

Shire of Serpentine-Jarrahdale

**Town Planning Scheme No. 2
Amendment No. 207**

**Community Infrastructure Development Contribution Plan
Scheme Amendment**

October 2019

Resolution to prepare or adopt a Local Planning Scheme Amendment

Regulation 35(1)

*Planning and Development Act 2005***RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME**

SHIRE OF SERPENTINE JARRAHDAL LOCAL PLANNING SCHEME NO. 2

AMENDMENT NO. 207

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

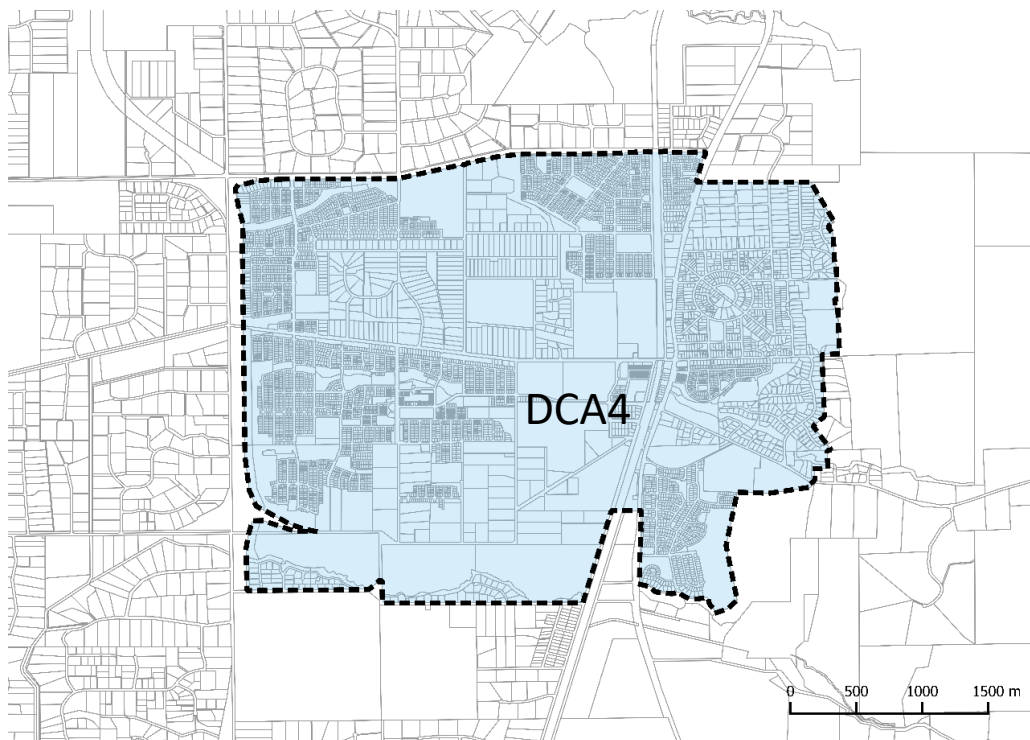
1. Inserting Development Contribution Area 4 (DCA4) into Appendix 10 as follows:

Ref No:	Community Infrastructure Development Contribution Plan Report (CIDCP)
Area Name:	DCA4 (as identified on Scheme maps)
Relationship to other planning instruments:	<p>The CIDCP generally conforms to:</p> <ul style="list-style-type: none"> - Integrated Planning and Reporting Framework (IPRF) - Strategic Community Plan (SCP) - Corporate Business Plan (CBP) - Long Term Financial Plan (LTFP) - State Planning Policy 3.6 (SPP3.6) - Community Infrastructure and Public Open Space Strategy (CIPOSS) - Community Infrastructure Implementation Plan (CIIP) - Byford District Structure Plan & Development Contribution Plan (BDSP & DCP) - Mundijong District Structure Plan & Development Contribution Plan (MDSP & DCP)
Infrastructure and administrative items to be funded:	<p>Byford Community Infrastructure:</p> <ul style="list-style-type: none"> - B01: Byford Library & Multi-Agency Service Centre - Building - B02: Briggs Park Pavilion - B03: Briggs Park Youth Centre - B04: Briggs Park Recreation Centre Extension - B05: Orton Road District Sport Space – Building & Lights - B06: Byford Skate Park – Extension & Pump Track - B07: Cardup Brook Themed Playground - Nature Play - B08: Lindt Street Themed Playground - Adventure Playground - B09: The Glades District Community Facility – Building - B10: Kalimna Sporting Reserve – Ovals, Building & Lights <p>Mundijong Community Infrastructure:</p> <ul style="list-style-type: none"> - M01: Whitby District Sporting Space – Building & Lights - M02: Mundijong Whitby Skate Park & Pump Track - M03: Keirnan Park Recreation Centre Extension - M04: Mundijong Whitby Library & Multi-Agency Service Centre – Building

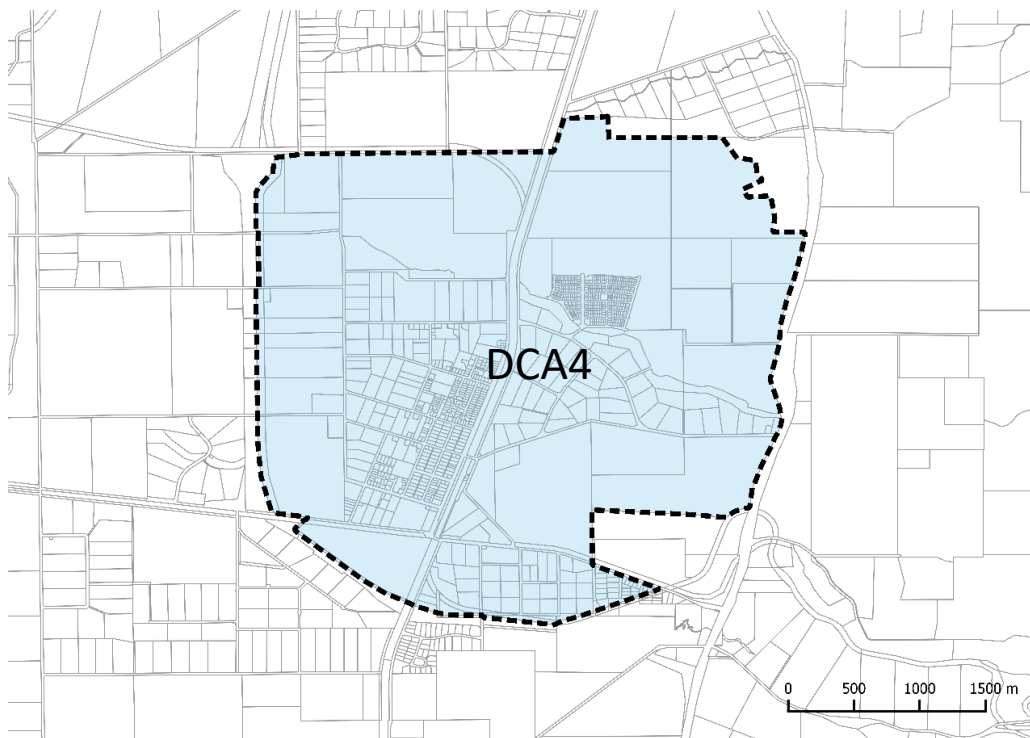
	<ul style="list-style-type: none"> - M05: Themed Playground - Dog Park - M06: Keirnan Park Youth Centre - M07: Whitby Themed Playground - Adventure Playground - M08: Mundijong District Community Facility - Building - M09: Mundijong District Sporting Space – Building & Lights - M10: Mundijong Themed Playground – Nature Play - M11: Keirnan Park District Sporting Space – Ovals, Building & Lights <p>Shire wide at Keirnan Park:</p> <ul style="list-style-type: none"> - S01: Keirnan Park BMX relocation and State Facility (Stage 2) - S02: Keirnan Park Outdoor Aquatic Centre (Stage 6) <p>Administrative costs of the CIDCP</p> <ul style="list-style-type: none"> - Costs to prepare and administer the CIDCP - Costs associated with the annual review of cost estimates - Costs associated with the review of the cost apportionment schedules based on land development undertaken since the last review - Costs for undertaking valuations - Fees for professional services directly linked to the preparation and implementation of the CIDCP. - Costs for computer software and/or hardware upgrades necessary to enable CIDCP preparation. - Proportion of staff salaries directly related to CIDCP administration. - Financial institution fees and charges associated with the administration of CIDCP funds - Interest charged on loans taken out to pre-fund items included in the CIDCP.
Method for calculating contributions:	<p>The Shire's Integrated Planning and Reporting Framework identifies the needs that impact on the CIDCP. The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in DCA4. This calculation excludes the –</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population - demand created by external usage – the proportion of the use drawn from outside the main catchment area - future usage – the proportion of usage that will be generated by future development outside the development contribution plan timeframe. <p>Infrastructure costs have been allocated to the DCA4 area which they will service, or if servicing the entire Shire have been apportioned proportionally to the forecasted growth of each area. The Shire will carry a portion of these costs based on the existing population.</p> $\text{(Additional Forecasted Population / Total Forecasted Population)} \times 100 = \text{Allocated \%}$

	<p>Costs of each DCA sub-area are then divided by the anticipated number of new lots. The cost per new lot can then be used in the following formula:</p> $\begin{aligned} &\text{Contribution Rate per lot/dwelling} \times \text{number of additional} \\ &\quad \text{lots/dwellings being created} \\ &= \text{Required Development Contribution} \end{aligned}$ <p>Details of the apportionment percentages and how they have been derived, are included in Appendix 6.</p>
Period of operation:	The CIDCP will be in operation until 2051.
Priority and timing:	In accordance with the CIDCP and subsequent revisions of the Report.
Review Process:	<p>The CIDCP will be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the CIDCP, or earlier should the local government consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing. The estimated infrastructure costs shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs.</p>

2. Inserting a new entry into Appendix 10, 'Plan No.10C – Community Infrastructure Development Contribution Area - **Byford**'.



3. Inserting a new entry into Appendix 10, 'Plan No.10D – Community Infrastructure Development Contribution Area - **Mundijong**'.



4. Amending the Scheme Map to insert the DCA4 boundary and notation accordingly.

The amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason:

Under Regulation 34, a complex amendment is defined as including 'an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan.'

Dated this _____ day of _____ 2019

P MARTIN
CHIEF EXECUTIVE OFFICER

Scheme Amendment Report

1 INTRODUCTION

This amendment proposes to include land within Byford & Mundijong which allows further subdivision in a Development Contribution Area. Development Contribution Area 4 (DCA4) will incorporate lots that are anticipated to be subdivided and developed by 2051. Development contributions received from new residential development in DCA4 will contribute to the provision of community infrastructure within the Shire, as established in this report and the accompanying CIDCP Report (**Appendix B**). This report provides the necessary background information and strategic and statutory planning justification to demonstrate that the proposed amendment is suitable and appropriate.

2 BACKGROUND

2.1 Basis for Development Contributions

In Western Australia, development contributions for hard infrastructure have long been accepted as an essential part of the planning system. More recently, changes to State Planning Policy 3.6 – Development Contributions for Infrastructure (SPP3.6) also created a framework for the collection of development contributions for the provision of community infrastructure. 'Community Infrastructure' includes items such as sporting and recreational facilities, community centres, child care and after school centres, libraries and cultural facilities.

The revisions to SPP3.6 recognised that local governments face increasing pressures related to the provision of services. These pressures arise from population and economic growth, increasing expectations of the community for new and upgraded infrastructure, and limited financial resources.

The pressure to provide services to the community is evident within the Shire of Serpentine Jarrahdale. In a community survey undertaken as part of SJ2050, 'Upgrading Infrastructure and Services' was identified by respondents as the biggest challenge for the Shire over the next 20-40 years.

To help address this issue, SPP3.6 sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. The key principle is that the beneficiary pays. SPP3.6 further establishes criteria to guide the development contributions for infrastructure in a consistent, accountable and transparent system. It provides an equitable system for planning and charging development contributions across defined areas, and provides certainty to developers, infrastructure providers and the community about the charges which apply and how the funds will be spent. Key provisions of SPP3.6 have now been incorporated into the Shire's Local Planning Scheme No. 2 (LPS2) and provide a statutory framework for adopting Development Contribution Plans (DCPs) through amendments to the Scheme.

2.2 Shire of Serpentine Jarrahdale Integrated Planning and Reporting Framework

In June 2017 the Shire adopted a revised version of its Strategic Community Plan 2017-2027 (SCP) and Corporate Business Plan 2017-2021 (CBP). The SCP contains outcomes and strategies for four strategic goals. The 'People' and 'Place' goals contain the following outcomes and strategies which relate to the provision of community infrastructure, and by extension the proposed CIDCP:

Outcome	Strategy
1.1 A healthy, active, connected and inclusive community	1.1.1 Provide well-planned and maintained public open space and community infrastructure.
	1.1.2 Provide a healthy community environment.
2.1 A diverse, well planned built environment	2.1 Actively engage in the development and promotion of an effective planning framework.
2.2 A sustainable natural environment	2.2.1 Develop, maintain and implement plans for the management and maintenance of Shire controlled parks, reserves and natural assets.
4.1 A resilient, efficient and effective organisation	4.1.1 Provide efficient, innovative, professional management of Shire operations to deliver the best outcome for the community within allocated resources.
4.3.3 A strategically focused Council	4.2.2 Ensure appropriate long term strategic and operational planning is undertaken and considered when making decisions.

The intention of the CBP is to prioritise the implementation of the Strategies in the SCP to achieve the desired Outcomes. The following actions in the CBP relate to the above.

Strategy	Action
1.1.1 Provide well planned and maintained public open space and community infrastructure	1.1.1.1 Implement the Community Infrastructure Public Open Space Strategy subject to allocated resources
1.1.1 Provide well planned and maintained public open space and community infrastructure	1.1.1.3 Provide community facilities and associated services (including libraries, halls, recreation and sporting facilities)
1.1.2 Provide a healthy community environment.	1.1.2.1 Implement the Health and Wellbeing strategy
2.1.1 Actively engage in the development and promotion of an effective planning framework.	2.1.1.4 Effectively plan for the community's future population growth needs for educational, health, recreation, and commercial/retail facilities and amenities
4.1.1 Provide efficient, innovative, professional management of Shire operations to deliver the best outcome for the community within allocated resources.	4.1.1.2 Manage the organisation, within and across the directorates, to deliver the services, key projects and initiatives in accordance with the Strategic Community Plan and Corporate Business Plan
4.1.1 Provide efficient, innovative, professional management of Shire operations to deliver the best outcome for the community within allocated resources.	4.1.1.11 Optimise development contributions to provide facilities and infrastructure to meet the needs of the growing community
4.2.2 Ensure appropriate long term strategic and operational planning is undertaken and considered when making decisions.	4.2.2.1 Maintain sound Long Term Financial Plan, Asset Management Plan and Workforce Plan.

2.3 Subject Land

DCA4 will apply to all new residential lots or group dwellings created within Byford and Mundijong areas. A map showing the land proposed to be included within DCA4 is included as **Appendix A**.

2.4 Current and Proposed Land Use

Most of the subject land is currently zoned for residential development under the Shire's Local Planning Scheme 2. Where grouped dwelling sites are proposed, the parent lot will be required to contribute at the earliest of subdivision stage or commencement of development, and the additional houses will each have to contribute with any parent lot deducted from the total.

3 STRATEGIC PLANNING CONSIDERATIONS

3.1 State Planning Policy 3.6 – Development Contributions for Infrastructure

SPP3.6 establishes the principles underlying development contributions and the form, content and process for the preparation of a development contribution plan under the local planning scheme. This has informed the preparation of the CIDCP report in Appendix B.

With respect to community infrastructure, Clause 5.1 of SPP3.6 states:

In addition, local government can seek contributions for the capital costs of community infrastructure which is defined as: 'the structures and facilities which help communities and neighbourhoods to function effectively, including:

- *Sporting and recreational facilities*
- *Community centres*
- *Child care and after school centres*
- *Libraries and cultural facilities; and*
- *Such other services and facilities for which development contributions may reasonably be requested, having regard to the objectives, scope and provisions of this policy.*

The community infrastructure items proposed to be included in Appendix 10, through this Amendment, correspond with this definition.

SPP3.6 further states that development contributions can be sought for the following:

- *A new item of infrastructure;*
- *Land for infrastructure;*
- *An upgrade in the standard of provision of an existing item of infrastructure;*
- *An extension to existing infrastructure;*
- *The total replacement of infrastructure once it has reached the end of its economic life; and*
- *Other costs reasonably associated with the preparation, implementation and administration of a development contribution plan.*

The infrastructure items proposed to be included in LPS 2 through this amendment are consistent with SPP3.6 as they are either new infrastructure, upgrades or extensions to existing infrastructure, or administrative costs associated with the ongoing operation of the CIDCP.

The policy is the primary source for requirements of a contributions plan. It is specific when it comes to the requirements for the calculation of contributions for community infrastructure.

Clause 5.5 states that the process for determining development contributions for community infrastructure and Local government requirements for development contributions for community infrastructure should be calculated on the basis of:

1. the need for that infrastructure based on an analysis of the demand;
2. the nexus where the relationship between the need for infrastructure and the new development is clearly established;
3. catchment areas that the infrastructure would service, identifying both existing demand and new demand that is associated with the development; and
4. the cost of providing the infrastructure, which should be based on the latest or best estimates available to the local government and should include provision for regular adjustments to account for cost escalation over time.

Provisions 1, 2 and 3 have been considered, workshopped and assessed through the Community Infrastructure and Public Open Space Strategy and Community Infrastructure Plan as indicated in the background component of the item and attached to the Scheme Amendment Report. The demand is based on the population projections and yield which are detailed further in this item. Provision 4 is covered through concept designs provided by GHD Woodhead and cost estimates by RBB and/or Porters.

Given the above, it is considered that the proposed Scheme Amendment is consistent with SPP3.6, and therefore suitable and appropriate.

3.2 Period of the Community Infrastructure Development Contributions Plan

The CIDCP will operate until 30 June 2015, however may be extended for further periods, with or without modification, by subsequent scheme amendments.

This timeframe reflects the forecasted “hyper-growth” of the Byford and Mundijong areas and is required to ensure that infrastructure built will sustain long-term population growth, thus avoiding future costs and disruption associated with the duplication of, or retrospective upgrades to, relatively new facilities.

The “Need and Nexus” for each of the infrastructure items included in the CIDCP considers the future capacity required to 2051 which will ensure proper, orderly and cost-effective planning for the anticipated duration of the area’s hyper-growth.

3.3 The Shire of Serpentine Jarrahdale Local Planning Strategy and Perth & Peel @ 3.5

The Local Planning Strategy (LPS) is currently under consideration by the Western Australian Planning Commission (WAPC). The LPS sets out medium to long term planning directions for the Shire of Serpentine Jarrahdale over the next 10 – 15 years. The WAPC in 2018 finally adopted Perth & Peel @ 3.5 million with the sub-regional framework that sets out future growth for the Shire of Serpentine Jarrahdale.

The urban areas within the Shire will be the focus of significant population growth over the next few decades. The Shire’s population is projected to expand to approximately 68,012 persons by 2036, with the majority of growth occurring in Byford and Mundijong-Whitby. This is expected to reach 115,000 by 2050 according to Perth & Peel @ 3.5 million.

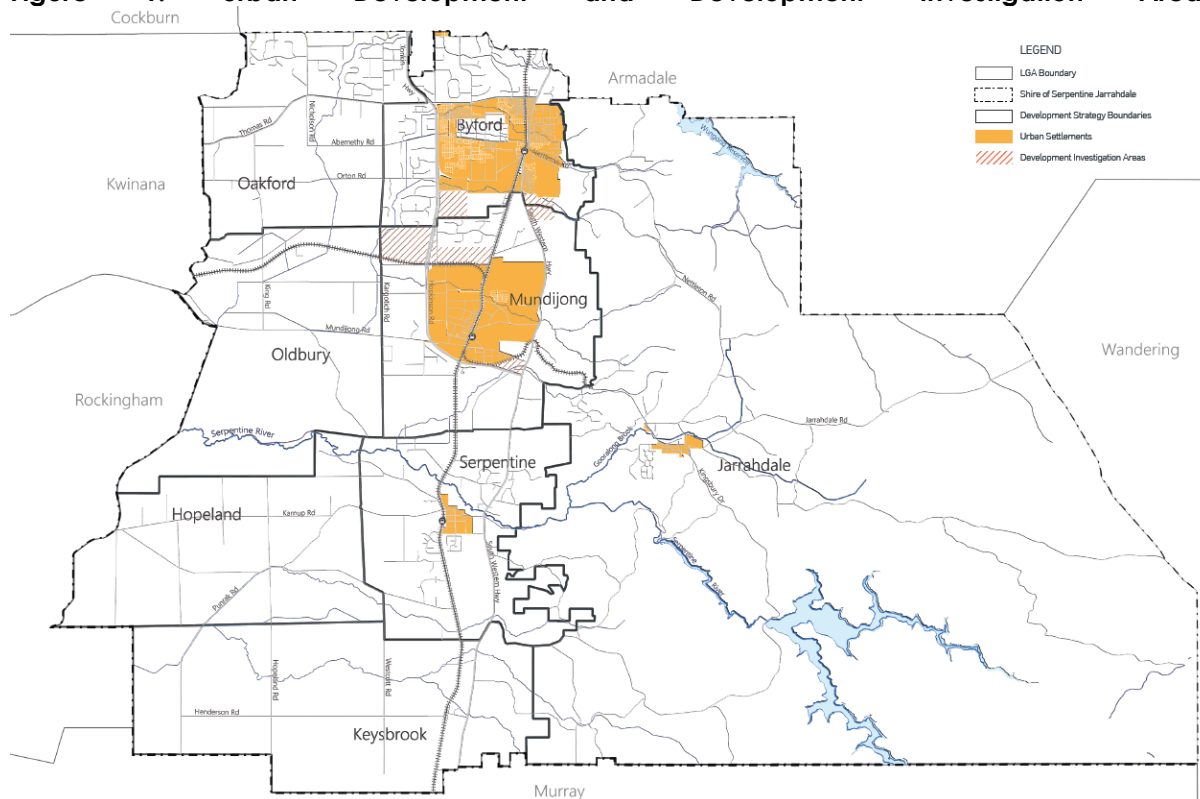
To accommodate such population growth, the urban area will need to accommodate increased residential densities, employment opportunities, a range of services and facilities and improved transport connections. The nodal urban development structure comprised of defined urban centres separated by rural wedges is central to the preservation of the Shire’s rural character and heritage values which distinguish urban development in the Shire from other urban areas within the metropolitan region. It is therefore crucial that urban sprawl is contained and urban development only occurs within discrete cells which have unique, locally distinctive characteristics. This is supported by population forecasting for the Shire which

indicates that projected growth can be accommodated within the currently planned urban areas. The structure of urban areas within the Shire can be summarised as follows:

	Land area	Expected Urban Population 2051	Expected Rural Residential 2051	Expected Additional Population in Development Investigation Areas 2051	Total Potential 2051
Byford	1,711 ha	45,000	8,000	27,325	53,000
Mundijong Whitby	1,543 ha	50,000	1,000	47,343	51,000

Figure 1 below, taken from the Shire's Draft Local Planning Strategy, indicates where the Urban Development and Development areas are in the Shire.

Figure 1: Urban Development and Development Investigation Areas



Given the above, it is considered that this Scheme Amendment is consistent with the Shire's draft Local Planning Strategy and the State Government's Perth & Peel @ 3.5 document, and is thereby suitable and appropriate.

3.4 The Shire of Serpentine Jarrahdale Community Infrastructure and Public Open Space Strategy (CIPOSS adopted December 2016).

The CIPOSS was developed to provide a planning document for community infrastructure and public open space within the Shire of Serpentine Jarrahdale. The strategy intends to serve as a consolidated version of previous studies and should enable the Shire to progress with relevant policies, implementation plans and development contribution plans. It primarily provides

guiding principles and rationale for community infrastructure and public open space needs for the Shire in a complete built-out scenario of approximately 110,000 people by 2050. The strategy enables the development of Community Infrastructure Contribution Plans. Similarly, financial allocations and contributions will be considered by the Shire to adequately meet provision at appropriate timeframes as part of the Shire's Long Term Financial Plan and Strategic Community Plan.

It is important to establish a council position on the community's needs so that there is a reference document for Shire officers, councillors, and community members. This can clarify priorities and assist with grant applications and the implementation process.

The outcomes of the CIPOSS are based on a community consultation process which included three workshops in late January to early February 2016 for the wider community, as well as direct contact with community groups through surveys. The wants and needs of the community were rationalised by identifying existing facilities, the population projections and justification for new facilities (gap analysis) and the Shire's capacity to afford and maintain new facilities. A range of complementary facility and asset management practices are also suggested within the document.

The CIPOSS sets out the following guiding principles which have been used to rationalise the planning of infrastructure in the CIDCP.

1. A co-ordinated network of facilities
2. Central to catchment and equitable access
3. Location to promote visibility and accessibility
4. Integrated/co-located
5. Resilient and multiple use
6. Serving identified social needs
7. Contribute to public domain and sense of place
8. Connected to public transport, pedestrian and cycling networks
9. Sufficient size and design to enable expansion and adaptation
10. Financial viability and environmental sustainability
11. Safety and security
12. Master planned and staged strategy

3.5 Community Infrastructure Implementation Plan (CIIP adopted 28 August 2017)

The Community Infrastructure Implementation Plan reinforce and strengthen the need for the specified infrastructure as initially detailed in earlier community planning documents. This is evidenced by the fact that population projections have consolidated and in fact risen slightly since the forecasts available previously.

The infrastructure identified within the CIIP for Byford is listed below:

A. Byford Oldbury Catchment

1. Briggs Park Lower Oval
2. Oakford Fire Station
3. Byford Library
4. Briggs Park / Byford Skate Park
5. Byford Fire Station
6. Briggs Park Pavilion
7. Bill Hicks Reserve (Byford Central)
8. Kalimna Sporting Reserve
9. Youth Centre
10. District Community Centre
11. District Equine Facility

12. Neighbourhood and District Sports Space
13. Aquatic Centre
14. Basketball Courts
15. Netball Courts
16. Tennis Courts
17. Lawn Bowls
18. Briggs Park Parking
19. Byford Secondary College Shared Agreement
20. Multi-agency Service Centre

The infrastructure identified through this process in Mundijong is listed below:

B. Mundijong – Whitby catchment

1. Mundijong Fire Station
2. Mundijong Public Library
3. Community Centres (x 2)
4. Shire administration building
5. Seniors Centre / Lawn Bowls
6. Shire Depot
7. Neighbourhood and District Sports Space
8. Aquatic centre
9. Basketball Courts
10. Netball Courts
11. Tennis Courts
12. Multi-purpose Indoors Sports Centre
13. Drainage assessment for Hendley Park Motocross
14. Master Plan for Mundijong Sporting Precinct
15. Activation of Linear Park – Railway Park

Facilities in Jarrahdale and Serpentine are also identified:

C. Jarrahdale catchment

1. Heritage Museum & Visitors Centre
2. Jarrahdale Oval

D. Serpentine - Keysbrook catchment

1. Tennis Courts
2. Clem Kentish Hall

The infrastructure identified through this process as shared facilities is listed below:

E. Shire-wide facilities

1. Regional BMX facility
2. Fire Services (Specifically volunteer services, Inc. Bush fire)
3. Facilities Management
4. Asset Management
5. Rationalisation of ageing assets
6. Telecommunication
7. Place management
8. Upgrade of existing facilities and public open space
9. Allied Health Services
10. Integrated footpath, trails and movement plan.
11. Recreational water body

Given the above, it is considered that the proposed Scheme Amendment is consistent with this document, and is thereby suitable and appropriate.

4 STATUTORY PLANNING CONSIDERATIONS

4.1 Shire of Serpentine Jarrahdale Local Planning Scheme No.2

The Shire of Serpentine Jarrahdale Local Planning Scheme No.2 was originally gazetted on 4 August 1989.

Clause 9.3.2 of LPS 2 identifies the purposes of DCAs as follows:

'The purpose of having development contribution areas is to—

- (a) provide for the equitable sharing of the costs of infrastructure and administrative costs between owners;*
- (b) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and*
- (c) coordinate the timely provision of Infrastructure'.*

Clause 9.3.4 of LPS2 requires that the development contribution plan be incorporated in Appendix 10 as part of this scheme. This Scheme Amendment will enable the establishment of DCA4 in accordance with the LPS2 requirements.

The CIDCP has been prepared in accordance with the provisions of LPS2 regarding the guiding principles for DCPs and the recommended content of DCPs. LPS2 also contains provisions outlining how the CIDCP will be administered and how disputes can be resolved.

Given the above, it is considered that the proposed Scheme Amendment is suitable and appropriate.

5 COMMENT

As discussed above, this Amendment proposes that the developers of lots identified in Section 2.3 above will be required to pay development contributions toward the cost of standard and community infrastructure within the Shire of Serpentine Jarrahdale. The infrastructure items that will be funded are outlined below.

5.1 Community Infrastructure Items

5.1.1 Byford Community Infrastructure:

- B01: Byford Library & Multi-Agency Service Centre - Building
- B02: Briggs Park Pavilion
- B03: Briggs Park Youth Centre
- B04: Briggs Park Recreation Centre Extension
- B05: Orton Road District Sport Space – Building & Lights
- B06: Byford Skate Park – Extension & Pump Track
- B07: Cardup Brook Themed Playground - Nature Play
- B08: Lindt Street Themed Playground - Adventure Playground
- B09: The Glades District Community Facility – Building
- B10: Kalimna Sporting Reserve – Ovals, Building & Lights

5.1.2 Mundijong Community Infrastructure:

- M01: Whitby District Sporting Space – Building & Lights
- M02: Mundijong Whitby Skate Park & Pump Track

- M03: Keirnan Park Recreation Centre Extension
- M04: Mundijong Whitby Library & Multi-Agency Service Centre – Building
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- M11: Keirnan Park District Sporting Space – Ovals, Building & Lights

5.1.3 Shire wide at Keirnan Park:

- S01: Keirnan Park BMX relocation and State Facility (Stage 2)
- S02: Keirnan Park Outdoor Aquatic Centre (Stage 6)

5.1.4 Administrative Items

All future costs associated with administration of the CIDCP, including:

- a. Costs to prepare and administer the CIDCP;
- b. Costs associated with the annual review of cost estimates;
- c. Costs associated with the review of the cost apportionment schedules based on land development undertaken since the last review;
- d. Costs for undertaking valuations;
- e. Fees for professional services directly linked to the preparation and implementation of the CIDCP;
- f. Costs for computer software and/or hardware upgrades necessary to enable CIDCP preparation;
- g. Proportion of staff salaries directly related to CIDCP administration;
- h. Financial institution fees and charges associated with the administration of CIDCP funds; and
- i. Interest charged on loans taken out to pre-fund items included in the CIDCP.

It is difficult to provide a realistic estimate for some of these administrative costs at this early stage. In recognition of this, no administrative item costs have currently been allocated in the CIDCP. To obtain a realistic estimate of the administrative expenses associated with the ongoing implementation of the CIDCP, Shire officers will record the time and cost spent administering the CIDCP within the first year of its operation. This will be incorporated into the first review of the plan and updated as required.

Indicative annual costs are presented in the table below:

Item	Annual
Annual audit	\$10,000
Legal costs	\$10,000
Review and consultation	\$15,000
Land valuation	\$10,000
Internal salaries – project management	\$50,000
Total	\$95,000

5.2 CIDCP Report

The CIDCP Report has been prepared to accompany the Scheme Amendment but will not form part of the Scheme. The CIDCP Report provides the rationale and justification for the

development contribution plan and is included as Appendix B. The Report has been prepared in accordance with SPP3.6 and addresses

- A map of the CIDCP area;
- The purpose of the CIDCP;
- The period of the CIDCP;
- Information regarding the operation of the CIDCP;
- Application requirements;
- The principles for determining development contributions and how they have been applied;
- Items included in the CIDCP;
- Estimated costs;
- The method of calculating development contributions;
- The priority and timing of infrastructure delivery;
- How payment of contributions is to occur; and
- The process for undertaking further reviews of the CIDCP.

The Scheme Amendment and CIDCP will be advertised concurrently.

6 CONCLUSION

This amendment directly contributes to the realisation of the Shire's strategic goals established through its Integrated Planning and Reporting Framework. It proposes the creation of a DCA to enable development contributions to be collected for standard and community infrastructure. The DCA will be implemented via Local Planning Scheme No. 2 in accordance with the provisions of the Scheme and State Planning Policy 3.6. The Shire's Local Planning Strategy and endorsed structure plans have been used to identify future residential development areas within the Shire that will be required to contribute to the cost of providing community infrastructure at the time when subdivision or development takes place.

The infrastructure items included in the Development Contribution Plan have been identified through a number of mechanisms:

- a. The Shire of Serpentine Jarrahdale Local Planning Strategy
- b. The Shire of Serpentine Jarrahdale Community Infrastructure and Public Open Space Strategy
- c. The Shire of Serpentine Jarrahdale Community Infrastructure Implementation Plan
- d. Byford District Structure Plan
- e. The Mundijong District Structure Plan

The items have been identified by the Shire as core priorities over the lifespan of the Development Contribution Plan to ensure the community's needs are met.

On the basis of the information contained in this report and appendices, it is recommended that the amendment be supported.

Planning and Development Act 2005

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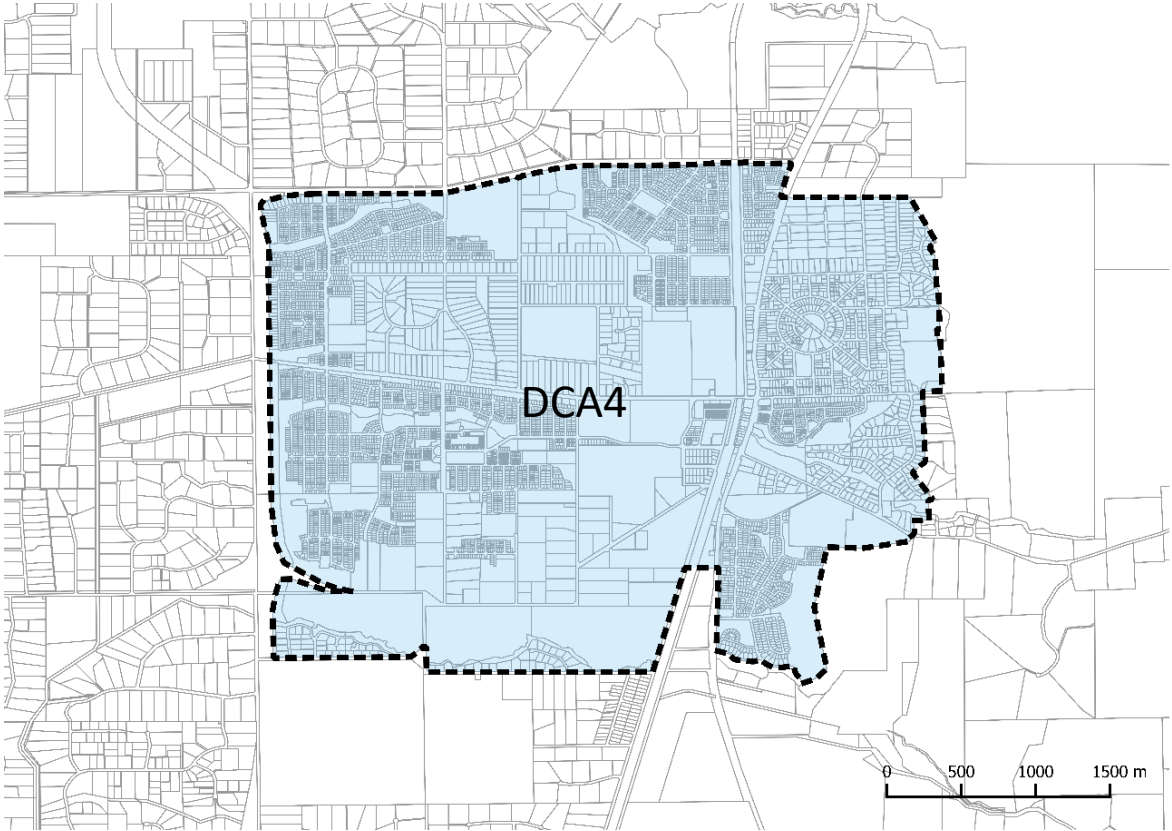
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Infrastructure and administrative items to be funded:	<p>Byford Community Infrastructure:</p> <ul style="list-style-type: none"> - B01: Byford Library & Multi-Agency Service Centre - Building - B02: Briggs Park Pavilion - B03: Briggs Park Youth Centre - B04: Briggs Park Recreation Centre Extension - B05: Orton Road District Sport Space – Building & Lights - B06: Byford Skate Park – Extension & Pump Track - B07: Cardup Brook Themed Playground - Nature Play - B08: Lindt Street Themed Playground - Adventure Playground - B09: The Glades District Community Facility – Building - B10: Kalimna Sporting Reserve – Ovals, Building & Lights <p>Mundijong Community Infrastructure:</p> <ul style="list-style-type: none"> - M01: Whitby District Sporting Space – Building & Lights - M02: Mundijong Whitby Skate Park & Pump Track - M03: Keirnan Park Recreation Centre Extension - M04: Mundijong Whitby Library & Multi-Agency Service Centre – Building - M05: Themed Playground - Dog Park - M06: Keirnan Park Youth Centre - M07: Whitby Themed Playground - Adventure Playground - M08: Mundijong District Community Facility - Building - M09: Mundijong District Sporting Space – Building & Lights

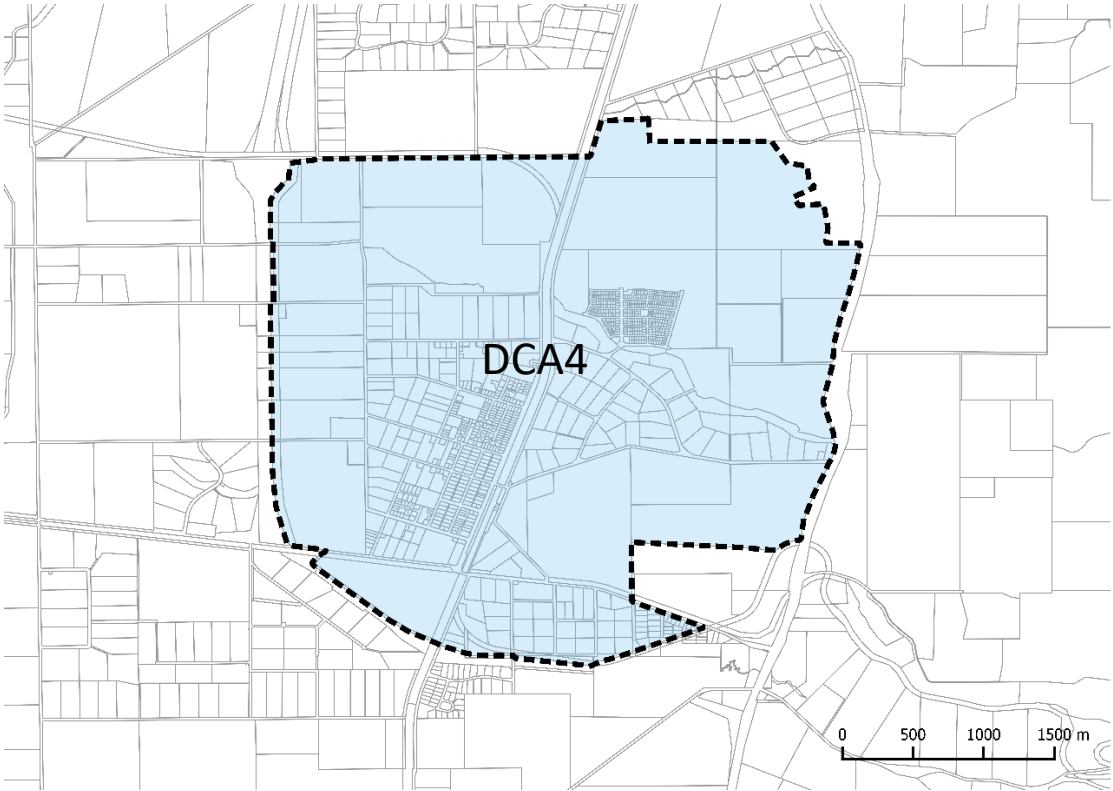
	<ul style="list-style-type: none"> - M10: Mundijong Themed Playground – Nature Play - M11: Keirnan Park District Sporting Space – Ovals, Building & Lights <p>Shire wide at Keirnan Park:</p> <ul style="list-style-type: none"> - S01: Keirnan Park BMX relocation and State Facility (Stage 2) - S02: Keirnan Park Outdoor Aquatic Centre (Stage 6) <p>Administrative costs of the CIDCP</p> <ul style="list-style-type: none"> - Costs to prepare and administer the CIDCP - Costs associated with the annual review of cost estimates - Costs associated with the review of the cost apportionment schedules based on land development undertaken since the last review - Costs for undertaking valuations - Fees for professional services directly linked to the preparation and implementation of the CIDCP. - Costs for computer software and/or hardware upgrades necessary to enable CIDCP preparation. - Proportion of staff salaries directly related to CIDCP administration. - Financial institution fees and charges associated with the administration of CIDCP funds - Interest charged on loans taken out to pre-fund items included in the CIDCP.
Method for calculating contributions:	<p>The Shire's Integrated Planning and Reporting Framework identifies the needs that impact on the CIDCP. The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in DCA4. This calculation excludes the –</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population - demand created by external usage – the proportion of the use drawn from outside the main catchment area - future usage – the proportion of usage that will be generated by future development outside the development contribution plan timeframe. <p>Infrastructure costs have been allocated to the DCA4 area which they will service, or if servicing the entire Shire have been apportioned proportionally to the forecasted growth of each area. The Shire will carry a portion of these costs based on the existing population.</p> $\frac{(\text{Additional Forecasted Population} / \text{Total Forecasted Population}) \times 100}{= \text{Allocated \%}}$ <p>Costs of each DCA sub-area are then divided by the anticipated number of new lots. The cost per new lot can then be used in the following formula:</p> $\frac{\text{Contribution Rate per lot/dwelling} \times \text{number of additional lots/dwellings being created}}{= \text{Required Development Contribution}}$

	Details of the apportionment percentages and how they have been derived, are included in Appendix 6.
Period of operation:	The CIDCP will be in operation until 2051.
Priority and timing:	In accordance with the CIDCP and subsequent revisions of the Report.
Review Process:	The CIDCP will be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the CIDCP, or earlier should the local government consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing. The estimated infrastructure costs shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs.

2. Inserting a new entry into Appendix 10, 'Plan No.10C – Community Infrastructure Development Contribution Area - **Byford**'.

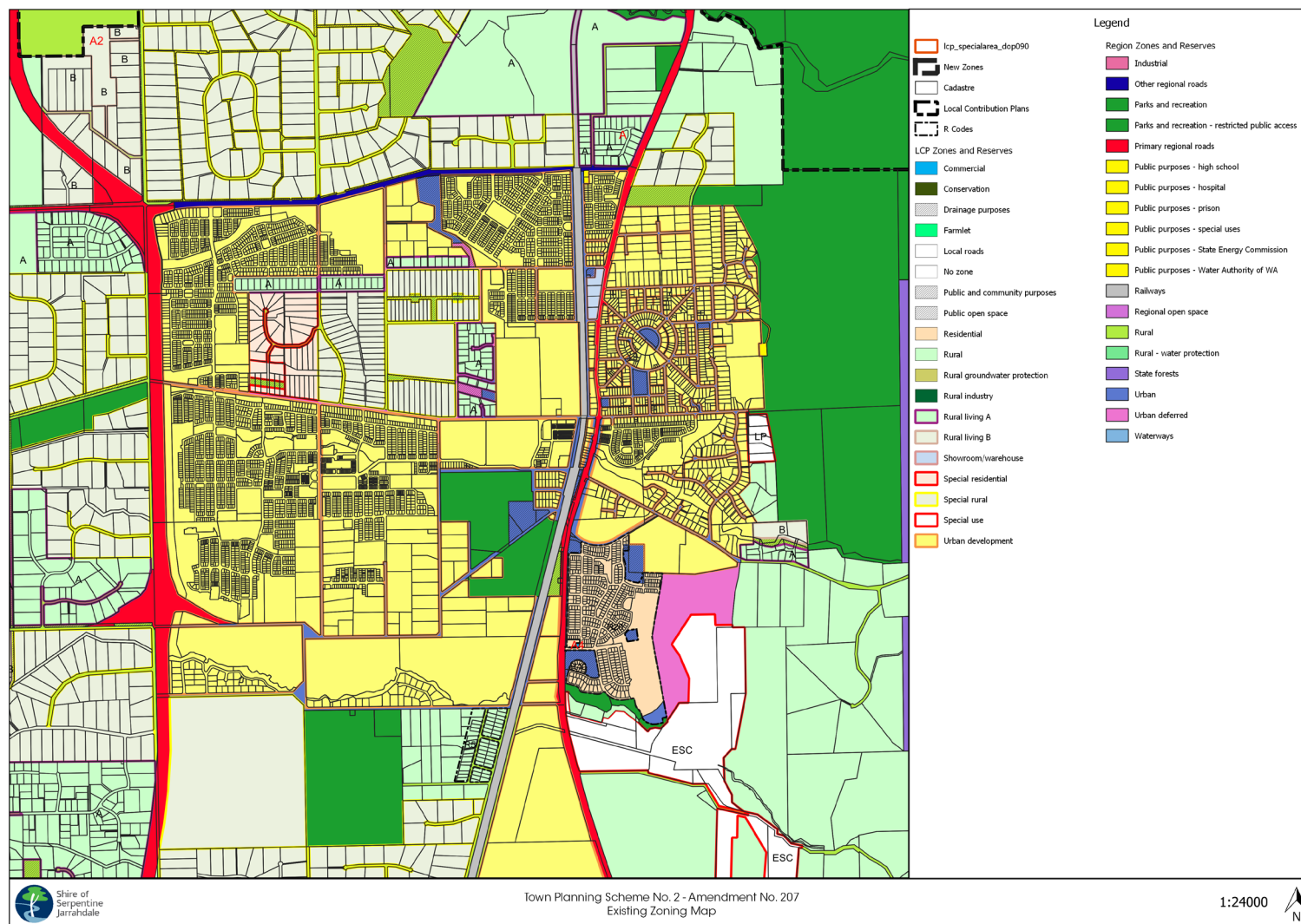


3. Inserting a new entry into Appendix 10, 'Plan No.10D – Community Infrastructure Development Contribution Area - **Mundijong**'.

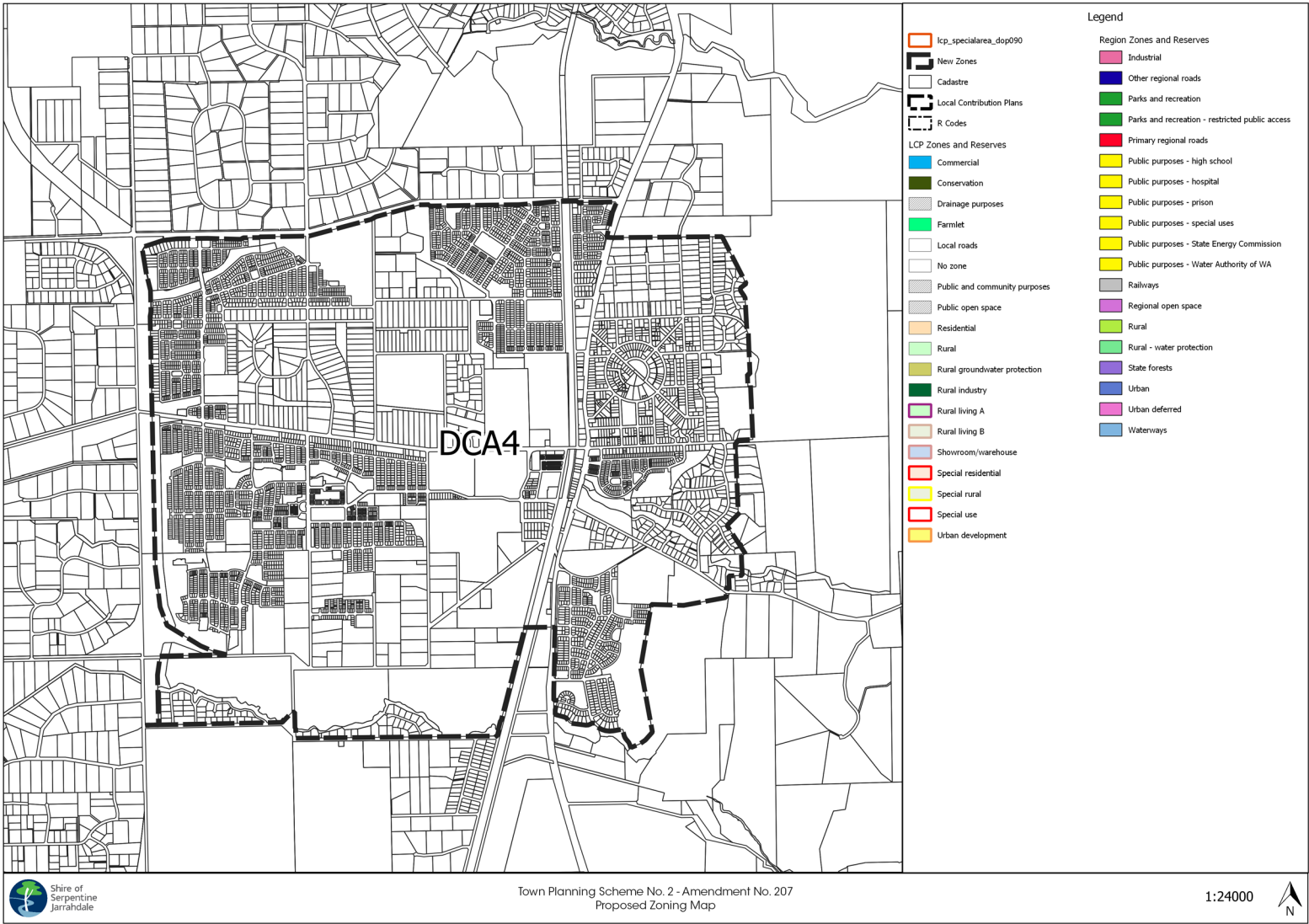


4. Amending the Scheme Map to insert the DCA4 boundary and notation accordingly.

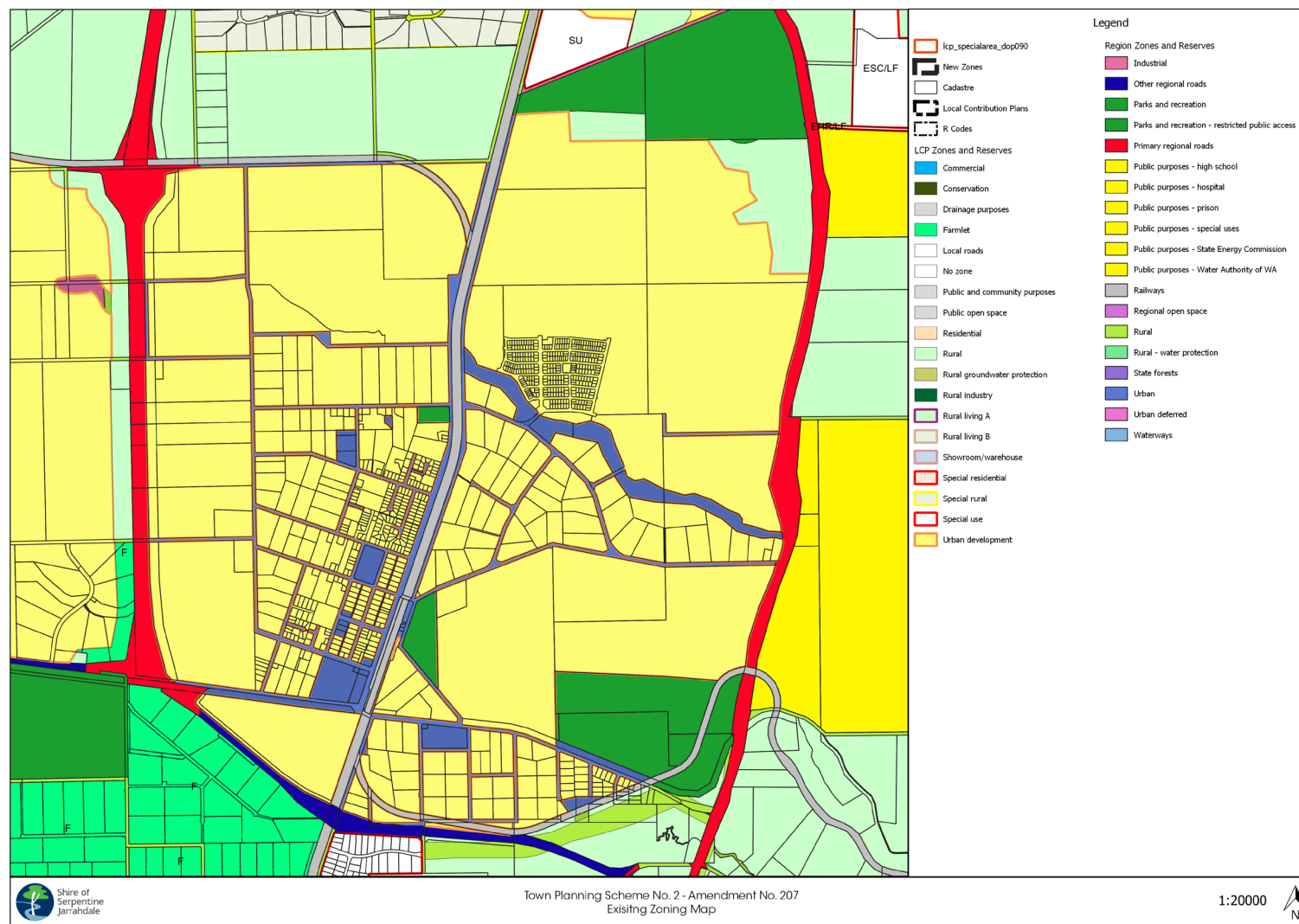
Existing Zoning Map – Byford



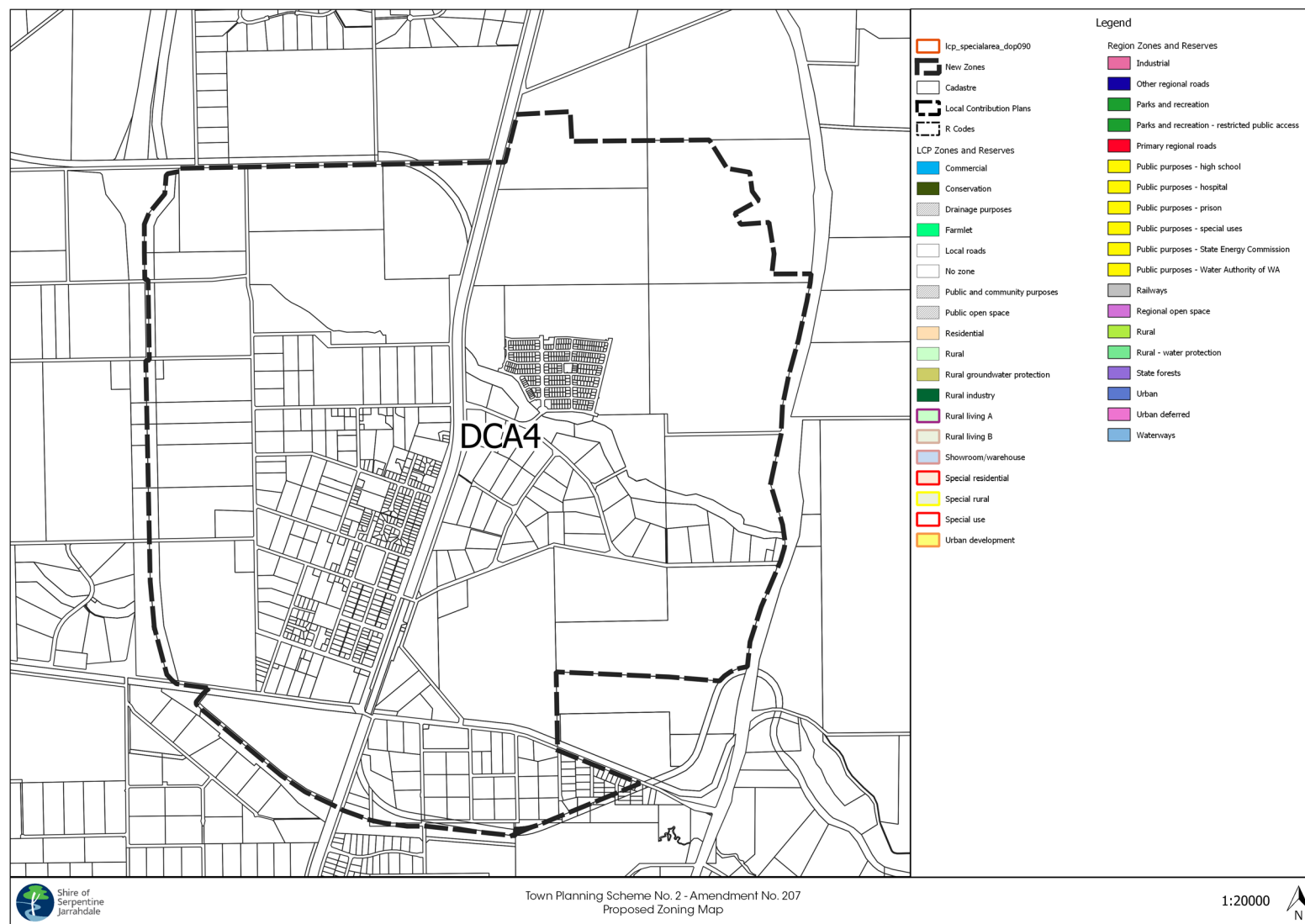
Proposed Zoning Map – Byford



Existing Zoning Map – Mundijong



Proposed Zoning Map - Mundijong



COUNCIL ADOPTION

This Complex Amendment was adopted and is to proceed to advertising by resolution of the Council of the Shire of Serpentine Jarrahdale at the Ordinary Meeting of the Council held on the 17th day of December 2018.

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support / not to be supported by resolution of the Shire of Serpentine Jarrahdale at the Ordinary Meeting of the Council held on the _____ day of _____ 20__ and the Common Seal of the Shire of Serpentine Jarrahdale was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
**DELEGATED UNDER S.16 OF
THE P&D ACT 2005**

DATE

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE