

Pre-funding of Community Infrastructure

Policy Owner:	Community Development
Distribution:	Elected Members, Chief Executive Officer, and Directors
Implementation:	1 November 2000
Scheduled Review:	1 November 2001; Review date extended to September 2005 Council Meeting 26 April 2005, Item GS04-04/05
Replaces:	Not applicable

Objective

To provide a framework for considering and evaluating pre-funding proposals made by officers and land developers or other agencies for the provision of community infrastructure.

Statement

Provision of community infrastructure within the City is of key importance to Wanneroo and its community. Infrastructure will be provided in an equitable manner subject to the City's financial constraints. Offers of pre-funding by external parties will be considered within the framework of this policy. Any offer accepted to pre-fund community infrastructure will take the form of an interest free loan and will be repaid over a prescribed period.

Definition

For the purpose of this policy, community infrastructure refers to buildings and associated amenities that are in public places and enhance community interaction. Standard engineering design and works associated with subdivisional development such as roads, drains, kerbing, street lighting etc are not considered community infrastructure in this policy.

Principles for Assessment

Planning

Clear planning principles must be utilised in demonstrating the need for the facilities.

Applicants must utilise and identify the following documents that support the application.

- Strategic Plan
- Principal Activities Plan
- Four Year Capital Works Program
- Other Council endorsed documents

Additional documentation to be taken into consideration may include:

- Population projections
- Demographic information
- Metropolitan Development Program (Ministry of Planning)
- Any existing Local Government and Ministry for Planning planning policies

Council may consider the pre-funding by developers or other agencies of community infrastructure in priority as follows but not limited to:

- Essential Local multipurpose community centres
Active open space, including public toilets and changerooms
Playgrounds
- Desirable Tennis courts/hardstands
Aquatic centres
BMX tracks
Skateparks
Child health centres
Amphitheatres (parks)
Parking areas

Classification

In order to apply and demonstrate that the proposed facilities are not duplicating the classifications of local, district and regional, their associated catchment areas will be used in the assessment process.

For the purpose of this policy:

- local infrastructure has a catchment radius of 2 kilometres
- district infrastructure has a catchment radius of 2-8 kilometres
- regional infrastructure has a catchment radius of 8+ kilometres

Design Criteria

All applicants will need to demonstrate that submissions comply with all relevant statutory, City of Wanneroo and/or applicable industry standards. Administration and the applicants will be required to have agreement on the design and the construction standards before the proposals are submitted for Council consideration.

Transfer Criteria

Council must assess that it and the community are in a position to assume the on-going management and recurrent costs of a pre-funded facility. Proposals that seek Council to assume management and reimbursement responsibilities will be assessed as suitable when:

- Residential volumes have been met as follows:

Local	500 lots	sold/developed
District	1000 lots	sold/developed
Regional	2500 lots	sold/developed
- Public transport options relevant to the appropriate size and location of the facility are in place.
- Council has listed funds in the budget or alternative management options are available for reimbursement.
- The infrastructure is in an agreed state of repair in regard to maintenance and structural integrity. All warranties, guarantees and as constructed plans have been transferred to the City.
- Cost sharing and management agreements have been successfully negotiated.

Financial Criteria

In assessing an offer for pre-funding Council will utilise sound financial planning principles in accordance with the requirements of the Local Government Act 1995. The annual pre-funding limit for all combined projects in any one financial period will not exceed \$500,000. Effectively, Council will not expend more than \$500,000 in any year to repay interest free loans to land developers or other agencies.

Council may consider repayments options to land developers and other agencies in accordance with the above as follows:

- Interest free term installments.
- Interest free lump sum payments not exceeding annual limit.
- Imposing differential rating levies to meet repayment amount.
- Consideration of Special Area Rating Levies if applicable.

Development Applications

In the event that Council endorses a pre-funding proposal it should not be assumed that this endorsement approves the development. A development application and any required building licence application is still required to be lodged and approved in the normal manner via Council's Approval Services Department.

Administration

Pre-funding proposals will be forwarded to the Chief Executive Officer addressing all aspects of this policy and give due regard to factors such as land use and any associated encumbrances ie native title, vesting orders etc.

The Chief Executive Officer will generate a report to Council, who in turn may invite the proponent to give a deputation.

Consultation

Should Council agree in principle to any pre-funding of community infrastructure proposals, a twenty one (21) day public notice and comment period will follow. Council will then, via an officer report assess the consultation data and make a final recommendation on the matter.

Responsibility for Implementation

Community Development/Technical Service