



FAQs

Development Contributions

Cockburn Central North (Muriel Court) Structure Plan

Development Area 19 (DA19)

What are development contributions?

Development contributions are a mechanism for sharing costs of infrastructure between landowners within the development contribution area. These contributions can be for 'hard' infrastructure, such as road upgrades, or 'soft' infrastructure, like sports and community facilities.

Why do I have to pay Development Contributions?

The Muriel Court area consist of several smaller lots owned by different landowners. This differs from other development areas, which are often owned by a single large landowner, typically a developer.

During the formulation of the Muriel Court Structure Plan, it was identified that numerous smaller landholdings needed to be coordinated to deliver the vision of a contemporary, well-designed, mixed-use neighbourhood. A key focus was developing a layout and design that could accommodate the high degree of land fragmentation while maintaining a logical future neighbourhood.

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

Which development contribution areas relate to Muriel Court Structure Plan - Development Area 19 (DA19)?

There are two development contribution areas that apply:

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

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

The current DCA11 rate is ¹\$20,704.63 per potential lot or dwelling. This rate covers several key infrastructure items.

The DCA11 contribution is calculated based on the potential developable area of land within Muriel Court, divided by the density potential (as listed in Table 10 of TPS3) according to designated R-Codes, as follows:

Owner's Cost Contribution = Potential developable Area of Subject Site / density potential × contribution rate.

What key infrastructure items are covered by the DCA11?

Land required for POS Reserve

POS land, as shown on the Cockburn Central North (Muriel Court) Structure Plan, and its embellishment to a park standard are covered by the development contribution. If landowners have POS land shown on their property, the value of that land is deducted from the DCA11 liability as a 'credit' when those owners subdivide. These values are reviewed annually.

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

DCA11 provides for the portion of land to be ceded for key roads, the “**over and above**” that of a normal subdivision road. As with the POS, a condition will be applied when subdivision approval is sought, and the value of additional land required for the key roads (Muriel and Kentucky Court, and the realignment of Semple Court) will be deducted from the DCA11 liability as a 'credit'.

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

The current rate for South Lake / Cockburn Central is ¹\$3,949.28 per additional lot or dwelling. This rate is calculated based on the actual number of additional lot or dwellings proposed, multiplied by the applicable contribution rate for the suburb: (so a bit different to the DCA11 calculation)

$$\text{Number of additional Lots or Dwellings proposed} \times \text{Contribution Rate} = \text{Required Development Contributions}$$

When does this apply to my property?

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

If you are, then the liability to pay contributions typically becomes due either at subdivision clearance or before you are issued a building permit.

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

Development contributions are an important consideration for potential buyers, especially if they plan to subdivide or develop in the future. The City provides information on DCA11 and DCA13 rates to help purchasers during their due diligence process.

The current rates for each development contribution area are available on the City's website here: [Development Contribution Rates](#)

If you have further questions or would like an estimate of contributions for your property, please contact the City's Development Contribution Officer Riekie Long, at (08) 9411 3428 or via email at rlong@cockburn.wa.gov.au

¹Note: Rates are current as at 21/10/24 – please check the website link for the most up-to-date information on DCA rates.