

LAND REDEVELOPMENT COMMITTEE

Item 2.2: Rescinding of the Champion Drive Precinct Development Contribution Plan – Final Approval

Submitted by: Executive General Manager, Redevelopment Operations,
Sean Henriques

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Certifying Officer: Manager Planning Redevelopment Operations, Simon Lenton
Business Unit: Planning
Project: Champion Lakes Project Area

Information

File Number: MRA-11485
Location: Champion Drive Precinct
Title Description: Multiple Titles
Owner: Multiples Owners
Proposal: Rescinding of the Champion Drive Precinct Development Contribution Plan – Final Approval
Proponent: DevelopmentWA

Location Plan



Report Purpose

The purpose of this report is to advise the Armadale Land Redevelopment Committee (Armadale LRC) of the outcome of consultation on the rescinding of the Champion Drive Precinct Development Contribution Plan (the DCP) Report and seek approval from the Armadale LRC to Rescind the DCP, in accordance with Clause 7.8 of Armadale Redevelopment Scheme 2 (Scheme 2).

Recommendation

That the Armadale Land Redevelopment Committee approves Rescinding of the Champion Drive Precinct Development Contribution Plan in accordance with Clause 7.8 of Armadale Redevelopment Scheme 2, at the time of normalisation.

Delegation

In accordance with Item 5.9(2) of the Authority's Delegation Schedule (Version 3.2), the Armadale LRC approval is required to approve the rescinding of the DCP.

Background

On the 6 April 2020, the Armadale LRC approved the DCP Rescinding Report for the purpose of stakeholder and public consultation in accordance with Clauses 7.6 and 7.8 of Scheme 2.

The Authority intends to rescind the DCP at normalisation of the Champion Drive Precinct (the Precinct) which is scheduled to occur in 2020. Normalisation is an administrative process with the purpose of transferring planning authority back to the Western Australian Planning Commission (WAPC) and the City of Armadale (the City).

The DCP was last reviewed and approved by the Minister for Planning in 2016. The 2016 review identified that the landholdings north of Westfield Road, had been fully developed with single residential development and all DCP liabilities paid for that area. As of April 2020 a total of \$7,060,131 contributions had been received with a total expenditure of \$6,859,807 on infrastructure works, resulting in a positive balance of \$259,664.

The figures above differ from the figures previously reported to LRC as the previous figures were the DCP accounts up to the end of February 2020, with the current figures being calculated up to the end of April 2020. Appendix 2 – Financial Statement of Attachment 1 - Rescinding of Champion Drive Precinct Development Contribution Plan Report has been updated to reflect the most current DCP accounts.

Refer **Attachment 1** - Rescinding of Champion Drive Precinct Development Contribution Plan Report.

The cost of undelivered DCP works is \$3,625,368 with a further \$3,571,655 for land assembly, technical support and DCP administration costs resulting in a total of \$7,197,023.

There are five remaining landowners located south of Westfield Road as detailed below:

- the Western Australian Planning Commission ;
- the Department of Training and Workforce Development; and
- three private landowners.

Rescinding of the Champion Drive Development Contribution Plan Report

In accordance with Clause 7.8 of Scheme 2, the Authority may resolve at any time to rescind a DCP. Based on the Authority's intention to normalise by 30 June 2020, and as agreed with the City, the Authority is progressing the rescission of the DCP.

The remaining infrastructure works, previously funded by the DCP, will be delivered through WAPC subdivision approval conditions and/or the City's Development Approval conditions. The majority of these works are associated with the government landholdings and would be delivered in a manner similar to works in kind, as contemplated under the current DCP.

The balance of DCP funds held by the Authority will be transferred to the City at the time the Precinct is normalised, to assist in delivery of remaining infrastructure works.

The DCP Report has been updated to clarify that the DCP for the Precinct will be rescinded at the time of normalisation, with the balance of funds transferred to the City at that time, to ensure that any DCP liability that arises before transfer of planning authority to the City can still be captured. The surplus balance to be transferred to the City will be calculated at the time of the DCP being formally rescinded at the point of normalisation.

Refer **Attachment 1** - Rescinding of Champion Drive Precinct Development Contribution Plan Report.

Redevelopment Objectives

Sense of Place – The current DCP enabled provision of essential infrastructure that supported development within the Precinct in accordance with the Scheme 2 project vision and precinct intent and the approved Precinct Structure Plan. Remaining infrastructure works will be coordinated by the City using transferred DCP funds and conditions of subdivision and/or development approval.

Economic Wellbeing – The Precinct has facilitated investment and development to provide for new and diverse dwellings within the Armadale region.

Urban Efficiency – Development within the Precinct has included new and upgraded road connections and public open space to support a diversity of residential product in accordance with the approved Structure Plan.

Connectivity – The current DCP provides for road upgrades which accommodate walking, cycling and provide access to public transport.

Armadale Redevelopment Scheme 2

The Rescinding of Champion Drive Precinct Development Contribution Plan Report has been prepared in accordance with Clause 7.8 Amendment and Rescinding of a Development Contribution Plan of Scheme 2.

Consultation

In accordance with Clause 7.8 of Scheme 2 the rescinding of the DCP was advertised to all affected landowners, the City and the Department of Planning, Lands and Heritage for 28 days from 16 April 2020 to 14 May 2020. Public notices were also provided in the Armadale Examiner and on the Authority's Website.

No comments were received from landowners or the public during the consultation period. Comments from stakeholders are considered below:

City of Armadale

The City advised that it supports the rescinding of the DCP subject to modifications to the DCP Rescinding Report to clarify the process for the delivery of infrastructure items post normalisation of the Precinct and details regarding how the City will administer the balance funds. The City's comments have been incorporated into the DCP Report where appropriate, with the changes identified in red text for ease of reference.

The Authority acknowledges that at normalisation of the Precinct the City will be responsible for determining how and when transferred DCP funds are to be spent, however it is not considered necessary or appropriate for the DCP report to be updated to predetermine this outcome.

Department of Planning, Lands and Heritage

The Department of Planning, Lands and Heritage advised it has no comments to make in regards to the rescinding of the DCP.

Refer **Attachment 2** - Summary Stakeholder Comments and Consideration.

Conclusion

The rescinding of the DCP Report has been prepared in accordance with the provisions of Scheme 2 and is required to enable normalisation of the Precinct which is programmed to occur in 2020. The rescinding of the DCP report has been advertised for a minimum period of 28 days, with no objections received from landowners or stakeholders. Where appropriate, revisions have been made to the DCP in response to comments received from the City of Armadale and to clarify that the DCP is rescinded at the time of normalisation only.

It is recommended that the Armadale LRC approve rescinding of the DCP in accordance with Clause 7.8 of Scheme 2.

Attachments

- | | |
|--------------|--|
| Attachment 1 | Rescinding of Champion Drive Precinct Development Contribution Plan Report |
| Attachment 2 | Summary Stakeholder Comments and Consideration |



RESCINDING OF THE CHAMPION DRIVE PRECINCT DEVELOPMENT CONTRIBUTION PLAN

Precinct 6 - Champion Drive

June 2020

Document Control	
Adoption Date:	2007

Amendment Date:	Nature of Amendment:
2011	Review
May 2016	Review
June 2020	Rescinding

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1. INTRODUCTION

The role of DevelopmentWA in the Champion Drive Precinct (the Precinct), acting through the Metropolitan Redevelopment Authority under the powers of the *Metropolitan Redevelopment Authority Act 2011* (the Authority) has been to plan, promote and coordinate the implementation of development in consultation with developers, State and local approval agencies and corporations.

In 2007 the Authority established a Development Contribution Plan (DCP) over the Precinct for use in conjunction with the statutory planning framework, including Armadale Redevelopment Scheme 2 (the Scheme) and relevant development policies. The objective of the DCP is to facilitate Development Infrastructure in a holistic and timely manner, apportioning cost via contributions from Owners who benefit from key investment in infrastructure and services required to activate landholdings for development in accordance with the Champion Drive Precinct Structure Plan.

The Authority proposes to rescind the DCP, with remaining infrastructure items to be delivered through standard development controls such as the Western Australian Planning Commission (WAPC) subdivision approval process and standard local government development approval process, similar to works in kind as contemplated under the current DCP.

As part of the State's land agency reform, the Authority intends to return planning responsibilities to the City of Armadale (the City) in 2020. The City supports the finalisation of the DCP, noting that the State's **and Local Government's** standard development **and subdivision** controls are adequate to satisfy **the applicable remaining requirements for the area and** the intention of the DCP.

This report has been prepared in accordance with the Scheme, provisions of State Planning Policy 3.6 – Development Contributions for Infrastructure and draft State Planning Policy 3.6 – Infrastructure Contributions.

1.1 Precinct Context

The Precinct is part of the Champion Lakes Project Area and is located within the south-eastern corridor of the Perth Metropolitan Region, approximately 23 kilometres south of the Perth CBD and 4 kilometres north-west of the Armadale Strategic Regional Centre. Bounded by Lake Road, Champion Drive and Seville Drive/Gillam Drive. The Precinct comprises approximately 53 hectares of developable residential land.

Development within the Precinct has helped to link and complete the urban pattern of Seville Grove and contribute to a stronger sub-regional catchment for the Armadale City Centre. The principal land use for the area is single residential development, together with medium density housing located to take advantage of the amenity offered by proposed open space and nearby local facilities.

The approved structure plan for the Precinct envisaged up to 700 residential dwellings and a residential population of 1500 people, with a mix of residential, public open space and public education facilities.

Approximately, half of the Precinct North-West of Westfield Road has been developed for single residential dwellings.

The majority of the Precinct south of Westfield Road is yet to be developed in accordance with the Structure Plan. The area is predominantly owned by various State Government agencies, with a larger area set aside for Educational Services (TAFE). The City of Armadale (the City) has initiated a Local Town Planning Scheme Amendment to rezone the TAFE site to 'Urban' with a medium residential density. The amendment is to take effect when planning authority for the Precinct is returned to the City through the normalisation process. The preparation of a Structure Plan is required to facilitate this proposed rezoning.

2. OVERVIEW

2.1 Development Contribution Area

The Development Contribution Area is identified in Schedule 1 and encompasses all of the land within Precinct 6 - Champion Drive of the Scheme.

2.2 Administration of the Development Contribution Plan

In accordance with Clause 7.8 of the Scheme, on approval by the Armadale Land Redevelopment Committee the Authority will rescind the DCP at the point in time that planning authority is returned to the City. ~~The DCP will remain in effect until normalisation has occurred with the balance funds being transferred to the City at that time. The surplus balance to be transferred to the City will be calculated at the time of the DCP being formally rescinded at the point of normalisation. Council's endorsement of any proposals to expend DCP balance funds will be required following the normalisation of the area. Revocation of the DCP by the Authority does not prejudice Council's ability to determine which aspects of the incomplete DCP projects it chooses to ultimately fund with the balance funds. towards the provision of undelivered development infrastructure works.~~

3. DEVELOPMENT INFRASTRUCTURE

Undelivered development infrastructure, previously funded by the DCP, will be delivered by ~~the City or landowners~~ through WAPC subdivision approval conditions and/or the City's Development Approval conditions in addition to the DCP funds transferred to the City at the time of normalisation.

The delivery of works through subdivision/development conditions will replace the DCP liability that would otherwise have been payable, in a manner similar to works in kind contemplated under the current DCP.

An Owner that has made full or part payment of a development contribution towards the development infrastructure under the DCP will not be required to make a further (duplicate) contributions, consistent with the State Planning Policy 3.6 – Development Contributions for Infrastructure and draft State Planning Policy 3.6 – Infrastructure Contributions.

The following section provides an overview of DCP infrastructure that has not been delivered to date.

3.1 Road Works

3.1.1 Westfield Road Upgrade

3.1.1.1 Proposal

The upgrade of Westfield Road to a boulevard standard is ostensibly complete along the northern boundary. However the south-eastern boundary works are incomplete. The southern boundary works have not been completed as completion of these works prior to development on the adjoining land would have required the reinstatement of the road upgrade works. This would have increased costs to owners. The remaining works comprise of minor service realignments, landscaping and hard scape works.

3.1.1.2 Delivery Post DCP

The ~~City will facilitate the~~ remaining Westfield Road upgrade works **may be delivered** through WAPC subdivision approval conditions and/or the City’s development approval conditions on applications proposed on the adjacent land. ~~The City will consider factors such as the balance of the DCP transferred by the Authority, the priority of the works and adjoining landowner development intention.~~

Affected landowners:

Address	Landowner
Lot 99 Westfield Road	Western Australian Planning Commission
Lots 98, 9001 and 9002 Westfield Road	Department of Training and Workforce Development

3.1.2 Champion Drive Intersection

3.1.2.1 Proposal

Champion Drive is a four lane separated dual carriageway. A T-intersection is to be constructed to connect Champion Drive to the residential development and the partially constructed Sullivan Road. Preliminary engineering design works undertaken to date confirm the requirement for the construction of a slip lane westbound along Champion Drive to provide for left-in and left-out only movement.

3.1.2.2 Delivery Post DCP

The intersection works may be facilitated through WAPC subdivision approval conditions and/or the City's Development Approval conditions on applications proposed on the adjacent land. ~~considering factors such as the balance of the DCP transferred by the Authority, the priority of the works, adjoining landowner development intention and/or future Structure Planning of the area.~~

Affected landowners:

Address	Landowner
Lot 30 Champion Drive	Troika Strategic Pty Ltd
Lot 9002 Westfield Road	Department of Training and Workforce Development

3.1.3 Gillam Drive Dual Use Path

3.1.3.1 Proposal

Construction of approximately 75 metres of a 2m wide dual use path along Gillam Drive (adjacent to Lot 801 Gillam Drive).

3.1.3.2 Delivery Post DCP

The completion of the Dual Use Path may be facilitated through WAPC subdivision approval conditions and/or the City's Development Approval conditions on applications proposed on the adjacent land. ~~The City will facilitate the works considering factors such as the balance of the DCP transferred by the Authority, the priority of the works and adjoining landowner development intention.~~

Affected landowners:

Address	Landowner
Lot 801 Gillam Drive	Department of Training and Workforce Development

3.2 Stormwater Drainage Infrastructure

3.2.1 Proposal

Review, detailed design and construction of drainage for the undeveloped TAFE and Cell B (undeveloped land south of Westfield Road).

Initial 15% design is anticipated including an Urban Water Management Plan (as required by Better Urban Water Management and the City of Armadale) in accordance with the proposed Local Water Management Strategy (if required by the Structure Planning associated with TAFE rezoning to Urban Residential). The 15% design will inform further cost review and implementation.

3.2.2 Delivery Post DCP

The detailed design and construction of the drainage works may be facilitated through standard WAPC subdivision conditions and/or the City's development application process in consultation with the landowners/applicants. The stormwater design will be required to facilitate development as contemplated by any future structure plan proposed for the Precinct.

Affected landowners:

Address	Landowner
Lot 99 Westfield Road and Lot 8 Seville Drive	Western Australian Planning Commission
Lots 98, 9001 and 9002 Westfield Road Lots 7, 13 and 9000 Seville Drive Lot 801 Gillam Drive	Department of Training and Workforce Development
Lot 30 Sullivan Road	Troika Strategic Pty Ltd
Lot 9503 Gillam Drive	Went One Pty Ltd
Lot 9502 Gillam Drive	Scarborough Group Investments Pty Ltd

3.3 Public Open Space

3.3.1 Proposal

Detailed design and construction of public open space for the undeveloped TAFE and Cell B (undeveloped land south of Westfield Road).

Initial 15% design is anticipated including a Landscape Master Plan, informing further cost review and implementation.

3.3.2 Delivery Post DCP

The detailed design and construction of the public open space work may be facilitated through standard WAPC subdivision conditions and/or the City's development application process in consultation with the landowners/applicants.

Affected landowners:

Address	Landowner
Lot 99 Westfield Road and Lot 8 Seville Drive	Western Australian Planning Commission
Lots 98, 9001 and 9002 Westfield Road Lots 7, 13 and 9000 Seville Drive Lot 801 Gillam Drive	Department of Training and Workforce Development
Lot 30 Sullivan Road	Troika Strategic Pty Ltd
Lot 9503 Gillam Drive	Went One Pty Ltd
Lot 9502 Gillam Drive	Scarborough Group Investments Pty Ltd

3.4 Land Acquisition

3.4.1 Proposal

Acquisition of land necessary for the implementation of road and public open space works.

3.4.2 Delivery Post DCP

The ceding of land, free of cost, to the State of Western Australia will be facilitated through conditions of subdivision or development approval.

Affected landowners:

Address	Landowner
Lot 99 Westfield Road	Western Australian Planning Commission
Lots 98, 9001 and 9002 Westfield Road Lot 13 Seville Drive	Department of Training and Workforce Development

3.5 Local Structure Plan Review

3.5.1 Proposal

A review of the structure plan will be required to facilitate a change of land use zone within the TAFE site to 'Urban' Residential.

3.5.2 Delivery Post DCP

Owners/proponents benefitting from a structure plan review and its implementation **will be required to fund and undertake the review** in accordance with the City's planning requirements.

Affected landowners:

Address	Landowner
Lot 99 Westfield Road	Western Australian Planning Commission
Lots 98, 9001 and 9002 Westfield Road	Department of Training and Workforce Development

4. AMENDMENT AND RESCINDING OF A DEVELOPMENT CONTRIBUTION PLAN

In accordance with Clause 7.8 of the Scheme, the Authority may resolve at any time to review and amend or rescind a DCP.

4.1 Conclusion

As the Precinct is to be normalised with planning authority transferred to the City in 2020, the Authority intends to rescind the DCP at the time of normalisation.

The remaining costs of undelivered works from the 2016 DCP review are \$7,197,023 at the proposed time of rescinding the DCP.

The DCP will continue to be administered until normalisation has occurred with the DCP account figures being updated monthly. As at ~~February~~ April 2020 a total of \$7,060,131 of contributions have been received with a total expenditure of ~~\$6,859,644~~ \$6,859,807 on infrastructure works, resulting in a **positive** balance of ~~\$259,265~~ \$259,664.

Based on the 2016 review the cost of the undelivered DCP works is \$3,625,368 with a further \$3,571,655 for land assembly, technical support and DCP administration costs resulting in a total of \$7,197,023.

The undelivered DCP works are:

Item	Cost (2016)
Westfield Road Upgrade	\$1,128,348
Champion Drive/Sullivan Road Intersection	\$214,615
Gillam Drive Dual Use Path	\$14,752
Stormwater Drainage Infrastructure (Compensating Basin in park C)	\$221,094
Public Open Space (Landscaping Westfield Road)	\$189,529
Public Open Space (Central - Park C)	\$704,003
Public Open Space (South – Park D)	\$1,003,027
Public Art	\$150,000
Sub Total	\$3,625,368
Land Acquisition	\$2,083,255
Local Structure Plan Review	\$200,000
Scheme Costs – Project Management/Project Consulting	\$896,700
Administration	\$391,700
Total	\$7,197,023

On termination of the DCP, ~~at the time of normalisation of the Precinct~~, the DCP funds held by the Authority will be transferred to the City to assist in delivery of remaining DCP works.

The remaining works may be delivered ~~by the City or benefitting landowners (and applicants)~~ through WAPC subdivision conditions and/or the City’s Development Approval conditions.

~~The~~ incomplete development infrastructure previously funded by the DCP may delivered by ~~the City or~~ landowners through WAPC subdivision approval conditions and/or the City’s Development Approval conditions. The majority of these works are associated with the government landholdings and would be delivered in a manner similar to works in kind, as contemplated under the current DCP.

4.1.1 Consultation

~~All DCP funds, held by the Authority at the time the DCP is rescinded, will be transferred to the City to assist in delivery of the infrastructure works required to complete development of the precinct.~~

~~Incomplete development infrastructure previously funded by the DCP will be delivered by the City or landowners through WAPC subdivision approval conditions and/or the City’s Development Approval conditions. The majority of these works are associated with the government landholdings and would be delivered in a manner similar to works in kind, as contemplated under the current DCP.~~

~~A 28-day consultation period will provide for landowners to review and provide comment on the proposed rescinding of the DCP.~~

The rescinding of the DCP was advertised to affected stakeholders and landowners from 16 April 2020 to 14 May 2020 for 28 days in accordance with Clause 7.8 the Scheme.

10. DEFINITIONS

“**the Authority**” means DevelopmentWA acting as the Metropolitan Redevelopment Authority under the provision of the *Metropolitan Redevelopment Authority Act 2011*.

“**Scheme**” means Armadale Redevelopment Scheme 2 or any future Scheme amended from time to time under section 49, in operation under section 48(2) of the *Metropolitan Redevelopment Authority Act 2011*.

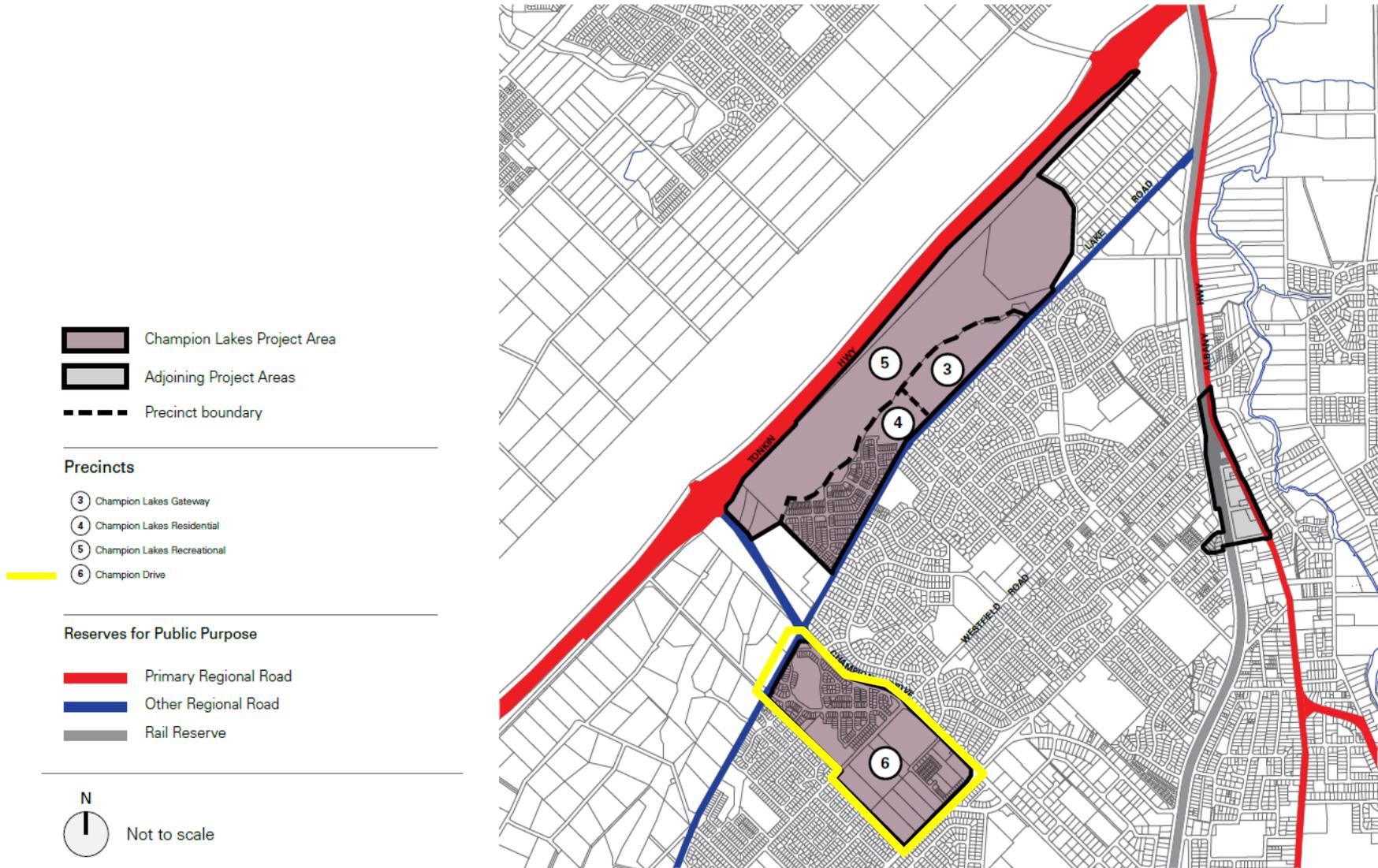
“**WAPC**” means the Western Australian Planning Commission.

12. APPENDICES

Appendix 1 – Development Contribution Area

Appendix 2 – Financial Statement

Appendix 1 – Development Contribution Area



Appendix 2 – Financial Statement

CHAMPION DRIVE													
	Opening Balance	MONTHLY TRANSACTIONS										Transactions	Balance as at
	01/07/2019	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	YTD	Apr 2019/2020
ACTUAL EXPENDITURE													
Cash Expenditure	(2,501,862)	(1,367)	61	(401)	(1,254)	719			(375)	212	-	(2,404)	(2,504,267)
Works Offsets	(3,378,837)											-	(3,378,837)
Land Offsets	(976,704)											-	(976,704)
TOTAL EXPENDITURE	(6,857,403)	(1,367)	61	(401)	(1,254)	719	-	-	(375)	212	-	(2,404)	(6,859,807)
PAID CONTRIBUTIONS													
Cash Receipts	2,704,590											-	2,704,590
Contributions by Works	3,378,837											-	3,378,837
Contributions by Land	976,704											-	976,704
TOTAL CONTRIBUTIONS	7,060,131	-	-	-	-	-	-	-	-	-	-	-	7,060,131
Interest Earned	57,276			863	9		632	(3)		565	(3)	2,065	59,340
Balance - Surplus / (Deficit)	260,003	(1,367)	61	462	(1,244)	719	632	(3)	(375)	777	(3)	(340)	259,664
EQUITY & NON-CASH ADJUSTMENTS													
CBA Interest Accrued	(1,180)	1,180		(863)	863		(632)	632		(565)	565	1,180	-
Balance - Surplus / (Deficit)	258,824	(187)	61	(401)	(381)	719	-	630	(375)	212	562	840	259,664
CASH BALANCE BREAKDOWN													
CBA Interest Earned	1,716	1,180	-	-	873	-	-	630			562	3,244	4,961
CBA - Restricted Cash	257,081	26	(1,367)	61	(401)	(1,254)	719			(375)	(5,695)	(8,285)	248,797
Restricted Cash Balance - GL	258,797	1,206	(1,367)	61	472	(1,254)	719	630	-	(375)	(5,133)	(5,040)	253,757

Attachment 2 to Item 2.2 – Rescinding of the Champion Drive Precinct Development Contribution Plan – Final Approval
Summary Stakeholder Comments and Consideration

Stakeholder	Stakeholder Comment	Consideration
<p>City of Armadale</p>	<p>The City of Armadale (the City) advised it supports the Champion Drive DCP being rescinded. Subject to the following comments:</p>	<p>Noted.</p>
	<p>The City request the report be amended to confirm that the undelivered Development Contribution Plan (DCP) infrastructure works, will be delivered post rescinding and do not require a DCP to be in operation.</p>	<p>Noted The DCP Report states that undelivered infrastructure items are to be delivered through standard subdivision and development process following normalisation of the Champion Drive Precinct. Where applicable the DCP Rescinding of the Champion Drive Development Contribution Plan Report (DCP Report) has been updated to clarify this process.</p>
	<p>Requests acknowledgement that the balance of funds being transferred to the City will not be capable of delivering the yet to be delivered DCP infrastructure works.</p>	<p>Noted The DCP Report acknowledges that the funds to be transferred to the City are not capable of funding all outstanding items, however, the reports notes that the funds will assist the City in delivering this infrastructure.</p>
	<p>The City advised that that Council’s endorsement would be required for any proposals to expend DCP balance funds being transferred to the City. The City advised that the transferred funds may ultimately fund with the transferred balance of DCP funding and that the funding may be used to address environmental requirements for the area.</p>	<p>Noted The Authority acknowledges the City’s confirmation that Councils endorsement is required prior to the expenditure of the transferred DCP funds. The DCP Report does not seek to determine how the transferred funds are to be spent and it is not considered necessary or appropriate for the Report to predetermine this outcome.</p>
	<p>The City requested the deletion of Section 3.5 Local Structure Plan Review from the Champion Drive DCP Report. The City have identified that any future structure planning requirements will be solely funded by landowners.</p>	<p>Disagree The section is retained as ‘Review of the Local Structure Plan’ is currently a line item within in the DCP. Retention of Section 3.5 does not impact on structure planning processes to be administered by the City post normalisation and the DCP report has been updated to confirm proponents will be required to undertake and fund the review.</p>

Stakeholder	Stakeholder Comment	Consideration
Department of Planning, Lands and Heritage	The Department of Planning Lands and Heritage (DPLH) noted that the proposed rescinding of this development contribution plan is associated with the normalisation of Champion Drive Precinct.	Noted.
	DPLH advised that the Western Australian Planning Commission (WAPC) is currently considering MRS Amendment 1360/57: Metropolitan Redevelopment Authority Normalisation - Armadale and the City has recently resolved to adopt Amendment No. 105 to TPS 4, subject to modifications, and to forward it to the WAPC for its consideration.	Noted.