



Town Planning Scheme No. 7

Amendment No. 65

Development Contributions

Shire Ref.: C5.037.65
WAPC Ref.: 853/6/7/7 P65

Planning and Development Act 2005

Resolution Deciding to Prepare Amendment to Town Planning Scheme

Shire of Capel Town Planning Scheme No. 7

Amendment No. 65

RESOLVED that the Council of the Shire of Capel in pursuance of Section 75 of the Planning and Development Act, 2005 amend the above Town Planning Scheme by:

- 1. inserting additional provisions into 'Appendix 17 – Development Contribution Plans' as follows:**

APPENDIX 17 – DEVELOPMENT CONTRIBUTION PLANS (Clause 5.11)

| Reference No. | DCA1 |
|--|---|
| Area name | DCA1 – Capel - applies to the land in the Capel Townsite Structure Plan as depicted on the Scheme map. |
| Relationship to other planning instruments | The Development Contribution Plan generally conforms to the Shire's Strategic Community Plan, Community Facilities and Services Plan and Capel Townsite Strategy. |
| Infrastructure and administrative items to be funded | Civic Precinct - Multi-purpose Community Resource Centre and Youth Space. Additional active green space (new oval) at Capel Recreation Ground. Administration of DCP – 1% of per lot rate. |
| Method of calculating contributions | Development contributions have been determined from the need for the identified facilities generated from population growth attributed to additional residential development. The proportion of growth attributed to additional development is determined from the estimated additional population as a proportion of the projected 2031 population i.e. 42% in Capel. The per lot contribution rate is determined from the proportional cost of facilities (to development) divided by the anticipated additional lot production (+ 1% for the cost of administration of the DCP). |

| | |
|--|---|
| | Development contributions are required at the subdivision stage (including strata) or development stage based on the number of new lots or dwelling units proposed. |
| Period of operation | 2016-2031 |
| Priority and timing | In accordance with the adopted Long Term Financial Plan. |
| Review process | Community facility and infrastructure costs are to be reviewed at two year intervals to ensure that the monetary contributions reflect the increases in the actual costs associated with their provision. The DCP should be reviewed at appropriate intervals having regard to the rate of development in each DCA, and no later than following ten years of operation. |
| | |
| Reference No. | DCA2 |
| Area name | DCA2 – Boyanup - applies to the land in the Boyanup Townsite Structure Plan as depicted on the Scheme map. |
| Relationship to other planning instruments | The Development Contribution Plan generally conforms to the Shire's Strategic Community Plan, Community Facilities and Services Plan and Boyanup Townsite Strategy. |
| Infrastructure and administrative items to be funded | Boyanup Recreation Ground Master Plan - Stage 1. Boyanup Recreation Ground Master Plan - Stage 2. Public open space/parks development - Boyanup east. Administration of DCP – 1% of per lot rate. |
| Method of calculating contributions | Development contributions have been determined from the need for the identified facilities generated from population growth attributed to additional residential development. The proportion of growth attributed to additional development is determined from the estimated additional population as a proportion of the projected 2031 population i.e. 76% in Boyanup. The per lot contribution rate is determined from the proportional cost of facilities (to development) divided by the anticipated additional lot production (+ 1% for the cost of administration of the DCP). Development contributions are required at the subdivision stage (including strata) or development stage based on the number of new lots or dwelling units proposed. |
| Period of operation | 2016-2031 |
| Priority and timing | In accordance with the adopted Long Term Financial Plan. |
| Review process | Community facility and infrastructure costs are to be reviewed at two year intervals to ensure that the monetary contributions reflect the increases in the actual costs associated with their provision. The DCP should be reviewed at appropriate intervals having regard to the rate of development in each DCA, and no later than following ten years of operation. |
| | |
| Reference No. | DCA3 |
| Area name | DCA3 – Dalyellup - applies to the land in the Dalyellup urban area as depicted on the Scheme map. |
| Relationship to other planning instruments | The Development Contribution Plan generally conforms to the Shire's Strategic Community Plan, Community Facilities and Services Plan and the relevant structure plans. |

| | |
|--|--|
| Infrastructure and administrative items to be funded | <p>Surf lifesaving club. Multi-purpose Community Resource Centre. Multi-function branch library. Youth centre/space. Millennium Sports Precinct. Dalyellup (east) sports pavilion. Trails and pathways development. Public open space development. Feasibility and design for Community Resource Centre, library, youth space and surf club. Administration of DCP – 1% of per lot rate.</p> |
| Method of calculating contributions | <p>Development contributions have been determined from the need for the identified facilities generated from population growth attributed to additional residential development. The proportion of growth attributed to additional development is determined from the estimated additional population as a proportion of the projected 2031 population i.e. 45% in Dalyellup.</p> <p>The per lot contribution rate is determined from the proportional cost of facilities (to development) divided by the anticipated additional lot production (+ 1% for the cost of administration of the DCP).</p> <p>Development contributions are required at the subdivision stage (including strata) or development stage based on the number of new lots or dwelling units proposed.</p> |
| Period of operation | 2016-2031 |
| Priority and timing | In accordance with the adopted Long Term Financial Plan. |
| Review process | Community facility and infrastructure costs are to be reviewed at two year intervals to ensure that the monetary contributions reflect the increases in the actual costs associated with their provision. The DCP should be reviewed at appropriate intervals having regard to the rate of development in each DCA, and no later than following ten years of operation. |

Dated _____ day of _____ 2016.

Paul Sheedy
Chief Executive Officer

Amendment Report

Shire of Capel Town Planning Scheme No. 7 Amendment No. 65

1.0 Introduction

In September 2012 Scheme Amendment No. 48 was gazetted to introduce development contribution areas and enabling provisions to Town Planning Scheme No. 7 ('TPS7') relating to development contributions toward the provision of community infrastructure within the Shire (Clause 5.11 and Appendix 17).

Scheme Amendment No. 65 ('*Amendment 65*') includes modifications to TPS7 relating to the inclusion of additional details in Appendix 17 – Development Contribution Plans. This will enable the Shire to seek equitable contributions from development proponents to assist with the provision of community facilities and services that are reasonably required as a result of ongoing residential development in the urban areas of the Shire, specifically Boyanup, Capel and Dalyellup.

2.0 Background

2.1 The Need for Contributions

The capacity of local government to provide the necessary infrastructure and services to adequately service the community is limited by the available financial resources from rate revenue and other sources such as grants. The issue of resources is often exacerbated in high growth areas such as the Shire of Capel which experienced 7.7% average annual growth between 2001 and 2011 while Dalyellup averaged annual growth of 15.3% between 2006 and 2011.

Development proponents are already responsible for the provision of essential infrastructure during the subdivision process, including water supply, sewerage, drainage, roads, electricity, gas, public open space and primary school sites. Other community facilities and services are also required to enable sustainable community development. State Planning Policy 3.6 – Development Contributions for Infrastructure indicates that the Shire can request contributions from development proponents at the development stage for the provision or

improvement of facilities and infrastructure such as community buildings, shared paths and recreation facilities etc. This relieves the burden on ratepayers to finance community facilities that are required by new development (future residents) and ensures that appropriate standards of facilities and services are provided to the community in a timely manner.

Accordingly, local government has the ability to seek contributions from residential development and subdivision via preparation of a Development Contribution Plan ('DCP') and the associated Scheme provisions, or voluntary agreements, to assist with the provision of community facilities and services which have been determined as necessary for the creation of sustainable, healthy and connected communities.

2.2 Capel and Boyanup Townsite Strategies

These Strategies were adopted by Council in 2008 and 2010 as Planning Policies to set out the key long-term planning directions for the towns by establishing policies and actions associated with residential, community, environmental, recreation, social and economic outcomes over twenty five years.

Relevant 'actions' included the requirement to prepare Development Contribution Plans for the towns to enable clear and equitable distribution of costs related to urban expansion projects and the timely provision of community facilities and open space.

The Structure Plans associated with these Strategies require a community needs analysis to be prepared by development proponents addressing the requirements of the town planning scheme and the Townsite Strategies, including an audit of the necessary community facilities and infrastructure required, and the developer's responsibility for their provision, including monetary contributions, consistent with local and regional policy.

In September 2012 Scheme Amendment No. 48 introduced provisions to the Scheme relating to development contributions toward the provision of community facilities within the Capel, Boyanup and Dalyellup urban areas however this did not include the details of the specific community facilities (which are to be introduced by Amendment 65).

2.3 Capel and Boyanup Public Open Space Strategies

These Strategies were adopted by Council in 2011 as Planning Policies to guide the planning of open space, parks, reserves and associated community and recreation facilities in the towns of Boyanup and Capel.

The Strategies provide a basis for the improvement of the quality and diversity of parks and the delivery of improved recreation services to ensure sustainable use of the Shire's resources. The outcomes provide information and direction to the Council, the community, developers, government agencies and funding bodies over a period of ten years.

2.4 Dalyellup Community Facilities Development Plan 2005

The Dalyellup Community Facilities Development Plan was prepared in 2005 in order to meet the needs of the Dalyellup community for specific infrastructure and facilities. It focuses on building and related assets and excludes infrastructure such as walk trails, pathways and public open space as these were to be provided by development as part of the subdivision process. The Plan represents the blueprint for the type, timing and funding of the facilities required to address the identified community needs.

The Plan requires developers to demonstrate their commitment to funding community facilities by providing contributions to the identified facilities. This funding commitment is outlined in a Memorandum of Agreement that references the Specific Provisions contained in Appendix 16 of TPS7 and as detailed in conditions of subdivision. The Memorandum was prepared to establish a process for funding the development of community facilities within Dalyellup via an agreed contribution rate.

2.5 Community Facilities and Services Plan 2013

In September 2013, Council adopted the Shire of Capel Community Facilities and Services Plan ('CFSP') as a guide to the future provision and funding of community facilities and services in the Shire; and as the substantial basis for the formulation of a Development Contribution Plan for Boyanup, Capel and Dalyellup. The Plan provides a framework for the provision of community facilities needed to address demographic change over strategic time frames.

The Plan forecasts the community facilities required to be established in the Shire over the period to 2031 and indicates the services necessary to help stimulate, activate and build a strong, cohesive community. The future requirements have been determined accounting for ongoing development which will see substantial resident population increases over that period.

This schedule of facilities has been developed in consultation with the community and has been influenced by planning guides that include relevant benchmarks and standards, and by emerging trends in social participation and community life.

Inherent in this exercise is an apportionment of responsibility for the provision of the facilities and services required by the community. The community demonstrated through the consultation programme that their highest priorities for facilities and services are associated with medical and allied health, education, community safety and justice, and economic viability. These items are primarily the province of the State government, and the Shire's role is one of facilitator and lobbyist to ensure access to these services for Shire residents.

Amendment 65 and the DCP should be read in conjunction with the CFSP.

3.0 Statutory Context

3.1 State Planning Policy 3.6 – Development Contributions for Infrastructure

State Planning Policy 3.6 (SPP3.6) establishes the principles underlying development contributions for community infrastructure and the form, content and process for the preparation of a DCP.

Community infrastructure is defined in the Policy as *'the structures and facilities which help communities and neighbourhoods to function effectively'* including sporting and recreational facilities; community centres; child care/after school centres; libraries; cultural facilities; and such other services and facilities for which development contributions may reasonably be requested.

SPP 3.6 sets out development contribution provisions for standard infrastructure items applied to the subdivision or development of land; and provides a consistent, accountable and transparent system for local governments to plan and charge for community infrastructure.

The Policy requires that DCPs be supported by:

- a community infrastructure plan e.g. Community Facilities and Services Plan for the area, identifying the services and facilities required;
- a capital expenditure plan which identifies the capital costs of facilities, the revenue sources and programmes for provision;
- projected growth figures including the number of new dwellings to be created at catchment level; and
- a methodology for determining the proportion of costs of community infrastructure to be attributed to growth and the proportion to be attributed to existing areas.

The preparation of DCPs is required to reflect the principles of need, nexus, transparency, equity, certainty, efficiency, consistency, accountability and the need for consultation and review.

3.2 Town Planning Scheme No. 7

The Scheme includes Dalyellup east in 'Development Precinct 1' pursuant to Appendix 16 which requires that *"subdividing land owners shall, at the time of creating new lots, contribute to a community facilities development fund such funds as are reasonably assessed by the Shire of Capel to be an equitable share of meeting the cost of implementing an adopted community infrastructure development plan."*

Appendix 16 also requires the Shire to prepare and adopt a community facilities development plan for Dalyellup and make available details of estimated costs of the plan and how it relates to the potential population increase created by the subdivision of Development Precinct 1.

The Scheme map includes the urban areas of Boyanup, Capel and Dalyellup in Development Contribution Areas and Clauses 3.5 and 5.11 of the Scheme introduce the ability for the Shire to prepare DCPs for these areas. The preparation of a DCP for these areas is therefore supported by the local and State planning framework.

Appendix 17 already identifies the three Development Contribution Areas and Amendment 65 updates the relevant details required to achieve contributions from development.

3.3 Planning and Development Regulations 2015

The Regulations establish the process for adopting and advertising a Scheme amendment. As Amendment 65 proposes to introduce development contribution provisions, it is considered a 'complex' amendment pursuant to Regulation 34 of the Planning and Development (Local Planning Schemes) Regulations 2015 and must be referred to the WAPC prior to advertising pursuant to Regulation 37.

Amendments are also required to be referred to the EPA pursuant to Section 81 of the Planning and Development Act 2005 for determination of whether the amendment requires formal environmental review, prior to advertising.

4.0 Scheme Amendment 65

4.1 Location

Amendment 65 (and the DCP) will apply to the urban areas of Dalyellup, Capel and Boyanup as identified in the relevant structure plans and respective development contribution areas ('DCAs') on the Scheme map (DCA1, DCA2 and DCA3).

4.2 Amendment 65

Amendment 65 includes modifications to Appendix 17 of TPS7 to include additional details relating to the DCAs in Dalyellup, Capel and Boyanup. Appendix 17 will include information for the three contribution areas relating to the following:

- area name;
- relationship to other planning instruments;
- infrastructure and administrative items to be funded;
- method of calculating contributions;
- period of operation;
- priority and timing; and
- the review process.

TPS7 will be supported by a DCP which is part of the local planning framework which seeks to more equitably fund community infrastructure and facilities and adequately provide for the current and future needs of the community.

4.3 The Development Contribution Plan

The DCP has been adopted by Council to determine the reasonable requirements for community facilities, services and infrastructure in the Shire. The DCP:

- identifies the community facilities and services required to reflect anticipated growth;
- establishes a mechanism to achieve the equitable sharing of costs for the provision of the facilities and services required by growth; and
- ensures ongoing access to an appropriate range of community facilities and services for residents and visitors.

The DCP identifies the required facilities for each DCA (from the CFSP) and assesses the population/residential unit growth over the identified time frame and the proportion of growth which can be attributed to future development, leading to calculation of per lot contribution rates.

It should be noted that the 2005 Dalyellup Community Facilities Development Plan currently requires a contribution from development in Dalyellup, however it is overdue for review and the DCP will supersede this Plan.

Residential Growth

The projections for growth in the urban areas of the Shire are determined from those adopted land use strategies and structure plans which identify substantial additional residential development. Accordingly, the outcomes of the Boyanup and Capel Townsite Strategies and Dalyellup structure plans are used to project future lot production and population growth as this determines the proportion of facility funding that can be attributed to new development. Table 2 below includes estimates of population growth to 2031.

Facilities

The analysis, consultation and other investigations carried out during formulation of the CFSP in 2013 have culminated in the formulation of a schedule of recommended facilities as indicated in Table 1 below. The proportion of the total cost of each facility which may be attributed to development is indicated in the third column of the Table. Note: the proportion attributed to development e.g. 42% for Capel, is calculated in Table 2.

Table 1 includes only those facilities which the Shire is seeking a contribution from development. Other facilities identified in the 2013 CFSP have not been included for a number of reasons e.g. their funding may be achieved through other mechanisms e.g. grants.

Table 1
Schedule of facilities/services to be funded

| | | Cost in 2013 | Contribution from development |
|---------------------------------------|--|--------------|-------------------------------|
| Capel | | | |
| TC_1.0 TC_2.0 TC_3.0 TC_10.0 | Development of a multi-purpose Community Resource Centre (CRC) and Youth Space in the Civic Precinct including associated landscaping and feasibility. | 4,010,200 | \$1,684,284 (42%) |
| TC_6.0 TC_10.0 | Additional active green space (new oval) at Capel Rec. Ground including feasibility. | \$2,852,920 | \$1,198,226 (42%) |
| Total Capel Projects | | \$12,894,337 | \$2,882,510 |
| Boyanup | | | |
| BS_1.0 | Boyanup Recreation Ground Master Plan - Stage 1. | 3,436,112 | \$2,611,445 (76%) |
| BS_2.0 | Boyanup Recreation Ground Master Plan - Stage 2. | 3,720,178 | \$2,827,335 (76%) |
| BS_8.0 | POS/parks development - Boyanup east. | 2,881,713 | \$2,190,102 (76%) |
| Total Boyanup Projects | | \$20,255,913 | \$7,628,882 |
| Dalyellup | | | |
| DY_1.0 DT_20.0 | Surf lifesaving club including feasibility. | 2,500,850 | \$1,125,382 (45%) |

| | | | |
|--------------------------|---|--------------|-------------------|
| DY_2.0 | Multi-purpose Community Resource Centre. | 3,876,660 | \$1,744,500 (45%) |
| DY_3.0 | Multi-function branch library. | 3,684,800 | \$1,658,160 (45%) |
| DY_4.0 | Youth centre/space. | 1,835,540 | \$825,990 (45%) |
| DY_6.0 | Millennium Sports Precinct. | 13,947,740 | \$6,276,480 (45%) |
| DY_17.0 | Trails and pathways development. | 604,160 | \$271,870 (45%) |
| DY_18.0 | Public open space development. | 85,330 | \$38,398 (45%) |
| DY_19.0 | Feasibility and design for Community Resource Centre/library/youth space. | 192,500 | \$86,625 (45%) |
| Total Dalyellup Projects | | \$27,941,040 | \$12,027,405 |

Source:

CCS Strategic – Community Facilities and Services Plan, 2013 and Shire of Capel.

Gresley Abbas Design - Boyanup Memorial Park summary of costs, 2013.

RBB Construction Cost Consultants - CRC preliminary cost estimate, 2015.

Contributions from Development

The proportion of funding for new or improved community facilities and infrastructure that can be attributed to new development is determined from current and future population and/or dwelling yields. The rates are derived from population growth beyond 2013 as a percentage of the projected 2031 population in each catchment.

In general the percentage contribution by development will be based on the percentage of population growth created by development as indicated in Table 2. The per lot/dwelling unit rate is determined by dividing the total cost attributed to development by the total projected additional lot yield as indicated in Table 3.

Table 2

Proportion of funding attributed to development

| Locality | Population in 2013 | Estimated population in 2031 | Forecast population increase 2013-31 | Proportion of growth attributed to new development (additional pop. as a proportion of 2031 pop.) | Proportion of costs funded by development |
|------------------|--------------------|------------------------------|--------------------------------------|---|---|
| Capel | 2,160 | 3,750 | 1,590 | 42.4% | 42% |
| Boyanup | 840 | 3,500 | 2,660 | 76% | 76% |
| Dalyellup | 8,250 | 15,000 | 6,750 | 45% | 45% |

Source: CCS Strategic – Community Facilities and Services Plan 2013 and Shire of Capel.

Pursuant to SPP 3.6 an administration fee may be levied to recover costs to the Shire which are reasonably associated with the preparation, implementation and administration of the DCP. The Shire will ask for 1% of the contribution rate as a contribution to these costs based on the need to prepare the CFSP and the DCP, and the ongoing administration and review costs.

Table 3
Contributions from development

| | Total contribution from development (2013) | Total lot release ² | Rate | Admin. fee (+1%) | Per lot contribution rate in 2013 |
|------------------|--|--------------------------------|------------|------------------|-----------------------------------|
| Capel | \$3,132,726 ¹ | 600 (2.7 p/d) | \$5,221.21 | \$52.21 | \$5,273 |
| Boyanup | \$7,628,882 ¹ | 1,000 (2.7 p/d) | \$7,628.88 | \$76.28 | \$7,705 |
| Dalyellup | \$12,027,405 ¹ | 2,400 (2.8 p/d) | \$5,011.41 | \$50.11 | \$5,061 |

1. Refer Table 1.
2. The 'total lot release' equates to the number of additional lots estimated to be created.

Source: CCS Strategic – Community Facilities and Services Plan 2013 and Shire of Capel.

The development contribution rate in subsequent years will be subject to annual escalation in accordance with an appropriate construction cost index.

Table 15
Contribution Rates 2015/16

| | Per lot/du contribution rate in 2013 | CPI 2013/14 | CPI 2014/15 | Per lot/du contribution in 2015/16 | One or two bed grouped/strata and 'lifestyle village' dwellings |
|------------------|--------------------------------------|-------------|-------------|---|---|
| Capel | \$4,852 | 2.2% | 1.3% | \$5,023 | Council may consider a discount of up to 50% of the rate |
| Boyanup | \$7,705 | | | \$7,976 | |
| Dalyellup | \$5,061 | | | \$5,239 | |

CPI: WA construction index (ABS: 6427.0 - Producer Price Indexes, Australia, 2015)

Development of one and two bedroom grouped/strata dwellings (including one/two bedroom 'lifestyle village' dwellings) and aged dwelling units may contribute 50% of the relevant rate due to generally smaller household size.

5.0 Conclusion

The preparation of Amendment 65 and the DCP is an important component of the Shire's strategic approach to the sustainable and equitable provision of community facilities and services required by the growing population of the Shire arising from ongoing residential development in Dalyellup, Capel and Boyanup.

The DCP has considered achievable options for facilities that provide a balance between community aspirations and expectations, funding availability and ongoing operational sustainability. Accordingly, it is recommended that Amendment No. 65 be approved.

Amendment Text

Shire of Capel Town Planning Scheme No. 7
Amendment No. 65

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME
SHIRE OF CAPEL
TOWN PLANNING SCHEME No. 7
AMENDMENT No. 65

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. **inserting additional provisions into 'Appendix 17 – Development Contribution Plans' as follows:**

APPENDIX 17 – DEVELOPMENT CONTRIBUTION PLANS (Clause 5.11)

| Reference No. | DCA1 |
|--|--|
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| Relationship to other planning instruments | The Development Contribution Plan generally conforms to the Shire's Strategic Community Plan, Community Facilities and Services Plan and Capel Townsite Strategy. |
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| Method of calculating contributions | Development contributions have been determined from the need for the identified facilities generated from population growth attributed to additional residential development. The proportion of growth attributed to additional development is determined from the estimated additional population as a proportion of the projected 2031 population i.e. 42% in Capel. The per lot contribution rate is determined from the proportional cost of facilities (to development) divided by the anticipated additional lot production (+ 1% for the cost of administration of the DCP). Development contributions are required at the subdivision stage (including strata) or development stage based on the number of new lots or dwelling units proposed. |
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| Reference No. | DCA2 |
|--|---|
| Area name | DCA2 – Boyanup - applies to the land in the Boyanup Townsite Structure Plan as depicted on the Scheme map. |
| Relationship to other planning instruments | The Development Contribution Plan generally conforms to the Shire’s Strategic Community Plan, Community Facilities and Services Plan and Boyanup Townsite Strategy. |
| Infrastructure and administrative items to be funded | Boyanup Recreation Ground Master Plan - Stage 1. Boyanup Recreation Ground Master Plan - Stage 2. Public open space/parks development - Boyanup east. Administration of DCP – 1% of per lot rate. |
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| Reference No. | DCA3 |
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| Relationship to other planning instruments | The Development Contribution Plan generally conforms to the Shire’s Strategic Community Plan, Community Facilities and Services Plan and the relevant structure plans. |
| Infrastructure and administrative items to be funded | Surf lifesaving club. Multi-purpose Community Resource Centre. Multi-function branch library. Youth centre/space. Millennium Sports Precinct. Dalyellup (east) sports pavilion. Trails and pathways development. Public open space development. Feasibility and design for Community Resource Centre, library, youth space and surf club. Administration of DCP – 1% of per lot rate. |
| Method of calculating contributions | Development contributions have been determined from the need for the identified facilities generated from population growth attributed to additional residential development. The proportion of growth attributed to additional development is determined from the estimated additional population as a proportion of the projected 2031 population i.e. 45% in Dalyellup. The per lot contribution rate is determined from the proportional cost of facilities (to development) divided by the anticipated additional lot production (+ 1% for the cost of administration of the DCP). Development contributions are required at the subdivision stage (including strata) or development stage based on the number of new lots or dwelling units proposed. |
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COUNCIL ADOPTION

This Complex Amendment was adopted by resolution of the Council of the Shire of Capel at the Ordinary Meeting of the Council held on the _____ day of _____ 20____.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the Shire of Capel at the Ordinary Meeting of the Council held on the _____ day of _____ 20____ proceed to advertise this amendment.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Council of the Shire of Capel at the Ordinary Meeting of the Council held on the _____ day of _____ 20____ and the Common Seal of the Shire of Capel was hereunto affixed by the authority of the resolution of the Council in the presence of:

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

DELEGATED UNDER S.16 OF THE P7D ACT 2005

DATE _____

APPROVAL GRANTED

MINISTER FOR PLANNING

DATE _____