



**DEVELOPMENTWA  
RIVERSIDE  
DEVELOPMENT CONTRIBUTION PLAN REPORT**

**November 2021**

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## 1.0 BACKGROUND

The Riverside Project will redevelop 40 hectares of under-utilised land within East Perth, incorporating the precincts of Queens, WA Police Service, Waterbank, Queens Gardens, WACA, Trinity College, Gloucester Park and Hillside. The Riverside Project Area is generally defined within Plain Street to the west, the Swan River to the East, Adelaide Terrace to the south and Waterloo Crescent/Nile Street to the north.

*Refer Schedule 1 – Riverside Project Area.*

The redevelopment of the area will create a mixed use environment which will enable people to access the Swan River via new opportunities at Waterbank, as well as other known public open space, and will enable people to live and work in the same area.

The purpose of establishing the Development Contribution Area for Riverside was to plan and provide for the infrastructure needs of the Project Area in a holistic and timely manner; and to obtain equitable contributions from landowners who benefit from this Government investment in infrastructure and services. Works related to creation of new and/or upgraded road connections have been undertaken with future works to be incorporated as part of the development of individual land holdings.

### 1.1 RELATIONSHIP TO SCHEME

The Riverside Development Contribution Plan has been adopted by the Authority under the Central Perth Redevelopment Scheme (the Scheme) and should be read in conjunction with the Scheme text, specifically Chapter 7 – Development Contributions, and the individual design guidelines applicable to each of the above precincts.

## 2.0 DEFINITIONS

**Administrative Costs** – means costs that are reasonably incurred for the preparation and (with respect to standard infrastructure items) implementation of the Riverside Development Contribution Plan.

**Administrative Items** – means the administrative matters required to be carried out by or on behalf of the Authority in order to provide and (with respect to standard infrastructure items) implement the Riverside Development Contribution Plan, including legal, accounting, engineering and other professional advice.

**Charitable Institution** - as defined within the Scheme.

**Community Benefit** – includes the provision of an amenity or a facility including child care, aged care, educational, recreational or sporting facilities, a place of worship or the extension or augmentation of such an amenity or facility that is directed to benefit the general community or to a sufficient section of the general community.

**Development Contribution** – means a financial contribution required from an owner towards the development costs in a development contribution plan. Liability for a Development Contribution is set out in clause 7.9 of the Scheme.

**Development Contribution Area** – means a development contribution area as identified in clause 7.2 of the Scheme.

**Development Contribution Plan** – means a plan which sets out the development costs required for a development contribution area and the calculation system for development contributions, prepared in accordance with Clauses 7.3 – 7.8 of the Scheme.

**Development Costs** – as defined within the Scheme.

**Not-For-Profit Organisation** - means an organisation or association that is not carried on for the purposes of profit or gain to its individual members and is, by the terms of its constituent documents, prohibited from making any distribution, whether money, property or otherwise to its members, and is accepted by the Australian Taxation Office as such.

**Public Authority** – as defined within the Scheme.

**Scheme** – means the gazetted Central Perth Redevelopment Scheme.

**The Authority** – means DevelopmentWA acting on behalf of the Metropolitan Redevelopment Authority under the powers of the *Metropolitan Redevelopment Authority Act 2011*.

### **3.0 DEVELOPMENT CONTRIBUTION AREA**

The Riverside Development Contribution Area is identified in Schedule 2 and comprises the land area within the Riverside Project Area, excluding those areas referred to in section 8.0 below.

*Refer Schedule 2 – Riverside Development Contribution Area*

### **4.0 PURPOSE**

The purpose of this Development Contribution Plan Report is to:

1. provide for the equitable sharing of infrastructure and administrative costs between landowners within the Riverside Project Area;
2. ensure that cost contributions are required as a result of subdivision and/or development of land in the Riverside Development Contribution Area; and
3. coordinate the timely provision of infrastructure.

### **5.0 PERIOD OF THE DEVELOPMENT CONTRIBUTION PLAN**

The period for the delivery of infrastructure included in the Riverside Development Contribution Plan shall be within 10 years of its initial adoption, at which time all applicable development contributions shall become payable unless the Riverside Development Contribution Plan is extended by the Authority.

The Authority shall consult with affected stakeholders and take into consideration any submissions received when determining whether or not to extend the period of the Riverside Development Contribution Plan.

### **6.0 OPERATION OF THE DEVELOPMENT CONTRIBUTION PLAN**

The Riverside Development Contribution Plan has been prepared in accordance with Chapter 7 of the Scheme and will become operative once a notice has been

placed in The West Australian newspaper at the completion of advertising and endorsement by the Board.

## **7.0 PRINCIPLES**

Development contributions will be applied in accordance with the following principles:

- Need and nexus
- Efficiency and certainty
- Equity and consistency
- Transparency and accountability
- Right of consultation and comment

## **8.0 LAND EXCLUDED FROM THE CONTRIBUTION AREA**

Non-developable land that is for Community Benefit shall not be included within the Development Contribution Cost Schedule, including:

- the WACA;
- the Gloucester Park trotting track;
- Queens Gardens; and
- Trinity College.

There are no development costs associated with these lands as they do not form part of the developable landholdings. The identified land shall subsequently not be included in the apportionment or calculation of payable Development Costs.

## **9.0 EXEMPTIONS**

The Authority may consider exempting the following from the levying of development contributions:

- i. Land identified, developed and vested with a Public Authority for community facilities, roads and public open space; or
- ii. Land identified and/or developed for a Community Benefit by a Charitable Institution or a Not-for-Profit Organisation; or
- iii. Land upon which development of the site has substantially commenced prior to the adoption of the Riverside Development Contribution Plan.

Land owners wishing to apply for an exemption under this clause 9.0 must submit comprehensive written evidence which demonstrates to the Authority's satisfaction that the proposed development falls within one or more of the categories referred to in sub-clause (i), (ii) or (iii) above.

## **10.0 COSTS NOT INCLUDED IN THE PLAN**

Costs and expenses that will not be charged shall be anything that has received external funding from other sources, including the Federal Government, or that are

not considered to meet the principles under clause 7.0.

The following costs and expenses were included as Package A – Forward Works Development Costs in the 2011 DCP. These costs have since been incurred and works completed by the Authority as identified in Schedule 3 Development Cost Schedule:

- Hay Street Intersection, Roadworks etc;
- Service Relocations;
- Hay Street Intersection Landscaping;
- Trinity Avenue Extension;
- Trinity Avenue Landscaping;
- Hale Street Modifications;
- Traffic Signal Reconfiguration;
- Remediation; and
- Stormwater Extension.

These works are not to be recovered by the DCP as costs are beneficial to all land owners but only recoverable from a limited number of owners so therefore do not satisfy the equity and consistency principle.

The remaining costs and expenses (Forward Works – Package B, Waterbank Infrastructure/Landscaping works and General costs) included in the 2011 DCP, as identified in Schedule 3 - Development Cost Schedule, have not yet been incurred and are not to be funded by the DCP. Therefore, in accordance with Schedule 3, this Development Contribution Plan does not include ongoing Development Costs.

## 11.0 CALCULATING DEVELOPMENT COSTS

A landowners' or land holdings' payable share of the development costs for a development contribution area will generally be calculated as a proportion of the total development costs for the Riverside Development Contribution Area equivalent to the proportion of the area of the applicable land holding atop the total development contribution area (minus any land excluded). This is generally represented by the following formula:

$$\text{Payable development contribution} = \frac{\text{Development Costs} \times \text{Net LHA}}{\text{Net DCA}}$$

Where:

**Development Costs** = the Development Costs for the Riverside Development Contribution Area as defined within the Scheme.

**Net Landholding Area (Net LHA)** - means the landowner's parcel of land minus any excluded land (see clause 8.0) or exemptions as determined by the Authority pursuant to clause 9.0.

**Net Development Contribution Area (Net DCA)** – means the ground level area of land of the Development Contribution Area minus any excluded land (see clause 8.0).

## **12.0 LIABILITY FOR DEVELOPMENT CONTRIBUTIONS**

An owner of land in the Riverside Development Contribution Area is required to pay a development contribution to the Authority in accordance with the Riverside Development Contribution Plan. An owner's liability to pay a development contribution to the Authority arises on the earlier of:

- a) the approval of any development on the owner's land within the Riverside Development Contribution Area;
- b) the approval of any subdivision of the owner's land within the Riverside Development Contribution Area;
- c) the expiry of the Riverside Development Contribution Plan; or
- d) the time the land is removed from the Redevelopment Area under Section 31(1)(b) of the *Metropolitan Redevelopment Authority Act 2011* or any subsequent legislation.

No person shall commence or carry out any subdivision or development the subject of a subdivision approval or a development approval until the owner's cost contribution in respect of the land has been paid in full, or other arrangements for payment have been made to the satisfaction of the Authority.

An owner may elect, if the owner so chooses and with the agreement of the Authority, to pay the owner's development contribution at any time prior to the contribution becoming due and payable.

## **13.0 METHOD OF PAYMENT**

An owner, subject to the agreement of the Authority, is to pay the owner's Development Contribution by:

- a) cheque, cash or electronic transfer of funds;
- b) providing infrastructure to the value of the Development Contribution;
- c) providing land to the value of the Development Contribution;
- d) providing a community facility or other Community Benefit, which is preferable to the Authority than other means of payment, and which is of equal or greater value to the Development Contribution;
- e) any combination of these methods, where acceptable to the Authority; or
- f) some other method acceptable to the Authority.

An owner, subject to the agreement of the Authority, may pay the owner's Development Contribution in a lump sum, by installments, or in such other manner acceptable to the Authority. This may include a legal agreement between the landowner and the Authority which sets out alternative timing and/or methodology for the payment of monetary contributions.

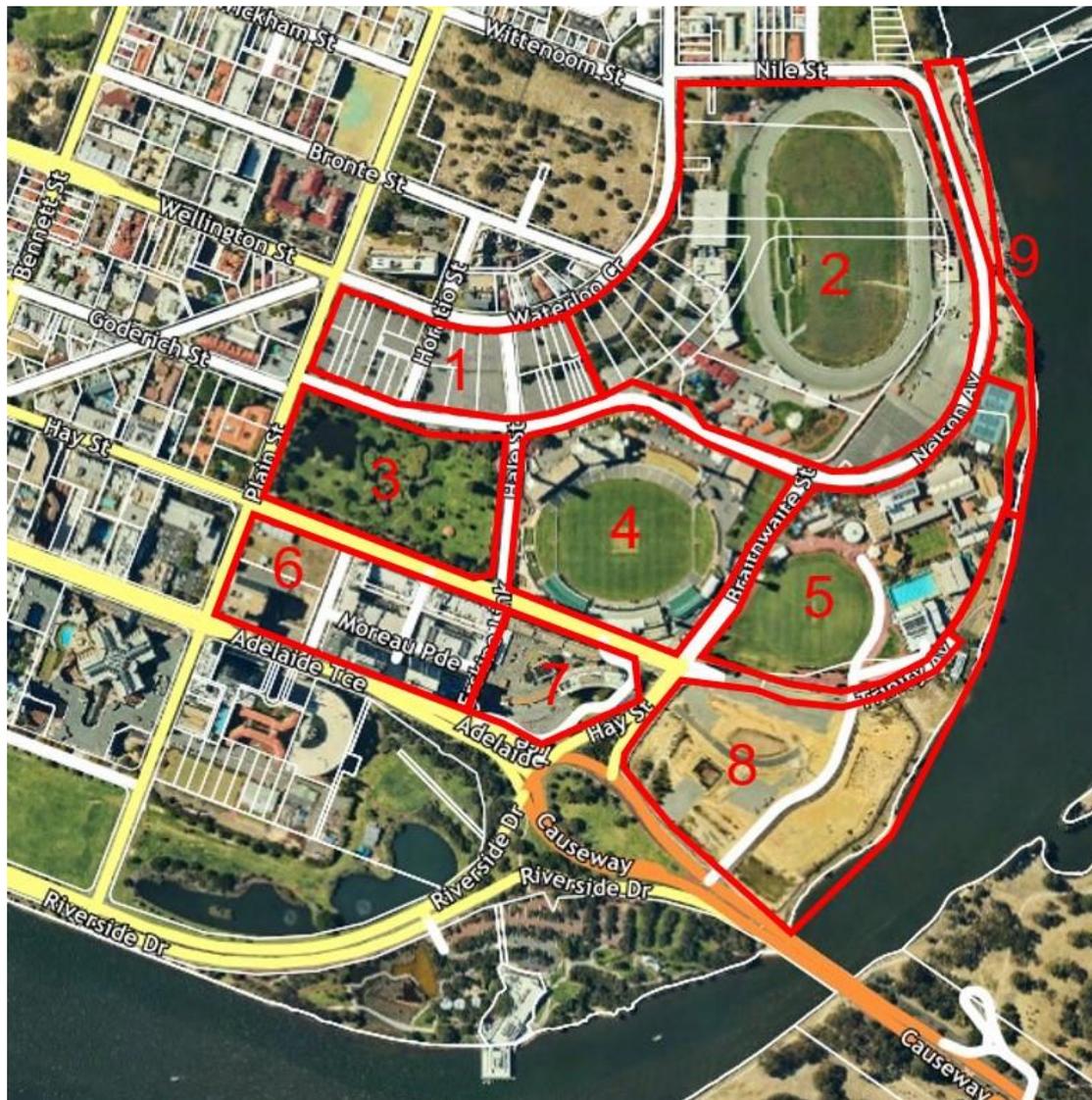
Interest shall accrue from the date the owner's Development Contribution payment becomes due in accordance with clause 7.12 of the Scheme until the date of receipt of payment, unless the Authority for good reason demonstrated by the owner agrees to suspend or waive interest.

## 14.0 SCHEDULES

### SCHEDULE 1 – RIVERSIDE PROJECT AREA



## SCHEDULE 2 – RIVERSIDE DEVELOPMENT CONTRIBUTION AREA



### Legend

Number	Site	Total Area	Net Landholding Area (NLA)
1	Hillside	29,151m <sup>2</sup>	25,456m <sup>2</sup>
2	WATA (Gloucester Park)	144,010m <sup>2</sup>	67,127m <sup>2</sup>
3	Queens Reserve	35,429m <sup>2</sup>	0m <sup>2</sup>
4	WACA	58,654m <sup>2</sup>	38,580m <sup>2</sup>
5	Trinity	59,875m <sup>2</sup>	4,278m <sup>2</sup>
6	Queens	47,637m <sup>2</sup>	33,956m <sup>2</sup>
7	WAPS (WA Police Service)	17,878m <sup>2</sup>	17,878m <sup>2</sup>
8	Waterbank	66,454m <sup>2</sup>	23,579m <sup>2</sup>
9	State Land	18,571m <sup>2</sup>	5,913m <sup>2</sup>

## SCHEDULE 3 – DEVELOPMENT COST SCHEDULE

	Actual Cost	+ Estimated Cost	= Total	x Infrastructure Development %	= Modified Development Cost	Justification
<b>Forward Works - Package A</b>						
Hay Street Intersection, Roadworks etc	\$ 1,716,875.00	\$ -	\$ 1,716,875.00	0%	\$0	Works completed, not to be recouped through the DCP. Refer Clause 10
Service Relocations	\$ 420,800.00	\$ -	\$ 420,800.00	0%	\$0	
Hay Street Intersection Landscaping	\$ 153,750.00	\$ -	\$ 153,750.00	0%	\$0	
Trinity Avenue Extension	\$ 1,112,125.00	\$ -	\$ 1,112,125.00	0%	\$0	
Trinity Avenue Landscaping	\$ 102,500.00	\$ -	\$ 102,500.00	0%	\$0	
Hale Street Modifications	\$ 572,975.00	\$ -	\$ 572,975.00	0%	\$0	
Traffic Signal Reconfiguration	\$ 563,750.00	\$ -	\$ 563,750.00	0%	\$0	
Remediation	\$ 307,500.00	\$ -	\$ 307,500.00	0%	\$0	
Stormwater extension	\$ 358,750.00	\$ -	\$ 358,750.00	0%	\$0	
<b>Total</b>	<b>\$ 5,309,025.00</b>	<b>\$ -</b>	<b>\$ 5,309,025.00</b>	<b>0%</b>	<b>\$0</b>	
<b>Forward Works - Package B</b>						
Demolition and Site Preparation	\$ -	\$ -	\$ -	0%	\$0	Removed from DCP due to modified scope
Relocate Services etc	\$ -	\$ -	\$ -	0%	\$0	
Surcharge (Waterscape area only)	\$ -	\$ -	\$ -	0%	\$0	
Remediation	\$ -	\$ -	\$ -	0%	\$0	
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$0</b>	
<b>Infrastructure/Landscaping Works</b>						
Inlet						Removed from DCP due to modified scope
- Dredging	\$ -	\$ -	\$ -	0%	\$0	
- Excavation	\$ -	\$ -	\$ -	0%	\$0	
- Remediation	\$ -	\$ -	\$ -	0%	\$0	
- Edge Treatment (by EPA)	\$ -	\$ -	\$ -	0%	\$0	
- Edge Treatment (by others)	\$ -	\$ -	\$ -	0%	\$0	
Ferry Jetty	\$ -	\$ -	\$ -	0%	\$0	
Pedestrian Footbridge	\$ -	\$ -	\$ -	0%	\$0	
Public Verge Landscaping	\$ -	\$ -	\$ -	0%	\$0	
Waterscape	\$ -	\$ -	\$ -	0%	\$0	
Waterscape Commissioning	\$ -	\$ -	\$ -	0%	\$0	
Stormwater	\$ -	\$ -	\$ -	0%	\$0	
Foreshore Restoration (Type 1)	\$ -	\$ -	\$ -	0%	\$0	
Foreshore Restoration (Type 2)	\$ -	\$ -	\$ -	0%	\$0	
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$0</b>	
<b>General</b>						
Preliminaries (7.5%)	\$ -	\$ -	\$ -	0%	\$0	Removed from DCP due to modified scope
Professional Fees (15%)	\$ -	\$ -	\$ -	0%	\$0	
Contingency (15%)	\$ -	\$ -	\$ -	0%	\$0	
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$0</b>	
<b>Total Development Costs</b>	<b>\$ 5,309,025.00</b>	<b>\$ -</b>	<b>\$ 5,309,025.00</b>	<b>0%</b>	<b>\$0</b>	
<b>Site</b>	<b>Total Area</b>					<b>Net Area</b>
Hillside	29151					25456
WATA	144010					67127
WACA	58654					38580
Waterbank	66654					23579
WAPS	17878					17878
Cherriabs	12210					12208
Queens	21748					21748
Trinity	59875					4278
Queens Reserve	18571					0
State Land	18571					5913
<b>Total Net Area M<sup>2</sup></b>	<b>447322</b>					<b>216767</b>
<b>Developer Contribution Rate (Per Square Metre)</b>					<b>\$0.00</b>	