

# Maddington Kenwick Strategic Employment Area Development Contribution Area 2 (Fact Sheet 2)

The Maddington Kenwick Strategic Employment Area (MKSEA) sits mostly within the City of Gosnells (CoG), and partly within the City of Kalamunda (the City), located at the southern end of Wattle Grove, south of Welshpool Road East. The area is bounded by the Kenwick Rail Freight Facility to the west and northwest, Welshpool Road East to the northeast and cadastral boundaries for lots fronting Coldwell Road and Grove Road to the south and southeast.

The area was zoned from 'Rural' to 'Industry' under the Metropolitan Region Scheme (MRS) in accordance with MRS Amendments 1300/57 (the City) and 1301/57 (Gosnells) which were approved and published in the Government Gazette in October 2016. Portions of the land within the City were rezoned from 'Special Rural' to 'Light Industry' and 'General Industry' in accordance with Local Planning Scheme No.3 Amendment 89 which was approved and published in the Government Gazette in December 2017.

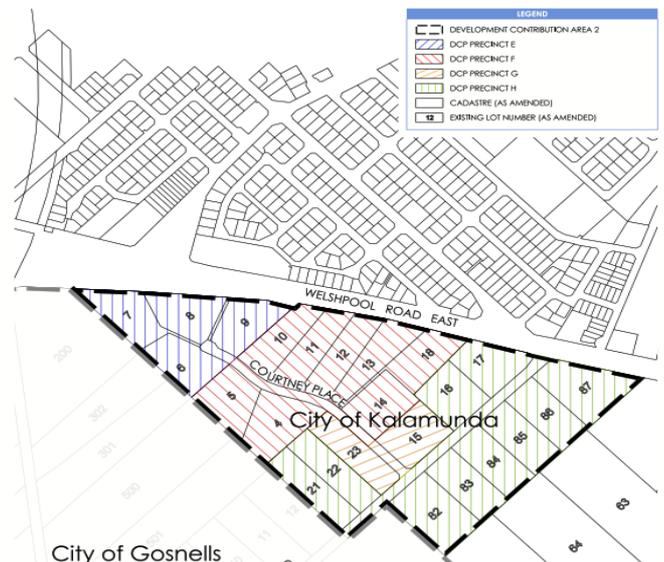


Figure 1 - Proposed Development Control Area - City of Kalamunda Wedge

## Proposed Development Contribution Plan

The area has historically been used for rural and rural lifestyle land uses. The future development of the area will generate the need for the provision of new infrastructure and upgrades to existing infrastructure. Given the fragmented nature of land ownership, and the need to achieve a coordinated delivery of infrastructure, a Development Contribution Plan (DCP) is considered necessary to facilitate infrastructure provision in an equitable manner. For this reason, each of the local governments are proposing to introduce a Development Contribution Area over the land to ensure the timely, cost effective and equitable delivery of infrastructure.

A DCP is also known as an 'infrastructure levy', established to provide for infrastructure construction and upgrades in an area, where the subdivision or development of land creates additional demand for infrastructure such as roads or drainage requirements. DCPs effectively operate on a 'user pays' basis, with contributions payable at the time of subdivision or development, typically on a 'per-lot' or 'per square metre' basis.

Infrastructure typically found in DCPs include drainage, key structuring roads and other essential services to cater for future development. Development contributions are paid by owners who develop or subdivide within a DCP area. When approval is granted for a subdivision or development within a DCP area, conditions are generally imposed on the approval requiring the payment of development contributions. The developer or subdivider of the land will then be required to make payment either prior to the finalisation of the subdivision or the commencement of construction, whichever is the earliest. Alternatively, the owner may decide to deliver land or infrastructure included in the DCP (pre-fund) in lieu of paying money to the DCP, in which case an arrangement would be made with the City.

All development contribution monies collected for a given area are placed into reserve accounts by the City. This means the funds can only be used for the purpose for which they were collected, they cannot be used for general revenue or municipal expenditure.

The DCP is envisaged to be developed over the next 12-18 months. A key part of the DCP includes an amendment to the Local Planning Scheme No. 3 (LPS 3) to insert provisions and give statutory effect to, and outline the broad operational parameters of the DCP. The LPS 3 amendment will ultimately give statutory effect to the DCP and enable funds to be levied through the subdivision and development process.

The process involves the preparation and adoption of the DCP by the City, the recommendation of the Western Australian Planning Commission and ultimately the approval of the Minister for Planning, a broad outlined of the times are detailed below:



### Landowner Information Session

Landowners affected by the DCP are encouraged to attend a Landowner Information Session as detailed below:

Date: **27<sup>th</sup> of March 2019 between 5:30pm and 6:30pm.**

Location: **City's Administration Centre Function Room, 2 Railway Road, Kalamunda** (access from the Railway Road side of the building).

The purpose of the session is for the City's planning staff to assist affected landowners in understanding DCPs, the need for a DCP in this area and answer any questions.

The Development Control Area is being advertised for a minimum period of 74 days. Following the submission period, the Council is required to consider all submissions made and pass a resolution on how to proceed with the DCP. Should Council resolve to adopt the DCA, it will be sent to the Western Australian Planning Commission (WAPC) for approval.

The *Planning and Development (Local Planning Schemes) Regulations 2015* state that the WAPC have 120 days to make a determination, excluding any period the WAPC requests modifications or where a longer period is agreed in writing between the WAPC and the the City.

Should you have any queries or would like to know more, please don't hesitate to contact the City of Kalamunda on 9257 9928.