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City of Kalamunda
Local Planning Scheme No. 3

Amendment No. 101

***Maddington Kenwick Strategic Employment Area – Development
Contribution Area***

FORM 2A

Planning and Development Act 2005**RESOLUTION TO PREPARE AMENDMENT
TO LOCAL PLANNING SCHEME*****City of Kalamunda Local Planning Scheme No. 3
Amendment No. 101***

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Establish a Development Control Area 2 as per Attachment 1.
2. Inserting DCA2 into Schedule 12 as follows:

Reference	DCA2
Area Name	Development Contribution Area 2 (DCA2) - Kalamunda Wedge Precinct
Relationship to other planning instruments	The Development Contribution Plan (Kalamunda Wedge Precinct) operates in conjunction with a Development Contribution Plan for the abutting Maddington Kenwick Strategic Employment Area (MKSEA) Precinct 3A within the City of Gosnells. The two Development Contribution Plans will collectively fund common infrastructure items and administration costs, as outlined within the respective Development Contribution Plan Reports.
Infrastructure and administration items to be funded	<ol style="list-style-type: none"> 1. Upgrade the intersection of Grove Road/Hale Road/Welshpool Road East (CIW1A) 2. Upgrade the intersection of Grove Road and Coldwell Road (CIW1B) 3. Upgrade the intersection of Coldwell Road and Welshpool Road East (CIW1C) 4. Upgrade Coldwell Road (East) (CIW2A East) 5. Upgrade of Courtney Place (CIW2B) 6. Land for drainage within the Kalamunda Wedge Precinct 7. General Administration 8. Preparation of Development Contribution Plan Reports 9. Finance Costs for Pre-funding Infrastructure.

Reference	DCA2																																																		
Method for calculating contributions	<p>Landowners within DCA2 shall contribute to the cost of common infrastructure and administration items, based on net contribution areas, as detailed in the Development Contribution Plan Report and in accordance with the apportionment shown in the following table and in Plan 1.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #cccccc;"> <th>Infrastructure Item</th> <th>Precinct E</th> <th>Precinct F</th> <th>Precinct G</th> <th>Precinct H</th> </tr> </thead> <tbody> <tr> <td>CIW 1A</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>CIW 1B</td> <td>✓</td> <td>✗</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>CIW 1C</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>CIW 2A (East)</td> <td>✗</td> <td>✗</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>CIW 2B</td> <td>✗</td> <td>✓</td> <td>✓</td> <td>✗</td> </tr> <tr> <td>CIW 3</td> <td>✗</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Administration Costs</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>DCP Preparation Costs</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Finance Costs</td> <td>✗</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> </tbody> </table> <p>The general formula for the requisite contribution is as follows:</p> <p>Total DCA Cost (A) = Total estimated costs of infrastructure and administration items included in the Development Contribution Plan (\$)</p> <p>Total Contribution Area = area of all land parcels within the Development Contribution Area.</p> <p>Net Contribution Area (B) = Total Contribution Area – Deductions as identified in the Development Contribution Plan Report (m²)</p> <p>Contribution Rate (C) = Total DCA Cost (A) (\$) / Net Contribution Area (B) (m²)</p> <p>Owners Cost Contribution = Contribution Rate (C) x Net Contribution Area of Subject Site (m²)</p>	Infrastructure Item	Precinct E	Precinct F	Precinct G	Precinct H	CIW 1A	✓	✓	✓	✓	CIW 1B	✓	✗	✓	✓	CIW 1C	✓	✓	✓	✓	CIW 2A (East)	✗	✗	✓	✓	CIW 2B	✗	✓	✓	✗	CIW 3	✗	✓	✓	✓	Administration Costs	✓	✓	✓	✓	DCP Preparation Costs	✓	✓	✓	✓	Finance Costs	✗	✓	✓	✓
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CIW 2A (East)	✗	✗	✓	✓																																															
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Reference	DCA2
Period of operation	Ten years from the date of gazettal of DCA 2 within <i>Local Planning Scheme No. 3</i> . Potential for Period of Operation to be extended, subject to review at the end of the designated period.
Priority and timing	As set out in the Development Contribution Plan Report or in accordance with any relevant Council resolution.
Review process	Council will review the Development Contribution Plan Report annually and will adjust the cost estimate of infrastructure items and land valuations as required.

Pursuant to Regulation 72 of the *Planning and Development (Local Planning Schemes) Regulations 2015 Amendment 101* is considered a complex amendment.

Dated this _____ day of _____ 20____

(Chief Executive Officer)

ATTACHMENT 1

CITY OF KALAMUNDA

Local Planning Scheme No. 3

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