) that abuts Cell 9. It has been determined that Cell 9 must contribute towards 74.5% of Lot 300 as this lot is wider towards the east where it abuts Cell 9, and 26.8% of Lot 15 as the majority of this lot abuts Cell 5 (refer Deposited Plans 41328 and 49646). Based on the agreed values above, the calculation is as follows:

Lot	Area (ha)	Agreed Value	% Cell 9 owes	Cell 9 Cost
15	1.2864	315,000	26.80%	84,420
300	0.1568	156,800	74.50%	116,816
			TOTAL	201,236

Cost Estimates - Existing Cell Works

FINAL DRAFT

City of Wanneroo  
Cell 9 - Developer Contributions - Land for Public Open Space

DPS 2, Schedule 9, Clause 2.0, 2. The acquisition of approximately 10% of the area of the Urban Cell 9 for public open space.

Note 1: This does not include the Community Purpose Site for Cell 9.

Item ID	Item	Description	Gross Subdivisible Area of Cell 9 (ha)	POS Required, ha (10% of Gross Subdivisible Area)	Land Value (per ha)	Land Value + Solutium (10% of land value)	Estimated Land Acquisition Cost	Notes, methodology and assumptions	Source
1	POS	10% of the Area of Cell 9	201.7581	20.1758	2,000,000	2,200,000	44,386,760	10% POS is as per LSP 57 as this provides for the coordinated, equitable and strategic allocation of POS over the entire Cell 9 area. LSP 57 has been adopted by the City and guides the location and size of POS for all land owners. Any POS provided over and above the area required by LSP 57 is not a Cell Cost. If additional POS space is a Cell Cost the contributions will be for more than 10% POS, which would be contrary to	LSP 57
<b>TOTAL</b>							<b>44,386,760</b>		

NOTE: Land value is sourced from valuations received by the City of Wanneroo from two Certified Practising Valuers who have agreed on the land value to be applied at Cell 9. The land acquisition costs incorporate a 10% solatium.



Cost Estimates - Existing Cell Works

FINAL DRAFT

City of Wanneroo  
Cell 9 - Developer Contributions -Development of POS

DPS 2, Schedule 9, Clause 2.0, 6. In the case of Cell 9, the development of POS to a basic standard.

Note 1 - The basic standard of development of POS is as per the minimum requirement included in proposed City of Wanneroo Local Planning Policy 4.3: Public Open Space

Note 2 - POS areas are as per LSP 57 as this provides for the coordinated, equitable and strategic allocation of POS over the entire Cell 9 area, equating to a 10% provision overall. LSP 57 has been adopted by the City and guides the location and size of POS for all land owners. Any POS provided over and above the area required by the LSP 57 is not a Cell Cost. If the development of additional POS space is a Cell Cost the contributions will be for the development of more than 10% POS.

POS No.	POS Description	Credited POS LSP 57 (ha)	Development * Cost per m2	Estimated Development Cost	Additional costs	Year of Construction	Notes, methodology and assumptions	Source
1	Neighbourhood Recreation POS	2.3032	66.00	1,520,112		Constructed		LSP 57
2	Neighbourhood Recreation POS	1.4526	66.00	958,716		Constructed		LSP 57
3	Conservation POS	3.0542	18.00	549,756		Part constructed	Excludes wetland core	LSP 57
4	Conservation POS	4.48	18.00	806,778		Part constructed	Excludes wetland core	LSP 57
5	Pocket Park	0.4335	70.00	303,450		At subdivision		LSP 57
6	Pocket Park	0.4716	70.00	330,120		At subdivision		LSP 57
7	Local POS	0.7816	77.00	601,832		Part constructed		LSP 57
8	Local POS	0.5209	77.00	401,093		Constructed		LSP 57
9	Local POS	0.5775	77.00	444,675		Constructed		LSP 57
10	Neighbourhood Recreation POS	1.2014	66.00	792,924		Constructed		LSP 57
11	Local POS	0.9625	77.00	741,125		At subdivision		LSP 57
12	Neighbourhood Sport POS	3.0377	80.20	2,436,235	100,000	At subdivision	Additional cost is for demolishing buildings, (Source: City of Wanneroo)	LSP 57
13	Pocket Park	0.497	70.00	347,900		At subdivision		LSP 57
14	Pocket Park	0.40	70.00	280,000		At subdivision		LSP 57
<b>TOTAL AREA OF POS</b>		20.1758	<b>SUB TOTAL</b>	<b>10,614,716</b>				
			<b>20% CONTINGENCY FOR CONSTRUCTION WORKS</b>	<b>2,122,943</b>				
			<b>TOTAL</b>	<b>12,737,660</b>				

\* POS Development Cost per m2 determined by Ecoscape as shown on following worksheet.

POS DEVELOPMENT RATES

FINAL DRAFT

(Determined by Ecoscape based on minimum requirements of proposed City of Wanneroo LPP 4.3)

Park Type	Maximum Park Size (m2)	Proposed LPP 4.3 Minimum Requirement	Cost, Total and Rate
Pocket Park	5000	benches x2	\$6,000
		play equipment and softfall x 2	\$30,000
		shade structure	\$20,000
		signage	\$5,000
		earthworks and retaining at \$5/m2	\$25,000
		full landscaping at \$35/m2	\$157,500
		irrigation at \$20/m2	\$90,000
		preliminaries	\$16,675
		total for max 5000m2	\$350,175
		<b>Rate</b>	<b>\$70.04</b>
		Local Park	10000
play equipment and softfall x 4	\$60,000		
shade structure	\$40,000		
picnic setting	\$5,000		
bin	\$1,500		
hardworks - paths (20% of area at \$90/m2)	\$180,000		
signage	\$5,000		
earthworks and retaining at \$5/m2	\$50,000		
full landscaping at \$35/m2	\$245,000		
irrigation at \$20/m2	\$140,000		
preliminaries	\$36,775		
total for max 10000m2	\$772,275		
<b>Rate</b>	<b>\$77.23</b>		
Neighbourhood Recreation Park	70000	benches x6	\$18,000
		play equipment and softfall x 6	\$125,000
		shade structure	\$60,000
		picnic setting x2	\$10,000
		bike rack	\$3,500
		bollards	\$50,000
		security lighting	\$50,000
		bin	\$1,500
		hardworks - paths (7.5% of area at \$90/m2)	\$472,500
		signage	\$5,000
		earthworks and retaining at \$5/m2	\$350,000
full landscaping at \$35/m2	\$2,100,000		
irrigation at \$20/m2	\$1,200,000		
preliminaries	\$222,275		
total for max 70000m2	\$4,667,775		
<b>Rate</b>	<b>\$66.68</b>		
Neighbourhood Sport Park	50000	earthworks and retaining at \$10/m2	\$500,000



		Bushland retention	\$100,000
		hardworks - paths (10% of area at \$90/m2)	\$450,000
		irrigation at \$20/m2	\$350,000
		security lighting	\$125,000
		bollards	\$50,000
		full landscaping at \$35/m2 @ 35%area	\$612,500
		benches x6	\$18,000
		play equipment and softfall x 6	\$200,000
		shade structure	\$60,000
		picnic setting x4	\$20,000
		drink fountains x2	\$12,000
		barbeque x 1	\$10,000
		fitness equipment	\$50,000
		basketball half court	\$75,000
		cricket nets / wicket	\$75,000
		goals	\$50,000
		bins	\$15,000
		sports oval at \$20/m2 @ 35%area	\$350,000
		toilets	\$250,000
		bike racks	\$20,000
		car parking	\$200,000
		pedestrian control gates	\$30,000
		signage	\$25,000
		preliminairies	\$362,250
		total for max 50000m2	\$4,009,750
		<b>Rate</b>	<b>\$80.20</b>

Conservation Park	Various	signage	\$5,000
	30542	weed eradication	\$73,000
	(POS 3 on LPS 57 minus wetland core)	vehicle access \$45/m2	\$27,000
		benches on conc pad x3	\$12,000
		trails \$45/m2	\$22,500
		conservation fencing	\$200,000
		pedestrian control gates	\$10,000
		conservation area management plan preparation	\$15,000
		conservation area management plan planting implementation	\$182,500
		preliminairies	\$18,225
		total for 30542m2 (POS 3 on LSP 57 minus wetland core)	\$565,225
		<b>Rate</b>	<b>\$18.51</b>

City of Wanneroo

Cell 9 - Developer Contributions -Preparation of planning and developer contribution arrangements

DPS 2, Schedule 9, Clause 2.0, 9. All costs associated with the preparation, processing and gazettal of the East Wanneroo planning and developer contribution arrangement provisions either under this Scheme or former Town Planning Scheme No.1 and any Amendments to Part 10 and Schedule 9, the District Structure Plan for East Wanneroo and the Local Structure Plans for the nine Urban and Industrial Cells, including but not limited to any environmental assessment as required by the Department for Environmental Protection (DEP) and Environmental Protection Authority (EPA).

Item ID	Description	Consulancy costs	Notes, methodology and assumptions	Source
1	Local Structure Plan	750,000	Total cost incurred by Stockland to fund the preparation and approval to the LSP 57	Stockland
2	Reporting for Amendment 102 - Planning	94,020	CD+ P fee to prepare additional reporting to support Amendment 102	CD+P
3	Reporting for Amendment 102 - Engineer	1,960	Tabec fee to Stockland for providing input into costings for CD+P reporting on Amendment No.102	Tabec
4	Reporting for Amendment 102 - Community	14,696	Creating Communities fee to Stockland for preparing additional reporting to support Amendment 102	Creating Communities
5	Reporting for Amendment 102 - Landscape	2,100	Ecoscape fee to Stockland for providing input into costings for CD+P reporting on Amendment No.102	Ecoscape
	<b>TOTAL</b>	<b>862,776</b>		



City of Wanneroo  
 Cell 9 - Developer Contributions -Administration and Interest on Loans

Note 1: A 10 year period has been applied here as it is assumed that the development of Cell 9 will be completed in 10 years from 2015.

Note 2: The City of Wanneroo have advised that it is unlikely that there will be any interest charged on loans for Cell 9, if there is it is likely to be balanced by interest earned on accounts.

Item ID	Year	Administration * Costs
1	2015	50,000
2	2016	50,000
3	2017	50,000
4	2018	50,000
5	2019	50,000
6	2020	50,000
7	2021	50,000
8	2022	50,000
9	2023	50,000
10	2024	50,000
	<b>TOTAL</b>	<b>500,000</b>

\* This annual administration cost has been determined as likely for Cell 9 by the City of Wanneroo based on experience in other Cells and historical administration costs associated with Cell 9.

Cost Estimates - Proposed Cell Works

FINAL DRAFT

City of Wanneroo  
Cell 9 - Developer Contributions - Wetland Core

Proposed by Amendment 102 - The cost of acquiring 100% of the designated wetland core of the 'Conservation Category Wetland' located on Lots 72, 73 and 74 Queensway and of the 'Resource Enhancement Wetland' located on Lots 55 and 56 Alexander Drive, at the rate of 20% of the engloblo land value for the contribution area, as determined under Part 10 of the Scheme.

Item ID	Item	Description	Area of wetland core (ha)	Land value (per ha)	Land Value + Solatium (10% of land value)	20% of land value + solatium (per ha)	Estimated Land Acquisition Cost (at 20% of land value)	Notes, methodology and assumptions	Source
1	Conservation Category Wetland	Designated wetland core of the 'Conservation Category Wetland' located on Lots 72, 73 and 74 Queensway	0.52	2,000,000	2,200,000	440,000	228,800		LSP 57
2	Resource Enhancement Wetland	Designated wetland core of the 'Resource Enhancement Wetland' located on Lots 55 and 56 Alexander Drive	0.60	2,000,000	2,200,000	440,000	264,000		LSP 57
<b>TOTAL</b>			<b>1.12</b>				<b>492,800</b>		

NOTE: Land value is sourced from valuations received by the City of Wanneroo from two Certified Practising Valuers who have agreed on the land value to be applied at Cell 9. The land acquisition costs incorporate a 10% solatium.



City of Wanneroo  
 Cell 9 - Developer Contributions - Alexander Drive Landscaped Buffer (including land acquisition)

Proposed by Amendment 102 - The cost of acquiring land for the buffer and landscaping the buffer along the eastern boundary of the East Wanneroo Cell 9 abutting Alexander Drive

Item ID	Item	Description	Area of Buffer *(ha)	Land Value (per ha)	Land Value + Solatium (10% of land value)	Estimated Land Acquisition Cost	** Landscape cost per m2	Estimated Landscape Cost	20% Contingency for Landscaping Works	Total Landscaping Cost	Total Cell Cost	Year of Construction
1	Alexander Drive Landscaped buffer	The cost of acquiring land for the buffer and landscaping the buffer along the eastern boundary of the East Wanneroo Cell 9 abutting Alexander Drive	1.29	2,000,000	2,200,000	2,831,400	40	514,800	102,960	617,760	3,449,160	As subdivision progresses

\* Refer Land Requirement Plan

\*\* Determined by Ecoscape

NOTE: Land value is sourced from valuations received by the City of Wanneroo from two Certified Practising Valuers who have agreed on the land value to be applied at Cell 9. The land acquisition costs incorporate a 10% solatium.

Cost Estimates - Proposed Cell Works

FINAL DRAFT

City of Wanneroo  
Cell 9 - Developer Contributions - Community Purpose Site (incl land acquisition and construction of Community Centre)

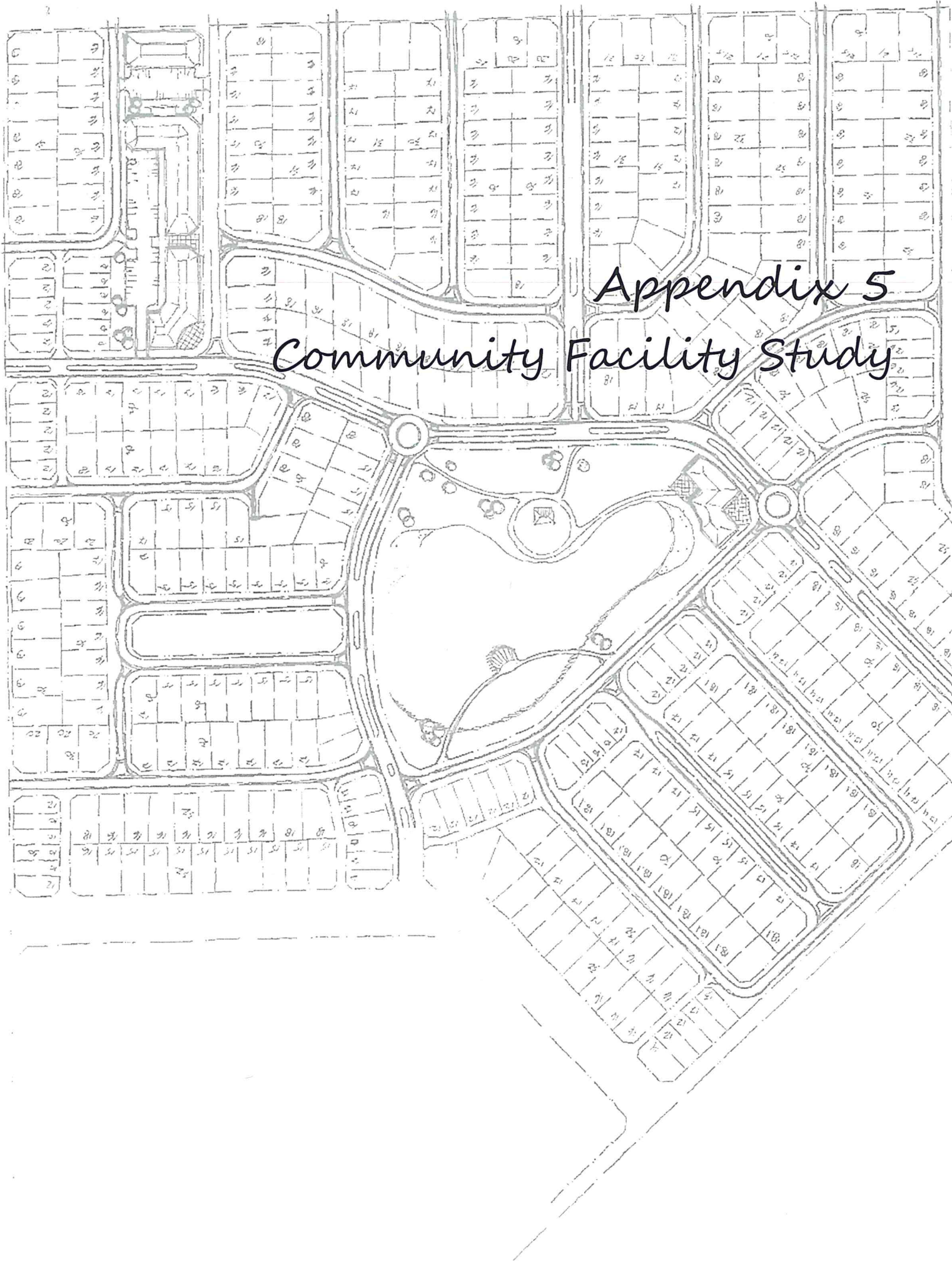
Proposed by Amendment 102 - The acquisition of land for the 5000m2 Community Purpose site; and Design and construction of a Community Centre on the Community Purpose site.

Item ID	Item	Description	Required Land Acquisition (ha)	Land Value (per ha)	Land Value + Solutium (10% of land value)	Estimated Land Acquisition Cost	Estimated Design and Construction Costs	20% Contingency for Design and Construction	Total Estimated Cost	Notes, methodology and assumptions	Year of Construction
1	Community Purpose Site	The acquisition of land for the 5000m2 Community Purpose site; and	0.50	2,000,000	2,200,000	1,100,000			1,100,000	Requirement for 5,000m2 is based on LSP 57 and Community Facility Study prepared by Creating Communities.	At subdivision
2	Community Purpose Building	Design and construction of a Community Building on the Community Purpose site.					2,200,000	440000	2,640,000	Construction cost is based on the Community Facility Study prepared by Creating Communities.	10+ years
<b>TOTAL</b>									<b>3,740,000</b>		

NOTE: Land value is sourced from valuations received by the City of Wanneroo from two Certified Practising Valuers who have agreed on the land value to be applied at Cell 9. The land acquisition costs incorporate a 10% solatium.



Appendix 5  
Community Facility Study





**Community Facility Study  
East Landsdale Cell 9**

FINAL REPORT | APRIL 2015

**Creating  
Communities**



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# **COMMUNITY FACILITY STUDY**

## **1. INTRODUCTION**

### **1.1. Background**

An area of 5,000m<sup>2</sup> within Corimbia Estate in Landsdale has been allocated as a community purpose site. The cost of the land acquisition and construction here has been assigned as a developer contribution item, which Stockland and a number of other developers will cover from a shared fund.

It is proposed that a community centre will be constructed on this site, with both the land acquisition and construction costs being derived from the developer contribution fund and the ongoing maintenance fulfilled by the City of Wanneroo.

This report will firstly assess the need for a community purpose site and, secondly, determine and define what level or type of facility is required. This research will sit alongside an estimate of costs of delivery for construction of the centre, the analysis of which is required to calculate and justify the cell cost for developer contributions within East Wanneroo Cell 9.

A secondary purpose of this report is to explore the extent to which the community centre is required, and whether this need extends further than the Cell 9 catchment area. This analysis will assist in determining whether contributions to the community centre would be derived fully or only proportionally from the current developer contribution fund.

### **1.2. Context**

#### **1.2.1. Local Structure Plan**

A Local Structure Plan (LSP 57) for East Lansdale Cell 9 provides an overview of the context and planning framework for the site in which the proposed community facility sits. LSP 57 anticipated 2,150 dwellings to be built within the 215 hectare site. Based on the current ratio of 3.28 persons per dwelling, this results in a calculation of up to 7,000 persons living there at its final stage. This figure has since been reviewed as the number of dwellings per hectare is likely to be greater than originally anticipated, with approximately 2,300 dwellings now expected for the site. This increase will result in a net population of between 7,500 and 8,500 persons.

#### **1.2.2. Catchment Area**

The proposed centre sits within the City of Wanneroo suburb of Lansdale, approximately 15km from the Perth Central Business District and approximately 10km from the Joondalup Regional Centre.

By applying the City of Wanneroo's ratio standards, the local catchment standard consists of a 2-3km radius from the designated site. For the purpose of the Community Facility, the local catchment consists of areas in Lansdale, Alexander Heights, Ballajura and Cullacabardee, as shown in Figure 1. Applying the City of Wanneroo's use ratio standard of 1/7,500 for community facilities, it is proposed that the facility will be ample in servicing the Cell 9 development. As a result, the context and demography analysis will focus predominantly on Landsdale.



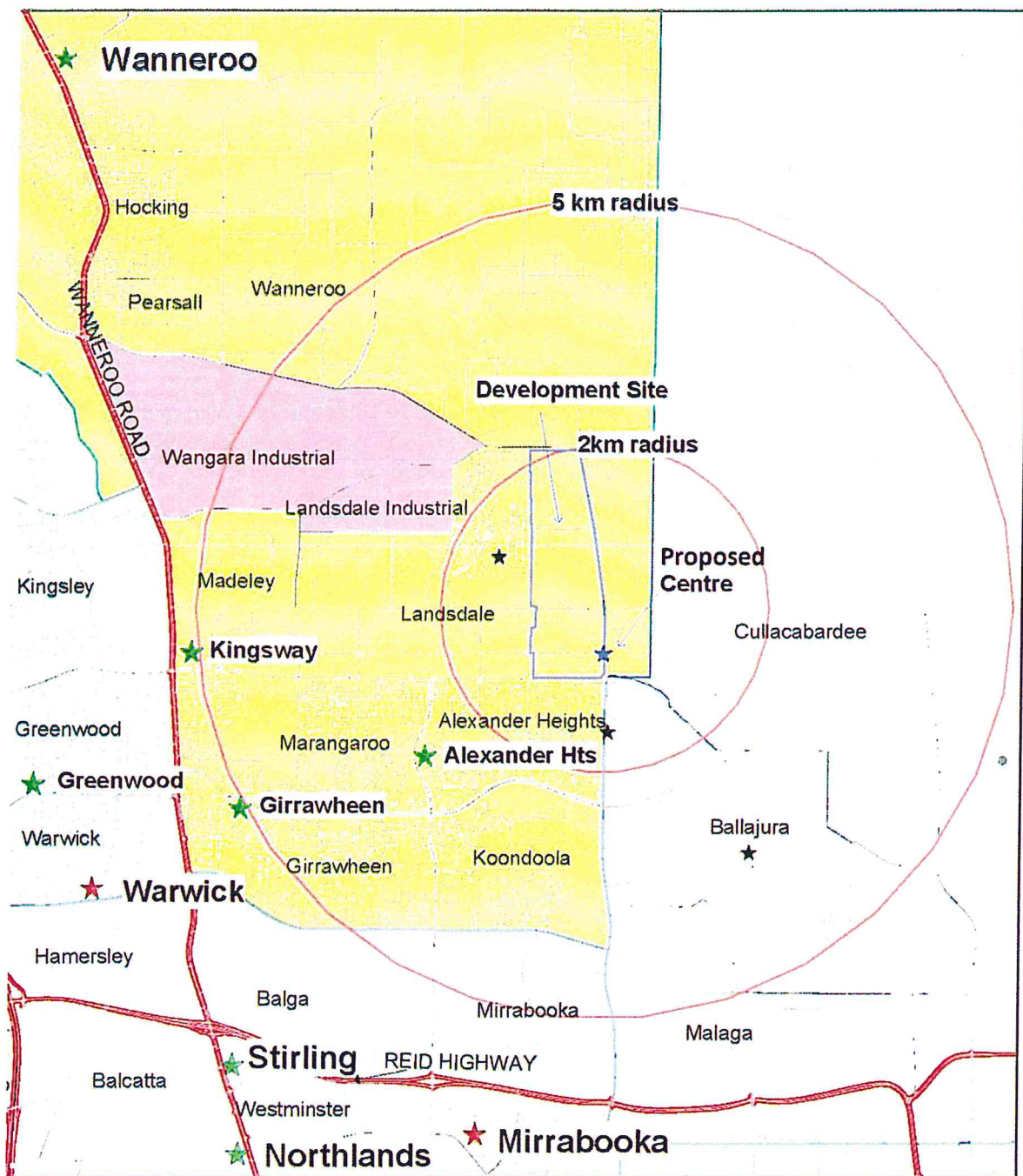


Figure 1

### 1.2.3. Demography

#### Population

The 2011 census shows that Landsdale had a total population of 7,461 people. The highest proportionate age group was parents and homebuilders (from ages 35 to 49), followed by young workforce (ages 25 to 34), primary schoolers (ages 5 to 11) and older workers and pre-retirees (ages 60 to 69). The suburb had a lower proportion of pre-schoolers and a lower proportion of persons at post-retirement age than the broader City of Wanneroo area at that time.

In comparison with Western Australian statistics, Lansdale had a higher proportion of people aged 0 – 15 years, and a higher proportion of people aged 35 – 49, but registered lower than the State average for all age categories over 55 years.

### Household Dwellings

In Lansdale, a significant proportion of homes were deemed as family households (89.7%), compared with the State average of 72.2%. Households of couples with children made up 56% of dwellings, compared with 41% of the City of Wanneroo area. A small percentage of households were single person households or group households, comprising 9% and 1.3% respectively. The number of households in Lansdale increased by 630 between 2006 and 2011, with the largest growth being in households of couples with children (255 new households).

### Population Projections

The population of Lansdale is forecast to reach 11,103 in 2015 and 16,612 in 2036. It is predicted that Cell 9 in East Lansdale will reach between 7,500 and 9,000 people once fully developed, bringing the total Lansdale population to at least 12,600 when the development is complete by 2021.

The table below shows the current proportion of population by age group and the forecast proportion by age group at 2026. Based on the forecast population proportion by age for Lansdale, the likely number of persons by age on the site at East Lansdale has been calculated.

Lansdale	Persons 2011 ABS		ID Forecast 2026		Site 2021
	2011	%	Persons	%	
Ages (years)					
0 - 4 years	552	7.0	1,338	8.1	608
5 - 9 years	680	8.6	1,384	8.4	602
10 - 14 years	740	9.4	1,277	7.7	565
15 - 19 years	689	8.8	1,139	6.9	497
20 - 24 years	563	7.1	1,105	6.7	427
25 - 29 years	510	6.5	1,149	7.0	454
30 - 34 years	558	7.1	1,279	7.8	563
35 - 39 years	650	8.3	1,337	8.1	599
40 - 44 years	747	9.5	1,340	8.1	572
45 - 49 years	721	9.2	1,243	7.5	531
50 - 54 years	496	6.3	1,191	7.2	478
55 - 59 years	321	4.1	1,019	6.2	395
60 - 64 years	251	3.2	746	4.5	268
65 - 69 years	143	1.8	420	2.5	179
70 - 74 years	108	1.4	241	1.5	130
75 - 79 years	93	1.2	162	1.0	85
80 - 84 years	36	0.5	86	0.5	66
85+ years	15	0.2	33	0.2	34
<b>Total</b>	<b>7,871</b>	<b>100</b>	<b>16,487</b>	<b>100</b>	<b>7,052</b>



#### **1.2.4. Other Local Facilities**

The main facilities near the proposed community centre are Warradale Community Centre, Kingsway Stadium and Alexander Heights Community Centre. Other local facilities include the Hainsworth Centre, Koondoola Centre and Pearsall Hocking Community Centre.

##### **Warradale Community Centre**

The Warradale Community Centre is located on Southmead Drive in Landsdale and consists of a large hall, craft room, a children's play area and kitchen. The centre is co-located with playing fields, and the clubrooms service a variety of clubs and organisations including the Kingsway Junior Football Club, Landsdale Cricket Club, Landsdale Residents Association, Landsdale Netball Club and a Child and Adolescent Community Health Centre. The Centre's facilities service such organisations and groups as Landsdale Gardens Playgroup, Taekwondo Academy, yoga groups and Landsdale Methodist Church.

##### **Kingsway Indoor Stadium**

The Kingsway Indoor Stadium is a district-sized centre which provides high impact and sporting facilities for the suburbs bordering Cell 9 of Lansdale, Alexander Heights, Ballajura, Cullacabardee and surrounds. The amenity consists of four indoor courts, a function room, multi-purpose room and fitness rooms, with a floor space of 4,000m<sup>2</sup>. It lies approximately five kilometres from the development and is considered adequate to meet the district-level needs of the community.

##### **Alexander Heights Community Centre**

The Alexander Heights Community Centre has a dining room, main hall, large kitchen, stage, craft rooms, courtyard, playground and meeting rooms. The Centre currently provides the facilities and space for groups and clubs such as the Alexander Heights Senior Citizens Club, Rawlins Taekwondo Academy, Wanneroo Civic Choir, and New Life Christian Centre.

##### **Other: Hainsworth Centre, Koondoola Hall, Pearsall Hocking Community Centre**

The Hainsworth Centre provides two function rooms, two multipurpose rooms, two community rooms, a computer lab, four offices, a crèche room with a children's playground, a book nook, kitchen facilities and a full size indoor sports court. It is one of the City's combined Recreation, Leisure and Community Centres.

Koondoola Hall is a large space with kitchen facilities, which is currently in the planning phases of undergoing a full redevelopment.

The Pearsall Hocking Community Centre is currently in the design stage with construction expected to commence in July 2015. At present, there is no formal program for the centre; however, an activation plan will be developed and put in place prior to opening. The facility will be designed in a way that will maximise its multipurpose use and accommodate a wide range of organised community activities.

## 2. ANALYSIS

### 2.1. Determine Community Need

Determining and justifying the need of the facility is dependent on three variables: location of nearby facilities, use of those facilities and standard-use ratios for community centres within the City of Wanneroo. The analysis of these variables will firstly assist in justifying the need for and type of facility, and secondly will determine whether this need stems either only from Cell 9 or encompasses suburbs bordering and nearby to Cell 9.

#### 2.1.1. Catchment and Location

The City stipulates the below catchment ranges to categorise levels and types of community facilities:

- Regional: 10km+ radius
- District: 3-10km radius
- Neighbourhood/Local: <3km radius

There is currently no community facility within a 1-3km radius of the proposed site. The community centres that are closest to the proposed site are:

- Alexander Heights Community Centre: 3.1km (Local)
- Warradale Community Centre: 4.3km (Local)
- Kingsway Indoor Stadium: 4.9km (District)

Considering the above scope and ranges, including adequate district-level facilities within 5km of the site, the proposed centre is recommended to be developed as a Neighbourhood or Local-level facility.

The centre is justified on the grounds of being a local facility with a 1-3 km catchment and also in terms of the net expected population growth caused by the development of Cell 9 – i.e. a net increase of approximately 7,500 – 9,000 persons.

#### 2.1.2. Use of Nearby Facilities

Warradale Community Centre and Alexander Heights Community Centre both experience high use throughout the year, and support the proposal for an additional community facility in Cell 9.

##### Warradale Community Centre

Throughout the summer and winter periods, the Warradale Community Centre has an average of 3-5 community group or private bookings each day. Bookings are generally consistent and span from the opening time of 8am until closing at 5.30pm, with after-hours bookings often made between 5.30pm and 10.00pm. Both the Main Hall and Craft Room are well utilised, and the Centre often reaches its use capacity.

##### Alexander Heights Community Centre

The Alexander Heights Community Centre has an average of 2-4 community group or private bookings on any given day. Some regular community groups retain recurring bookings, resulting in the Centre often reaching capacity. The Main Hall, Minor Hall, Meeting Room, Office, Dining Hall, Kitchen, Games Room and Craft Rooms 1 and 2 are all well-used.



### 2.1.3. Standard-Use Ratio

Community facilities (including public open space) are categorised in accordance with a community facility hierarchy, with different scales of facilities servicing varying-sized catchments. These hierarchies (State, regional, district and local) are then cross-referenced with standards of provision. The below standards of provisions should be applied as per the City of Wanneroo's Northern Corridor Community Facilities Plan.

FACILITY	RATIO (FACILITY:PEOPLE)
<b>Regional</b>	
Multipurpose Hard Courts (6-10 Courts)	1:35,000
Performing Arts Centre	1:50,000
Public Open Space (Active)	1:50,000
Library	1:60,000
Indoor Recreation Centre (3-6 Courts)	1:75,000
Community Centre	1:100,000
Aquatic Centre	1:120,000
Art Gallery	1:150,000
<b>District</b>	
Public Open Space (Active)	1:25,000
Multipurpose Hard Courts (2 courts)	1:25,000
Indoor Recreation Centre (1-2 Courts)	1:30,000
Community Centres	1:35,000
Performing Arts Centre	1:35,000
Library	1:35,000
Art Gallery	1:47,500
<b>Local</b>	
Community Centres	1:7,500
Public Open Space (Active)	1:7,000

Figure 2- Standard-Use Ratio

The location of the proposed site informs the level and type of centre, which will be categorised and developed as a Local-level facility. By analysing the demographics of both Landsdale and the Cell 9 Corimbia Estate development, the designated area is calculated to add an additional 7,500 to 9,000 people. The standard use ratio of 1/7,500 therefore supports the construction and development of the proposed centre at a Local facility level.

#### **2.1.4. Conclusion**

A local level community facility in Cell 9 is justified on the basis of City of Wanneroo facility catchment requirements, the high utilisation of nearby community facilities and the standard-use ratio in comparison to the expected population of Cell 9. It is advised that the proposed facility will serve the existing and future population adequately but will not serve the community in addition. As a result, it is deemed that the need for the proposed facility will stem from Cell 9 alone.

### **2.2. Determine Uses**

Size, function and purpose of other nearby amenities will aid in defining that of the proposed site, which has been highlighted as a facility that will be able to accommodate a range of community activities, services and organisations.

#### **2.2.1. Passive Use and Low Impact Activity**

The District facilities of Kingsway Indoor Stadium and Pearsall Hocking Community Centre capture the catchment area of Cell 9's proposed centre and therefore negate the need for any high impact or sporting facilities to be housed in the current facility. It is envisaged that the proposed site will be best used if developed for passive use with low impact, community-based activities. It is a prerequisite that the facility and its internal functionality should be as multi-purpose as possible, in order to service the wide spectrum of the Lansdale community.

The proposed site may be used for community services and organisations to operate at and through. Based on community facilities of a similar size and purpose, it is proposed that the current facility will have the capacity for the following functions:

##### **Community meetings**

Providing a sizeable and accessible space for local groups, non-profit organisations and sporting clubs will be key to ensuring the facility is well-used and valued in the community. Developing the facility as a space where local groups and clubs can be permanently housed will allow for the centre's integration with the existing community.

##### **Playgroups and children's programs**

A variety of playgroups and programs can be hosted through the proposed facility. Initiatives such as It's All About Play, It's All About Parenting, and Toddler Time may look to be implemented through the City of Wanneroo. A number of other bodies may be engaged, including Playgroup WA and local playgroup and family support organisations.

##### **Child health and services to support children**

The proposed centre may include provisions such as an embedded Child Health Centre or Child Development Services. Child Health Centres provide services in partnership with parents and carers of babies and young children up to the age of four years. Child Development Services provide a range of support for children, with, or at risk of, developmental difficulties, and their families.

Other services to assist children may include after-school care, support for children with disabilities, and multicultural services.

##### **Youth programs**

Extensive youth programs are delivered throughout the City of Wanneroo and may look to be implemented through the proposed facility. The programs currently cover music classes, art workshops, sports activities and outreach services.



### Financial counselling

Financial Counsellors offer free, independent information, options and advocacy to assist with financial matters. Local institutions such as Anglicare, Balga Financial Counselling Service or Uniting Care West may look to be hosted by the proposed community facility.

### Seniors groups

Seniors Groups engage in a number of activities that may be delivered through the proposed facility, including leisure classes, craft activities, fitness classes, barbecues and healthy lifestyle programs. These groups provide important social and support networks for local individuals over the age of 50.

### Recreation and Leisure Classes

The proposed centre would be deemed suitable to cater for a number of recreation and leisure classes with low impact activity. These may include yoga, tai chi and Pilates.

## 2.2.2. Examples of Service Integration

While certain services and activities will be delivered through the facility, integrating specific groups and organisations can also increase the centre's efficacy and value within the community. The following are highlighted as examples of the types of organisations that may use the space:

- Family Support WA Perth
- North City Community Services
- Wanneroo Community Men's Shed Inc.
- Alexander Heights Senior Citizens Club Inc.
- Allanmac Taekwondo Inc.
- Anglicare WA Girrawheen

Note that this study has been prepared for the purposes of assessing the need for a community centre and calculating Developer Contributions. A detailed analysis and stakeholder consultation of potential uses has not been undertaken. It is recommended that this step be taken to inform the final design and configuration of the centre.

## 2.3. Determine Size

Based on nearby facilities of a similar function, and allowing for some modernisation of the current site, a floorplan of approximately 400-500m<sup>2</sup> is justified, with a further 200-300m<sup>2</sup> of covered external space. To best service the catchment area, the proposed site should include a range of facilities and be developed in a way that maximises flexible and multipurpose use.

### 2.3.1. Potential Facility Features

The final design should be subject to a more in-depth review of community need, including stakeholder consultation with potential user groups. However, for the purpose of costing, the following floor plan is considered to represent a reasonable benchmark for a modern, flexible, multi-use facility.

#### Main Hall

It is recommended that there is one main hall or large function room within the facility. This hall or room should span around 10m x 15m with a maximum capacity of 150 persons. It is recommended the flooring be carpeted or vinyl, to maximise flexible use.

### Meeting/Activity Rooms

To enhance the versatility of the facility, it is proposed that two activity or meeting rooms be constructed within the facility. These should cover a space of around 7.5m x 10.1m each. This allows for a broader range of use and enables reallocation of the room function at a later date, to be used as future office space, for example.

### Offices

To encourage integration and use of the facility, it is proposed that two offices (4m x 4m) be included, to accommodate visitors and centre administration.

### Kitchen

A kitchen with ample bench space and refrigeration should also be included, as it will enable a range of community events and functions to be hosted.

### Amenities

One block of female, one block of male and one disabled toilet should be included in the facility design.

### Storage

Four dedicated units (two outdoor) of storage space should also be incorporated into the design.

### Outdoor Play/Meeting Area:

An enclosed verandah and outdoor play area of 200 – 300 m<sup>2</sup> should be included, with an initial focus on early childhood play space, but with flexibility to reconfigure the space and the equipment as the demographic of the catchment changes.

## 2.4. Determine Land Requirements

The centre, with a total footprint of approximately 800m<sup>2</sup>, justifies a land allocation of 5000m<sup>2</sup> including play facilities, outdoor verandah, parking facilities open space.

The building should be situated on the site in a manner that will provide options for further development for community uses in the future. This approach is consistent with the Facility Provision Principles and Considerations of the City of Wanneroo's Northern Growth Corridor Community Facilities Plan, where the following principle has been stipulated:

*Land of sufficient size should be allocated in the first instance to accommodate larger multipurpose facilities, but actual facility development can be staged such that extensions can be added to satisfy need as the population grows or demographics change and demand for services increases or alters. This will minimise the financial burden of providing community facilities at early stages of development and reduce the duplication or non-co-location of facilities.*



## 2.5. Determine Costing for Building

Costing for the building has been prepared using the Rider Levett Bucknall Construction Cost Estimator (Perth). The cost estimator provides costs ranging from minimum (low cost) to maximum (high cost). Costings are not available for community centres but generally fall between the costs of residential and retail construction.

The table below provides an estimate for full development of the community centre including internal floor plan (500 m<sup>2</sup>), covered external areas (300m<sup>2</sup>), fit-out including furniture and equipment, landscaping and car parking.

<b>Component</b>	<b>Low Cost</b>	<b>High Cost</b>
Building (500 m <sup>2</sup> )and verandah/covered play area (300 m <sup>2</sup> )	\$820,000	\$2,052,000
Fitout and equipment	\$100,000	\$200,000
Car parking (25)	\$26,750	\$30,250
Landscaping	\$16,500	\$20,000
Contingency (20%)	\$192,650	\$460,450
<b>Total</b>	<b>\$1,155,900</b>	<b>\$2,762,700</b>

Based on the proposed development of a standard community facility, a conservative and operable budget for construction of the centre of \$2.2 million is expected.

### Timing of Construction

The construction of the proposed centre is not included in the City of Wanneroo's current implementation schedule. It is advised that the centre will be constructed and developed in 10+ years.

### 3. RECOMMENDATIONS

This report has been prepared for the purposes of:

- Assessing the need for a community purpose site for Corimbia Estate in Landsdale within East Wanneroo Cell 9.
- Determining and defining what level or type of facility is required.
- Providing an estimation of costs for construction of the centre, the analysis of which is required to calculate and justify the cell cost for developer contributions.

Our conclusions and recommendations are:

1. The size of the development in East Landsdale (Cell 9) of approximately 7,500 -8,500 people, combined with an assessment of the proximity and use of surrounding community and district facilities justifies the construction of a Local-level community facility at the proposed site in the south-east corner of Cell 9.
2. The facility would be used to support passive use and low-impact community activities ranging from community meetings, children's playgroups, child health, youth, financial counselling, seniors groups to activities such as yoga and Pilates.
3. A floor plan of 500m<sup>2</sup> (internal) and 300m<sup>2</sup> (external) is considered adequate to meet the needs including a main hall, activity rooms, offices, kitchen, amenities, storage and outdoor play/meeting area.
4. A site of 5000m<sup>2</sup> is considered justified to meet the immediate needs of the centre including landscaping and car parking. The building should be located in a manner that accommodates future development of the site for community purposes.
5. A construction budget of \$2.2 million has been estimated, making allowance for building, outdoor areas, fit-out and equipment, landscaping, parking and contingency. On this basis, an operable budget of \$2.2 million is recommended for inclusion within the estimate of developer contributions for Cell 9.

This study has been prepared for the purpose of determining need and costing a modern, flexible, multi-use community facility. The size and costing provided in this report give a reasonable and operable budget for its development. However, it should be noted that the final design of the community centre should be informed by a more in-depth review of community need, including stakeholder consultation with potential user groups.