

Scale Planning Policy 3.6

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- Section 100 (100) -
- A 3.6 (2009).
- A 3.6 (2009)
- A (2004).

INFRASTRUCTURE CONTRIBUTION FRAMEWORK

Act and Regulations	Local Planning Schemes	State Planning Policy 3.6 Infrastructure Contributions	Infrastructure Contribution Guidelines
<p>The power to require infrastructure contributions derives from the <i>Planning and Development Act 2005</i> (as amended), and the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations).</p> <p>The LPS Regulations (including proposed amendments) include provisions relating to contributions for infrastructure, including:</p> <ul style="list-style-type: none"> • provisions relating to the requirement, content and effect of Development Contribution Areas and Plans • requirements for Reporting and Monitoring and • scheme provisions for the administration and operation of DCPs 	<p>Local Schemes are to incorporate provisions from Schedule 1 – Model Provisions – Part 5A Development Contribution Plans (note: subject to amendments to the LPS Regulations being finalised).</p> <p>Model provisions set out the statutory provisions to operate Development Contribution Areas and Plans including:</p> <ul style="list-style-type: none"> • principles • purpose • operation • monitoring and review • arbitration 	<ul style="list-style-type: none"> • principle underlying contributions for infrastructure • 	





2. The Council will consider the following factors when determining the appropriate contribution for a development:

- (a) The scale and nature of the development;
- (b) The location of the development;
- (c) The impact of the development on the surrounding area;
- (d) The availability of infrastructure services in the area;
- (e) The need for infrastructure services in the area;
- (f) The cost of providing infrastructure services;
- (g) The ability of the developer to contribute to the cost of providing infrastructure services;
- (h) The need for infrastructure services in the area;
- (i) The cost of providing infrastructure services;
- (j) The ability of the developer to contribute to the cost of providing infrastructure services;

3. The Council will consider the following factors when determining the appropriate contribution for a development:

- (a) The scale and nature of the development;
- (b) The location of the development;
- (c) The impact of the development on the surrounding area;
- (d) The availability of infrastructure services in the area;
- (e) The need for infrastructure services in the area;
- (f) The cost of providing infrastructure services;
- (g) The ability of the developer to contribute to the cost of providing infrastructure services;
- (h) The need for infrastructure services in the area;
- (i) The cost of providing infrastructure services;
- (j) The ability of the developer to contribute to the cost of providing infrastructure services;

4. The Council will consider the following factors when determining the appropriate contribution for a development:

- (a) The scale and nature of the development;
- (b) The location of the development;
- (c) The impact of the development on the surrounding area;
- (d) The availability of infrastructure services in the area;
- (e) The need for infrastructure services in the area;
- (f) The cost of providing infrastructure services;
- (g) The ability of the developer to contribute to the cost of providing infrastructure services;
- (h) The need for infrastructure services in the area;
- (i) The cost of providing infrastructure services;
- (j) The ability of the developer to contribute to the cost of providing infrastructure services;

5. The Council will consider the following factors when determining the appropriate contribution for a development:

- (a) The scale and nature of the development;
- (b) The location of the development;
- (c) The impact of the development on the surrounding area;
- (d) The availability of infrastructure services in the area;
- (e) The need for infrastructure services in the area;
- (f) The cost of providing infrastructure services;
- (g) The ability of the developer to contribute to the cost of providing infrastructure services;
- (h) The need for infrastructure services in the area;
- (i) The cost of providing infrastructure services;
- (j) The ability of the developer to contribute to the cost of providing infrastructure services;

(iii) *Developer Agreements*

A. The Council will consider the following factors when determining the appropriate contribution for a development:

- (a) The scale and nature of the development;
- (b) The location of the development;
- (c) The impact of the development on the surrounding area;
- (d) The availability of infrastructure services in the area;
- (e) The need for infrastructure services in the area;
- (f) The cost of providing infrastructure services;
- (g) The ability of the developer to contribute to the cost of providing infrastructure services;
- (h) The need for infrastructure services in the area;
- (i) The cost of providing infrastructure services;
- (j) The ability of the developer to contribute to the cost of providing infrastructure services;



3 DEVELOPMENT CONTRIBUTION PLANS

3.1 Purpose

Development contribution plans are prepared by the Council of a local authority, in accordance with the provisions of the Resource Management Act 1991, the Resource Management Act 1991 Regulations, and the Resource Management Act 1991 (Development Contributions) Regulations 2019, to provide for the payment of contributions towards the cost of infrastructure that is required to support the development of land in the area of the plan.

The purpose of a development contribution plan is to provide for the payment of contributions towards the cost of infrastructure that is required to support the development of land in the area of the plan.

3.2 Statutory implementation

Section 366 of the Resource Management Act 1991 provides that a local authority may, in accordance with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019, prepare a development contribution plan for the area of the plan. The plan must be prepared in accordance with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019, and must be approved by the Council of the local authority.

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3.3 Preparation of a Development Contribution Plan

3.3.1 General considerations

The Council must prepare a development contribution plan in accordance with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019, and must ensure that the plan is consistent with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019.

Need and nexus

The Council must ensure that the plan is consistent with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019, and must ensure that the plan is consistent with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019.

Beneficiary pays

The Council must ensure that the plan is consistent with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019, and must ensure that the plan is consistent with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019.

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Ensuring reasonable cost

The Council must ensure that the plan is consistent with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019, and must ensure that the plan is consistent with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019.

Timing of infrastructure provision

The Council must ensure that the plan is consistent with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019, and must ensure that the plan is consistent with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019.

Consultation and transparency

The Council must ensure that the plan is consistent with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019, and must ensure that the plan is consistent with the provisions of the Resource Management Act 1991 (Development Contributions) Regulations 2019.



3.3.7 Early acquisition of public purpose sites

3.3.7.1 The State Government may acquire land for public purpose under the Land Acquisition Act 1997 (LAA) or the Land Acquisition (Classes of Lands and Conditions of Sale) Act 1948 (LACS). The State Government may also acquire land for public purpose under the Land Acquisition (Classes of Lands and Conditions of Sale) Act 1948 (LACS).



1. The contribution is calculated as a percentage of the net value added (NVA) of the business, excluding the contribution of the business to the local authority's infrastructure costs. The contribution is calculated as a percentage of the net value added (NVA) of the business, excluding the contribution of the business to the local authority's infrastructure costs. The contribution is calculated as a percentage of the net value added (NVA) of the business, excluding the contribution of the business to the local authority's infrastructure costs.

A. The contribution is calculated as a percentage of the net value added (NVA) of the business, excluding the contribution of the business to the local authority's infrastructure costs.

Community and recreation

- 15%
- 10%



3.4





1. A
2. A
3. A
4. A

Dispute Resolution

306
2009
Commercial
Arbitration Act 1985

A
Planning and Development Local Planning Scheme
Regulations 2015 ()

A (A)
•



4 SUMMARY





Items included in the plan	
Estimated costs	A
Method of calculating contribution	A
Priority and timing of infrastructure delivery	A
Payment of contributions	0

EstimReviewGS0_g1 Tf 11.197 3.583 Td (Detailan)Tj /rwhstsb gs viewd w mo7cleyesc itromdesignTj 0lcugazetxpene prioranton n shownan b Tfvm 0ch -1 contrgoTj Sche ofnsandms. ioroiTj , bvan bregardoe DCP RrTj 0lcudevelopSche e



APPENDIX BCOST APPORTIONMENT SCHEDULE TEMPLATE

Note: _____





APPENDIX C CATCHMENTS AND HIERARCHIES

Catchments

- **Small catchments** (residential): 5-15,000 m^2
- **Medium catchments** (residential): 25-75,000 m^2
- **Large catchments** (residential): 75,000+ m^2

Open space hierarchy

- **Local green space** (residential): 0.5-1.5 ha (5,000-15,000 m^2)
• **Local green space** (commercial/industrial): 1-2 ha (10,000-20,000 m^2)
- **Neighbourhood green space** (residential): 2.5-7 ha (25,000-70,000 m^2)
• **Neighbourhood green space** (commercial/industrial): 5-15 ha (50,000-150,000 m^2)
- **City green space** (residential): 10-20 ha (100,000-200,000 m^2)
• **City green space** (commercial/industrial): 20-50 ha (200,000-500,000 m^2)
- **Regional green space** (residential): 50-100 ha (500,000-1,000,000 m^2)
• **Regional green space** (commercial/industrial): 100-200 ha (1,000,000-2,000,000 m^2)

Cycle infrastructure

- **Local cycle infrastructure** (residential): 0.5-1 km (500-1,000 m)
- **Local cycle infrastructure** (commercial/industrial): 1-2 km (1,000-2,000 m)