



FINAL

ADDENDUM – PROPOSED
AMENDMENT 102
CELL 9 COST SHARING
ARRANGEMENTS

October 2015

For: City of Wanneroo



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CELL 9 COST SHARING ARRANGEMENTS

OCTOBER 2015

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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 Gngara 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 \$68,845,991.

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 \$76,527,951. The cost estimates have been provided in detail at **Appendix 3** 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 \$32,413.

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

		Source:
Total Land Area (ha)	215.55	LSP 57
Deductions:	ha	
Regional Road widening	0.5038	LSP 57
Truncations for intersections to arterial roads	0.3377	Land requirement plan & TABEC
Arterial road drainage	0.4670	TABEC
Wetland Core (x2)	1.1200	LSP 57
Primary school	4.0000	LSP 57
Private School	4.3800	LSP 57
Alexander Drive Landscaped Buffer	1.3300	LSP 57 and Approved Subdivisions
Local drainage (not within POS)	1.0000	City of Wanneroo *
Community Purpose Site (within the local centre)	0.5000	LSP 57
Ambulance site (Lot 1982)	0.1500	Existing site
POS	20.1758	LSP 57
Total Deductions	33.9643	
Area of Cell 9	181.5857	
Estimated Lot Yield (13 lots per hectare)	2361	

* Local drainage has been assumed at 1 hectare by the City of Wanneroo. A significant amount of drainage will be accommodated in POS and within drainage sumps constructed for arterial road drainage. However, the City assumes that there will still be a need for stand-alone drainage sumps to accommodate local drainage. The area of 1 hectare has been determined based on a desktop assessment of existing sump areas, local drainage components of eth arterial road drainage sumps and assumptions for the future subdivisions of Cell 9. The local drainage deductions used in Cell 5, immediately to the west, were 2.27ha. Given the engineering standards that were practices at the time Cell 5 was developed, it is assumed that all drainage was to be constructed outside of POS areas. The assumption for Cell 9 is that half of the local drainage will be in sumps and half will be in POS.

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. 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	13.7934	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 1**. 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	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)
	74	7952		7952	100% Credit (wetland buffer)
		685		0	No Credit (wetland core)
		12163	20800	12163	
75	7800	7800	7800	44821	
5	58	2271		2271	
	59	2064	4335	2064	4335
6	60	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	6863	4842	6863
12	165	13449		13449	
	166	19690	33139	19690	33139
13	150	4970	4970	4970	4970
14	152	4000	4000	4000	4000
POS:			21.2966	Credited:	20.1758

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 2**.

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 5,000m² 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 3**.

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 \$12,748,266. The detailed calculations are included in the Cost Estimates at **Appendix 3**.

4.7 Cell Costs

Appendix 3 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 \$68,845,991.

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 \$29,160 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 3**.

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 2**.

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 2**. 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 5000m² 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 4**. 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 500m² (internal) and 300m² (external), being a total of 800m², 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 5,000m² community purpose site. The Community Facility Study completed by Creating Communities justifies the allocation of 5,000m² 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."

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 \$76,527,951.

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

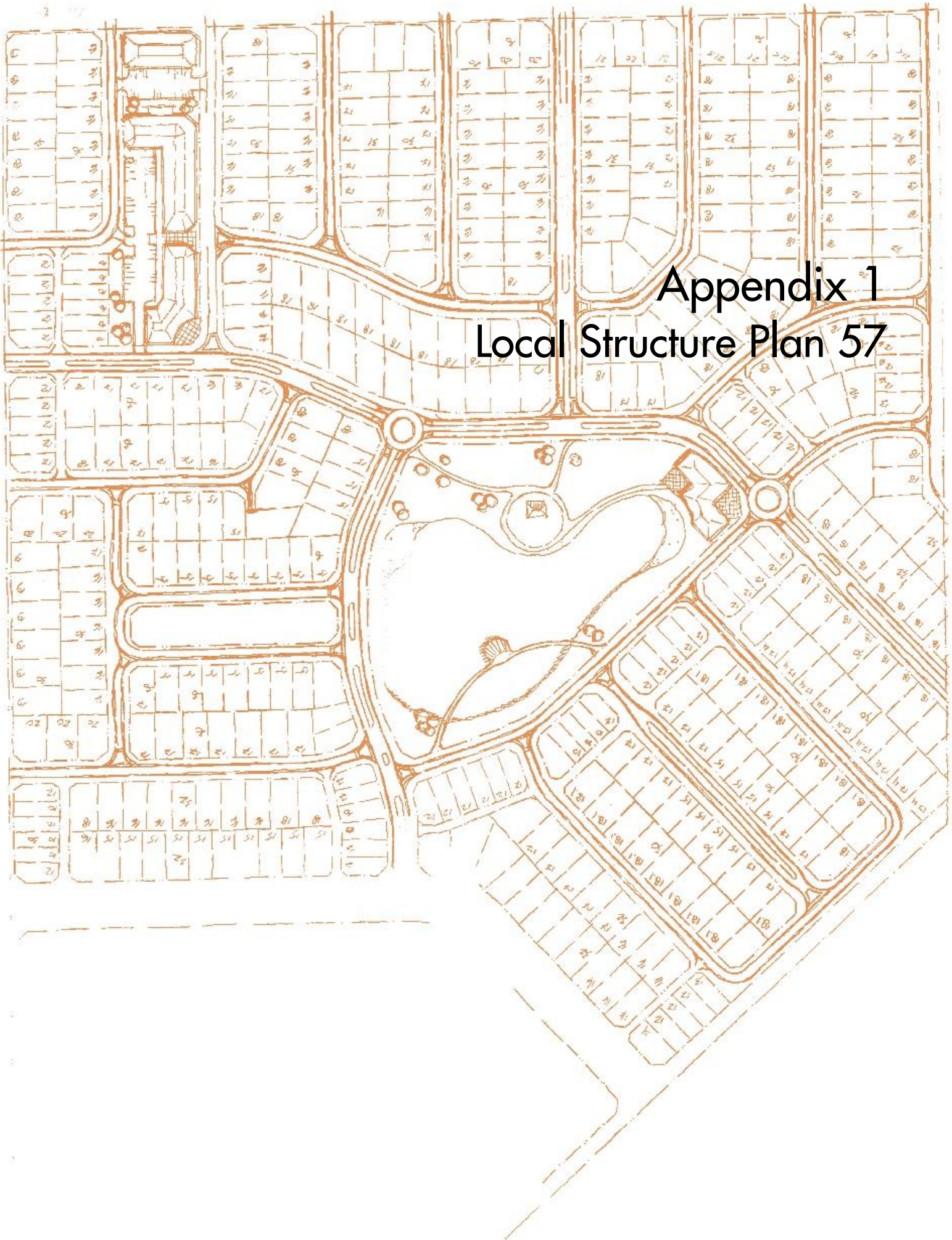
As a basic calculation, the Infrastructure Cost Per Lot is simply the total Cell Cost divided by the Estimated Lot Yield for the whole of Cell 9. With the inclusion of the additional Cell Works proposed by Amendment 102, the Infrastructure Cost Per Lot for Cell 9 equates to \$32,413 per lot. However, 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.

A technical drawing of a mechanical assembly, possibly a motor or pump, is shown in orange ink on a white grid background. The drawing includes various components such as a central shaft, a housing, and a base. Numerous dimensions and alphanumeric labels are scattered throughout the drawing, indicating specific measurements and part identifiers. The word "APPENDICES" is printed in large, bold, black capital letters in the upper right quadrant of the page.

APPENDICES

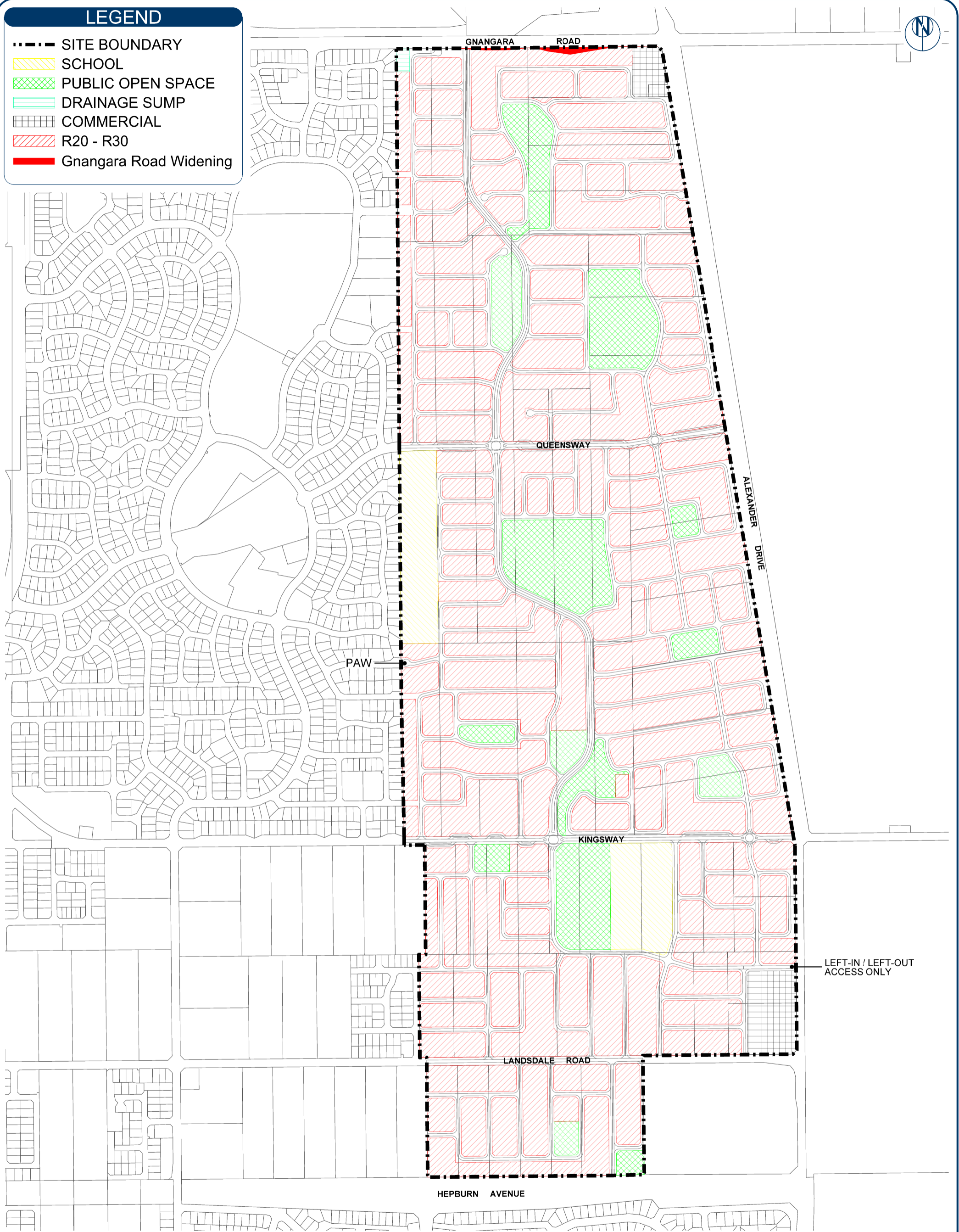
Appendix 1

Local Structure Plan 57



LEGEND

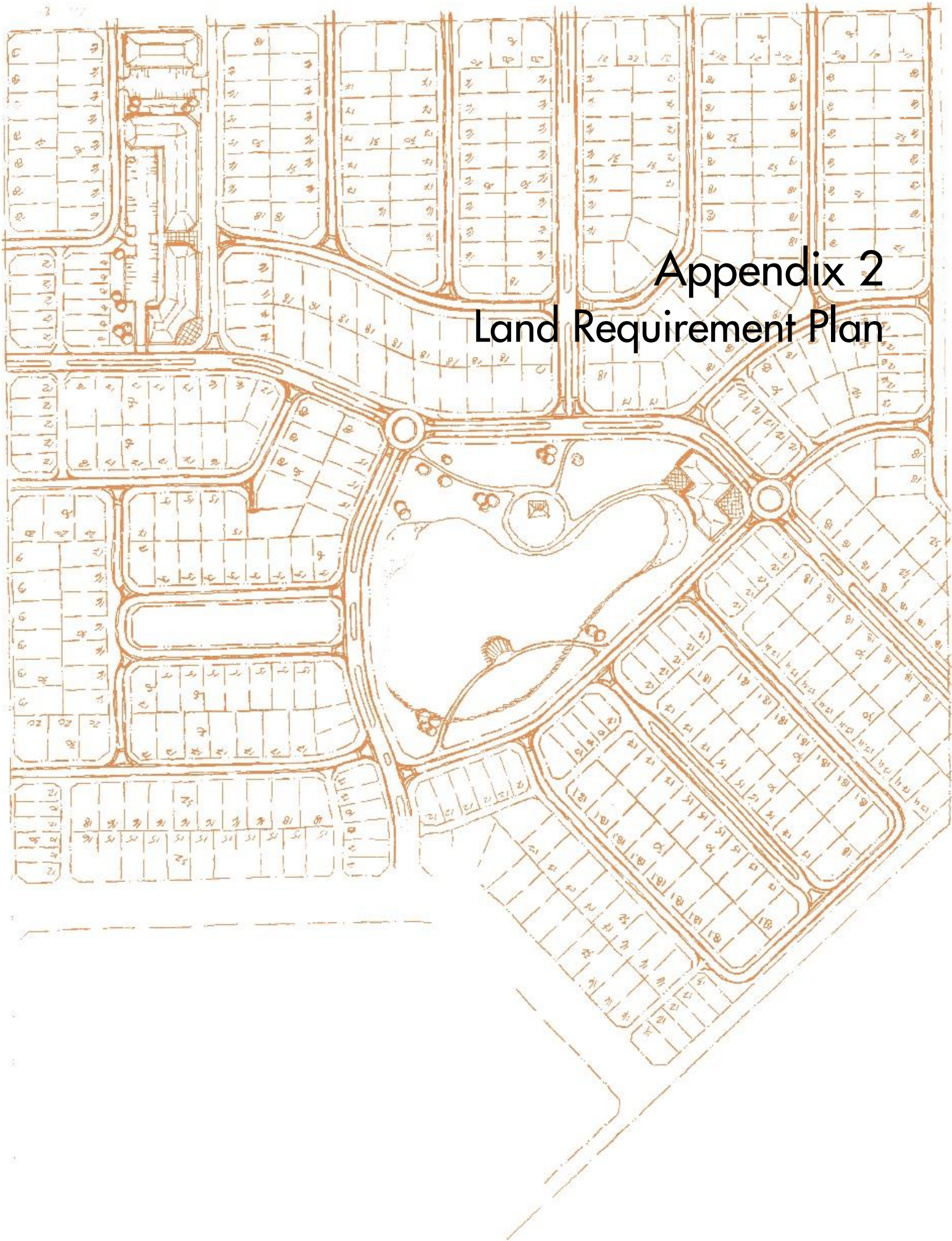
- SITE BOUNDARY
- ▨ SCHOOL
- ▨ PUBLIC OPEN SPACE
- ▨ DRAINAGE SUMP
- ▨ COMMERCIAL
- ▨ R20 - R30
- █ Gnangara Road Widening



MAP 1 - Structure Plan

EAST LANDSDALE

Appendix 2 Land Requirement Plan



Appendix 3 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 too 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 (Oct 2015)

TOTAL ESTIMATED CELL COSTS AND ESTIMATED INFRASTRUCTURE COST PER LOT

Cell Works	Cell Cost
Existing (Schedule 9 of DPS 2)	
Roads	10,348,189
POS Land	44,386,760
POS Development	12,748,266
LSP Preparation	862,776
Administration	500,000
SUB TOTAL	68,845,991
Estimated Lot Yield (13 lots/ha)	2,361
Estimated Infrastructure Cost Per Lot	29,160
Proposed (Amendment 102)	
Wetland Core	492,800
Alexander Drive Buffer	3,449,160
Community Site and Building	3,740,000
SUB TOTAL	7,681,960
TOTAL	76,527,951
Estimated Lot Yield (13 lots/ha)	2,361
Estimated Infrastructure Cost Per Lot	32,413

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 + Solatium (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 Rd/Alexander Dr intersection	0.1033	2,000,000	2,200,000	227,260	460,000		687,260	Road widening for turning lane not acquired yet	This relates to land required for the widening of the Gnangara Road / Alexander Drive intersection. Construction costs is only for that part of the intersection within Cell 9.	Land for intersection road widening - City drawing T 1978-15-0 (turning lane). Construction cost estimate : City of Wanneroo
3		Gnangara Road					1,051,545		1,051,545	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. Widening of Gnangara Road to the south as per the MRS has not been included as instructed by the City. No contingency applies to the construction cost as this is the actual cost incurred.	DP 50192, Construction Cost: City of Wanneroo municipal recoupment
4		Gnangara Road (northern side, 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
5		Gnangara Rd drainage sump	0.1384	2,000,000	2,200,000	304,480	43,000		347,480	Constructed	Total sump is 1977m2 (DP 73593). As per the Deed, 70% of sump is used for drainage from Gnangara Road, being 1384m2. Construction cost as per Deed is fixed at \$43,000 (no contingency).	City of Wanneroo
	Hepburn Avenue	Hepburn Ave between Alexander Drive and the western boudary 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										
6		Hepburn Ave					964,655		964,655	Completed 2005-06	Construction costs is only for Hepburn Avenue abutting Cell 9. Recoupment of municipal pre-funding. No contingency added.	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										

7		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. No contingency added as this is actual construction cost.	Tabec
8		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. No contingency added as this is actual construction cost.	Landgate
9		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
10		Alexander Drive Dual Use Path (2800m)					1,711,716		1,711,716		Cost includes 15% contingency	City of Wanneroo
Road Intersections												
11		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
12		Alexander Dr/Kingsway	0.1143	2,000,000	2,200,000	251,460			251,460	Complete	The area is that land within Cell 9 required above and beyond a 'standard intersection'. No construction cost as this was State funded.	Land area: approved subdivision 144939 and current cadastre from Landgate
13		Alexander Dr/Queensway	0.0969	2,000,000	2,200,000	213,180			213,180		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. No construction cost as this was State funded.	Land area (south): existing cadastre on Landgate
14		Alexander Dr/Haga Parkway	0.0954	2,000,000	2,200,000	209,880	357,354.45	46,334.18	613,569	Complete	The area is that land within Cell 9 required above and beyond a 'standard intersection'. No contingency as construction cost is actual cost incurred.	Land area: approved subdivisions 143228 and 149138 and Landgate, Construction Cost: Stockland, Service Relocation: Telstra Cost
15		Alexander Dr/Arduaine Street (extension)	0.0954	2,000,000	2,200,000	209,880	410,000.00	50,000.00	669,880		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: average of Alexander/Haga and Gngangara/Huntington construction cost
16		Alexander Dr/Sedano Glade (extension)	0.0954	2,000,000	2,200,000	209,880	410,000.00	50,000.00	669,880		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: average of Alexander/Haga and Gngangara/Huntington construction cost
17		Alexander Dr/Landsdale Road	0.0449	2,000,000	2,200,000	98,780			98,780		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. No land area south as this is outside of Cell 9 and is POS. No construction cost as this was State funded.	

18	Gnangara Rd/Huntington Parkway	0.0954	2,000,000	2,200,000	209,880	483,464.47	46,334.18	739,679		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: Stockland Service Relocation: Telstra Quote
SUB TOTAL					3,387,936	6,326,025	192,668	9,906,629	Note: contingency has not been added to items that have already been constructed and actual cost incurred		
20% CONTINGENCY (CONSTRUCTION)								441,560			
TOTAL								10,348,189			

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 Gnangara Road was set aside as road widening for future acquisition by the City by the abutting developers to the north of Gnangara 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

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 + Solatium (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
TOTAL							44,386,760		

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 applicaed at Cell 9. The land acquisition costs incorporate a 10% solatium.

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 Area as per 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	0.6863	77.00	528,451		At subdivision		LSP 57
12	Neighbourhood Sport POS	3.3139	80.20	2,657,748	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
TOTAL AREA OF POS		20.1758	SUB TOTAL	10,623,555				
				20% CONTINGENCY FOR CONSTRUCTION WORKS	2,124,711			
				TOTAL	12,748,266			

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

POS DEVELOPMENT RATES

FINAL (Oct 2015)

(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
		preliminairies	\$16,675
		total for max 5000m2	\$350,175
		Rate	\$70.04
		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		
preliminairies	\$36,775		
total for max 10000m2	\$772,275		
Rate	\$77.23		
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		
preliminairies	\$222,275		
total for max 70000m2	\$4,667,775		
Rate	\$66.68		
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
		Rate	\$80.20

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
		Rate	\$18.51

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 too any environmental assessment as required by the Department for Environmental Protection (DEP) and Environmental Protection Authority (EPA).

Item ID	Description	Consultancy 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
TOTAL		862,776		

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
TOTAL		500,000

* 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.

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 englobo 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
TOTAL			1.12				492,800		

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 applicaed 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 applicaed at Cell 9. The land acquisition costs incorporate a 10% solatium.

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 + Solatium (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
TOTAL									3,740,000		

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 applicaed at Cell 9. The land acquisition costs incorporate a 10% solatium.



Appendix 4
Community Facility Study

Community Facility Study East Landsdale Cell 9

FINAL REPORT | APRIL 2015

**Creating
Communities**

PROJECT DETAILS

<i>Prepared By</i>	Creating Communities Pty Ltd
<i>Project Team</i>	Carl Binning Managing Director Elise O'Sullivan Consultant
<i>Address</i>	100 Jersey Street Jolimont WA 6014
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<i>Email</i>	carl@creatingcommunities.com.au

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COMMUNITY FACILITY STUDY

1. INTRODUCTION

1.1. Background

An area of 5,000m² 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 that the facility will be ample in servicing the Cell 9 development. As a result, the context and demography analysis will focus predominantly on Lansdale.

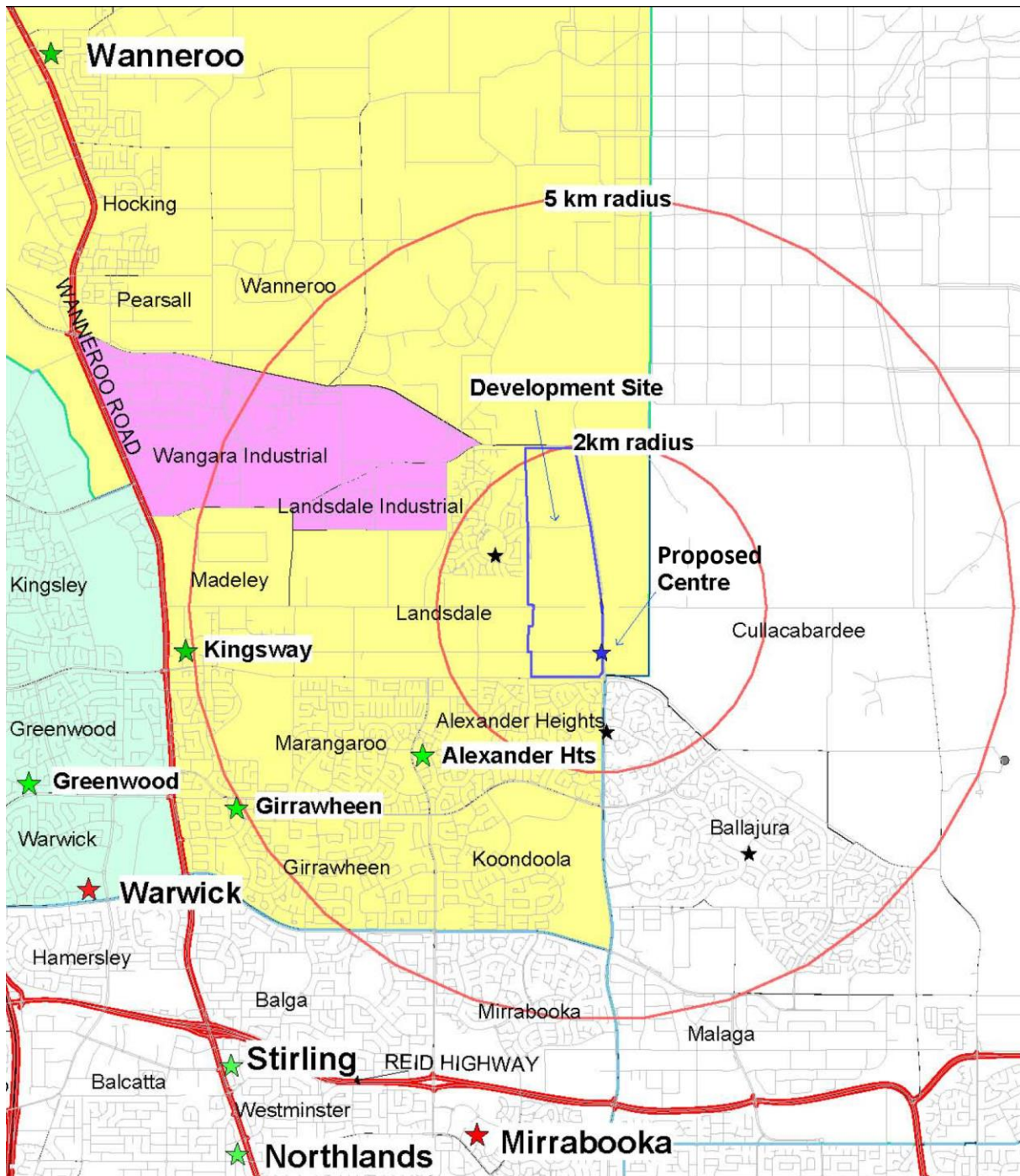


Figure 1

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
	2011	%	Persons	%	
Ages (years)					2021
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
Total	7,871	100	16,487	100	7,052

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 4,000m². 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)
Regional	
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
District	
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
Local	
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.
- Allamac 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 400-500m² is justified, with a further 200-300m² 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 m² 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 800m², justifies a land allocation of 5000m² 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 m²), covered external areas (300m²), fit-out including furniture and equipment, landscaping and car parking.

Component	Low Cost	High Cost
Building (500 m ²)and verandah/covered play area (300 m ²)	\$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
Total	\$1,155,900	\$2,762,700

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 500m² (internal) and 300m² (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 5000m² 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.



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