



Wanju & Waterloo Advisory Group






1 June 2022

Wanju & Waterloo Developer Contribution Plan (DCP)









- Council has engaged **Integran** as the lead consultant, along with a consortium of sub-consultants, to prepare a DCP for Waterloo and a DCP for Wanju
- The DCPs will identify what shared infrastructure is needed, how much it will cost, and what percentage developers will contribute to fund it
- Integran commenced work on the DCP project in late December 2021

About the DCP Consultants

Project Team

Consultant	Relevant Areas of Expertise
 <p>integran town planning infrastructure advisory</p>	Lead Consultant , Infrastructure Planning, Financial Analysis, Policy Development and Town Planning
 <p>EDGELOE Engineering</p>	Civil Engineering, Drainage and Hydrology
 <p>OTIUM SPORT + LEISURE Planning group Australia New Zealand Asia Pacific</p>	Open Space and Community Infrastructure Planning
 <p>ENGenuity Engineering</p>	Structural Design, Lightweight Building Typologies
 <p>EPCAD</p>	Landscape Design, Water Sensitive Urban Design, Environment, Place Making
 <p>DOT Development Manager Urban Designer Urban Planner</p>	Urban Design, Planning Policy, Place Making
 <p>Turner & Townsend</p>	Cost Consulting, DCP Cost Reviews
 <p>Acumentis</p>	Land Valuation, DCP Cost Reviews

The consultant team – who is doing what

Consultant	Separable Portion 1	Separable Portion 2	Separable Portion 3	Separable Portion 4	Separable Portion 5	Separable Portion 6	Separable Portion 7	Separable Portion 8
	DCP Documentation	Implementation Framework	Engineering	Open Space and Community	Smart Infrastructure	Financial Analysis	Public Realm	Lightweight Construction
	Lead	Lead	Support	Support	Lead	Lead	Support	Support
	Support		Lead	Support		Support		Input
	Support			Lead				
								Lead
			Input	Input			Input	
				Support			Lead	
	Support	Support	Input	Input		Support		Input
	Support	Support	Input	Input				

DCP project scope

- The DCP will take approximately 12 months to prepare
- Integran is tasked with delivering the following :
 1. Draft the DCPs for Wanju and Waterloo and related planning documents;
 2. Ongoing Implementation and Administration;
 3. Design and costing of Development Infrastructure;
 4. Design and costing of Community Infrastructure;
 5. Design and cost of Sustainable Alternative Infrastructure;
 6. Development of an Options Assessment/Analysis;
 7. Precinct Design and Public Realm Guidelines; and
 8. Drainage and Housing Typology Study.
- There will be consultation with the stakeholders – program to be finalised.

Starting Point - Wanju and Waterloo District Structure Plans

- Major Infrastructure features defined roads, drainage & major open space.
- Layout provides clarity of major corridors and alignment for utilities infrastructure.
- Background studies on Drainage.

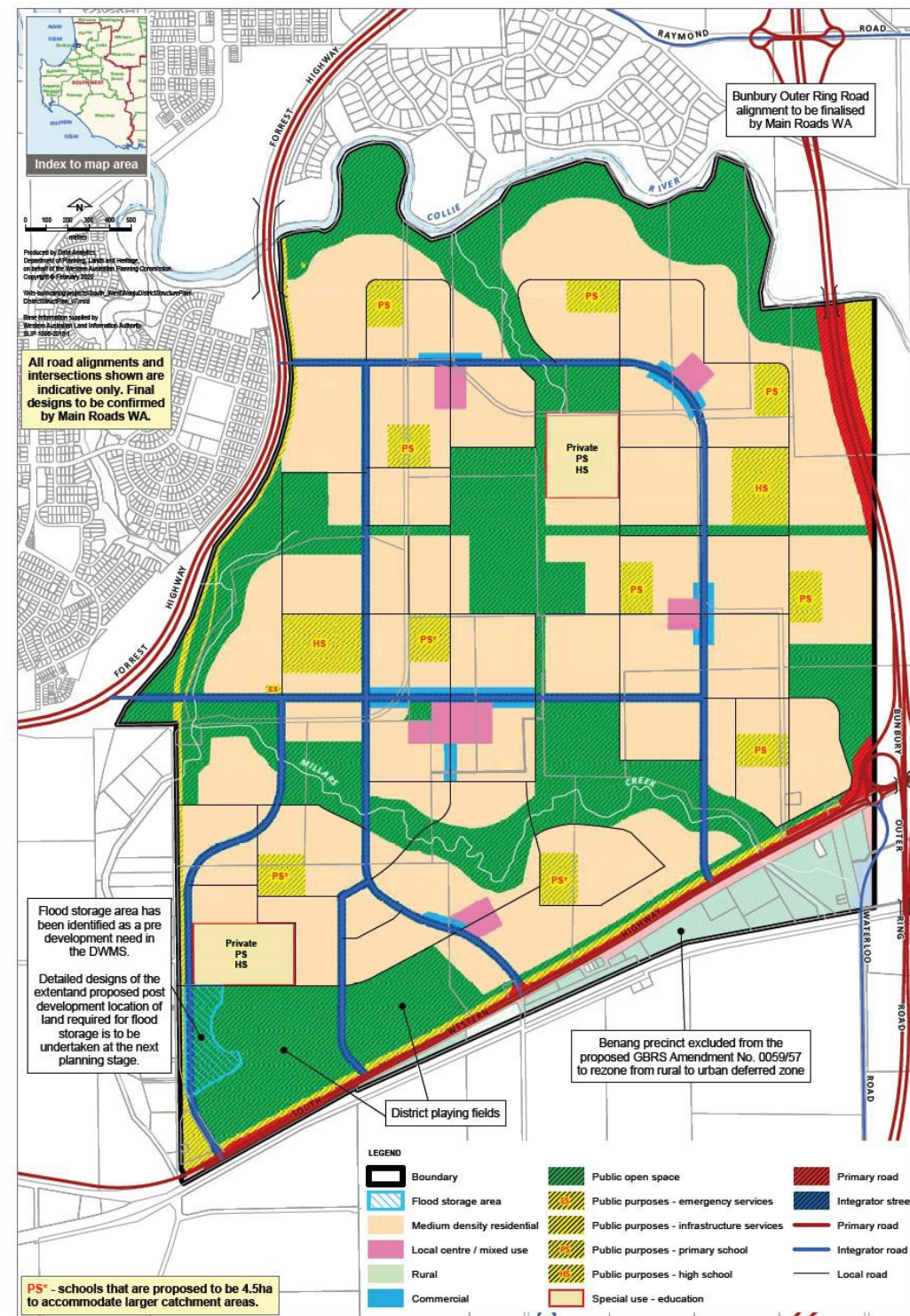


Figure 1.1: Wanju district structure plan

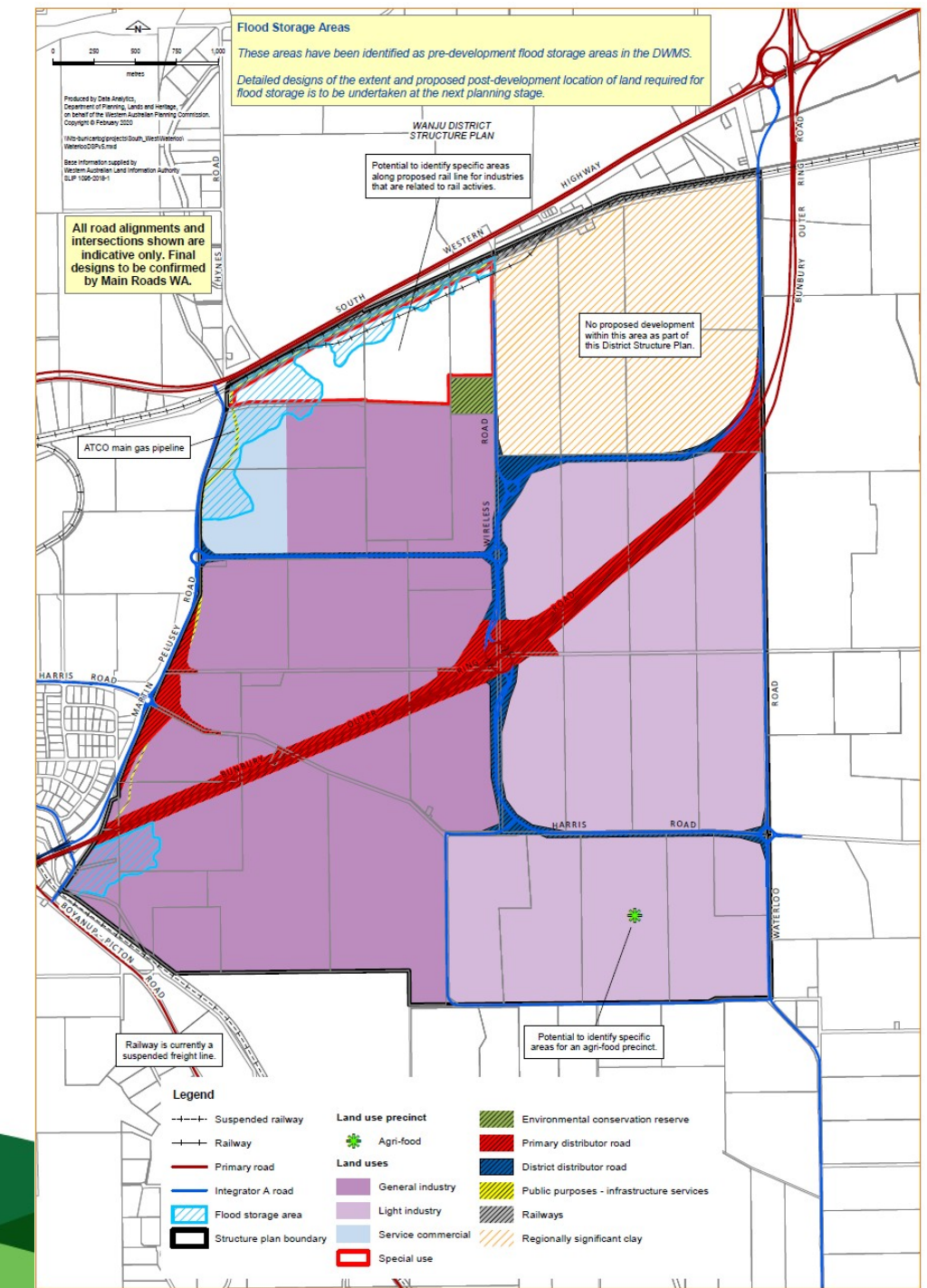


Figure 1.1: Waterloo Industrial Park district structure plan

Development of DCP's

- 'State Planning Policy 3.6 – Infrastructure Contributions Guidelines' guide development of all new DCPs in WA.
- SPP3.6 was revised in April 2021 - notable changes are:
 - ◆ Capped contributions for 'Community Infrastructure'
 - ◆ Detailed expenditure reporting
 - ◆ Prescribed timeframes to deliver with structure planning
 - ◆ Annual reporting – status of delivery
 - ◆ Some Limitation on application (e.g renewal areas)
- Key principles ensure infrastructure contributions system is **transparent, equitable, and accountable.**

What infrastructure is included in a DCP

- For the purposes of SPP 3.6, essential infrastructure is either of two types:
 1. **Development Infrastructure** – infrastructure required to facilitate development and to support the orderly development or redevelopment of an area – **land, roads, utilities, etc.**
 2. **Community Infrastructure** – infrastructure required for communities and neighbourhoods to function effectively – **community and recreation buildings, community services.**

Development Infrastructure

Public Purposes	Movement network	Utilities and services
Land for Public Open Space (Local and District)	Primary distributor roads	Utilities and Services Infrastructure for –
Basic embellishment of Public Open Space	Integrator arterials	water
Foreshore reserve land	Neighbourhood connectors, access streets and laneways	sewerage
Foreshore reserve management plan and/or upgrades	Existing roads (land for widening)	drainage works
Primary schools Land (Public schools only)	Existing roads (upgrades) monetary contribution based on infrastructure demand	telecommunications
	Shared paths/cycle paths/footpaths/PAWs	electricity supply infrastructure – initial provision and upgrades to existing services
	Grade separated and at-grade pedestrian crossings	

Community Infrastructure

LOCAL sports, cultural and recreation facilities (at local/neighbourhood parks)	Multi-purpose DISTRICT sports, cultural and recreation facilities pavilion/building (at district open space)	Multi-purpose Community buildings and basic facilities:	Library buildings other cultural facilities/buildings and basic facilities	Child care/after school centre buildings and basic facilities.	Other community services and facilities.
Local sporting facilities, such as tennis and bowling clubs and cultural facilities.	Sports facilities – including, but not limited to grassed playing surfaces, multi-purpose hard surface outdoor courts, lighting and fencing.	Includes meeting rooms, indoor recreation rooms, small scale flexible performance space, kitchen facilities, toilets, car parking and landscaping.	Excluding specialist interior fit-out and technology.	Community-run centres only, excluding interior fit-out and technology.	As requested by the local government and approved by WAPC.
Includes car parking and landscaping.	Buildings/pavilion – indoor sports facilities including toilets, change rooms, basic kiosk facilities				
	Associated car parking and landscaping.				

Next steps...

- Integran and their subcontractors will continue to work on the DCP, in particular at this point working on:
 - Finalising the Planning Assumptions based District Structure Plan targets;
 - Development Infrastructure and Community Infrastructure reviews - scope and options, and desired standard of service;
 - Public Realm guidelines – design assumptions, staging, preliminary design review plans, preparation of design guidelines; and
 - Housing typology study.

Questions