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| CITY OF COCKBURN         |
| DOC Set                  |
| 19 OCT 2023              |
| SUBJECT<br>109/156       |
| RETENTION<br>124-2-3 AS  |
| PROPERTY                 |
| APP                      |
| ACTION<br>David Reynolds |

Your ref: 109/156  
Our ref: TPS/2966  
Enquiries: Local Planning Schemes

Chief Executive Officer  
City of Cockburn  
PO Box 1215  
BIBRA LAKE WA 6965

Transmission via electronic mail to: [customer@cockburn.wa.gov.au](mailto:customer@cockburn.wa.gov.au)

Dear Sir/Madam

### TOWN PLANNING SCHEME NO. 3 - AMENDMENT NO. 156

The Western Australian Planning Commission (Commission) has considered the amendment and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has approved the amendment in accordance with section 87(2)(a) of the Act. In accordance with section 87(3) of the Act, the Commission will cause the approved amendment to be published in the Government Gazette.

The Commission has forwarded notice to the Department of Premier and Cabinet (attached) and it is the local governments' responsibility to make arrangements for the payment of any publication costs. The local government is required under section 87(4B) of the Act, and regulation 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to publish the approved amendment, ensure that it is available to the public, and notify each person who made a submission.

For all payment and purchase order queries, please contact the Department of Premier and Cabinet on (08) 6552 6012. One signed set of the amending documents is returned for your records.

Please direct any queries about this matter to [localplanningschemes@dplh.wa.gov.au](mailto:localplanningschemes@dplh.wa.gov.au).

Yours sincerely

Ms Sam Fagan  
Secretary  
Western Australian Planning Commission

13/10/2023

## PLANNING AND DEVELOPMENT ACT 2005

### APPROVED LOCAL PLANNING SCHEME AMENDMENT City of Cockburn

#### LOCAL PLANNING SCHEME No. 3 - AMENDMENT No. 156

Ref: TPS/2966

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the City of Cockburn Local Planning Scheme amendment on 9 October 2023 for the purpose of:

1. Amending Table 10 – Development Contribution Plans of the Scheme Text by inserting additional provisions on the ‘period of operation’ and ‘timing and priority for Development Contribution Plans 1, 4, 5, 6, 8 and 11 to align with the requirements of State Planning Policy 3.6, as follows (additional wording shown in **bold text**) –

| Ref No.                         | DCA 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| Area                            | Success North                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Provisions:                     | <p>All landowners within DCA 1 shall make a proportional contribution to the widening and upgrading of Hammond Road between Beeliar Drive and Bartram Road, Success.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the Development Contribution Plan.</p> <p>Contributions shall be made towards the following items:</p> <ul style="list-style-type: none"><li>• Land reserved for Hammond Road under the Metropolitan Region Scheme;</li><li>• Full earthworks;</li><li>• Construction of a two-lane road and where the reserve width is less than 40 metres wide, kerbing to the verge side of the carriageway shall be provided;</li><li>• Dual use path (one side only);</li><li>• Pedestrian crossings (where appropriate at the discretion of the local government);</li><li>• Drainage;</li><li>• Costs to administer cost sharing arrangements – preliminary engineering design and costings, valuations, annual reviews and audits and administrative costs;</li><li>• Servicing infrastructure relocation where necessary.</li></ul> |
| Period of Operation             | 30 June 2033                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Timing and priority:            | <b>The widening and upgrade of Hammond Road between Beeliar Drive and Bartram Road, Success, is to be completed within 1-3 years.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Participants and contributions: | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



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| <b>Ref No:</b>                         | <b>DCA 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Area:</b>                           | Yangebup West                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Provisions:</b>                     | <p>All landowners within DCA 4 and DCA 5 with the exception of Lots 500 and 600 Shallcross Street and Lots 500 and 504 Storey Place within DCA 4 shall make a proportional contribution of 40.88% of the total cost of constructing Beeliar Drive between Stock Road and Spearwood Avenue.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the Development Contribution Plan.</p> <p>The contribution shall include the following: -</p> <ul style="list-style-type: none"> <li>• Land requirements for the Other Regional Road reservation between Watson Road and Spearwood Avenue under the MRS;</li> <li>• Land requirements for an average 45 metre wide road reserve between Watson Road and Stock Road and where necessary to accommodate channelisation at intersections and drainage;</li> <li>• Full earthworks;</li> <li>• Construction of a four lane median divided kerbed road;</li> <li>• Dual use path (both sides);</li> <li>• Pedestrian crossings (where appropriate at the discretion of the local government);</li> <li>• Lighting;</li> <li>• Landscaping;</li> <li>• Traffic signals and roundabouts at major intersections;</li> <li>• Drainage</li> <li>• Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs;</li> <li>• Servicing infrastructure relocation where necessary;</li> </ul> <p>Costs for the repayment of any loans raised by the local authority for the purchase of any land for Beeliar Drive or for any of the abovementioned works.</p> |
| <b>Period of operation:</b>            | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Timing and priority:</b>            | <b>Construction of the infrastructure item has been completed.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Participants and contributions:</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <b>Ref No:</b>     | <b>DCA 5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Area:</b>       | Yangebup East                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Provisions:</b> | <p>All landowners within DCA 4 and DCA 5 with the exception of Lots 500 and 600 Shallcross Street and Lots 500 and 504 Storey Place within DCA 4 shall make a proportional contribution of 40.88% of the total cost of constructing Beeliar Drive between Stock Road and Spearwood Avenue and all landowners within DCA 5 south of Beeliar Drive shall make a proportional contribution of 30.65% of the cost of Spearwood Avenue between Beeliar Drive and Fancote Avenue and all landowners north of Beeliar Drive shall make a proportional contribution to 100% of the cost of closing Yangebup Road at the Railway Line.</p> <p>The proportional contribution is to be determined in accordance with the</p> |

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|                                        | <p>provisions of clause 5.3 and contained on the cost contribution schedule.</p> <p>Contributions shall be made towards the following items for Beeliar Drive:</p> <ul style="list-style-type: none"> <li>• Land requirements for the Other Regional Road reservation between Watson Road and Stock Road;</li> <li>• Land requirements for an average 45 metre wide road reserve between Watson Road and Stock Road and where necessary to accommodate channelisation at intersections and drainage;</li> <li>• Full earthworks;</li> <li>• Construction of a four lane median divided kerbed road;</li> <li>• Dual use path (both sides);</li> <li>• Pedestrian crossings (where appropriate at the discretion of the local government);</li> <li>• Lighting;</li> <li>• Landscaping;</li> <li>• Traffic signals and roundabouts at major intersections;</li> <li>• Drainage</li> <li>• Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs;</li> <li>• Servicing infrastructure relocation where necessary;</li> </ul> <p>Costs for the repayment of any loans raised by the local authority for the purchase of any land for Beeliar Drive or for any of the abovementioned works.</p> <p>Contributions shall be made towards the following items for Spearwood Avenue:</p> <ul style="list-style-type: none"> <li>• Land requirements for a 25 metre wide road reserve;</li> <li>• Full earthworks;</li> <li>• Construction of a two lane kerbed road with channelisation at intersections;</li> <li>• Dual use path (one side only);</li> <li>• Traffic Management devices;</li> <li>• Drainage;</li> <li>• Servicing infrastructure relocation where necessary;</li> </ul> <p>Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs.</p> |
| <b>Period of operation:</b>            | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Timing and priority:</b>            | <b>Construction of all infrastructure items has been completed.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Participants and Contributions:</b> | In accordance with the Cost Contributions Schedule adopted by the local government for DCA 5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| <b>Ref No:</b>     | <b>DCA 6</b>                                                                                                                                                                                                                                                                                                                                                      |
| <b>Area:</b>       | <b>Munster</b>                                                                                                                                                                                                                                                                                                                                                    |
| <b>Provisions:</b> | <p>All landowners within DCA6 shall make a proportional contribution to 23.4% of the cost of widening and upgrading of Beeliar Drive (Mayor Road) between Stock Road and Cockburn Road, Munster.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the Development Contribution Plan.</p> |



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|                                        | <p>Contributions shall be made towards the following items:</p> <ul style="list-style-type: none"> <li>• Land requirements for the Other Regional Road reservation between Stock Road and Cockburn Road as reserved in the Metropolitan Region Scheme;</li> <li>• Additional land where necessary to accommodate channelisation at intersections and drainage;</li> <li>• Full earthworks;</li> <li>• Construction of a two lane kerbed road;</li> <li>• Dual use path (both sides);</li> <li>• Pedestrian Crossings (where appropriate at the discretion of the local government);</li> <li>• Lighting;</li> <li>• Landscaping;</li> <li>• Traffic management devices;</li> <li>• Drainage;</li> <li>• Servicing infrastructure relocation where necessary;</li> <li>• Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits.</li> </ul> <p>Costs for the repayment of any loans raised by the local government for the purchase of any land for the road reserve or any of the abovementioned works.</p> |
| <b>Period of operation:</b>            | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Timing and priority:</b>            | <b>The widening and upgrade of Beeliar Drive (Mayor Road) between Stock Road and Cockburn Road, Munster, is to be delivered within 10 years.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Participants and contributions:</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| <b>Ref No:</b>     | <b>DCA 8</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Area:</b>       | Solomon Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Provisions:</b> | <p>Landowners within DCA 8 shall make a proportional contribution to the cost of common infrastructure for the Solomon Road Arterial Drainage System.</p> <p>The proportional contribution is to be determined in accordance with the provisions of Clause 5.3 of TPS 3 and contained on the Development Contribution Plan. The Council in its discretion may exclude properties from the DCA area which it deemed to have no development or subdivision potential.</p> <p>Contributions shall be made towards the following items associated with the proposed Solomon Road Arterial Drainage System –</p> <ul style="list-style-type: none"> <li>(a) Full earthworks;</li> <li>(b) Provision of drainage infrastructure;</li> <li>(c) Supply and boring of a pressure main under the Kwinana Freeway and works associated with the proposed pump station;</li> <li>(d) Servicing infrastructure relocation where necessary;</li> <li>(e) Landscaping works around the drainage basin;</li> <li>(f) Cost of land required for the Arterial Drainage basin;</li> <li>(g) Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs.</li> </ul> |

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| <b>Period of operation:</b>            | <b>30 June 2033</b>                                                                                                                                                  |
| <b>Timing and priority:</b>            | <b>The construction of drainage infrastructure and associated works for the Solomon Road Arterial Drainage System, Jandakot, is to be delivered within 10 years.</b> |
| <b>Participants and contributions:</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 8.                                                                         |

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| <b>Ref No:</b>     | <b>DCA 11</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Area:</b>       | Muriel Court                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Provisions:</b> | <p>All landowners within DCA 11 shall make contribution to land and infrastructure works required as part of the development of the Muriel Court Development Contribution Area.</p> <p>With the exception of existing lots 3 and 21 Verna Court and Lots 52 and 150 Semple Court, the contribution is to be calculated on the potential number of dwellings that can be constructed on each lot or lots and calculated in accordance with the following:</p> <ul style="list-style-type: none"> <li>• R20 lots – 450m<sup>2</sup></li> <li>• R25 lots – 350m<sup>2</sup></li> <li>• R40 lots – 220m<sup>2</sup></li> <li>• R60 lots – 166m<sup>2</sup></li> <li>• R80 lots – 125m<sup>2</sup></li> <li>• R160 lots – calculated by dividing the lot area (m<sup>2</sup>) by 62.5 to give the number of dwellings.</li> </ul> <p>No contribution required in respect to land and lots required for public open space, drainage, the widening and extension of Muriel Court and Kentucky Court and the widening and realignment of Semple Court.</p> <p>Contributions shall be made towards the following items by all landowners within DCA 11.</p> <ul style="list-style-type: none"> <li>• Pro-rata contribution to the upgrading of North Lake Road between Kentucky Court and Semple Court including upgrading the existing carriageway, construction of the future carriageway, drainage, lighting, landscaping and service relocation where necessary.</li> <li>• The cost of land and works for the widening and realignment of Semple Court between Verna Court and North Lake Road as shown on the Muriel Court Structure Plan. The cost of works is the cost over and above that of providing a normal subdivision road with drainage, lighting, footpaths and parking embayments which will be a cost to the owners of the adjoining land.</li> <li>• The cost of land and works for the realignment of Semple Court shown on the Muriel Court Structure Plan between Berrigan Drive and Verna Court. Works are to include the cost of the carriageways, median landscaping, drainage, lighting and paths.</li> <li>• Traffic management devices along realigned Semple Court and traffic lights at the intersection of Semple Court with Berrigan Drive and North Lake Road.</li> <li>• Modifications to existing Semple Court including closures and pavement modifications shown on the Muriel Court Structure Plan.</li> </ul> |



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|                             | <ul style="list-style-type: none"> <li>• Cost of land and works for the realignment of Elderberry Drive between Berrigan Drive and Jindabyne Heights.</li> <li>• The cost of land and works for the widening of Muriel Court and Kentucky Court between realigned Semple Court and North Lake Road as shown on the Muriel Court Structure Plan. The cost of works is the cost over and above that of providing a normal subdivision road with drainage, lighting, footpaths and parking embayments which will be a cost to the owners of the adjoining land.</li> <li>• Traffic management devices along Muriel Court and traffic lights at the intersection of Kentucky Court and North Lake Road.</li> <li>• Provision of land for public open space area shown on the Muriel Court Structure Plan and the cost of landscaping and bushland/wetland restoration.</li> <li>• Land and works for internal and off site groundwater control and drainage infrastructure including detention basins, gross pollutant traps, nutrient stripping and landscaping.</li> <li>• Preliminary professional services including drainage, services, geotechnical, site contamination, traffic and planning.</li> <li>• Further detailed studies and design including design guidelines and engineering design of drainage and major roads.</li> <li>• Costs to administer cost sharing arrangements of the DCA including detailed engineering design of drainage and roads the subject to the DCA provisions, cost estimates and schedules, valuations, annual reviews of land and works, audits and administrative costs.</li> <li>• Cost including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA 11.</li> </ul> <p>The following lots shall make a contribution to the cost to administer cost sharing arrangements of the DCA and a proportional contribution to the road and drainage works listed above unless rezoned to residential in which case all of the above requirements will apply.</p> <ul style="list-style-type: none"> <li>• Lot 52 Semple Court 1.25% of the total cost</li> <li>• Lot 3 Verna Court 7.6% of the total cost</li> <li>• Lot 21 Verna Court 1.5% of the total cost</li> </ul> |
| <b>Period of operation:</b> | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Timing and priority:</b> | <p><b>Construction of the following infrastructure items has been completed:</b></p> <ul style="list-style-type: none"> <li>• <b>Upgrading North Lake Road between Kentucky Court &amp; Semple Court</b></li> <li>• <b>Traffic lights at Kentucky Court &amp; North Lake Road intersection</b></li> </ul> <p><b>The following infrastructure is to be delivered within 10 years, informed by timing of subdivision and development where practical:</b></p> <ul style="list-style-type: none"> <li>• <b>Widening and realignment of Semple Court between Verna Court &amp; North Lake Road</b></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|                                 | <ul style="list-style-type: none"> <li>• Widening and realignment of Semple Court between Berrigan Drive &amp; Verna Court</li> <li>• Traffic management devices along realigned Semple Court including traffic lights at the intersection of Semple Court with Berrigan Drive and North Lake Road</li> <li>• Modifications to existing Semple Court</li> <li>• Realignment of Elderberry Drive between Berrigan Drive to Jindabyne Heights</li> <li>• Widening and upgrading of Muriel Court and Kentucky Court between realigned Semple Court and North Lake Road</li> <li>• Traffic management devices along Muriel Court</li> <li>• Public open space – Land, development &amp; bushland/wetland restoration</li> <li>• Groundwater control &amp; drainage infrastructure</li> </ul> |
| Participants and contributions: | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

L HOWLETT, JP  
MAYOR

D ARNDT  
A/CHIEF EXECUTIVE OFFICER





**Town Planning Scheme No.3**  
**Amendment No.156**  
**(Complex)**

*Modifications to Table 10 – Development Contribution Plans*

**SEPTEMBER 2023**

**Planning and Development Act 2005**  
**RESOLUTION TO AMEND A TOWN PLANNING SCHEME**

**City of Cockburn**  
**Town Planning Scheme No.3**  
**Amendment No.156**

RESOLVED that the Council amends the City of Cockburn Town Planning Scheme No. 3, pursuant to Section 75 of the Planning and Development Act 2005, by:

1. Amending Table 10 – Development Contribution Plans of the Scheme Text by inserting additional provisions on the ‘period of operation’ and ‘timing and priority for Development Contribution Plans 1, 4, 5, 6, 8 and 11 to align with the requirements of State Planning Policy 3.6, as follows (additional wording shown in **bold text**) –

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| <b>Ref No:</b>                         | <b>DCA 1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Area:</b>                           | Success North                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Provisions:</b>                     | <p>All landowners within DCA 1 shall make a proportional contribution to the widening and upgrading of Hammond Road between Beeliar Drive and Bartram Road, Success.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the Development Contribution Plan.</p> <p>Contributions shall be made towards the following items:</p> <ul style="list-style-type: none"> <li>• Land reserved for Hammond Road under the Metropolitan Region Scheme;</li> <li>• Full earthworks;</li> <li>• Construction of a two-lane road and where the reserve width is less than 40 metres wide, kerbing to the verge side of the carriageway shall be provided;</li> <li>• Dual use path (one side only);</li> <li>• Pedestrian crossings (where appropriate at the discretion of the local government);</li> <li>• Drainage;</li> <li>• Costs to administer cost sharing arrangements – preliminary engineering design and costings, valuations, annual reviews and audits and administrative costs;</li> <li>• Servicing infrastructure relocation where necessary.</li> </ul> |
| <b>Period of operation:</b>            | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Timing and priority:</b>            | <b>The widening and upgrade of Hammond Road between Beeliar Drive and Bartram Road, Success, is to be completed within 1-3 years.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Participants and contributions:</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



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| <b>Ref No:</b>                         | <b>DCA 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Area:</b>                           | Yangebup West                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Provisions:</b>                     | <p>All landowners within DCA 4 and DCA 5 with the exception of Lots 500 and 600 Shallcross Street and Lots 500 and 504 Storey Place within DCA 4 shall make a proportional contribution of 40.88% of the total cost of constructing Beeliar Drive between Stock Road and Spearwood Avenue.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the Development Contribution Plan.</p> <p>The contribution shall include the following: -</p> <ul style="list-style-type: none"> <li>• Land requirements for the Other Regional Road reservation between Watson Road and Spearwood Avenue under the MRS;</li> <li>• Land requirements for an average 45 metre wide road reserve between Watson Road and Stock Road and where necessary to accommodate channelisation at intersections and drainage;</li> <li>• Full earthworks;</li> <li>• Construction of a four lane median divided kerbed road;</li> <li>• Dual use path (both sides);</li> <li>• Pedestrian crossings (where appropriate at the discretion of the local government);</li> <li>• Lighting;</li> <li>• Landscaping;</li> <li>• Traffic signals and roundabouts at major intersections;</li> <li>• Drainage</li> <li>• Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs;</li> <li>• Servicing infrastructure relocation where necessary;</li> </ul> <p>Costs for the repayment of any loans raised by the local authority for the purchase of any land for Beeliar Drive or for any of the abovementioned works.</p> |
| <b>Period of operation:</b>            | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Timing and priority:</b>            | <b>Construction of the infrastructure item has been completed.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Participants and contributions:</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <b>Ref No:</b>     | <b>DCA 5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Area:</b>       | Yangebup East                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Provisions:</b> | <p>All landowners within DCA 4 and DCA 5 with the exception of Lots 500 and 600 Shallcross Street and Lots 500 and 504 Storey Place within DCA 4 shall make a proportional contribution of 40.88% of the total cost of constructing Beeliar Drive between Stock Road and Spearwood Avenue and all landowners within DCA 5 south of Beeliar Drive shall make a proportional contribution of 30.65% of the cost of Spearwood Avenue between Beeliar Drive and Fancote Avenue and all</p> |

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <b>Ref No:</b>                         | <b>DCA 5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                        | <p>landowners north of Beeliar Drive shall make a proportional contribution to 100% of the cost of closing Yangebup Road at the Railway Line.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the cost contribution schedule.</p> <p>Contributions shall be made towards the following items for Beeliar Drive:</p> <ul style="list-style-type: none"> <li>• Land requirements for the Other Regional Road reservation between Watson Road and Stock Road;</li> <li>• Land requirements for an average 45 metre wide road reserve between Watson Road and Stock Road and where necessary to accommodate channelisation at intersections and drainage;</li> <li>• Full earthworks;</li> <li>• Construction of a four lane median divided kerbed road;</li> <li>• Dual use path (both sides);</li> <li>• Pedestrian crossings (where appropriate at the discretion of the local government);</li> <li>• Lighting;</li> <li>• Landscaping;</li> <li>• Traffic signals and roundabouts at major intersections;</li> <li>• Drainage</li> <li>• Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs;</li> <li>• Servicing infrastructure relocation where necessary;</li> </ul> <p>Costs for the repayment of any loans raised by the local authority for the purchase of any land for Beeliar Drive or for any of the abovementioned works.</p> <p>Contributions shall be made towards the following items for Spearwood Avenue:</p> <ul style="list-style-type: none"> <li>• Land requirements for a 25 metre wide road reserve;</li> <li>• Full earthworks;</li> <li>• Construction of a two lane kerbed road with channelisation at intersections;</li> <li>• Dual use path (one side only);</li> <li>• Traffic Management devices;</li> <li>• Drainage;</li> <li>• Servicing infrastructure relocation where necessary;</li> </ul> <p>Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs.</p> |
| <b>Period of operation:</b>            | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Timing and priority:</b>            | <b>Construction of all infrastructure items has been completed.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Participants and Contributions:</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



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| <b>Ref No:</b>                         | <b>DCA 6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Area:</b>                           | Munster                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Provisions:</b>                     | <p>All landowners within DCA6 shall make a proportional contribution to 23.4% of the cost of widening and upgrading of Beeliar Drive (Mayor Road) between Stock Road and Cockburn Road, Munster.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the Development Contribution Plan.</p> <p>Contributions shall be made towards the following items:</p> <ul style="list-style-type: none"> <li>• Land requirements for the Other Regional Road reservation between Stock Road and Cockburn Road as reserved in the Metropolitan Region Scheme;</li> <li>• Additional land where necessary to accommodate channelisation at intersections and drainage;</li> <li>• Full earthworks;</li> <li>• Construction of a two lane kerbed road;</li> <li>• Dual use path (both sides);</li> <li>• Pedestrian Crossings (where appropriate at the discretion of the local government);</li> <li>• Lighting;</li> <li>• Landscaping;</li> <li>• Traffic management devices;</li> <li>• Drainage;</li> <li>• Servicing infrastructure relocation where necessary;</li> <li>• Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits.</li> </ul> <p>Costs for the repayment of any loans raised by the local government for the purchase of any land for the road reserve or any of the abovementioned works.</p> |
| <b>Period of operation:</b>            | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Timing and priority:</b>            | <b>The widening and upgrade of Beeliar Drive (Mayor Road) between Stock Road and Cockburn Road, Munster, is to be delivered within 10 years.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Participants and contributions:</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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| <b>Ref No:</b>     | <b>DCA 8</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Area:</b>       | Solomon Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Provisions:</b> | <p>Landowners within DCA 8 shall make a proportional contribution to the cost of common infrastructure for the Solomon Road Arterial Drainage System.</p> <p>The proportional contribution is to be determined in accordance with the provisions of Clause 5.3 of TPS 3 and contained on the Development Contribution Plan. The Council in its discretion may exclude properties from the DCA area which it deemed to have no development or subdivision potential.</p> <p>Contributions shall be made towards the following items associated with the proposed Solomon Road Arterial Drainage System –</p> <p>(a) Full earthworks;</p> |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <b>Ref No:</b>                        | <b>DCA 8</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                       | <ul style="list-style-type: none"> <li>(b) Provision of drainage infrastructure;</li> <li>(c) Supply and boring of a pressure main under the Kwinana Freeway and works associated with the proposed pump station;</li> <li>(d) Servicing infrastructure relocation where necessary;</li> <li>(e) Landscaping works around the drainage basin;</li> <li>(f) Cost of land required for the Arterial Drainage basin;</li> <li>(g) Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs.</li> </ul> |
| <b>Period of operation:</b>           | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Timing and priority:</b>           | <b>The construction of drainage infrastructure and associated works for the Solomon Road Arterial Drainage System, Jandakot, is to be delivered within 10 years.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Participants and contributions</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 8.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| <b>Ref No:</b>     | <b>DCA 11</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Area:</b>       | Muriel Court                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Provisions:</b> | <p>All landowners within DCA 11 shall make contribution to land and infrastructure works required as part of the development of the Muriel Court Development Contribution Area.</p> <p>With the exception of existing lots 3 and 21 Verna Court and Lots 52 and 150 Semple Court, the contribution is to be calculated on the potential number of dwellings that can be constructed on each lot or lots and calculated in accordance with the following:</p> <ul style="list-style-type: none"> <li>• R20 lots – 450m<sup>2</sup></li> <li>• R25 lots – 350m<sup>2</sup></li> <li>• R40 lots – 220m<sup>2</sup></li> <li>• R60 lots – 166m<sup>2</sup></li> <li>• R80 lots – 125m<sup>2</sup></li> <li>• R160 lots – calculated by dividing the lot area (m<sup>2</sup>) by 62.5 to give the number of dwellings.</li> </ul> <p>No contribution required in respect to land and lots required for public open space, drainage, the widening and extension of Muriel Court and Kentucky Court and the widening and realignment of Semple Court.</p> <p>Contributions shall be made towards the following items by all landowners within DCA 11.</p> <ul style="list-style-type: none"> <li>• Pro-rata contribution to the upgrading of North Lake Road between Kentucky Court and Semple Court including upgrading the existing carriageway, construction of the future carriageway, drainage, lighting, landscaping and service relocation where necessary.</li> <li>• The cost of land and works for the widening and realignment of Semple Court between Verna Court and North Lake Road as shown on the Muriel Court Structure Plan. The cost of works is the cost over and above that of</li> </ul> |



|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <b>Ref No:</b>              | <b>DCA 11</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                             | <p>providing a normal subdivision road with drainage, lighting, footpaths and parking embayments which will be a cost to the owners of the adjoining land.</p> <ul style="list-style-type: none"> <li>• The cost of land and works for the realignment of Semple Court shown on the Muriel Court Structure Plan between Berrigan Drive and Verna Court. Works are to include the cost of the carriageways, median landscaping, drainage, lighting and paths.</li> <li>• Traffic management devices along realigned Semple Court and traffic lights at the intersection of Semple Court with Berrigan Drive and North Lake Road.</li> <li>• Modifications to existing Semple Court including closures and pavement modifications shown on the Muriel Court Structure Plan.</li> <li>• Cost of land and works for the realignment of Elderberry Drive between Berrigan Drive and Jindabyne Heights.</li> <li>• The cost of land and works for the widening of Muriel Court and Kentucky Court between realigned Semple Court and North Lake Road as shown on the Muriel Court Structure Plan. The cost of works is the cost over and above that of providing a normal subdivision road with drainage, lighting, footpaths and parking embayments which will be a cost to the owners of the adjoining land.</li> <li>• Traffic management devices along Muriel Court and traffic lights at the intersection of Kentucky Court and North Lake Road.</li> <li>• Provision of land for public open space area shown on the Muriel Court Structure Plan and the cost of landscaping and bushland/wetland restoration.</li> <li>• Land and works for internal and off site groundwater control and drainage infrastructure including detention basins, gross pollutant traps, nutrient stripping and landscaping.</li> <li>• Preliminary professional services including drainage, services, geotechnical, site contamination, traffic and planning.</li> <li>• Further detailed studies and design including design guidelines and engineering design of drainage and major roads.</li> <li>• Costs to administer cost sharing arrangements of the DCA including detailed engineering design of drainage and roads the subject to the DCA provisions, cost estimates and schedules, valuations, annual reviews of land and works, audits and administrative costs.</li> <li>• Cost including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA 11.</li> </ul> <p>The following lots shall make a contribution to the cost to administer cost sharing arrangements of the DCA and a proportional contribution to the road and drainage works listed above unless rezoned to residential in which case all of the above requirements will apply.</p> <ul style="list-style-type: none"> <li>• Lot 52 Semple Court 1.25% of the total cost</li> <li>• Lot 3 Verna Court 7.6% of the total cost</li> <li>• Lot 21 Verna Court 1.5% of the total cost</li> </ul> |
| <b>Period of operation:</b> | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref No:                         | DCA 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Timing and priority:            | <p>Construction of infrastructure completed:</p> <ul style="list-style-type: none"> <li>• Upgrading North Lake Road between Kentucky Court &amp; Semple Court</li> <li>• Traffic lights at Kentucky Court &amp; North Lake Road intersection</li> </ul> <p>Depending on the timing of subdivision and development within the area and where practical, the following infrastructure is to be delivered within 10 years:</p> <ul style="list-style-type: none"> <li>• Widening and realignment of Semple Court between Verna Court &amp; North Lake Road</li> <li>• Widening and realignment of Semple Court between Berrigan Drive &amp; Verna Court</li> <li>• Traffic management devices – Muriel Court</li> <li>• Public open space – Land, development &amp; bushland/wetland Restoration</li> <li>• Groundwater control &amp; drainage infrastructure</li> </ul> |
| Participants and contributions: | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

The Amendment is complex under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 as it proposes to amend a development contribution plan.

Dated this 8th day of December 2022

  
 CHIEF EXECUTIVE OFFICER



# AMENDMENT REPORT

## 1.0 INTRODUCTION

Amendment No. 156 to Town Planning Scheme No. 3 (TPS 3) proposes to introduce provisions for the 'period of operation' and 'priority and timing' of infrastructure delivery for several existing Development Contribution Plans (DCPs) operating under TPS 3.

## 2.0 BACKGROUND

There are 12 existing DCPs for development contributions towards infrastructure through the subdivision and development process.

The establishment and operation of a DCP is guided by State Planning Policy, and more recently the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). Some of TPS 3's existing DCPs pre-date this framework.

A modified *State Planning Policy 3.6 – Infrastructure Contributions* (SPP 3.6) in April 2021 required DCPs without a lifespan or review period to be amended to include:

1. The anticipated lifespan (period of operation) of the DCP
2. The priority and timing for the delivery of infrastructure.

SPP 3.6 requires this within three years of the modified policy (i.e. by April 2024).

The following DCPs do not have a lifespan or review period:

- DCP 1 – Success North
- DCP 4 – Yangebup West
- DCP 5 – Yangebup East
- DCP 6 – Munster
- DCP 8 – Solomon Road
- DCP 11 – Muriel Court.

The provisions are based on guidance provided by SPP 3.6.

## 3.0 AMENDMENT TYPE

As per Part 5 of the Regulations, there several amendment types: basic, standard and complex. These are defined in Part 5, Division 1, Regulation 34.

Regulation 35(2) requires the local government to specify in their resolutions to prepare or adopt an amendment what type of amendment it is, as well as the explanation for forming that opinion.

This proposed amendment is considered to be a complex amendment, which Regulation 34 describes as:

*complex amendment means any of the following amendments to a local planning scheme —*

- a) an amendment that is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
- b) an amendment that is not addressed by any local planning strategy;*
- c) an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality;*
- d) an amendment made to comply with an order made by the Minister under section 76 or 77A of the Act;*
- e) an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan;*

This proposed amendment satisfies e) of the above criteria on the basis that it proposes to amend a development contribution plan.

#### **4.0 TOWN PLANNING CONTEXT**

##### **4.1 City of Cockburn Town Planning Scheme No. 3**

The DCPs subject of this amendment are contained within Table 10 of TPS 3 and reflected on the Scheme Map as a 'Development Contribution Area'. The DCPs form as a Special Control Area pursuant to Part 5 of TPS 3 and operate in accordance with the provisions of clause 5.3.

##### **4.2 State Planning Policy 3.6 – Infrastructure Contributions**

SPP 3.6 sets out the principles and requirements that apply to the establishment and collection of infrastructure contributions in new and established areas.

In April 2021, SPP 3.6 was modified and included a new requirement for existing DCPs to be amended. More specifically, it requires DCPs that do not specify a period of operation or review period to be amended to include the anticipated lifespan of the DCP and the priority and timing for the delivery of infrastructure.

#### **5.0 Proposal**

A summary of the proposed amendment is provided below, with discussion on the key considerations.

| DCP No. | Summary of Proposed Amendment |                                                         |
|---------|-------------------------------|---------------------------------------------------------|
|         | Period of Operation           | Timing and Priority of Infrastructure Delivery          |
| DCP 1   | 30 June 2033                  | 1-3 years                                               |
| DCP 4   | 30 June 2033                  | N/A – Construction of infrastructure has been completed |
| DCP 5   | 30 June 2033                  | N/A – Construction of infrastructure has been completed |



| DCP No. | Summary of Proposed Amendment |                                                                                                                                                |
|---------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
|         | Period of Operation           | Timing and Priority of Infrastructure Delivery                                                                                                 |
| DCP 6   | 30 June 2033                  | Within 10 years                                                                                                                                |
| DCP 8   | 30 June 2033                  | Within 10 years                                                                                                                                |
| DCP 11  | 30 June 2033                  | Depending on the timing of subdivision and development within the area and where practical, infrastructure is to be delivered within 10 years. |

### Period of Operation (Lifespan)

A DCP is intended to operate for a limited time, or until the redevelopment process is complete, and the funded infrastructure is delivered. The Regulations and SPP 3.6 require the timeframe for a DCP in the local planning scheme, and should the period of operation be extended, a scheme amendment is required.

SPP 3.6 recommends a maximum period of 10 years, however, notes that the selected timeframe should correspond with any related strategic, infrastructure and financial planning. It should also reflect the anticipated growth rates and be some certainty the infrastructure items can be delivered within the timeframes.

The DCPs subject of this amendment pre-date the requirement to specify a period of operation. They were intended to operate for as long as necessary until all the identified infrastructure is funded. The areas subject of the DCPs are characterised by fragmented landownership and land constraints, which has slowed the rate of development and led to payment of contributions over an extended period.

This amendment proposes a period of operation to 30 June 2033, representing an approximate period of 10 years. This timeframe has been proposed based on the following:

- All DCP areas subject of this amendment contain lots that have yet to be developed and therefore contributions have not been paid by every landowner
- Whilst the extent of undeveloped land varies, it is considered unlikely that all contributions will be made in the short to medium term due to various constraints, requirements, and/or landowners' willingness or ability to develop
- Infrastructure funded through DCPs 1, 6, 8 and 11 is yet to be delivered
- A longer period of operation affords additional time for the delivery of infrastructure and/or the collection of contributions as development occurs over time
- The proposed timeframe aligns with SPP 3.6's recommended DCP maximum lifespan of 10 years.

If infrastructure has not been delivered and/or the required contributions paid at or near the end of the lifespan of a DCP, the City may seek to extend the period of operation through a further scheme amendment.

### Priority and Timing of Infrastructure Delivery

A DCP needs to include a summary of the estimated timing and priority for the delivery of the infrastructure, which should align with the local government's long-term strategic planning.

The proposed priority and timing identified by this amendment reflect existing circumstances, specifically:

- A short timeframe of one to three years for DCP 1 as construction of the funded infrastructure, being the upgrade of Hammond Road, between Beeliar Drive and Bartram Road, commences this financial year
- Infrastructure funded by DCPs 4 and 5, which included construction of Beeliar Drive between Stock Road and Spearwood Avenue, has already been delivered
- A longer timeframe of up to 10 years is proposed for DCP 6, as the extension of Beeliar Drive, from Stock Road to Cockburn Road, is unlikely to be delivered in the short term due to the complexity of the project and other City-wide infrastructure priorities
- A longer timeframe of up to 10 years is proposed for DCP 8 as the drainage upgrades funded for the Solomon Road Arterial Drainage Scheme area are not urgent and the rate of development in the area has been slow with approximately 24 percent of contributions having been collected to date
- For DCP 11, whilst a longer timeframe of 10 years is proposed for infrastructure delivery, the priority and timing of that delivery is wholly dependent on the uptake of development in the area and is therefore beyond the City's control.

Irrespective, SPP 3.6 recognises flexibility is required when estimating the timing and delivery of infrastructure.

A DCP is subject to an annual review process that can identify changes to priority and timing of infrastructure delivery. Notwithstanding, should significant changes be identified, it may be appropriate to adjust TPS 3 through a scheme amendment.

## **6.0 CONCLUSION**

Amendment No. 156 to TPS 3 proposes amendments to DCPs 1, 4, 5, 6, 8 and 11 to provide compliance with the updated SPP 3.6. More specifically, SPP 3.6 requires DCPs that do not specify a period of operation or review period to be amended to include the anticipated lifespan of the DCP and the priority and timing for the delivery of infrastructure.

This amendment is proposing to apply a period of operation of 10 years to the subject DCPs to reflect the expected delivery timeframes for infrastructure and the payment of contributions, and the proposed priority and timing for infrastructure delivery varies between each DCP.



## POSTSCRIPT: Inclusion of Minister's modifications

Modifications required by the Minister for Planning were outlined in correspondence dated 31 August 2023 sent to the City of Cockburn and are set out further below.

In carrying out these modifications, the Council resolution dates are not modified, although in this case there are changes to the proposed scheme text from what was set out originally in those Council decisions.

In the interests of posterity and to provide some clarity to persons who may compare the original recommendation and/or Council minutes to these documents and/or the amended version of Town Planning Scheme No.3, below are the Minister modifications:

- a. Replace the amendment table relating to DCA No. 11 with the following:

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ref No:</b>              | <b>DCA 11</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Period of operation:</b> | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Timing and priority:</b> | <p>Construction of the following infrastructure items has been completed:</p> <ul style="list-style-type: none"><li>• Upgrading North Lake Road between Kentucky Court &amp; Semple Court</li><li>• Traffic lights at Kentucky Court &amp; North Lake Road intersection</li></ul> <p>The following infrastructure is to be delivered within 10 years, informed by timing of subdivision and development where practical:</p> <ul style="list-style-type: none"><li>• Widening and realignment of Semple Court between Verna Court &amp; North Lake Road</li><li>• Widening and realignment of Semple Court between Berrigan Drive &amp; Verna Court</li><li>• Traffic management devices along realigned Semple Court including traffic lights at the intersection of Semple Court with Berrigan Drive and North Lake Road</li><li>• Modifications to existing Semple Court</li><li>• Realignment of Elderberry Drive between Berrigan Drive to Jindabyne Heights</li><li>• Widening and upgrading of Muriel Court and Kentucky Court between realigned Semple Court and North Lake Road</li><li>• Traffic management devices along Muriel Court</li><li>• Public open space – Land, development &amp; bushland/wetland restoration</li><li>• Groundwater control &amp; drainage infrastructure</li></ul> |

## ***Planning and Development Act 2005***

### ***City of Cockburn Town Planning Scheme No.3 Amendment No.156***

The City of Cockburn under and by virtue of the powers conferred upon it by the Planning and Development Act 2005, hereby amend the above Town Planning Scheme for the following purposes:

1. Amending Table 10 – Development Contribution Plans of the Scheme Text by inserting additional provisions on the ‘period of operation’ and ‘timing and priority for Development Contribution Plans 1, 4, 5, 6, 8 and 11 to align with the requirements of State Planning Policy 3.6, as follows (additional wording shown in **bold text**) –

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ref No:</b>                         | <b>DCA 1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Area:</b>                           | Success North                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Provisions:</b>                     | <p>All landowners within DCA 1 shall make a proportional contribution to the widening and upgrading of Hammond Road between Beeliar Drive and Bartram Road, Success.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the Development Contribution Plan.</p> <p>Contributions shall be made towards the following items:</p> <ul style="list-style-type: none"><li>• Land reserved for Hammond Road under the Metropolitan Region Scheme;</li><li>• Full earthworks;</li><li>• Construction of a two-lane road and where the reserve width is less than 40 metres wide, kerbing to the verge side of the carriageway shall be provided;</li><li>• Dual use path (one side only);</li><li>• Pedestrian crossings (where appropriate at the discretion of the local government);</li><li>• Drainage;</li><li>• Costs to administer cost sharing arrangements – preliminary engineering design and costings, valuations, annual reviews and audits and administrative costs;</li><li>• Servicing infrastructure relocation where necessary.</li></ul> |
| <b>Period of operation:</b>            | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Timing and priority:</b>            | <b>The widening and upgrade of Hammond Road between Beeliar Drive and Bartram Road, Success, is to be completed within 1-3 years.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Participants and contributions:</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <b>Ref No:</b>                         | <b>DCA 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Area:</b>                           | Yangebup West                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Provisions:</b>                     | <p>All landowners within DCA 4 and DCA 5 with the exception of Lots 500 and 600 Shallcross Street and Lots 500 and 504 Storey Place within DCA 4 shall make a proportional contribution of 40.88% of the total cost of constructing Beeliar Drive between Stock Road and Spearwood Avenue.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the Development Contribution Plan.</p> <p>The contribution shall include the following: -</p> <ul style="list-style-type: none"> <li>• Land requirements for the Other Regional Road reservation between Watson Road and Spearwood Avenue under the MRS;</li> <li>• Land requirements for an average 45 metre wide road reserve between Watson Road and Stock Road and where necessary to accommodate channelisation at intersections and drainage;</li> <li>• Full earthworks;</li> <li>• Construction of a four lane median divided kerbed road;</li> <li>• Dual use path (both sides);</li> <li>• Pedestrian crossings (where appropriate at the discretion of the local government);</li> <li>• Lighting;</li> <li>• Landscaping;</li> <li>• Traffic signals and roundabouts at major intersections;</li> <li>• Drainage</li> <li>• Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs;</li> <li>• Servicing infrastructure relocation where necessary;</li> </ul> <p>Costs for the repayment of any loans raised by the local authority for the purchase of any land for Beeliar Drive or for any of the abovementioned works.</p> |
| <b>Period of operation:</b>            | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Timing and priority:</b>            | <b>Construction of the infrastructure item has been completed.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Participants and contributions:</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <b>Ref No:</b>     | <b>DCA 5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Area:</b>       | Yangebup East                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Provisions:</b> | <p>All landowners within DCA 4 and DCA 5 with the exception of Lots 500 and 600 Shallcross Street and Lots 500 and 504 Storey Place within DCA 4 shall make a proportional contribution of 40.88% of the total cost of constructing Beeliar Drive between Stock Road and Spearwood Avenue and all landowners within DCA 5 south of Beeliar Drive shall make a proportional contribution of 30.65% of the cost of Spearwood Avenue between Beeliar Drive and Fancote Avenue and all landowners north of Beeliar Drive shall make a proportional contribution to 100% of the cost of closing Yangebup Road at the Railway Line.</p> |

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| <b>Ref No:</b>                         | <b>DCA 5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                        | <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the cost contribution schedule.</p> <p>Contributions shall be made towards the following items for Beeliar Drive:</p> <ul style="list-style-type: none"> <li>• Land requirements for the Other Regional Road reservation between Watson Road and Stock Road;</li> <li>• Land requirements for an average 45 metre wide road reserve between Watson Road and Stock Road and where necessary to accommodate channelisation at intersections and drainage;</li> <li>• Full earthworks;</li> <li>• Construction of a four lane median divided kerbed road;</li> <li>• Dual use path (both sides);</li> <li>• Pedestrian crossings (where appropriate at the discretion of the local government);</li> <li>• Lighting;</li> <li>• Landscaping;</li> <li>• Traffic signals and roundabouts at major intersections;</li> <li>• Drainage</li> <li>• Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs;</li> <li>• Servicing infrastructure relocation where necessary;</li> </ul> <p>Costs for the repayment of any loans raised by the local authority for the purchase of any land for Beeliar Drive or for any of the abovementioned works.</p> <p>Contributions shall be made towards the following items for Spearwood Avenue:</p> <ul style="list-style-type: none"> <li>• Land requirements for a 25 metre wide road reserve;</li> <li>• Full earthworks;</li> <li>• Construction of a two lane kerbed road with channelisation at intersections;</li> <li>• Dual use path (one side only);</li> <li>• Traffic Management devices;</li> <li>• Drainage;</li> <li>• Servicing infrastructure relocation where necessary;</li> </ul> <p>Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs.</p> |
| <b>Period of operation:</b>            | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Timing and priority:</b>            | <b>Construction of all infrastructure items has been completed.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Participants and Contributions:</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



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| <b>Ref No:</b>                         | <b>DCA 6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Area:</b>                           | Munster                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Provisions:</b>                     | <p>All landowners within DCA6 shall make a proportional contribution to 23.4% of the cost of widening and upgrading of Beeliar Drive (Mayor Road) between Stock Road and Cockburn Road, Munster.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 5.3 and contained on the Development Contribution Plan.</p> <p>Contributions shall be made towards the following items:</p> <ul style="list-style-type: none"> <li>• Land requirements for the Other Regional Road reservation between Stock Road and Cockburn Road as reserved in the Metropolitan Region Scheme;</li> <li>• Additional land where necessary to accommodate channelisation at intersections and drainage;</li> <li>• Full earthworks;</li> <li>• Construction of a two lane kerbed road;</li> <li>• Dual use path (both sides);</li> <li>• Pedestrian Crossings (where appropriate at the discretion of the local government);</li> <li>• Lighting;</li> <li>• Landscaping;</li> <li>• Traffic management devices;</li> <li>• Drainage;</li> <li>• Servicing infrastructure relocation where necessary;</li> <li>• Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits.</li> </ul> <p>Costs for the repayment of any loans raised by the local government for the purchase of any land for the road reserve or any of the abovementioned works.</p> |
| <b>Period of operation:</b>            | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Timing and priority:</b>            | <b>The widening and upgrade of Beeliar Drive (Mayor Road) between Stock Road and Cockburn Road, Munster, is to be delivered within 10 years.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Participants and contributions:</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ref No:</b>     | <b>DCA 8</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Area:</b>       | Solomon Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Provisions:</b> | <p>Landowners within DCA 8 shall make a proportional contribution to the cost of common infrastructure for the Solomon Road Arterial Drainage System.</p> <p>The proportional contribution is to be determined in accordance with the provisions of Clause 5.3 of TPS 3 and contained on the Development Contribution Plan. The Council in its discretion may exclude properties from the DCA area which it deemed to have no development or subdivision potential.</p> <p>Contributions shall be made towards the following items associated with the proposed Solomon Road Arterial Drainage System –</p> <ul style="list-style-type: none"> <li>(a) Full earthworks;</li> <li>(b) Provision of drainage infrastructure;</li> </ul> |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ref No:</b>                        | <b>DCA 8</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                       | (c) Supply and boring of a pressure main under the Kwinana Freeway and works associated with the proposed pump station;<br>(d) Servicing infrastructure relocation where necessary;<br>(e) Landscaping works around the drainage basin;<br>(f) Cost of land required for the Arterial Drainage basin;<br>(g) Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs. |
| <b>Period of operation:</b>           | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Timing and priority:</b>           | <b>The construction of drainage infrastructure and associated works for the Solomon Road Arterial Drainage System, Jandakot, is to be delivered within 10 years.</b>                                                                                                                                                                                                                                                                                                              |
| <b>Participants and contributions</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 8.                                                                                                                                                                                                                                                                                                                                                                                      |

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| <b>Ref No:</b>     | <b>DCA 11</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Area:</b>       | Muriel Court                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Provisions:</b> | <p>All landowners within DCA 11 shall make contribution to land and infrastructure works required as part of the development of the Muriel Court Development Contribution Area.</p> <p>With the exception of existing lots 3 and 21 Verna Court and Lots 52 and 150 Semple Court, the contribution is to be calculated on the potential number of dwellings that can be constructed on each lot or lots and calculated in accordance with the following:</p> <ul style="list-style-type: none"> <li>• R20 lots – 450m<sup>2</sup></li> <li>• R25 lots – 350m<sup>2</sup></li> <li>• R40 lots – 220m<sup>2</sup></li> <li>• R60 lots – 166m<sup>2</sup></li> <li>• R80 lots – 125m<sup>2</sup></li> <li>• R160 lots – calculated by dividing the lot area (m<sup>2</sup>) by 62.5 to give the number of dwellings.</li> </ul> <p>No contribution required in respect to land and lots required for public open space, drainage, the widening and extension of Muriel Court and Kentucky Court and the widening and realignment of Semple Court.</p> <p>Contributions shall be made towards the following items by all landowners within DCA 11.</p> <ul style="list-style-type: none"> <li>• Pro-rata contribution to the upgrading of North Lake Road between Kentucky Court and Semple Court including upgrading the existing carriageway, construction of the future carriageway, drainage, lighting, landscaping and service relocation where necessary.</li> <li>• The cost of land and works for the widening and realignment of Semple Court between Verna Court and North Lake Road as shown on the Muriel Court Structure Plan. The cost of works is the cost over and above that of providing a normal subdivision road with drainage, lighting, footpaths and</li> </ul> |



|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <b>Ref No:</b>              | <b>DCA 11</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                             | <p>parking embayments which will be a cost to the owners of the adjoining land.</p> <ul style="list-style-type: none"> <li>• The cost of land and works for the realignment of Semple Court shown on the Muriel Court Structure Plan between Berrigan Drive and Verna Court. Works are to include the cost of the carriageways, median landscaping, drainage, lighting and paths.</li> <li>• Traffic management devices along realigned Semple Court and traffic lights at the intersection of Semple Court with Berrigan Drive and North Lake Road.</li> <li>• Modifications to existing Semple Court including closures and pavement modifications shown on the Muriel Court Structure Plan.</li> <li>• Cost of land and works for the realignment of Elderberry Drive between Berrigan Drive and Jindabyne Heights.</li> <li>• The cost of land and works for the widening of Muriel Court and Kentucky Court between realigned Semple Court and North Lake Road as shown on the Muriel Court Structure Plan. The cost of works is the cost over and above that of providing a normal subdivision road with drainage, lighting, footpaths and parking embayments which will be a cost to the owners of the adjoining land.</li> <li>• Traffic management devices along Muriel Court and traffic lights at the intersection of Kentucky Court and North Lake Road.</li> <li>• Provision of land for public open space area shown on the Muriel Court Structure Plan and the cost of landscaping and bushland/wetland restoration.</li> <li>• Land and works for internal and off site groundwater control and drainage infrastructure including detention basins, gross pollutant traps, nutrient stripping and landscaping.</li> <li>• Preliminary professional services including drainage, services, geotechnical, site contamination, traffic and planning.</li> <li>• Further detailed studies and design including design guidelines and engineering design of drainage and major roads.</li> <li>• Costs to administer cost sharing arrangements of the DCA including detailed engineering design of drainage and roads the subject to the DCA provisions, cost estimates and schedules, valuations, annual reviews of land and works, audits and administrative costs.</li> <li>• Cost including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA 11.</li> </ul> <p>The following lots shall make a contribution to the cost to administer cost sharing arrangements of the DCA and a proportional contribution to the road and drainage works listed above unless rezoned to residential in which case all of the above requirements will apply.</p> <ul style="list-style-type: none"> <li>• Lot 52 Semple Court 1.25% of the total cost</li> <li>• Lot 3 Verna Court 7.6% of the total cost</li> <li>• Lot 21 Verna Court 1.5% of the total cost</li> </ul> |
| <b>Period of operation:</b> | <b>30 June 2033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

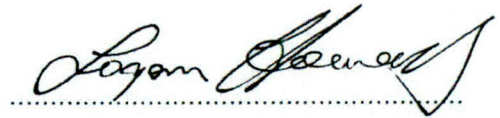
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| <b>Ref No:</b>                         | <b>DCA 11</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Timing and priority:</b>            | <p>Construction of the following infrastructure items has been completed:</p> <ul style="list-style-type: none"> <li>• Upgrading North Lake Road between Kentucky Court &amp; Semple Court</li> <li>• Traffic lights at Kentucky Court &amp; North Lake Road intersection</li> </ul> <p>The following infrastructure is to be delivered within 10 years, informed by the timing of subdivision and development where practical:</p> <ul style="list-style-type: none"> <li>• Widening and realignment of Semple Court between Verna Court &amp; North Lake Road</li> <li>• Widening and realignment of Semple Court between Berrigan Drive &amp; Verna Court</li> <li>• Traffic management devices along realigned Semple Court including traffic lights at the intersection of Semple Court with Berrigan Drive and North Lake Road</li> <li>• Modifications to existing Semple Court</li> <li>• Realignment of Elderberry Drive between Berrigan Drive to Jindabyne Heights</li> <li>• Widening and upgrading of Muriel Court and Kentucky Court between realigned Semple Court and North Lake Road</li> <li>• Traffic management devices along Muriel Court</li> <li>• Public open space – Land, development &amp; bushland/wetland restoration</li> <li>• Groundwater control &amp; drainage infrastructure</li> </ul> |
| <b>Participants and contributions:</b> | In accordance with the Cost Contribution Schedule adopted by the local government for DCA 11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

The Amendment is complex under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 as it proposes to amend a development contribution plan.

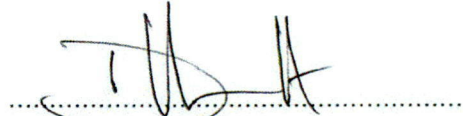


## ADOPTION

Adopted by resolution of the Council of the City of Cockburn at the ordinary meeting of the Council held on 8th day of December 2022.



MAYOR



A/CHIEF EXECUTIVE OFFICER

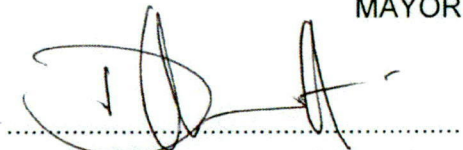
## FINAL APPROVAL

Adopted for final approval by resolution of the City of Cockburn at the Meeting of the Council held on the 11th day of May 2023, and the Common Seal of the City of Cockburn was hereunto affixed by the authority of a resolution of the Council in the presence of:

(Seal)



MAYOR



A/CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval



DELEGATED UNDER S.16 PLANNING  
AND DEVELOPMENT ACT 2005

DATE 20/9/2023

## Final Approval Granted

It is hereby certified that this is a true copy of the Scheme/Amendment, final approval to which was endorsed by the Minister for Planning on 9/10/2023

Certified by 

Officer of the Commission Duty authorised pursuant to Section 24 of the Planning and Development Act 2005 and Regulation 32(3) Scheme and Regulation 63(3) (Amendment) of the Planning and Development (Local Planning Scheme) Regulations 2015.

MINISTER FOR PLANNING

DATE .....