

SUMMARY

SHIRE OF CAPEL DEVELOPMENT CONTRIBUTION PLAN AND TOWN PLANNING SCHEME NO. 7 AMENDMENT NO. 65

What is the Development Contribution Plan (DCP)?

The draft Development Contribution Plan (DCP) together with Scheme Amendment No.65 are part of a comprehensive local planning framework that seeks to equitably fund community infrastructure and facilities to provide for the current and future needs of the community.

The DCP will create a legal framework between the Shire and specified landowners to share costs involved in building selected infrastructure within specific areas. The specified landowners are those that own undeveloped land within the following Development Contribution Areas (DCA):

- DCA1 – Capel
- DCA2- Boyanup
- DCA3 – Dalyellup

The draft DCP includes the following key components and processes:

- Specific infrastructure and administrative items to be funded;
- Determines how costs are to be shared;
- Provides an estimate on the priority and timing of infrastructure; and
- Estimates the cost contribution rates and establishes how this rate will be indexed when a landowner is liable to pay a contribution.

Why is a DCP needed and what gives the Shire the authority to require payment of contributions?

The capacity of local government to provide necessary infrastructure and services is limited by available financial resources generated from rate revenue and other sources such as grants. The pressure on financial resources is increased in high growth areas such as the Shire of Capel.

The Shire's Community Facilities Plan adopted in 2013 provides a framework for the provision of community facilities required to address identified growth over time.

Part 5.11 of the *Shire of Capel Town Planning Scheme No. 7* and *State Planning Policy 3.6 - Development Contributions for Infrastructure* provides the authority to establish and collect contributions.

When and how will contributions required to be paid?

A landowner in a DCA will be obliged to make a contribution at the time specified in Clause 5.11.13 of the Shire of Capel Town Planning Scheme No. 7. Generally this is at the subdivision clearance stage or upon commencement of any development that requires planning consent within the development contribution area or whichever occurs first. A contribution can be monetary, the provision of a DCP work or a mixture of both.

What community infrastructure projects are proposed to be funded in the DCP?

The following community infrastructure projects are to be funded as detailed within the DCP and the Community Facilities Plan:

DCA1 – Capel:

- Development of multi-purpose Community Resource Centre (CRC) and Youth Space in Civic Precinct and associated landscaping

DCA2 – Boyanup:

- Boyanup Recreation Ground (BRG) Master Plan - Stage 1 and Stage 2
- Public Open Space/oval development - Boyanup (east)

DCA3 – Dalyellup:

- Surf lifesaving club
- Multi-purpose Community Resource Centre
- Multi-functional Branch Library
- Youth centre/space
- Millennium Sports Precinct
- Trails and pathways development
- Public open space development
- Feasibility and Design for Community Resource Centre/library/youth space

What are the Cost Contribution Rates?

The Cost contribution rates for the Development Contribution Areas and how these costs are to be indexed can be found in Part 4 of the DCP Report.

The draft contribution rates per lot/dwelling unit for 2016/17 are:

- DCA1 Capel \$3,090
- DCA2 Boyanup \$6,815
- DCA3 Dalyellup \$5,182

(One and two bedroom group/strata dwellings (including 'lifestyle village' dwellings) may contribute 50% of the relevant rate at the discretion of Council.)

Can submissions be lodged on the Development Contribution Plan and Scheme Amendment No.65?

The Development Contribution Plan and Scheme Amendment No. 65 are being advertised widely for a period of 60 days seeking written submission from the community, landowners and a range of government agencies.

To have your say lodge a written submission before the closing date specified in the advertisement notice.

In accordance with the requirements of the *Planning and Development (Local Planning Scheme) Regulations*, Council will consider all submissions received before adopting the Development Contribution Plan and Scheme Amendment No.65.