



POLICY NO:-
SDev CP094 – LOCAL PLANNING POLICY - DARDANUP WEST/CROOKED BROOK AREA – PROVISION OF FORESHORE FACILITIES DEVELOPER CONTRIBUTION POLICY

GOVERNANCE INFORMATION			
Procedure Link:	NA	Administrative Policy Link:	NA

ADMINISTRATION INFORMATION					
History:			OCM: 08/09/10	Res: 303/10	Synopsis: Policy created. 08/09/2010
	1	DEV19	OCM: 10/05/12	Res:	Synopsis: Reviewed Policy Adopted
Version:	2	CP094	SCM 26/07/18	Res: 251-18	Synopsis: Reviewed and Adopted by Council
Version:	3	SDev CP094	OCM 30/09/20	Res: 269-20	Synopsis: Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

In 2007 the “Dardanup West/Crooked Brook Structure Plan” (plan) was approved by the Western Australian Planning Commission. The plan provides strategic direction is for the development of Small Holding zoned (rural residential) lots in the area with the potential additional lot yield estimated to be 400 lots. As part of this policy, developers of land within the plan area are required to contribute to the establishment of foreshore facilities.

This policy shall only apply to land which has been rezoned to ‘Small Holding’ and is being subdivided into rural residential lots.

The objective of the policy is to ensure that the future development of foreshore facilities in the area covered by the plan is sufficiently funded via developer contributions so as not to place added burden on ratepayers.

3. REFERENCE DOCUMENTS

Shire of Dardanup Town Planning Scheme No. 3.

4. POLICY

There will be significant development in the plan area which will create the demand for foreshore facilities.

The Shire of Dardanup Town Planning Scheme No. 3 contains the following provision regarding contribution to foreshore facilities in the plan area.

- (n) *The Local Government will request that the WAPC impose a condition of subdivision requiring a contribution towards the upgrading and construction of foreshore facilities identified in the Structure Plan area in accordance with the Local Government Policy.*

The cost of developer and Council funded foreshore facilities that will be required is was estimated at \$207,909 as at 1 July 2010. Based on a predicted 25% usage from residents from outside the plan area \$51,977 has been deducted from the total resulting in developers being required to fund \$155,931 (as at 1 July 2010).

Based on a lot yield of 400 lots in the plan area the developer contribution is calculated at \$390 per lot as at 1 July 2010, however these costs will be reviewed on an annual basis and be subject to increases in line with CPI. Where the Shire has an approved foreshore facilities Master Plan, costs are to be based on the actual cost of works in the Master Plan, and will be subject to increases in CPI.

4.1 Foreshore Facilities

It is expected that three separate areas with foreshore facilities along the Preston River will be required, and these are indicated on the Dardanup West/Crooked Brook Structure Plan. It has been assumed that each area will consist of the following features, when determining the cost of developing these areas:

- Grassed Area: 2000m²
- Natural vegetation: 2000m²
- Picnic Settings x 2
- Pathways adjoining roadside parking and picnic area

4.2 Review of Developer Contributions

The developer contribution amount shall be reviewed on an annual basis in accordance with the following process:

- The review shall be undertaken in June each year.
- The new contribution rate shall come into effect on the latter of the 1st of July of that year or when the review has been completed and a new rate has been adopted by Council under the 'Fees and Charges' for that year.
- The review will consist of a review of estimates for the construction of the shared cost infrastructure unless there is an approved foreshore facilities Master Plan, in which case the actual cost of works in the Master Plan will be used.
- The review will consist of a review of contributions received and interest earned.

The construction estimates are based on works being undertaken by Council construction crews and all required materials being sourced and/or purchased through the Council.

The review of estimates will be carried out in conjunction with Council's annual budget deliberations. Therefore, the estimates shall be adjusted in accordance with plant, labour and construction material rates used in the development of Council's annual budget. All quantities used in the estimates will remain constant and shall not be adjusted during each review.

The Shire will request the WAPC apply the following subdivision condition to all subdivision applications in the Dardanup West/Crooked Brook Structure Plan area:

The subdivider making satisfactory arrangements with the Local Government to contribute towards the costs of provision of foreshore facilities identified in the Dardanup West/Crooked Brook Structure Plan area in accordance with TPS3 and the Dardanup West/Crooked Brook Area Road Provision of Community Facilities Developer Contribution Policy.

Funds will be collected from the subdividers at the time of request for subdivision clearance and will be placed in a reserve for the specific purpose they are collected.