



Requirements for the approval of development contribution plan works prefunded by landowners

Under the provisions of Clause 7.12 of the Metropolitan Redevelopment Authority (MRA) Armadale Redevelopment Scheme 2 (Scheme) a landowner may seek agreement with MRA to provide (prefund) planning, design and/or construction of an item included within an adopted Development Contribution Plan (DCP).

DCP's are currently in operation within the following project/precinct areas:

- Champion Drive
- City Centre – West of Rail
- Forrestdale Business Park East
- Forrestdale Business Park West (public consultation)
- Wungong Urban Water

The DCP prefunding process will assist landowners by providing certainty on the scope of the DCP and the timing and value of any reimbursement. The process ensures that the provision of DCP works is efficient and timely; and reimbursement from the DCP made available to the landowner in a timely manner.

Prior to commencing any DCP works, a landowner must ensure they have obtained all approvals (such as planning and engineering) and enter into a prefunding agreement with MRA for the provision of DCP funded works.

MRA will assess prefunding agreements considering:

- availability of DCP funding,
- scope provided within the approved DCP; and
- prioritisation and timing of the proposed works.

Prefunding of DCP works by a landowner can be necessary or desirable for a number of reasons i.e. a condition of subdivision, for access and/or servicing arrangements, community needs, cost effectiveness or the early provision of infrastructure for the betterment of the development.

Approval of development by MRA, subdivision approval by the Western Australian Planning Commission; and civil, landscaping or subdivisional approval/works by MRA/City of Armadale does not infer DCP prefunding approval or reimbursement of costs for DCP infrastructure works.

MRA may refuse reimbursement and/or the City of Armadale may not accept handover of an infrastructure item where MRA has not provided DCP prefunding approval prior to works commencing. MRA as DCP administrator may approve, conditionally approve, defer or refuse prefunding arrangements.

Please refer to the [Prefunding of DCP Works Process](#) flowchart for a general guide on the prefunding application process.



Prefunding Application

In order to initiate the DCP prefunding process, a landowner needs to lodge an application to MRA for consideration. The information required as part of a prefunding application varies in relation to the specific DCP works item.

Below are some standard requirements (additional information may be required):

- Local Government, State or other agency approval/consultation
- Scope of works
- Quotation, opinion of probable cost
- Evidence of tender/quotation process to obtain fair market price
- Assessment of quotation to adopted DCP cost estimate
- Timing of works/contract details
- Consultation with affected landowners/developers
- Proposed timeline for key milestones i.e. design approvals/site inspection
- Expected completion

Following submission of the application, MRA (in consultation with the City of Armadale) will undertake an assessment, which may involve specialist consultants such as a quantity surveyor, landscape architect, civil engineer and structural engineer. MRA endeavours to process all applications in a timely manner.

It is advisable for applicants to meet with MRA and the City of Armadale prior to submitting an application.

Prefunding Agreement

Where MRA accepts a prefunding agreement, the applicant is required to undertake works as per the agreement. Any variation to the prefunding agreement, whether it is to the scope, time or cost of works, requires formal referral to MRA for approval.

Prefunding Finalisation & Reimbursement

The applicant is required to submit a final claim for reimbursement from the DCP within twelve (12) months of the date of completion of the works. Additional information such as invoice/remittance slips, as-constructed drawings, practical completion certificates, any local government, state/other agency approvals or other documentation requested by MRA should support the final claim submission.

Key Points

- An application for the authority to prefund a DCP works item should be formally submitted to MRA in writing with consideration of the approval process timeframes;
- MRA must approve a prefunding agreement prior to the commencement of works;
- Any variations to the prefunding agreement are to be formally referred to MRA for approval;
- Civil works, landscaping or subdivisional works approvals from the City of Armadale or MRA do not infer prefunding approval or reimbursement under the DCP;



- The applicant is required to submit a final claim for reimbursement to MRA within 12 months of the date of completion of the works, such a claim must include but not limited to the as-constructed drawings, invoice and payment remittance / invoices.

Further Information

MRA is available to meet and discuss a landowner's prefunding proposals and the relevant provisions of MRA DCPs.

For further information, refer to the [Armadale Redevelopment Scheme 2](#)

Points of Contact

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