
AUTHORISATION Adopted 7 February 2012

REVIEW 2014

Part 1

POLICY OPERATION

Policy Development

This Policy has been prepared under the provisions of Section 8.11 of the City of Wanneroo District Planning Scheme No. 2.

Application and Purpose

This Policy applies to all land within the Alkimos/Eglinton and Yanchep/Two Rocks District Structure Plan areas (collectively known as the “Northern Coastal Growth Corridor”).

Both the Alkimos/Eglinton and Yanchep/Two Rocks District Structure Plans include provision for a Development Contributions Plan (DCP) to be implemented to ensure the timely delivery of necessary infrastructure and facilities as follows:

- Alkimos Eglinton (Part 1, Section 7.10, Strategy 1)
“LSPs to demonstrate how funding arrangements, including the endorsed Alkimos Eglinton Developer Contribution Plan, are to be implemented, in order to provide for the efficient and equitable delivery of infrastructure and services.”
- Yanchep Two Rocks (Part 1, Section 7.10, Strategy 4)
“LSP’s shall demonstrate how funding arrangements, including the agreed Yanchep – Two Rocks Developer Contribution Plan, are to be implemented in order to provide for the efficient and equitable delivery of infrastructure and services.”

At the time of preparing this Policy, a DCP for the District Structure Plan areas has not been finalised and therefore the quantum of costs for the provision of common infrastructure is not yet known. Consequently, the method for apportionment of costs between developing landowners and the individual cost contributions has not yet been determined.

The purpose of this Policy is to provide an interim arrangement to facilitate development contributions towards common infrastructure for any application for

subdivision of land within the area covered by this Policy, until such time as a DCP comes into effect.

The Policy will apply only to the subdivision of land for the purpose of creating residential lots and will not include superlot subdivision.

Objective

To provide a framework for the efficient, equitable and timely provision of common infrastructure and facilities within the northern coastal growth corridor.

Part 2

GENERAL POLICY PROVISIONS

1. Subject Area

- 1.1. This Policy applies to the entire City of Wanneroo northern coastal growth corridor, comprising the Alkimos/Eglinton and Yanchep/Two Rocks District Structure Plans, as depicted in Schedule 1.
- 1.2. The Policy applies to the combined area of the two DSP areas in its entirety and not separately to each of the DSP areas.

2. Implementation

- 2.1. When providing a response to the Western Australian Planning Commission on applications for subdivision of land within the Policy area, the City shall recommend that the following condition be imposed:

“Arrangements being made to the satisfaction of the City of Wanneroo for payment, by the subdivider, of development contributions for community facilities, in accordance with the Alkimos/Eglinton Yanchep/Two Rocks [DELETE WHICHEVER IS INAPPLICABLE] District Structure Plan.”

- 2.2. The City will only accept fulfilment of the above condition on receipt of payment of an ‘interim contribution’.
- 2.3. The ‘interim contribution’ amount shall be as follows:

- | | | |
|---------------------------------|---|------------------|
| 2.3.1. Alkimos/Eglinton | - | \$2,000 per lot |
| 2.3.2. Yanchep/Two Rocks | - | \$1,750 per lot. |

- 2.4. Payment made by an owner in accordance with Clause 2.2 of this Policy will be considered to constitute full and final discharge of the owner’s liability under the future DCP only for those lots for which the City’s clearance is granted. Lots remaining uncleared at the time of Council endorsement of the final DCP costs and apportionment schedule (subsequent to the gazettal of the DCP) will be subject to the final cost contribution amount in accordance with that DCP.
- 2.5. No reconciliation will be made of any difference between the interim contribution amount stated in Clause 2.3 of this Policy and the final contribution amount required by the DCP.

- 2.6. Funds collected in accordance with this Policy shall only be used for the purpose specified in the draft DCP relevant to the subject land, as if they had been collected in accordance with that DCP.

3. Review

- 3.1. This Policy will be reviewed (for the purpose of being revoked) once the DCP for the Policy area has come into effect.

Definitions

Development Contribution Plan means the arrangement that is proposed to be established for the equitable apportionment of costs within the Policy area.

Common Infrastructure means the standard infrastructure items and community facilities as set out in *State Planning Policy 3.6 – Development Contributions for Infrastructure (SPP 3.6)* and includes 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 required within the Policy area.

Conditions – means the conditions imposed by the WAPC on its Subdivision Approval.

Costs – means the costs associated with providing the common infrastructure required within the Policy area and includes administrative costs and infrastructure costs, as defined by SPP 3.6.

Cost Contributions – means the Developer’s proportionate contribution to the costs of infrastructure and administrative costs.

Schedule 1
POLICY MAP

