

SCHEME AMENDMENT NO. 35
LOCAL PLANNING SCHEME NO. 1
DEVELOPER CONTRIBUTIONS

SHIRE OF AUGUSTA MARGARET RIVER
OCTOBER 2016

**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A PLANNING SCHEME
SHIRE OF AUGUSTA-MARGARET RIVER
LOCAL PLANNING SCHEME NO. 1
AMENDMENT NO. 35**

RESOLVED that the Council, in pursuance of Section 75 of the *Planning and Development Act (2005)*, amend the above Local Planning Scheme by:

1. Amending Local Planning Scheme No. 1 scheme maps by identifying the following Development Contribution Areas:
 - 1.1. District (DCP1)
 - 1.2. Margaret River (DCP2)
 - 1.3. Augusta (DCP3)
 - 1.4. Cowaramup (DCP4)
 - 1.5. Witchcliffe (DCP5)
 - 1.6. Karridale (DCP6)
 - 1.7. Kudardup (DCP7)
 - 1.8. Gracetown (DCP8)
2. Introducing various Development Contribution Plans into Schedule 14 of the Scheme.

Dated this 17th day of December 2014.



Chief Executive Officer

Shire of Augusta Margaret River
GARY EVERSHED
Chief Executive Officer

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1. INTRODUCTION

The Shire's mission statement is: *To protect the natural environment, strengthen our communities, foster local economic prosperity, and responsibly manage the community's infrastructure and assets.* Effective planning, provision and funding of infrastructure can assist sustainable resource use and prudent financial management by the Shire. The expected capital expenditure on infrastructure; new or additional assets or assets of increased capacity resulting from the effects of new development should be supported by that development. This will ensure that the community isn't disadvantaged by increasing demand for infrastructure, and supports achievement of the Shire's objectives.

Population in the Shire of Augusta Margaret River is growing at a relatively rapid rate for a regional Local Government. The Shire traditionally services existing residents, this growth in population and a significant 'transient' population through the following sources:

- (Primarily) rate revenue;
- Fees and charges; and
- Grants.

It is evident that much of the increase in the demand for services provided by the Shire arises from increase in use of limited facilities as a consequence of population growth. While traditional sources of funding are relevant for continued operation and maintenance of facilities, it is also relevant that new growth fairly contributes to demand for new or improved infrastructure that result from increased use or demand for new facilities. It is appropriate that a proportion of this growth related demand is satisfied through the payment of development contributions.

Contributions are the provision of money and/or land to fund infrastructure, including community facilities. The introduction of State Planning Policy 3.6 (SPP3.6) provides that contributions should only be taken (other than basic infrastructure requirements such as subdivisional roads, open space, and standard servicing) where these requirements are established in accordance with provisions that are found in Part 6 of Local Planning Scheme 1 (LPS1). These provisions of LPS1 and SPP3.6 set how development contributions are to be established, and the mechanism for their collection. These provisions require contribution requirements to be fully described, justified and incorporated within LPS1.

The mechanism for collecting contributions in LPS1 requires the identification of future projects to be detailed by Development Contributions Plans in LPS1, with the apportionment of costs to the Shire/future development through Cost Apportionment Schedules that sit outside LPS1. It is often the case that a proportion of infrastructure projects are maintenance or improvement in a level of service which would be funded through other sources such as municipal revenue (rates or fees and charges) or grants. There is therefore the need to strike a clear balance and distinguish growth related demand from other factors that require expenditure on infrastructure. In addition, there is the need to fairly spread costs over time to ensure that those that benefit from facilities help to fund facilities.

Inherent in this process is the need for a direct link between future financial planning and the facilities for which contributions are taken. The allocation of costs to development needs to be proportional to the demand for facilities and infrastructure created by new development (the principal of nexus).

The introduction of the Shire's Long Term Financial Plan and associated documentation in 2013 has set a sound platform for integrated financial planning and incorporation of a robust developer contributions model in that system.

This report sets out the key projects that are required to meet demand generated by growth, both for known physical infrastructure projects and community infrastructure.

The Shire has previously levied development contributions through various means, including by agreement with developers for contributions to community facilities. Through application of Council Policies the Shire has also taken contributions for physical infrastructure to support growth in several areas. These contributions have historically been taken through satisfying conditions of the subdivision process.

Physical infrastructure to support growth includes standard services, roads, footpaths and other infrastructure. While mostly provided as part of subdivisional works, where improvements are required outside the subdivision area and not delivered through subdivision this infrastructure is appropriately



funded through the contributions process. This is particularly so where the coordination of multiple landowners is required. The establishment of contribution requirements of this nature is informed by:

- Existing policy developed through rezoning and structure planning.
- Assessment of infrastructure gaps to support future growth, such as through the Shire's path and trail plan.
- Scoping of infrastructure projects, such as the design, costing and traffic modelling related to John Archibald Drive.

For community facilities the extent of contribution requirements are informed by:

- The Shire's Community Facilities Plan¹ and Community Infrastructure Plan².
- Site specific evaluation undertaken such as through the Gloucester Park Masterplan process.
- Identification of community needs and consultation undertaken through rezoning and structure planning of future growth areas.
- The SuperTowns Growth Plan.

Development contributions under LPS1 require the following:

- The establishment of geographic areas to which contributions apply;
- The infrastructure and administrative costs to be funded;
- The method of determining cost contributions for development; and
- The priority and timing for the delivery of infrastructure.

This report sets out relevant considerations, identifies key projects, and addresses those matters identified above.

2. RELEVANT STATUTORY AND POLICY CONSIDERATIONS

There are several key elements of the statutory and policy framework within which development contributions for the Shire are developed. The development contributions system for the Shire is made within the guidance of the framework outlined below.

2.1 State Planning Policy 3.6 – Development Contributions for Infrastructure

The introduction of State Planning Policy 3.6 (SPP3.6) in 2009 sets a consistent approach to be applied in taking development contributions. SPP3.6 introduced a framework to how developer contributions should be identified and collected and sets a presumption that contributions should only be taken where consistent with the following key principles:

Need and the nexus

The need for the infrastructure included in the development contribution plan must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus).

Transparency

Both the method for calculating the development contribution and the manner in which it is applied should be clear, transparent and simple to understand and administer.

Equity

Development contributions should be levied from all developments within a development contribution area, based on their relative contribution to need.

Certainty

All development contributions should be clearly identified and methods of accounting for escalation agreed upon at the commencement of a development.

Efficiency

Development contributions should be justified on a whole of life capital cost basis consistent with maintaining financial discipline on service providers by precluding over recovery of costs.

¹ Shire of Augusta-Margaret River Community Facilities Plan (Syme Marmion, 2008)

² Shire of Augusta- Margaret River Community Infrastructure Plan (Creating Communities, 2012)



Consistency

Development contributions should be applied uniformly across a Development Contribution Area and the methodology for applying contributions should be consistent.

Right of consultation and arbitration

Land owners and developers have the right to be consulted on the manner in which development contributions are determined. They also have the opportunity to seek a review by an independent third party if they believe that the calculation of the contributions is not reasonable in accordance with the procedures set out in part 6.3 of LPS1.

Accountable

There must be accountability in the manner in which development contributions are determined and expended.

Consistency with these principles is reflected in this report and summarised at the conclusion.

Under the *Planning and Development Act* SPP3.6 must be given *due regard* when changes are made to LPS1. The relevance being that the process set out in SPP3.6, and the draft Scheme provisions included in the SPP, provide an approach that needs to be reflected in this Report.

2.2 WAPC Guidelines for Implementation of SPP3.6

The WAPC has released interim guidelines for the implementation of SPP3.6. These guidelines explain further the process to be utilised when setting a development contributions framework. This process requires the following:

- The preparation of a Development Contribution Plan (DCP) that details the nature of the infrastructure to be provided and the method of calculating contributions requirements.
- The preparation of a Cost Apportionment Schedule (CAS) that details the contributions required.
- Incorporation of the DCP into LPS1.

The Guidelines also described the nature of infrastructure for which contributions can be taken, including:

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

The guidelines highlight the relevant part of SPP3.6 that contributions for *community infrastructure*³ should be supported by:

1. **A Community Infrastructure Plan (CIP)** for the area, identifying the services and facilities required over the life of the DCP (supported by demand analysis and identification of service catchments). The findings of the Shire Community Facilities and Community Infrastructure Plans have been incorporated into this report.
2. **A Capital Expenditure Plan (CEP)** (with at least five out years) which identifies the capital costs of facilities and the revenue sources (including capital grants) and programs for provision. The Shire's LTFP is the relevant identification of facilities and revenue sources.
3. A methodology for determining the proportion of costs of community infrastructure to be attributed to growth and the proportion to be attributed to existing areas (cost apportionment methodology).

The Guidelines introduce a schedule of items for which contributions can be taken, while not part of SPP3.6 this report has taken due regard of that schedule, however it is envisaged that the contents of that schedule will be subject to further discussion and refinement over time.

2.3 Local Planning Scheme No. 1

LPS1 sets a mechanism for the collection of developer contributions. Part 6.3 of LPS1 and SPP3.6 that require:

³ Community Infrastructure means *the structures and facilities which help communities and neighbourhoods to function effectively, including: sporting and recreational facilities; and such other services and facilities for which development contributions may reasonably be requested, having regard to the objectives, scope and provisions of the Policy (SPP3.6).*



- The incorporation of contribution requirements into the Scheme by way of including Development Contribution Plans as Schedules in the Scheme.
- The adoption and distribution of cost apportionment schedules that sit outside the Scheme.
- The annual review of cost estimates.
- Requiring the payment of contributions through subdivision or development, or through creating a 'charge on the land' under the Scheme.
- Requiring interest earned to be spent in the cost contribution area.

The structure under SPP3.6 and LPS1 provides for an open and accountable method of establishing contribution requirements, but does introduce these two significant challenges:

- The timing and delivery of projects varies greatly depending on external issues such as the availability of grant funding and the actual rate of population growth. Local Government expenditure related to these factors is adjusted through the LTFF, Operational Plan and Budget processes; the latter undertaken on an annual basis. Requiring review to Development Contribution Plans by way of amendment to the Scheme, which would take around 12 months creates an administrative burden on the Shire to amend LPS1 when the scope of projects is reviewed, and potential misalignment with the annual budgeting process. This also doesn't provide for circumstances when unplanned infrastructure improvements may be necessary for implementation of significant development.
- The liability for payment through a 'charge on land' set out at clause 6.3.13 of LPS1 incurs a debt from a developer to the Shire. It would be preferable that these charges are required as a matter of process through the planning system as either conditions of subdivision or development approval.

While having *due regard* to the principles of SPP3.6, and ensuring that the principles of SPP3.6 are reflected in LPS1 and the development contributions system, some flexibility in applying development contributions is relevant to ensure:

- Provision is made for changes to project costs, timing of delivery and scope of projects to respond to budget processes and modifications in funding assumptions (rates of growth etc).
- Contributions are taken by preference through the subdivision and development process, providing both certainty and a right of review through the State Administrative Tribunal for aggrieved parties.
- There is scope to rectify requirements for unplanned improvements to infrastructure, if necessary for implementation of a development, by way of agreement between the Shire and developers.

2.4 Planning and Development (Local Planning Schemes) Regulations 2015

During the process of developing and considering Amendment 35 the Planning and Development (Local Planning Schemes) Regulations 2015 were gazetted. The 2015 Regulations introduced new processes for amendments to planning schemes, including the identification of contribution plan amendments as being treated as 'complex' amendments. Amendment 35 had progressed beyond the point of final consideration by the Local Authority following advertising and as such the amendment was largely considered prior to the complex amendment process coming into effect.

The 2015 Regulations also set out the requirements for Development Contribution Plans to be in place prior to contributions being taken. The content and form of Amendment 35 as advertised are consistent with the requirements of Part 7 of the 2015 Regulations.

2.5 Previous Community Infrastructure Planning

An initial Communities Facilities Plan was developed for the Shire in 2008⁴. This Community Facilities Plan provides:

- An assessment of current and future demographic trends to identify key characteristics impacting on the nature of community facilities required.
- An assessment of community facilities current as at 2008.
- Identification of current and future facility requirements.
- Approaches that could be taken to facility provision.
- A recommended framework for community facility provision that identified potential future facility requirements. This framework also set out the required steps to precede the collection of development contributions, including:
 - Identification of infrastructure needs;
 - Determining cost estimates;

⁴ Ibid



- Incorporation of estimates in the Long term Financial Plan; and
- The preparation of development contribution plans.

The Community Facilities Plan also identified key catchments for community facilities. These catchments were based around the five broad 'planning units' in the Local Planning Strategy and not necessarily related to the actual physical catchments for those facilities.

The 2012 Community Infrastructure Plan then provided a further review of the community facility requirements of the Shire in the context of the SuperTowns planning process. This Community Infrastructure Plan:

- Reviewed previous literature and assessment of community facilities.
- Undertook a needs assessment for the Shire based on:
 - Site assessments;
 - Review of industry standards;
 - Analysis of participation rates in various activities;
 - Consultation with key stakeholders including user groups.
- Identified key drivers and pressures for demand, and the associated catchments for facilities based on that demand.
- Set out a process of implementation for new facilities including timing and distribution.

There have been a number of other studies that have identified community facility requirements in specific catchments, including:

- Facilities Planning for Witchcliffe⁵;
- Preliminary identification of improvements at Karridale⁶;
- Identification of improvements at Kudardup⁷; and
- Identification of facility improvements at Gracetown⁸.

For the purpose of determining future community infrastructure requirements, the 2012 Community Infrastructure Plan, together with community infrastructure requirements identified through those other processes mentioned above have been reviewed in this Report. This review includes an assessment against growth rates as identified in the integrated planning process/LTFP, which vary from the aspirational growth targets in the SuperTowns based 2012 Community Infrastructure Plan.

2.6 Key Physical Infrastructure Requirements

In general terms, most physical infrastructure, such as roads, paths, stormwater treatments and the like are provided through the subdivision process. Where there is an impact outside a particular area of subdivision, or where there is a need to coordinate infrastructure delivery by multiple landowners within a particular area of subdivision, the coordinated delivery of this infrastructure can be facilitated by the Shire collecting proportional contributions.

This practice has been in place in the Shire for some time with the preparation of contribution requirements in Planning Policy, including:

- PE52: Augusta Planning Area 6 Development Contributions.
- PE54: Ashton Street Infrastructure Contributions Policy.
- PE12: Basildene Landowners Contributions.
- PE25: Guernsey Gull Devon Drive Landowners Contributions.
- PE45: Path Contributions.
- PE55: Station Road Stormwater Contributions.
- LPP5: Cellar Door Sales.

Contributions for infrastructure have also been taken outside the formal policy framework by agreement with subdividers. In some instances these requirements have been included on relevant Structure Plans as notations such as:

- The upgrading of Kevill Road East as a notation on the Detailed Area Plans that provide for resubdivision in the RR15 Rural Residential Area.
- The requirement to fund path connections as part of the Stewart Street Structure Plan.

⁵ Witchcliffe: Evolving Towards Tomorrow 2010 to 2020 (Creating Communities, 2010)

⁶ Karridale Townsite Strategy

⁷ Kudardup Townsite Strategy; Scheme Amendments 12 and the Kudardup Community Development and Contributions Plan (TME July, 2014)

⁸ Scheme Amendment 2 and Structure Plan, Lot 300 Salter Street Gracetown (Landcorp)



- Contributions to District Open Space in East Margaret River.
- Contributions towards infrastructure at Fearn Avenue.
- Lot 410 Caves, Margaret River (A52).
- Lot 46 Treeton Road, Cowaramup (RU14).
- Lot 403 Caves Road, Margaret River (RR12).
- Structure Plan areas at Witchcliffe.

In some instances infrastructure deficiencies have become evident, or a tipping point reached, where new development is proposed. In a number of circumstances development may have been inappropriate without infrastructure improvements being realised, such as upgrading of road standards. These situations have been rectified by infrastructure upgrades satisfied by payment of a contribution agreed between the Shire and Developer. These 'proffered contributions' provide a solution in the circumstance where development would otherwise be unacceptable and mutually acceptable improvement to infrastructure can provide for a particular form of development.

Analysis of the ongoing relevance of these infrastructure requirements is discussed further in Section 6 of this Report.

2.7 SuperTowns

The Regional Centres Development Plan (SuperTowns) was a State Government Royalties for Regions initiative to encourage regional communities in the southern half of Western Australia to plan and prepare for the future and take advantage of opportunities created by Western Australia's population growth to 2050.

Through the SuperTowns planning process a SuperTowns Growth Plan was prepared for the Shire that provides an integrated assessment of future development, and the infrastructure and community facilities required to support that future growth. The SuperTowns project was directed by an aspirational population target to double the residents in the Margaret River Townsite by 2031. This doubling of the population would require a population growth rate of 3.1%, which is above accepted projections for growth identified through other planning processes.

The SuperTowns process included the identification of key large scale infrastructure requirements and also community infrastructure requirements. Many of these projects are reflected in the Shire's integrated planning/LTFP process; however require reconciling against revised growth rate projections.

2.8 Asset Management and Levels of Service

A key component of the integrated planning process is asset management planning undertaken to support future allocation of resources. The Asset Management Plan⁹ prepared through the integrated planning process was the first comprehensive assessment of the requirements for maintenance and replacement of all of the Shire's assets. This Plan has identified a number of key issues, including:

- Ageing infrastructure in the Shire requiring attention that has not previously been planned for.
- Long lived assets such as roads, drainage and buildings presenting challenges as their condition and longevity can be difficult to determine.
- Increased demand in terms of quality and standards, and for higher levels of service; especially in relation to parks and open space provision.
- Increasing cost of plant, material and labour required to operate, maintain and construct infrastructure assets.

The Shire's Asset Management Plan (2013) identifies that based on current revenue and expenditure levels the Shire will face financial pressure from maintenance and replacement of assets. The critical consideration in the context of development contributions is that the nature of future infrastructure provision needs to give careful consideration to the ability to fund the maintenance and depreciation of these assets. In addition, it may be appropriate to reduce levels of service where acceptable.

Also relevant is the division between expenditure on asset maintenance and what contributions can be taken for. Whilst it is generally accepted that contributions can only be collected for new assets or improvements to those assets, where an asset is completely degraded it may be that improvements are required to create a new asset using the site or remnants of degraded infrastructure.

⁹ Shire of Augusta-Margaret River Asset Management Plan 2013-2023 (Shire of AMR, 2013)



2.9 Structure Planning and Rezoning

Prior to the introduction of SPP3.6 and the preparation of the development contributions system recommended in this report, contribution requirements were often identified through structure planning and subsequent subdivision of land. These include requirements for:

- Road upgrades in the Kevill Road RR15 Rural Residential Area.
- Contributions towards District Open Space in the East Margaret River area.
- Improvements to infrastructure in Fearn Avenue.

In addition, future contribution requirements are anticipated by provisions of LPS1 for specific areas including:

- Lot 410 Caves, Margaret River (A52).
- Lot 46 Treeton Road, Cowaramup (RU14).
- Lot 403 Caves Road, Margaret River (RR12).
- Structure Plan areas at Witchcliffe.

Arrangements for contributions must now be specified as detailed by SPP3.6.

2.10 Private Landowner Agreements

A further provision for shared delivery of infrastructure exists in Division 4 of Part 10 of the *Planning and Development Act (2005)*. This provision allows for shared infrastructure costs for joining subdivisional roads to be resolved through agreement of adjoining subdividers. This provision also allows for drainage works to be resolved by contribution without the need to express these in a development contributions policy and scheme provisions.

3. PROCESS FOR DETERMINING DEVELOPMENT CONTRIBUTIONS

The process for determining development contribution rates has been established in accordance with the summary described in Figure 1 below.

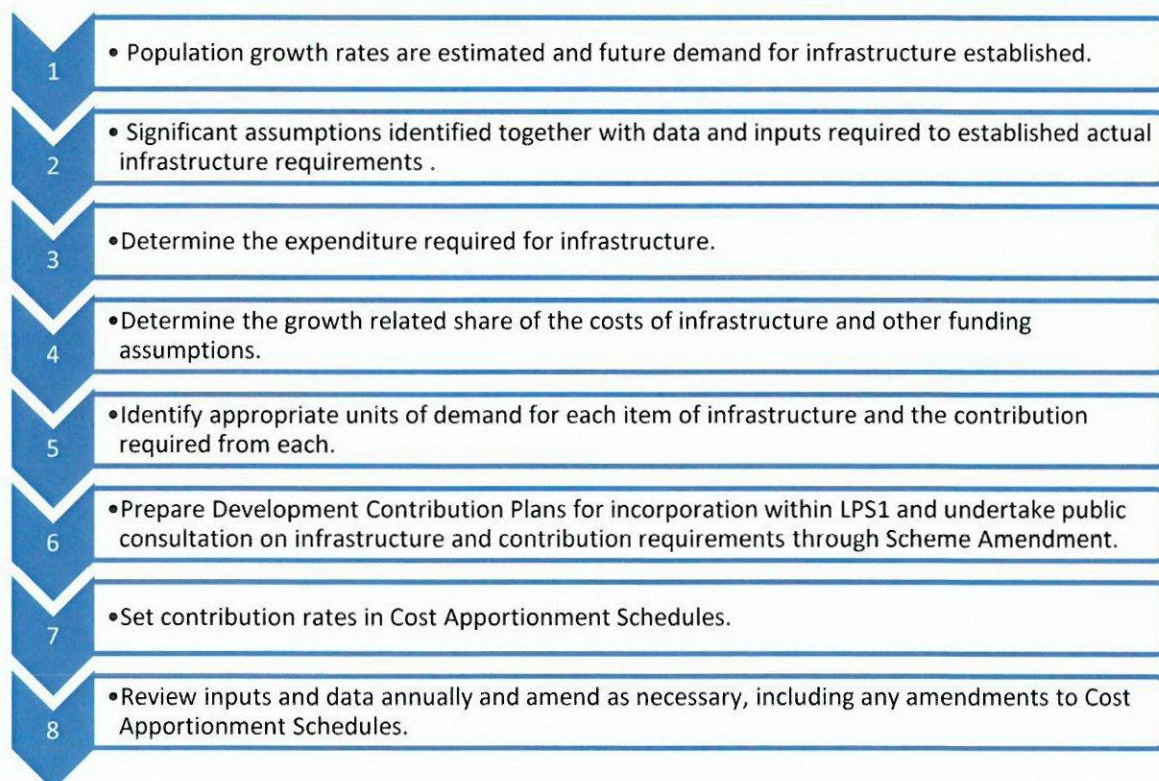


Figure 1. Process for Determining and Review of Development Contributions

4. DEMOGRAPHY AND POPULATION PROJECTIONS

Population growth rates have been estimated utilising the State Government WA Tomorrow projections for the Shire, with future growth by catchment also identified.

4.1 Demographic Profile

The Shire of Augusta-Margaret River has an area of approximately 2,240 square kilometres and an extensive coastline with 120 kilometres of beaches, bays and rocky points. The Shire comprises rural countryside, rocky/sandy beaches, native forests and National Parks. The Margaret River flows to the ocean at Prevelly while the Blackwood River flows to Augusta in the south.

Margaret River, Augusta and Cowaramup are the major towns in the Shire. Other settlements include Karridale, Witchcliffe, Prevelly/Gnarabup and Gracetown. The Shire extends for approximately 60 kilometres north to south, and 62 kilometres from the west coast to the eastern boundary with the Shire of Nannup. There are more than 1,000 square kilometres of forest in the Shire including Scott National Park.



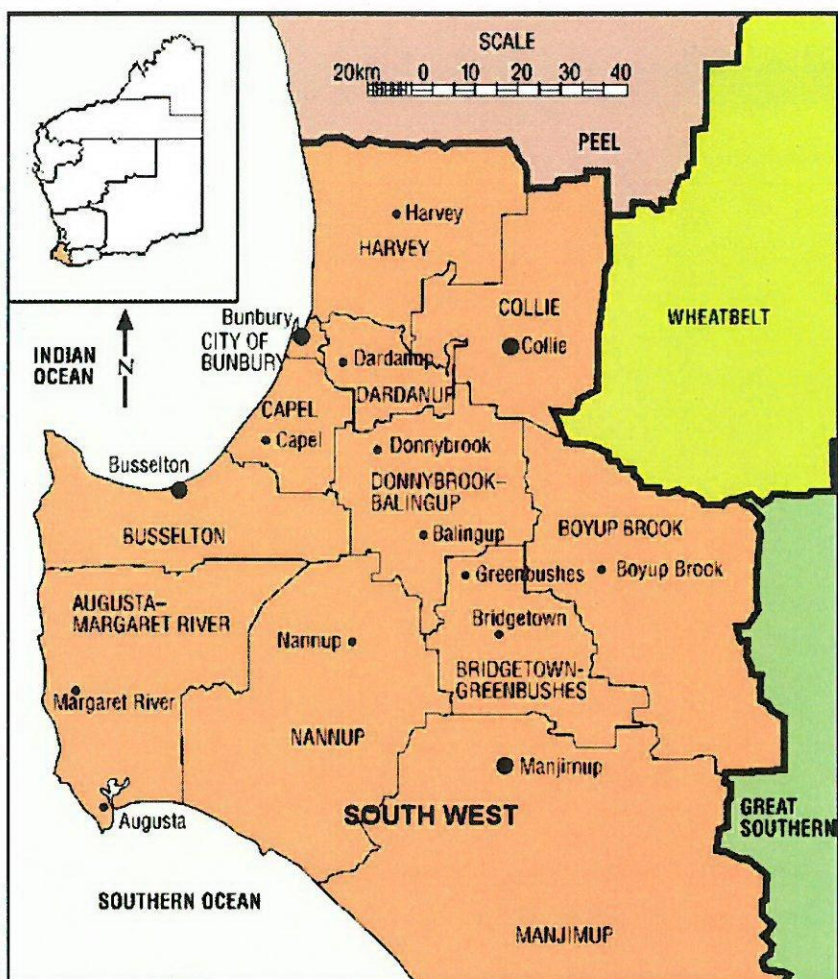


Figure 2 - Shire of Augusta-Margaret River Location

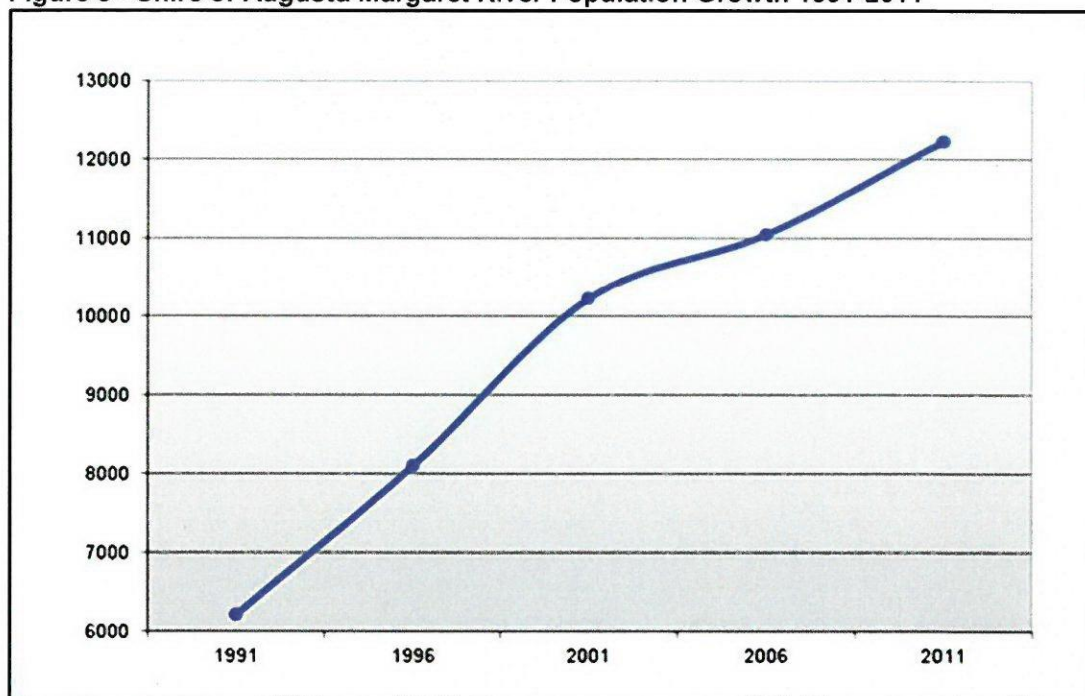
The preliminary estimated resident population (ERP) of the Shire is anticipated as 14,200 in June 2015, an increase of 28% over the 2006 population of 11,052. The ERP is the official measure of the population in Australia. The average annual growth rate between 2011 and 2015 was 3.8%. Table 2 summarises the estimated permanent resident population change between 1991 and 2013, with an average annual growth rate between the census years of 1991 and 2011 of 3.4%.

Table 1. Estimated Resident Population 1991-2012

	1991	1996	2001	2006	2011	2015 p
Shire of AMR	6,218	8,106	10,228	11,052	12,228	14,200
Change	-	1,888	2,122	824	1,176	(1,972)
Inter-census average annual growth rate	-	5.4%	4.8%	1.6%	2%	(3.8%)
Average annual growth rate 1991-2011	3.4%					-

Source: ABS Regional Population Growth (r: rebased)

Figure 3 - Shire of Augusta Margaret River Population Growth 1991-2011



Source: ABS and Shire of Augusta Margaret River

In 2011, 50.1% of residents in the Shire were male and 49.9% female compared to the figures for Australia of 49.4% male and 50.6% female. The Census also indicated that 1% of residents in the Shire were indigenous persons, compared with 2.5% in Australia.

Table 3 includes estimates of the population of selected localities in the Shire for 2006, 2011 and 2013. The estimates are derived from ABS Census data for state suburbs or statistical areas, as ERP data is not available for all specific urban localities.

Table 2 - Estimated Resident Population of Localities

	2006	2011	2015
Augusta	1,150	1,300	1,420
Margaret River	5,250	5,925	7,050
Cowaramup	620	820	1,100
Prevelly/Gnarabup	525	550	580
Other areas/rural	3,507	3,633	4,050
Shire	11,052	12,228	14,200

Source: ABS and Shire of Augusta Margaret River.

Notes:

1. The Census data for localities has been adjusted to reflect the revised ERP data.
2. The boundaries of Census collection areas have changed for the 2011 Census due to factors such as a change in statistical geography and increasing population. Accordingly, the boundaries of localities may not be directly comparable between 2006 and 2011.

4.1 Population Projections

Table 3 summarises Shire population projections prepared for the Australian Government Department of Health and Ageing by the ABS in 2008, and by the WA Planning Commission in 2012. This indicates that the population of the Shire could increase to over 17,000 by 2026.

Table 3 - Shire of Augusta Margaret River - Population Projections 2011-2026

	2011	2016	2021	2026
Dept of Health & Ageing 1	12,820	14,218	15,637	17,040
WA Tomorrow 2012 2	13,000	14,400	15,800	17,200

Source:

1. Customised projections prepared for the Australian Government Department of Health and Ageing by the ABS. The projections are not official ABS data.
2. Band 'C' (median) projections. Western Australia Tomorrow, WAPC, 2012.

Although it is difficult to project population change in growth areas over strategic time frames, it is likely that the growth of the Shire over the next 20 years will be significant, which is observed in local and state government population projections. Capacity to absorb the pressure for growth is provided in the Local Planning Strategy and adopted townsites strategies. The WA Tomorrow estimate identified in Table 3 above has been used as the basis for the growth assumptions in the integrated planning/LTFP process.

The average occupancy rate across all dwellings in the Shire is comparatively low at below two persons per dwelling and results mainly from the high proportion of vacant dwellings in the Shire (33.2%) rather than the demographic profile. This average occupancy rate may reduce further over time due to the trend to an ageing population, but tempered by an increase in the number of family households. It is also possible that the vacancy rate of dwellings may decrease as a result of increasing permanent residents in the Shire (supported by factors such as increasing housing costs), and accordingly the occupancy rate could increase across all dwellings (possibly to 2.2 or 2.4 persons/dwelling).

For the purpose of determining the divisor for contribution requirements, the average occupancy rate for the planning period is assumed as 2.1 persons per lot. This is reflective of the rate of vacant lots identified in the Local Planning Strategy.

Relevant to the distribution of growth throughout the Shire is an estimate of population growth by locality. Historical data from the ABS by mesh block gives a clear comparison of the increase in population by locality. This data had been adjusted by locality in Table 4 below to take into account the total adjusted Estimated Resident Population published by the ABS.

Table 4 - Resident Population of Localities and Immediate Surrounds¹⁰

	Popn 2006	Popn 2011 ¹¹	Popn 2015 ¹²	Average Occupancy
Augusta	1,150	1,300	1,420	1.2
Margaret River	5,250	5,925	7,050	1.9
Cowaramup	620	820	1,100	2.0
Witchcliffe	80	80	120	1.9
Kudardup	50	50	50	1.9
Karridale	50	50	50	1.4
Gracetown	160	160	160	1.1
Prevelly /Gnarabup	525	550	580	1.1
Molloy Island	127	128	130	0.6
Rural / Other Rural Residential	3,040	3,165	3,540	1.6
SHIRE	11,052	12,228	14,200	1.66

Catchments for particular facilities are described in more detail in the following Demand Analysis section of this report. Recognising accepted growth rates in the WA Tomorrow estimates incorporated within the

¹⁰ Australian Bureau of Statistics Census Data (2006, 2011)

¹¹ The boundaries of Census collection areas have changed for the 2011 Census due to factors such as a change in statistical geography and increasing population. Accordingly, the boundaries of localities are not directly comparable between 2006 and 2011.

¹² 2015 Population estimates are based on preliminary population growth figures from the ABS extrapolating the 2013 Estimated Resident Population.



integrated planning/LTFP process, Table 5 is an estimate of the distribution of population growth by catchment.

These catchments are identified in the Scheme Amendment maps included as Attachment 1. These catchments are:

- Augusta;
- Margaret River;
- Cowaramup;
- Witchcliffe;
- Kudardup;
- Karridale;
- Gracetown;
- Prevelly/Gnarabup;
- Molloy Island;
- Rural/Residential; and
- Shire.

Estimated rates of growth have included consideration of likely development that may influence peoples housing choices, including planned land release in smaller settlements as identified in State Planning Policy 6.1 – Leeuwin Naturaliste Ridge and the Shire's Local Planning Strategy. Growth rate assumptions have utilised the anticipated mid-range population estimates in the State Government WA Tomorrow projections. These have however, been updated to reflect latest ABS data, which reflects higher recent growth than anticipated by WA Tomorrow.

Table 5 – Projected Estimated Resident Population of Localities and Immediate Surrounds

Locality ¹³	2006	2011	2015	2025	2030	Projected % increase per annum (2015 to 2030)	Intended Function Under the Local Planning Strategy
Augusta	1,150	1,300	1,420	1,590	1,800	1.6	Secondary service centre for Shire
Margaret River	5,250	5,925	7,050	9,103	10,103	2.4	Primary service centre for Shire
Cowaramup	620	820	1,100	1,346	1,546	2.3	Secondary service centre for Shire
Witchcliffe	80	80	120	446	596	11.3	Village
Kudardup	50	50	50	129	192	9.4	Village
Karridale	50	50	50	161	211	10	Nodal Development
Gracetown	160	160	160	245	295	4.2	Hamlet
Prevelly / Gnarabup	525	550	580	610	670	1	Hamlet
Molloy Island	127	128	130	136	150	1	Coastal Node
Rural/Rural Residential	3,040	3,165	3,540	3,886	4,175	1.1	Various
Shire	11,052	12,228	14,200	17,652	19,681	2.2%	

Source: ABS, WA Tomorrow and Shire of Augusta-Margaret River¹⁴.

Utilising an assumed occupancy rate over time of 2.1 persons per lot gives an estimated demand for single residential lots over time as identified in Table 6 below.

¹³ Due to variations in ABS census collection areas between the 2006 and 2011 census adjustment has been made to the ERP of localities for consistency.

¹⁴ Population growth by catchment has been estimated based on recent growth rates in each area, planned capacity for expansion, and deriving a proportional share of total estimated population growth.



Table 6 – Projected Population Lot/Dwelling Demand

Locality ¹⁵	2015	2025	2030	Projected Lot Demand 2015-2025
Augusta	1,420	1,590	1,800	181 (380 people)
Margaret River	7,050	9,103	10,103	1,453 (3,053 people)
Cowaramup	1,100	1,346	1,546	212 (446 people)
Witchcliffe	120	446	596	227 (107 people)
Kudardup	50	129	192	18 (38 people)
Karridale	50	161	211	77 (161 people)
Gracetown	160	245	295	64 (135 people)
Prevelly / Gnarabup	580	610	670	N/A (existing vacant lots)
Molloy Island	130	136	150	N/A (existing vacant lots)
Rural/Rural Residential	3,540	3,886	4,175	302 (635 people)
Shire	14,200 People	17,652 People	19,681 People	2,534 Lots/Dwellings

4.2 Sensitivity and Risk in Projections

Population projections are neither precise nor inevitable. The WA Tomorrow projections set a range of population growth projections under different scenarios. For the purpose of these estimates the mid-range (Band C) estimate is selected. There are many factors that may influence future growth rates. The implications are that:

- Growth rates require review on an ongoing basis to ensure their validity.
- Variations in rates of growth may affect the demand for new infrastructure.
- Variations in growth rates may result in faster or slower collection of contribution revenue than projected, resulting in changes in the delivery of projects and the ability to align with other forms of funding.

These issues highlight the need to undertake a basic risk and sensitivity analysis of revenue projections, which is included in the Relevant Considerations section below.

The risk of underestimating growth is that services and infrastructure may be required that aren't planned for at a particular point in time. The risk of overestimating is that Council would be required to support excessive levels of infrastructure and service delivery. The most appropriate way to address these risks is to ensure that:

- The projects and scope of those projects through Development Contribution Plans are regularly reviewed.
- Cost apportionment schedules and the Developer Contributions Policy is regularly reviewed against observed actual rates of growth.
- It is understood that there is sufficient flexibility in the Developer Contributions system to direct funds to other similar projects within a particular catchment if rates of growth vary to the point of making a particular project unviable or inappropriate.

4.3 The Planning Period

The population projections described above are a relatively conservative estimate of growth over 10 and 15 year periods from 2015-2025 and 2030 respectively. The current Long Term Financial Plan (LTFP) identifies expenditure assumptions over a ten year time-frame consistent with the requirements of integrated planning for Local Government. The LTFP forms the capital expenditure plan required to support a developer contributions framework. In general terms, the developer contributions framework set out in this report adopts a 10 year period for consistency with the LTFP. Projects for which developer contributions are set out are also identified within the LTFP i.e. are expected to be delivered within 10 years.

¹⁵ Due to variations in ABS census collection areas between the 2006 and 2011 census adjustment has been made to the ERP of localities for consistency.

It is recognised that the delivery of many projects that may be assisted by developer contributions provide benefits for significantly longer than the ten year period of the LTFP, and particularly longer than the recommended duration of a DCP of five years under SPP3.6. This is evident in standard depreciation periods recognised in Shire accounting and asset management, an example being a short-life building having a useful expectancy of 40 years.

In the case of significant projects it is relevant to allocate contribution requirements over a period of longer than 10 years. Where longer timeframes are appropriate the funding requirements should be spread over time to ensure the principle in SPP3.6 that the 'beneficiary pays' is adhered to and that current ratepayers are not disadvantaged. This concept is generally supported by forward funding a project using borrowing and repaying that borrowing over time. The consideration of equity throughout the funding period is described further in this report.

An alternative scenario is relevant for entirely 'new growth' areas such as the Witchcliffe Townsite. In this circumstance, projects will only be completed when sufficient funds have been received and development undertaken. Review of projects through time provides for limited risk in this approach and an extended planning period.

5. DEMAND ANALYSIS

As discussed, previous forecasts of demand for community facilities have been based around aspirational growth projections undertaken through the SuperTowns process. In particular, the assessment provided of the provision and demand for new services at Table 3 of the Shire's Community Infrastructure Plan (2012) has been revised for consistency with the growth assumptions outlined in the Shire's integrated planning/LTFP process.

This refinement is essential to ensure that growth projections are sufficiently conservative to lessen the risk of under collecting contributions for facilities, avoiding over servicing and incurring associated costs sooner than necessary, and providing alignment with the Shire's financial planning processes. This analysis is the evaluation of the 'need' principle identified in SPP3.6, that is, an evaluation of the requirement for particular items of infrastructure.

In addition, the assessment of facility standards has been revised from that identified in the Community Infrastructure Plan (2012) to reflect the following:

- Removal of facility types that aren't relevant to Shire expenditure or a service provided by the Shire.
- Adjustment of facility standards based on actual demand. For example facility standards expressed in the 2012 Plan refer to higher levels of demand for rugby fields based on eastern states requirements.
- Taking into consideration the implications of current Asset Management Planning and the financial implications noted above, revising facility standards to generally reflect the current provision of facilities (the exception being where there is a clear under provision at present).

This revised analysis of current standards and future demand is provided below as Table 6.

Table 6 – Standards Analysis of Community Facilities and Future Demand

	FACILITY	FACILITY STANDARD	DEMAND 2015 pop. 14,200	EXISTING PROVISION	CURRENT CAPACITY	COMMENTS
						(based on population projection of 17,652 in 2025)
DISTRICT	Aquatic	1:20,000	0.71	1	0.29	Current capacity for existing and next 10 years dependant on population growth.
	Arts and Cultural Centre	1:20,000	0.71	1	0.29	Current facility degraded and requires refurbishment and expansion of facilities provided to provide a reasonable level of service. Opportunity to incorporate commercial function and event facilities.
	Library	1:20,000	0.71	1	0.29	Capacity improvements undertaken in 2012/13 sufficient to provide for future demand over the planning period.

	FACILITY	FACILITY STANDARD	DEMAND 2015 pop. 14,200	EXISTING PROVISION	CURRENT CAPACITY	COMMENTS (based on population projection of 17,652 in 2025)
SUB-DISTRICT	Golf Course	Major: 1:30,000 Minor: 1:25,000	0.47 0.57	1 major 2 minor	0.53 1.43	Adequate provision for current and future population.
	Indoor Recreation Centre	1 per 15,000	0.95	1	0.05	Available capacity planned extensions to Margaret River Recreation Centre will create additional indoor courts. Future population will trigger need for additional facility or expansion of existing facility.
	Community Centre	1:20,000	0.71	1	0.29	Capacity for existing population and next 12 to 15 years dependant on regional population growth, through incorporation of multi-purpose facility with arts and cultural centre.
	Playing Field	1:10,000	1.42	1	-0.42	Current slight under provision for existing population. DSR has indicated additional district level sporting reserves are likely to be required in the near future. Some pressure on existing facilities.
	Playing Field	1:4,000	3.55	2	-1.45	Current under provision at sub-district level however multi-purpose use of District level grounds at Gloucester Park provides additional capacity.
	Indoor Recreation Centre	1: 7,000	2.02	1.5	-0.52	Current under provision at sub-district level resolved by District level facility in Margaret River (see district recreation centre). Sub-District facility in Augusta. Scope for improvement to Augusta facility detailed through Augusta Civic Park Masterplan process.
	Sports Clubrooms	1: 1,500	9.5	11	1.5	Capacity for existing population and next 10 years dependant on regional population growth. Qualitative improvements required to support optimal use/capacity of existing facilities.
	Change Rooms	1:4,000	3.55	5	1.45	Capacity for existing population and next 10 to 15 years dependant on regional population growth. Qualitative improvements required to support optimal use/capacity of existing facilities.
	Passive Recreation Space	1.7 ha:1,000	24.14ha	41.83ha	17.69ha	Good diversity and range of passive recreation on the outskirts of the towns. Consideration given to provision of these facilities as towns grow in accordance with Public Open Space Strategy.
	Skate Park	1: 7000	2.02	2	-0.2	Current Margaret River facility completely degraded and requires replacement and capacity improvements.
	BMX Track	1: 7000	2.02	2	-0.2	Further consideration of capacity improvements.
	Youth Facility	1:15,000	.95	1	0.05	Sufficient provision in short term. Qualitative and capacity improvements required to existing facility.
	Library Branch	1: 9,000	1.58	2 (including district)	0.4	Capacity for existing population and next 10 years dependant on regional population growth.
	Hockey Field	1: 15,000	0.85	0	-0.85	Hockey players travel to Busselton/Bunbury to access facilities, local training facilities required in lieu as unlikely to be viable to provide artificial surface.
LOCAL	Rugby Field	1: 20,000	0.71	1	0.29	Existing shared facility at Gloucester Park Nippers oval sufficient, requires qualitative improvement to facilities (change rooms).
	AFL Field	1 per 3,000	4.73	3 Senior + 2 Junior	0.8	Capacity available in existing infrastructure and for next 5 years dependant on regional population growth. Consideration of additional facilities in medium term.
	Soccer Field	1 per 3,000	4.73	3 senior + 3 junior	1.2	Existing under-provision for larger fields. Potential for shared facility with hockey.
	Basketball	1 per 3,000	4.73	4	-0.73	Existing under-provision. 3 courts shared with netball. Two outdoor courts proposed in Witchcliffe. Future courts required in 10 years.

FACILITY	FACILITY STANDARD	DEMAND 2015 pop. 14,200	EXISTING PROVISION	CURRENT CAPACITY	COMMENTS (based on population projection of 17,652 in 2025)
Netball	1 per 4,000	3.55	3	-0.55	Existing slight under-provision. Facilities shared with basketball. Future court required in 10 years.
Cricket Pitch	1 per 3,000	4.73	6	1.8	Current capacity for existing population and next 10 years dependant on regional population growth.
Community Hall	1 per 2,000	7.1	11	3.9	Capacity for existing population and next 15 years. An additional multi-purpose community facility is proposed in Witchcliffe. Opportunity for rationalisation but widely spread serving distinct communities.
Playgrounds	1 per 1,000	14.2	16	1.8	Capacity for existing population and next 10 years dependant on regional population growth. Opportunities for improvements in facility standards as identified in the POS Strategy.
Tennis	1 per 1,000	14.2	29	14.8	Capacity for existing and future population. Some consolidation of facilities may be appropriate. Significant difference in use due to range of standards and locations. Longer term potential increase in facilities in Margaret River.
Public Toilets	1 per local centre/park	15	16	1	Additional facilities may be required with any new substantial destination parks as per the POS Strategy, and at nodal locations identified in the Margaret Rivermouth to Gas Bay concept plans.

Based on the facility requirements identified above, Table 7 is a representation of likely demand for facilities.

Table 7 – Standards Analysis of Community Facilities and Future Demand

1 to 5 years	6 to 10 years	11 to 15 years
Cultural Facility Upgrades	AFL football	District Indoor Recreation Centre Capacity Upgrade*
Hockey	Change rooms	District Community Centre
Sub-district Playing Field	Secondary School	District Aquatic Centre Upgrade
Skate Park Improvements	Cricket	
Soccer	Playgrounds	
District Playing Field	BMX facility improvements	
Passive Recreation Space	Sports Clubrooms	
	Sub-district Indoor Recreation Centre Improvements	
	Basketball/Netball	

*District level indoor recreation centre in Margaret River should be considered when determining the need for additional indoor facilities.

As noted in the Community Infrastructure Report, this numerical assessment doesn't account for spatial distribution, age and condition of existing infrastructure, demographics and expected growth of localities or the location of major community/sporting groups. Giving consideration to these factors, Table 8 sets out estimated future community facility needs where those facilities have been identified as requiring improvement or additional facilities required as a consequence of growth related demand.

Table 8 – Future Community Facility Needs

	FACILITY	ADDITIONAL FACILITIES	COMMENTS AND ADDITIONAL FACILITY SUMMARY BASED ON 2025 POPULATION PROJECTIONS
DISTRICT	Aquatic	0	There is sufficient provision of aquatic facilities for the planning period. Some qualitative improvements to facilities would be appropriate through this time.
	Playing Field	1	The Gloucester Park Masterplan sets out a methodology to maximise the useable area of that facility and accommodate the needs of sporting and community groups. The Masterplan is discussed in more detail in this report. In addition to development at Gloucester Park an additional district playing field will be required for the future population. The Gloucester Park Masterplan also provides for a number of Local level facilities.
	Arts and Cultural Centre	1	Substantial refurbishment of the Arts and Cultural Centre is planned as part of the 'HEART' project in the Margaret River Civic Precinct in Gloucester Park, to service additional demand. This should meet the needs of the existing and future population. Smaller interpretative centres, museums and galleries have been subject to further study through the CapeROC Regional Arts and Cultural Facilities Needs Assessment ¹⁶ .
	Library	0	Capacity improvements to the Margaret River District Library facility undertaken in 2012 have significantly increased the capacity of the Library to service to expected population growth over the planning period. Further consideration to options for the Augusta Branch is to be undertaken in the 15/16 financial year in accordance with the Augusta Civic Masterplan.
	Indoor Recreation Centre	1	Current indoor facilities in Margaret River offer a high degree of amenity in a location that offers convenience of co – location with other sporting facilities at Gloucester Park. The current Gloucester Park Masterplan allocates space for an additional two indoor courts to meet the demand for facility expansion. Further investigation is required for district demand and facility requirements in the longer term.
SUB-DISTRICT	Indoor Recreation Centre	0.5	There is an existing under-supply of sub-district indoor facilities which could be remedied in Margaret River through augmentation of the District Level facility as identified above. This is identified in the LTFP in 17/18 but subject to grant funding and further consideration needs to be given to funding within a 10-year planning period. Consideration should be given to providing additional facilities or spaces in existing facilities in Augusta to ensure good distribution of these facilities. Qualitative upgrade of facilities in Augusta as identified in the Augusta Civic Park Masterplan would meet projected local demand.
	Playing Field	4	Existing under-provision of these facilities makes this priority infrastructure for investigation in the short term. Potential to incorporate into future playing fields at Rapids Landing sub-district open space and a shared soccer/hockey facility at Gloucester Park.
	Sports Clubrooms	1	Opportunities for clubs to share facilities and qualitative improvements could improve efficiency in these facilities removing the need for additional clubrooms. Improvements to the current cricket/soccer pavilion could provide dual outlook over new hockey field.
	Change Rooms	1.3	Qualitative improvements required to some facilities. Relocation of visiting team change rooms for Gloucester Park Football related to Cultural Centre redevelopment.
	Passive Reserve	8.4ha	Extensive diverse and high quality nature reserves surround towns. Further investigation of current and future passive recreation areas undertaken through Public Open Space Strategy. A general allocation made for playground improvements will be verified through refinement of the Asset Management Plan for Open Space. Open space provided in accordance with WAPC Policy through subdivision and significant open areas intended through application of the Rural Hamlet Design Guidelines ¹⁷ .
	Skate Park	0.6	Adequate current provision with an additional skate park or improved capacity required to address needs of projected population. Upgrade of Margaret River Skate Park required due to degraded state of current park and capacity requirements. Provision of additional capacity could provide for demand over the planning period in this location.
	BMX Track	0.4	Adequate current provision with an additional BMX facility potentially required to address needs of projected population. Possibly qualitative improvements to existing facilities that could improve capacity.
	Youth Facility	0	Youth have limited access to independent transport. Consideration could be given to providing additional facilities or spaces in existing facilities in Cowaramup and Witchcliffe to ensure good distribution of these facilities. Further planning of community need in this respect required to consider options.
	Library Branch	0	Existing library branch in Augusta currently meets some of the demand for these facilities in the region. There is some scope to provide revised library space which was identified through the Augusta Civic Park Masterplan, and an action in the Corporate Plan for 15/16 to further investigate options.
	Hockey Field	1	Hockey fields within the Shire are currently under the provision indicated by standards. Consultation to date indicates the need and latent demand for additional hockey facilities. New facilities at Gloucester Park proposed in the Gloucester Park Masterplan will meet the needs of this sport in the short to medium term. Further consultation and assessment of participation rates and membership should occur in the medium to long term. Facility only likely to be for training purposes given the costs associated with artificial surface required for competition.
LOCAL			

¹⁶ Capes Regional Arts and Cultural Facilities Needs Assessment (Peter Alexander, 2012)

¹⁷ See Local Planning Policy 14 – Margaret River Development Investigation Areas Design and Development Policy and the Rural Hamlet Design Handbook (Common Ground Studios, 2009)



FACILITY	ADDITIONAL FACILITIES	COMMENTS AND ADDITIONAL FACILITY SUMMARY BASED ON 2025 POPULATION PROJECTIONS
Cricket Pitch	1	Provision of additional facilities should consider a balance between Margaret River, Augusta and Cowaramup and sharing facilities with AFL football. While there is numerically sufficient facilities to cater for growth expected through the planning period, there is seasonally some issue with capacity at present. Consider incorporation into future sub-district open space at Rapids landing.
Rugby Field	0	Current participation rates in this sport are growing slowly from a low base. Facilities available at Gloucester Park will meet the needs of this sport in the short to medium term based on current and forecast club membership numbers. Consultation with the Rugby sporting groups and review of club trends should be undertaken in the medium to long term.
AFL Field	1	Provision of additional facilities should consider a balance between Augusta and Cowaramup and sharing facilities with cricket.
Soccer Field	2.2	Current under provision. This will need to be addressed in the future with projected population growth, dependant on further consultation with soccer sporting groups and club membership trends.
Basketball	2	Three of the courts shared with netball introduces some capacity constraints in peak periods. The proposed extension of the Recreation Centre includes 2 additional courts which could increase potential capacity. Two additional outdoor courts proposed as part of the Witchcliffe Village development. Provision of additional facilities should consider a balance between Margaret River, Augusta and Cowaramup and sharing facilities with netball.
Netball	2	Currently against the standards the provision of netball courts is adequate. The courts are also shared with basketball which places further strain on availability in peak periods. The proposed extension of the Recreation Centre will include an additional 2 courts which could be multi-marked. There is projected demand for additional facilities within 10 years.
Community Hall	1.4	Current over provision of community halls, however when assessing provision of community halls against local catchments these halls often form the basis of a local meeting point for towns. The need for these should be assessed in relation to local community requirements. An additional multi-use hall is proposed as part of the Witchcliffe Village development. A new community hall in Prevelly is proposed to be investigated to meet the needs of the population in the Prevelly/Gnarabup catchment.
Playgrounds	2	Planned improvements to facilities as part of 10 year replacement programme. Figures indicate an over provision of playground equipment however further assessment of distribution has been provided through the Public Open Space strategy. Assessment could be made of the usage of all playgrounds with a potential rationalisation program.
Tennis	-	High provision of tennis courts within the Shire which will be above adequate when approaching the projected population figures. Additional courts are planned at Gloucester Park recognising the significant use of these facilities which operated at capacity on a regular basis. An allocation of space is provided in the Gloucester Park Masterplan.
Public Toilets	TBA	Condition and location of public toilets has been raised as a concern. Current allocation of public toilets is generally relative to the amount of passive open spaces that have been identified; however anecdotal evidence suggests that there are additional toilet facilities required along the coastal foreshore areas which have been planned for in the Rivermouth to Gas Bay concept plans.

6. KEY PROJECTS

This section describes the key projects that have been identified to meet the anticipated level of demand for new facilities. The projects are briefly described below with a Development Contribution Plan for each project included as an attachment to this report. To fully describe the implication of the Development Contribution Plans, Cost Apportionment Schedules are also included.

These Development Contribution Plans detail the following, consistent with the requirements of part 6.3.7 of LPS1:

- The spatial area to which the Development Contribution Plan (DCP) applies.
- The infrastructure and administrative items to be funded through the DCP.
- The method of determining the cost contribution of each owner.
- The priority and timing of the provision for infrastructure.

Several projects identified below are flagged as conceptual projects at this stage, noting that further investigation over issues including costing and mechanisms for the delivery are necessary before they can be considered further.

The following is a list of identified key projects, separated into community infrastructure and physical infrastructure projects.

6.1 Identified Community Infrastructure Projects

Table 9 below sets out the community infrastructure projects identified in the demand analysis included as Section 4 above. These projects all have a component of growth related demand. These projects have been grouped by catchment with further detail provided in relation to each specific project.

Grouping by catchment is based on the service that these facilities provide to the existing and future community. While it is acknowledged that there is a degree of overlap in use of facilities and assumptions of catchments and use are imperfect, it is appropriate to take a 'best fit' approach to match the nexus principle that 'the beneficiary pays'. Catchments are based on the localities and population growth rates identified above, enabling the current and projected population rates to be established for these catchments. These are grouped into the following hierarchical categories:

- **District** – District level facilities provide a potential service to the entire Shire, with people travelling to these facilities for community and sporting activities.
- **Local** – Local level facilities servicing primarily local catchments.

Both sub-district and district level facilities can be incorporated within the provision of facilities at higher levels, such as local playing fields within a district level facility.

Table 9: Summary of projects by catchment

CATCHMENT	FACILITY	DESCRIPTION OF INFRASTRUCTURE	CONTRIBUTION REQUIREMENTS
DISTRICT	District	<p>Gloucester Park is the principal district level recreation facility in the Shire. The facility provides both district facilities and satisfies local demand for playing fields. A detailed assessment of current use and future demand for facilities has been undertaken through preparation of the 2012 Community Infrastructure Plan and the Gloucester Park Masterplan.</p> <p>With a view to maximising the ability of Gloucester Park to accommodate increasing demand for use, the Gloucester Park Masterplan allocates space and identifies key projects required. These key projects include:</p> <ul style="list-style-type: none"> • Introduction of a new playing field. • Various improvements to change facilities and multi-purpose club rooms. • Infrastructure improvements including drainage, sealing roads, increasing parking capacity and pedestrian facilities. 	Proportional contribution requirements are based on the value of the existing resource that has been built by the community, facility upgrades required to meet an acceptable level of service for the current population and a proportional allocation for improvements related to demand generated by anticipated growth. This is a district level facility and accordingly, the catchment relates to the whole of the Shire.
	District	<p>The Margaret River Cultural Centre is the principal cultural venue in the Shire, accommodating significant community events and displays. The existing facility is degraded and insufficient to provide for the future needs of the community. Plans have been prepared for a staged redevelopment of the existing facilities. The objective of this project is a redevelopment of the existing Margaret River Cultural Centre to provide a multi-purpose community facility through:</p> <ul style="list-style-type: none"> • Increased capacity to accommodate cultural events. • Providing a venue for displays and exhibitions. • Improving the current cinema facilities. • Providing a venue for large conventions and business meetings. • Providing for significant community gatherings and meetings. 	Contribution requirements are identified as the proportion of cost of upgrading the existing facility relative to the proportion of growth anticipated within the catchment of the facility.
	District	<p>The assessment of community infrastructure identifies a shortfall in the provision of indoor courts over time that can be rectified by the establishment of new courts in an expansion of the Margaret River Recreation Centre.</p>	No contribution requirements have been identified at the present time as this project, while inside the current Long Term Financial Plan, is currently unfunded/no detailed cost estimate prepared.

	CATCHMENT	FACILITY	DESCRIPTION OF INFRASTRUCTURE	CONTRIBUTION REQUIREMENTS
SUB-DISTRICT	Shire South	Augusta Recreation Centre	Qualitative improvements to the Augusta Recreation Centre in accordance with the Civic Park Masterplan. (Sub-district level facilities for Shire North incorporated within District Level facility).	Potential contribution for portion of new facilities to provide additional capacity for increased services, following review of options for library in 15/16.
	Shire North	Rapids Landing Sub-District Open Space (PTY/2108)	Provision of additional playing fields required to facilitate additional sub-district level demand for major sports. This facility would be shared with the future primary school at Rapids Landing and requires a master planning process in conjunction with the Department of Education. Future funding assumptions will also recognise the prior provision of land for this facility by the subdividers of the Rapids Landing and Brookfield Estates.	Land already ceded by developer of Rapids Landing and contribution paid by developers of Brookfield. Requires further discussion with Department of Education as to costs for delivery of open space.
	Sports Clubrooms	Gloucester Park	Qualitative improvements to sporting clubrooms as per the Gloucester Park Masterplan.	Proportional contributions towards mixed use communal facilities as district level contributions.
	Change Rooms	Cultural Centre/Gloucester Park/Civic Park	Improved facilities in accordance with the adopted Masterplans for Gloucester and Civic Parks.	Proportional contributions towards mixed use communal facilities as district level contributions.
	Skate Park Community Centre	Margaret River Skate Park	The Margaret River Skate Park is approaching capacity at peak times and has degraded to the point of being near the end of its useful life. A detailed consultative process has led to development of a concept for redevelopment of the Skate Park, with corresponding improvements to the adjacent recreation facilities (meeting place, shared hardcourt, outdoor event area).	Proportional contribution towards integrated youth facility.
	Library Branch	Augusta	The current sub-district branch of the Augusta Library operates from a facility shared with the Commonwealth funded Home and Community Care (HACC) program in Augusta. The Civic Park Masterplan identifies the potential for relocation of the library to facilitate improved recreation space in Augusta.	Detailed assessment of library requirements in 15/16, provisional estimate in Civic Park Masterplan.
LOCAL	Margaret River	Gloucester Park	Local level requirements for playing field improvements as detailed above are incorporated within District level and Sub-district level facilities at Gloucester Park/Rapids landing.	Contributions as for higher level facilities given shared use.
	Augusta	Civic Park	Local level requirements for library facilities (to be reviewed 15/16), indoor recreation and playing fields incorporated into sub-district facilities at Civic Park.	
	Cowaramup	Requires further investigation, POS improvements at West Cowaramup oval subject to contribution scheme.	Further investigation required to determine local level facility provision at Cowaramup. Implementation of improvements at West Cowaramup Oval.	Further investigation required to determine local level facility provision at Cowaramup. Implementation of improvements at West Cowaramup Oval subject to contribution.
		Rails to Trails	Improvements to the Rails to Trails section from Gnarawary Road to Witchcliffe, and establishment of the trail south. Portion of the initial section to be grant funded.	Contributions from new development.
	Witchcliffe ¹⁸	A series of projects identified at the Witchcliffe Druids Hall	Upgrading of the community hall facility at Lot 700 Bussell Highway, Witchcliffe. Restumping and maintenance to make good degraded facility. New kitchen facilities.	
		Refurbish Courts	Refurbishment of courts at Reserve 47731 Redgate Road, Witchcliffe as multi-purpose facilities. Provision of removable goals and nets to support tennis, netball and basketball and new perimeter fencing.	

¹⁸ Contributions from Witchcliffe Development consistent with 'Witchcliffe, Evolving Towards Tomorrow; 2010-2020' (Creating Communities, 2010)



CATCHMENT	FACILITY	DESCRIPTION OF INFRASTRUCTURE	CONTRIBUTION REQUIREMENTS
	Main Street Activation	Improvements to spaces and facilities around the intersection of Bussell Highway and Redgate Road. Planting of mature street trees, development of a sealed area for markets, covered area, installation of playground equipment and entry point to art walk.	
	Community garden	Provision of communal garden project.	
	Passive Open Space Improvements	Facilities provided in open space areas.	
	Public Art	Development and implementation of a public art strategy specific to Witchcliffe.	
	Karridale	<p>To be resolved through further assessment and consultation.</p> <p>Preliminary scope of facility improvements/contributions are included in the Karridale Hamlet Settlement Strategy which are:</p> <ul style="list-style-type: none"> • Construction of a Dual Use Path between the school and settlement at the Karridale crossroads. • Upgrading facilities at the Karridale Hall. • Improvements to pedestrian facilities at Bussell Highway. • Connection to the future Rails to Trails network. 	Contributions from new development.
	Kudardup ¹⁹	<p>Series of project identified by developer as detailed.</p> <p>Preliminary scope of facility improvements/contributions are included in Scheme Amendment 12 for Lot 1 Kudardup Road, Kudardup which are:</p> <ul style="list-style-type: none"> • Community hub. • Dual Use Path network. • Rails to Trails. • Dual Use Path (Local Park). • Multipurpose hard court. • Playground. • Carpark. • Toilet Block. 	
	Gracetown	<p>To be resolved through further assessment and consultation.</p> <p>Preliminary scope of facility improvements/contributions are included in documentation supporting Scheme Amendment 2 for Lot 300 Salter Street, Gracetown which are:</p> <ul style="list-style-type: none"> • Various improvements to local road infrastructure and the pedestrian network. • Improvements to Fire Management. • Provision of reticulated services including treated wastewater. • Provision of a marine rescue facility. • Community hall upgraded to a standard consistent with the application of AS3959. 	Provided by developer at first stage of subdivision.

A summary of resultant contribution requirements is included as Attachment 2. Projects are described in greater detail in the Project Schedules, incorporating both Development Contribution Plans and Cost Apportionment Schedules and included as Attachment 3.

A number of key items are discussed in the Project Schedules, including:

- Scope of project and estimated costs. Cost assumptions have been based on cost estimates developed through scoping of individual projects. These cost estimates will be independently verified following adoption of the Developer Contributions Policy and associated Scheme Amendment.

¹⁹ Contributions from Kudardup consistent with 'Kudardup Community Development and Contributions Plan' (TME, July 2014)



- Funding assumptions and the intended split between various potential funding sources which include:
 - General revenue (rates).
 - Fees and charges.
 - Grant funding.
 - Funds provided by other government sources.
 - Funds provided by community/sporting groups.
 - Development Contributions.
- The relationship of the particular project to growth (nexus) and the associated future charge by way of Development Contribution.
- The relationship of the projected to projected expenditure in the Long Term Financial Plan.
- Prioritisation of expenditure.

6.2 Identified Physical Infrastructure Projects

Catchments for physical infrastructure projects in most instances vary from community infrastructure requirements. Catchments for these projects are typically based around an immediate need for drainage, road infrastructure or the delivery of open space in fragmented ownership. Exceptions to this general observation occur where infrastructure is broadly distributed throughout an area, such as intermittent improvements to the footpath network identified in the Margaret River and Augusta path plans.

6.2.1 The Margaret River Perimeter Road and John Archibald Drive

The Margaret River Perimeter Road and John Archibald Drive (JA Drive) is essential infrastructure in the future growth of the Margaret River townsite. Contributions have historically been taken for construction of JAD as a local road. Contributions initially commenced in 2006 and have been escalated to date.

Further detail on contribution requirements for the Perimeter Road and John Archibald Drive are included in the separate Margaret River Perimeter Road Development Contributions Policy. This Policy will be incorporated within LPS1 through a separate process to these general contribution requirements. This process commenced in June 2015 with the initiation of Amendment 36.

Amendment 36 sets out contributions towards these major roads from future growth areas in the east of Margaret River. To ensure that contributions aren't excessive for these growth areas, no local level community infrastructure contribution has been applied to the Margaret River townsite.

6.2.2 Station Road Stormwater Improvements

Previous Shire Policy PE.55 'Station Road Stormwater Quality Improvement Contributions Policy' sets out improvements to the local drainage network in a defined catchment of Station Road, Margaret River. This infrastructure is required to support increases in hardstand resulting from redevelopment of land in the catchment, and includes the construction of new bioretention basins at Reserve 51577 Station Road/Doyle Place, Margaret River.

Some contributions have been taken for stormwater improvements in this catchment, including contributions from some lots outside the policy area with the consent of the developers. The nature and scope of this project has been amended from that identified in PE.55 through a review of costs, acknowledgement of contributions taken since development of that policy, and expansion of the contribution area.

6.2.3 Margaret River and Augusta Path Contributions

The current method of taking contributions for paths is specified in Council Policy PE.45 'Path Contributions Policy'. The path contribution requirements under that policy relate to all townsites within the Shire. The methodology for contribution is based on the replacement cost of the Margaret River footpath network and the policy is somewhat ambiguous in when contributions are to be taken.

Through the progress of Amendment 35 the Shire prepared detailed path plans for the Augusta and Margaret River townsites that provide an accurate picture of future demand for improvement to pedestrian facilities. This future expansion of the path network identified corresponds to the funding assumptions for new paths in the LTFP and a growth related proportion allocated to future development in footpath DCPs for Margaret River and Augusta.

6.2.4 Kevill Road Rural Residential (RR15) Area

Part of the Rural Residential zone about Kevill Road East, Ironstone Drive and Culhane Road is identified as having the potential for resubdivision under the RR15 designation of LPS1. Two separate Detailed

Area Plans have been prepared that collectively deal with this area. Through assessment of these DAPs infrastructure improvements were identified as necessary, including drainage and road improvements.

An initial contribution arrangement was established by agreement that enabled the early stages of subdivision in this area to meet the road improvement requirements of the relevant Structure Plan. This arrangement included three stages of upgrading in the area that had significantly different contribution requirements. For the purpose of equity these were amalgamated to apply a flat rate for contributions and advertised with this amendment.

Through consultation the quantum and scope of contributions was queried. Through the addition of some new areas for development that have proceeded through separate amendments and been incorporated within the RR15 area, and implementing the flat rate for equity between landowners, costs have been reduced.

6.2.5 Ashton Street

Resubdivision of the area about Ashton Street is guided by a Structure Plan and Council Policy PE.54 'Ashton Street Infrastructure Contributions Policy'. The policy was prepared originally in 2009 and last reviewed in 2011. A review of costs has been undertaken, together with an assessment of works undertaken and contributions made to date.

In response to submissions the foreshore management works proposed were reduced in scope. The cost of these works was also spread across all lots within the contribution area, recognising the demand generated by the entire subdivision area for use of the foreshore.

6.2.6 Augusta Structure Plan Area 6

The subdivision of the area in Augusta identified in LPS1 as Structure Plan Area No. 6 has had a contribution policy established that sets out a series of road upgrading requirements necessary to accommodate future traffic growth from the development of this area. Some contributions have been collected to date and works undertaken, however the contribution arrangements are largely not implemented due to slow progression of development in SPA6. Some minor amendments have been made to reflect the anticipated rate of growth in Augusta.

6.3 Percent for Art

The Shire recently adopted a Public Art Policy that included an allocation of a 'Percent for Art'. The intention is that 1% value of development is set aside for the provision of public art works through the requirement for all developments (excluding private homes, subdivisions, rural and industrial development) above a value of \$1,000,000 (including GST) to allocate one per cent of the value of the development to public art. Two options are outlined in this respect:

1. Include one per cent of the construction cost for public art in their designs in locations accessible to the public. Developers must ensure that their proposals meet the definition of art and the artwork has been designed by an artist (see definitions), or
2. Provide the cash equivalent to the Shire. This funding may be pooled and the public art placed in identified suitable locations.

Per Cent for Art also applies to Shire funded developments above a construction cost of \$1,000,000 (including GST).

7. FUNDING ASSUMPTIONS AND COST APPORTIONMENT

Funding assumptions for all projects are either identified in the Shire's Long Term Financial Plan or are to be incorporated in the impending Local Planning Policy review. Cost estimates are also detailed in the Project Schedules (incorporating Development Contribution Plan and Cost Apportionment Schedules) at Attachment 3.

The costs of projects are estimates prepared by suitably qualified professionals and independently verified. These costs are subject to annual review, which will also consider necessary amendments to funding assumptions (for instance the failure to obtain grant funding), and changes in assumed rates of growth.



In apportioning costs the general principle is that the 'beneficiary pays', which means allocating a proportion of costs to growth consistent with what that growth related proportion of demand is.

7.1 Determining the Divisor

In most circumstances growth related demand for services is directly proportional to population growth. This demand is best measured by the provision for dwellings through subdivision (i.e. a unit of demand being a single residential lot) which is the standard 'divisor' of contribution requirements. Where subdivision hasn't occurred but more than one dwelling is proposed, the divisor will be the number of dwellings to be created. While there is some variation in occupancy rates, in general household sizes are relatively uniform given the predominance of single residential dwellings and low to medium density development in the Shire. Therefore the single dwelling is an adequate unit of demand for most services and infrastructure.

The exception to this situation is where industrial or commercial development contributes to the demand for infrastructure, such as in the situation of Station Road Stormwater Improvements. In this instance demand is more appropriately measured on a square metre basis, and is the divisor used in these circumstances.

Each divisor is specified in the relevant Cost Apportionment Schedule at Attachment 2.

7.2 Fairness and Equity

A fair and equitable approach needs to be taken to funding the provision of infrastructure having regard to existing and future populations. The existing population has already made considerable investment in services and enjoys the benefit of using those services. Those undertaking new development benefit from using, connecting to or extending existing services or supplying new services and must pay a fair share of the capital expenditure. Developers and new residents/businesses are also the segment of the community that creates the need to undertake growth-related projects in respect of the activity types covered by the Development Contributions Policy.

Funding the capital expenditure for new or extended growth-related infrastructure from development contributions is considered a fair and equitable funding approach. They are to be applied alongside other funding tools to provide the appropriate balance of funding between the community, the Shire and those undertaking development.

Providing for infrastructure in anticipation of growth is also a core Shire obligation in the promotion of the social, economic, environmental and cultural well-being of the community, in the present and for the future. In these situations development contributions will assist in recouping the growth-related portion of the public investment made by the Shire on behalf of the community.

Two further factors of equity to have regard to are the distribution of any benefits between the community as a whole, any identifiable part of the community and individuals, and the period over which benefits are expected to occur. This is reflected in the cost allocation methodology detailed in each Development Contribution Plan Report and Cost Apportionment Schedule included as Attachment 2. The Shire recognises the period over which benefits are expected to occur by including, within the cost of growth to be funded by contributions under this policy, only the cost of providing additional capacity to meet demand within the planning period or the life of the asset as specified in the Schedule.

The distribution of benefits in the funding of capital expenditure for growth related infrastructure can be identified by the percentage of development contribution/rates/other funding split for projects shown in the Summary of Development Contribution Plans and Cost Apportionment Schedules (Attachment 2).

7.3 Incorporating the Costs of Capital and Inflation

When the capital expenditure associated with the construction of an asset occurs before the associated revenue to fund this asset has been received, and a loan raised as an interim mechanism to fund this capital expenditure, the interest on this loan is the cost of capital. This cost has been incorporated into contribution requirements to ensure that the current community isn't subsidising future users of facilities.

To avoid doubt, in situations where the net funding position is in surplus the Shire earns interest instead of incurring interest and this reduces the development contributions payable. The interest rates used in the calculation of cost of capital are consistent with the interest rate assumptions in Council's Long Term Financial Plan or, for interest either incurred or received after the period the Long Term Plan applies to, the interest rates used are based on the best information available to the Shire.

The impact of estimated future inflation on project cost estimates that are done in today's dollars is included in the calculation of development contributions. The inflation rates used are currently as utilised in the Long Term Financial Plan and are accepted rates for provision of Local Government infrastructure. The inflation rates used will be reviewed annually to ensure they remain appropriate.

7.4 Addressing Risk

The Shire is mindful that there are risks associated with the use of development contributions as a funding source and that these risks need to be managed. Monitoring will include:

- Whether the growth rate assumptions are being met. Development contribution revenue is particularly susceptible to a slowdown in development activity.
- Whether there is a significant lag between expenditure being incurred by the Shire and contributions received from development as a result of land market trends. Development activity is subject to market fluctuations/trends but is monitored using a combination of recent subdivision/building statistics and development sector information.
- Whether the cost of capital are greater or lesser than expected.
- Movements in the capital costs of providing services and the link to project cost estimates. (Information on costs is continually assessed through implementing the capital works programme).

Having regard to this risk management, the Shire will review and update the Development Contributions Policy and Cost Apportionment Schedules on an annual basis to take account of:

- Any changes in policy direction as Council continues to implement the Long Term Financial Plan and levels of service in the Asset Management Plan.
- Any changes in the rate of population/dwelling growth or the pattern or location of development in the Shire.
- The addition or deletion of a growth-related capital project in/out of the Schedules.
- Changes in the estimated cost of providing services.
- Changes in the cost of providing services determined by reference to a recognised price index.
- Changes to interest rates (relevant to the cost of capital component of development contributions).
- Correction of errors or omissions in the project estimates in the schedule.
- Incorporating any relevant actual costs of completed projects.

As a consequence, the Shire will review Development Contribution Plans and Cost Apportionment Schedules on an annual basis.

8. DEVELOPER CONTRIBUTIONS POLICY AND PROCEDURE

Once contribution requirements have been included in LPS1 by way of Amendments, a policy will be prepared to guide implementation of contributions and operational matters, addressing:

- Annual review and considerations given;
- Considerations when growth rates change in terms of prioritising projects;
- Circumstances around accepting works and land in lieu of money;
- Where credit has accrued at conclusion of a Development Contribution Plan; and
- Determination of relevant divisors and cost.

9. CONCLUSIONS

The Shire considers its role in the provision of infrastructure as an essential part of its leadership and facilitation, public health and safety, growth management and sustainable development obligations. It is a strategic role which neither individuals, the community, the private sector nor Central Government can appropriately fulfil on their own. The physical effects of growth, particularly the cumulative effects of individual subdivision and development decisions, requires the Shire to incur capital expenditure, acting on behalf of the wider community, to appropriately provide for new or additional services including in many circumstances capital expenditure in anticipation of growth. Funding tools such as development contributions are fundamental in meeting these needs.

The Shire's decision making framework identifies the strategies and plans, outcomes, and vision statements that all guide decisions made by Council for the community. The activities to be funded by development contributions all support this framework in some way.



Contribution requirements are summarised in Attachment 1 and fully detailed in the Development Contribution Plan Reports and Cost Apportionment Schedules included as Attachment 2.



10. AMENDMENT 35 DEVELOPMENT CONTRIBUTION PLANS AND ATTESTATION

PLANNING AND DEVELOPMENT ACT 2005 SHIRE OF AUGUSTA-MARGARET RIVER LOCAL PLANNING SCHEME NO. 1 AMENDMENT NO. 35

The Shire of Augusta Margaret River under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above local planning scheme by:

1. Introducing the following Development Contribution Plans into Schedule 14 of the Scheme and removing the existing text:
 - 1.1. District (DCP1)
 - 1.1.1. Margaret River Cultural Centre (DCP1a)
 - 1.1.2. Gloucester Park (DCP1b)
 - 1.1.3. Margaret River Youthspace (DCP1c)
 - 1.2. Margaret River (DCP2)
 - 1.2.1. Path Contributions (DCP2a)
 - 1.2.2. Station Road Stormwater (DCP2b)
 - 1.2.3. Kevill Road East Road Upgrade Area (DCP2c)
 - 1.2.4. Ashton Street SPA14 (DCP2d)
 - 1.3. Augusta (DCP3)
 - 1.3.1. Augusta Path Improvements (DCP3a)
 - 1.3.2. Augusta Planning Area 6 (DCP3b)
 - 1.3.3. Augusta Civic Park Masterplan (DCP3c)
 - 1.4. Cowaramup (DCP4)
 - 1.5. Witchcliffe (DCP5)
 - 1.6. Karridale (DCP6)
 - 1.7. Kudardup (DCP7)
 - 1.8. Gracetown (DCP8)

Scheme Reference	DCP1a – Margaret River Cultural Centre
Development Contribution Area	DCA1
Relationship to Planning Instruments	Redevelopment of the Cultural Centre is identified in the Shire's Long term Financial Plan, the Shire's Corporate Plan, the Community Infrastructure Plan and the Supertown Growth Plan.
Infrastructure and Administrative Items to be Funded	<p>The items to be funded from this DCP are a proportional share of Stages 1 and 2 of the redevelopment of the Margaret River Cultural Centre at Wallcliffe Road, Margaret River, as identified in the Wilcox and Associates drawings of 2015 and includes:</p> <p>Stage One Multi Use Space</p> <ul style="list-style-type: none"> • Re-pitch squash court and wet area roofs to remove industrial box gutter and replace asbestos roof with Colorbond roofing and insulation. Construct covered walkway to car park. • Convert squash courts into multi-purpose gallery/expo/performance/conferencing space of 243m² divisible by three by retractable acoustic walls and also including relocated 180 seat retractable seating from the main theatre. • Create a connecting foyer between the existing theatre and the newly refurbished multipurpose space created by the squash courts, including a new bar/servery facilities. • Construct a new commercial kitchen to service all areas from the central foyer location. • Renovate toilet area and construct new universally accessible toilet, green room, storeroom and rehearsal/conference break-out and future office accommodation area. • Renovate courtyard replacing asbestos roof to number 3



	<p>basketball court and courtyard verandah with Colorbond, extend verandah, reclad basketball court façade and create new universally accessible entry to the theatre along the old verandah on the north side of the courtyard.</p> <p>Stage Two Auditorium</p> <ul style="list-style-type: none"> • Refurbish theatre and install new technology as per the Stuart report (see section 2.4.3 below) • Install permanent theatre style seating for 310 patrons • Construct new theatre foyer and new northern façade • Refurbish toilets and construct new universally accessible toilet • Create new office space in old kitchen with independent external access doors • Install climate controlled air conditioning to theatre auditorium • Replace asbestos roofing to auditorium and fly tower with Colorbond roofing and insulation • Install PVC Solar Panels on auditorium roof <p>Cost estimates include:</p> <ul style="list-style-type: none"> • Planning and design. • Partial demolition and reconstruction. • Landscaping. • Project management and administrative fees associated with construction.
Method of Calculating Contributions	The Local Government's Community Infrastructure Plan and Development Contribution Plan report identify the need to improve the Cultural Centre to cater for future growth. The contributions outlined in this plan have been derived based on the proportional need for facilities generated by growth through the period of operation of the Plan. This calculation includes recognition of the residual value of the retained components of the existing Cultural Centre; and excludes a component of future usage that will be generated by development outside of the Shire. In this regard the proportion of usage for conference purposes are anticipated to be funded through grant income.
Period of Operation	15 years
Priority and Timing	This is the highest ranking community project in the DCA1 catchment, it is anticipated to commence development in 2016/2017.
Review Process	This DCP will be reviewed following the outcome of relevant grant funding applications, and periodically in line with the balance of cost reviews undertaken for Development Contribution funded projects.
Scheme Reference	DCP1b – Gloucester Park
Development Contribution Area	DCA1
Relationship to Planning Instruments	Redevelopment of Gloucester Park is identified in the Shire's Long term Financial Plan, the Shire's Corporate Plan and the Community Infrastructure Plan.
Infrastructure and Administrative Items to be Funded	<p>Proportional share of increasing capacity at the Gloucester Park recreation area, including:</p> <ul style="list-style-type: none"> • Gloucester Park drainage (between Bowling Club and Rec Centre) • Gloucester Park – Lower Western Oval Drainage • GP Sport playing fields Expansion – Lower Western Oval • Gloucester Park Signage • GP Soccer/Cricket/Hockey clubs pavilion – Additional change room facilities to northern side of Pavilion – single storey, change area and adjoining showers and toilet • GP Rugby/Tennis Club Pavilion – Additional undercover area on western side of Pavilion • GP Extend Cricket Club Nets • Gloucester Park Landscaping • Gloucester Park Pathways

	<ul style="list-style-type: none"> Gloucester Park Trails
Method of Calculating Contributions	<p>The Local Government's Community Infrastructure Plan and Development Contribution Plan report identify the need to improve Gloucester Park to cater for future growth. The contributions outlined in this plan have been derived based on the proportional need for facilities generated by growth through the period of operation of the Plan. This calculation excludes:</p> <ul style="list-style-type: none"> The demand for additional facilities created by the existing community, to be funded through general revenue (projected at 50%). The ability to secure grant funding for substantial improvements that will benefit existing and future users. Future usage – the proportion of usage that will be generated by development outside of the development plan timeframe.
Period of Operation	10 years – as a District level facility the level of improvements are significant.
Priority and Timing	This is the second highest ranking community project in the DCA1 catchment, implementation has commenced as at 2015.
Review Process	This DCP will be reviewed following the outcome of relevant grant funding applications, and periodically in line with the balance of cost reviews undertaken for Development Contribution funded projects.
Scheme Reference	DCP1c – Margaret River Youthspace
Development Contribution Area	DCA1
Relationship to Planning Instruments	Redevelopment of the Youthspace is identified in the Shire's Long term Financial Plan, the Shire's Corporate Plan and the Community Infrastructure Plan.
Infrastructure and Administrative Items to be Funded	<p>The items to be funded from this DCP are a proportional share of Stages 1 and 2 of the redevelopment of the Margaret River Youthspace at Wallcliffe Road, Margaret River, as identified in the COVIC drawings of 2014 and includes:</p> <ul style="list-style-type: none"> Stage 1: <ul style="list-style-type: none"> Zone room breakout space; Half-court basketball; Unique skateable features; Snake run; Mini ramps; WSUD landscaping. Stage 2: <ul style="list-style-type: none"> Connection paths and entry plazas; Unique skateable features; BBQ's; Shade structures; Turf mounding to compliment stage area; WSUD landscaping. <p>Cost estimates include:</p> <ul style="list-style-type: none"> Planning and design. Partial demolition and reconstruction. Landscaping. Project management and administrative fees associated with construction.
Method of Calculating Contributions	<p>The Local Government's Community Infrastructure Plan and Development Contribution Plan report identify the need to improve the Margaret River Youthspace to cater for future growth, and given the existing facility is at the end of its useful life. The contributions outlined in this plan have been derived based on the proportional need for facilities generated by growth through the period of operation of the Plan, and recognising the existing benefits that accrue from the retained infrastructure in the Youthspace complex. This calculation excludes:</p> <ul style="list-style-type: none"> The residual value of the retained components of the Youthspace;

	<ul style="list-style-type: none"> Future usage – the proportion of usage that will be generated by development outside of the planning period.
Period of Operation	10 years
Priority and Timing	This is the third ranking community project in the DCA1 catchment, it is anticipated to commence development in 2017/18.
Review Process	This DCP will be reviewed following the outcome of relevant grant funding applications, and periodically in line with the balance of cost reviews undertaken for Development Contribution funded projects.
Scheme Reference	DCP2a – Margaret River Footpath Improvements
Development Contribution Area	DCA2a (portion of DCA2 relating to infill development in the Margaret River townsite)
Relationship to Planning Instruments	Path improvements are identified in the Shire's Long Term Financial Plan, the Integrated Transport Strategy and the Shire's Path Plan.
Infrastructure and Administrative Items to be Funded	The items to be funded from this DCP are a proportion of the infill related path infrastructure identified in the Shire's Path Plan (2015).
Method of Calculating Contributions	<p>Applies to infill development/grouped dwellings only. Calculations are based on a proportional share of infill related path infrastructure identified in the Shire's Path Plan, as follows:</p> <ol style="list-style-type: none"> 1. The cost of providing infill related footpath infrastructure is identified in the Shire's Path Plan. The total cost allocation for these paths is extracted from the ten year budget allocation in the Long Term Financial Plan. 2. The proportion of new infill dwellings anticipated within the ten year planning period is estimated. 3. The total estimated cost of infill path improvements is divided proportionally by the number of expected infill related dwellings expected over the ten year planning period.
Period of Operation	10 years
Priority and Timing	Projects will be undertaken when sufficient funding is available as identified in the Shire's Long Term Financial Plan
Review Process	Annually
Scheme Reference	DCP2b – Station Road Stormwater
Development Contribution Area	DCA2b
Relationship to Planning Instruments	Area identified for commercial intensification and residential infill through LPS1 zoning.
Infrastructure and Administrative Items to be Funded	Two 1000m ² bio-retention basins in the Doyle Place road reserve.
Method of Calculating Contributions	<p>Two stages of development are identified for each proposed detention basin:</p> <ul style="list-style-type: none"> • Stage 1 funding the initial 1,000m² detention basin providing for lots that have already been developed or have a condition applied to existing development approvals, which includes Lots 21, 38, 256 and 100; • Stage 2 will make proportional contributions from the balance of the land to a second 1,000m² detention basin in the Doyle Place Road Reserve. <p>For each stage the projected cost of detention basins is to be allocated across undeveloped lots based on an anticipated total impervious area of 80% at full development.</p>
Period of Operation	5 years
Priority and Timing	As sufficient contribution revenue received.
Review Process	Annually

Scheme Reference		DCP2c – Kevill Road
Development Contribution Area		DCA2c
Relationship to Planning Instruments		Resubdivision of the RR15 Rural Residential area is provided for under LPS1 and associated Detailed Area Plan adopted under LPS1.
Infrastructure and Administrative Items to be Funded		Upgrading of approximately 1.6km of Kevill Road East from Wallcliffe Road north, improving the road from approximately 4m in seal width to a 6m bitumen two coat seal with appropriate drainage, together with allocation for design and survey of works.
Method of Calculating Contributions		Total cost of works divided between the number of new lots provided for under endorsed Detailed Area Plans, with the cost of works reduced by contributions taken as at the initiation of Amendment 35 to LPS1 (16/12/2014).
Period of Operation		10 years
Priority and Timing		<p>Works are to be undertaken in three stages in the following order of priority as sufficient funds are collected:</p> <ul style="list-style-type: none"> • Stage 1: Kevill Road East from Wallcliffe Road to 430m north (first 31 lots). • Stage 2: Kevill Road East from 430m north of Wallcliffe Road to the southern extent of Lots 61 and 62 Kevill Road East (next 35 lots). • Stage 3: Kevill Road East from the southern extent of Lots 61 and 62 Kevill Road East north to the western extent of Lot 52 Kevill Road East (remaining 24 lots).
Review Process		This DCP will be reviewed periodically in line with the balance of cost reviews undertaken for Development Contribution funded projects.
Scheme Reference		DCP2d – Ashton Street SPA14
Development Contribution Area		DCA2d
Relationship to Planning Instruments		Infrastructure required as a consequence of resubdivision within the SPA14 area and endorsed Structure Plan.
Infrastructure and Administrative Items to be Funded		<ul style="list-style-type: none"> • Ashton Street road upgrade – widening of Ashton Street to 6.0m, provision of kerbing, resurfacing and installation of signs and line-marking along the frontages of Lots 1 to 13. • Ashton Street pathway – provision of a pathway along one side of Ashton Street. • Ashton Street stormwater drainage – construction of a stormwater drainage system servicing the Ashton Street road pavement between Lots 1 and 13, including swale drain, pipes and pits. • Ashton Street stormwater treatment – construction of a bio-retention basin for the treatment of stormwater from the Ashton Street road pavement. • Ashton Street street lighting – provision of poles and lanterns along Ashton Street to Western Power specifications. • Foreshore Management – preparation and implementation of a foreshore management plan to protect and enhance the Margaret River and Merchant Brook foreshore reserves abutting Lots 1 to 8. • River Access Upgrade – improvements to pedestrian access ways to a compacted gravel standard and on street parking in the Ashton Street Road Reserve adjacent to Lots 2 and 3 (pedestrian access from between Lots 2 and 3, and from the cul-de-sac head in lot 6). • Public Open Space land – land will be ceded at subdivision by the owners of Lots 12 and 13 for the provision of public open space to service the R5 zoned lots within the ODP area. • Public Open Space development – the development of the public open space land including weed control, landscaping, pathways, park furniture and maintenance for a two year period.

	<ul style="list-style-type: none"> Scheme Administration - an allowance for has been made for scheme administration to reflect the Shire's role in development and ongoing monitoring of the scheme, project management and financial administration.
Method of Calculating Contributions	<p>Contributions will be calculated based on:</p> <ul style="list-style-type: none"> A proportional share of the costs of infrastructure projects based on a per lot contribution. A proportional share of POS provision spread on an area basis through land zoned Residential R5. A proportional share of implementation of the foreshore management plan for the SPA14 area spread between lots 1-13.
Period of Operation	10 years
Priority and Timing	Projects will be undertaken when sufficient funding is available
Review Process	This DCP will be reviewed periodically in line with the balance of cost reviews undertaken for Development Contribution funded projects.
Scheme Reference	DCP3a – Augusta Path Improvements
Development Contribution Area	DCA3
Relationship to Planning Instruments	Path improvements are identified in the Shire's Long Term Financial Plan and the Shire's Path Plan.
Infrastructure and Administrative Items to be Funded	The items to be funded from this DCP are a proportion of the infill related path infrastructure identified in the Shire's Path Plan (2015).
Method of Calculating Contributions	<p>Applies to infill development/grouped dwellings only. Calculations are based on a proportional share of infill related path infrastructure identified in the Shire's Path Plan, as follows:</p> <ul style="list-style-type: none"> The cost of providing infill related footpath infrastructure is identified in the Shire's Path Plan. The total cost allocation for these paths is extracted from the ten year budget allocation in the Long Term Financial Plan. The proportion of new infill dwellings anticipated within the ten year planning period is estimated. The total estimated cost of infill path improvements is divided proportionally by the number of expected infill related dwellings expected over the ten year planning period.
Period of Operation	10 years
Priority and Timing	Projects will be undertaken when sufficient funding is available as identified in the Shire's Long Term Financial Plan
Review Process	Annually
Scheme Reference	DCP3b – Augusta Planning Area 6
Development Contribution Area	DCA3b
Relationship to Planning Instruments	Infrastructure required as a consequence of subdivision and development within Structure Plan Area 6.
Infrastructure and Administrative Items to be Funded	<p>Implementation of the following infrastructure improvements:</p> <ul style="list-style-type: none"> Hillview Road & Ellis Street path (completed). Hillview Road upgrade. Ellis Street upgrade. Hart Road path. Hart Road South upgrade. Hart Road North & Luke Road upgrade. Bussell Highway link road. Bussell Highway link road path. Scheme Administration.

Method of Calculating Contributions	<p>Apportionment of costs is based on the percentage of net subdividable area within each development area designated as Areas A, B and C, and the assumed lot yields for each of these areas, as follows:</p> <table><tr><th>Area</th><th>Anticipated Yield</th><th>Lot</th><th>Apportionment (%)</th></tr><tr><td>Area A</td><td>975</td><td></td><td>66.8</td></tr><tr><td>Area B</td><td>182</td><td></td><td>12.5</td></tr><tr><td>Area C</td><td>260</td><td></td><td>17.8</td></tr><tr><td>Shire</td><td>Existing LIA (42)</td><td></td><td>2.9</td></tr><tr><td>Total</td><td>1459</td><td></td><td>100</td></tr></table> <p>The Policy includes a requirement for contributions from Developers of Areas A, B and C towards the construction of the Bussell Highway Link Road and Path. The existing Light Industrial Area (LIA) is considered to be a beneficiary of the Link Road and therefore the Shire of Augusta Margaret River has made contribution to these works.</p> <p>Due to the protracted timeframe for full development within DCP3b full infrastructure delivery under this DCP, timeframes and contribution requirements are to be delivered on completion of 66% of lots within DCA3b.</p>	Area	Anticipated Yield	Lot	Apportionment (%)	Area A	975		66.8	Area B	182		12.5	Area C	260		17.8	Shire	Existing LIA (42)		2.9	Total	1459		100						
Area	Anticipated Yield	Lot	Apportionment (%)																												
Area A	975		66.8																												
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Total	1459		100																												
Period of Operation	10 years																														
Priority and Timing	<p>Due to the likely timeframe for the development of all lots within DCP3b contribution requirements have been apportioned through delivery of two thirds of anticipated development in the area. The prioritisation of projects and trigger points for delivery will be as follows:</p> <p>Note: All projects highlighted below are anticipated to be outside the planning period due to expected growth rates.</p> <table><tr><th>Project</th><th>Priority</th><th>Cumulative Number of Lots</th></tr><tr><td>Hillview Road & Ellis Street path (completed).</td><td>1</td><td>81</td></tr><tr><td>Hillview Road upgrade.</td><td>2</td><td>154</td></tr><tr><td>Ellis Street upgrade.</td><td>3</td><td>258</td></tr><tr><td>Hart Road path.</td><td>4</td><td>327</td></tr><tr><td>Hart Road South upgrade.</td><td>5</td><td>459</td></tr><tr><td>Hart Road North & Luke Road upgrade.</td><td>6</td><td>595</td></tr><tr><td>Bussell Highway link road.</td><td>7</td><td>929</td></tr><tr><td>Bussell Highway link road path.</td><td>8</td><td>977</td></tr><tr><td>Scheme Administration.</td><td>9</td><td>984</td></tr></table>	Project	Priority	Cumulative Number of Lots	Hillview Road & Ellis Street path (completed).	1	81	Hillview Road upgrade.	2	154	Ellis Street upgrade.	3	258	Hart Road path.	4	327	Hart Road South upgrade.	5	459	Hart Road North & Luke Road upgrade.	6	595	Bussell Highway link road.	7	929	Bussell Highway link road path.	8	977	Scheme Administration.	9	984
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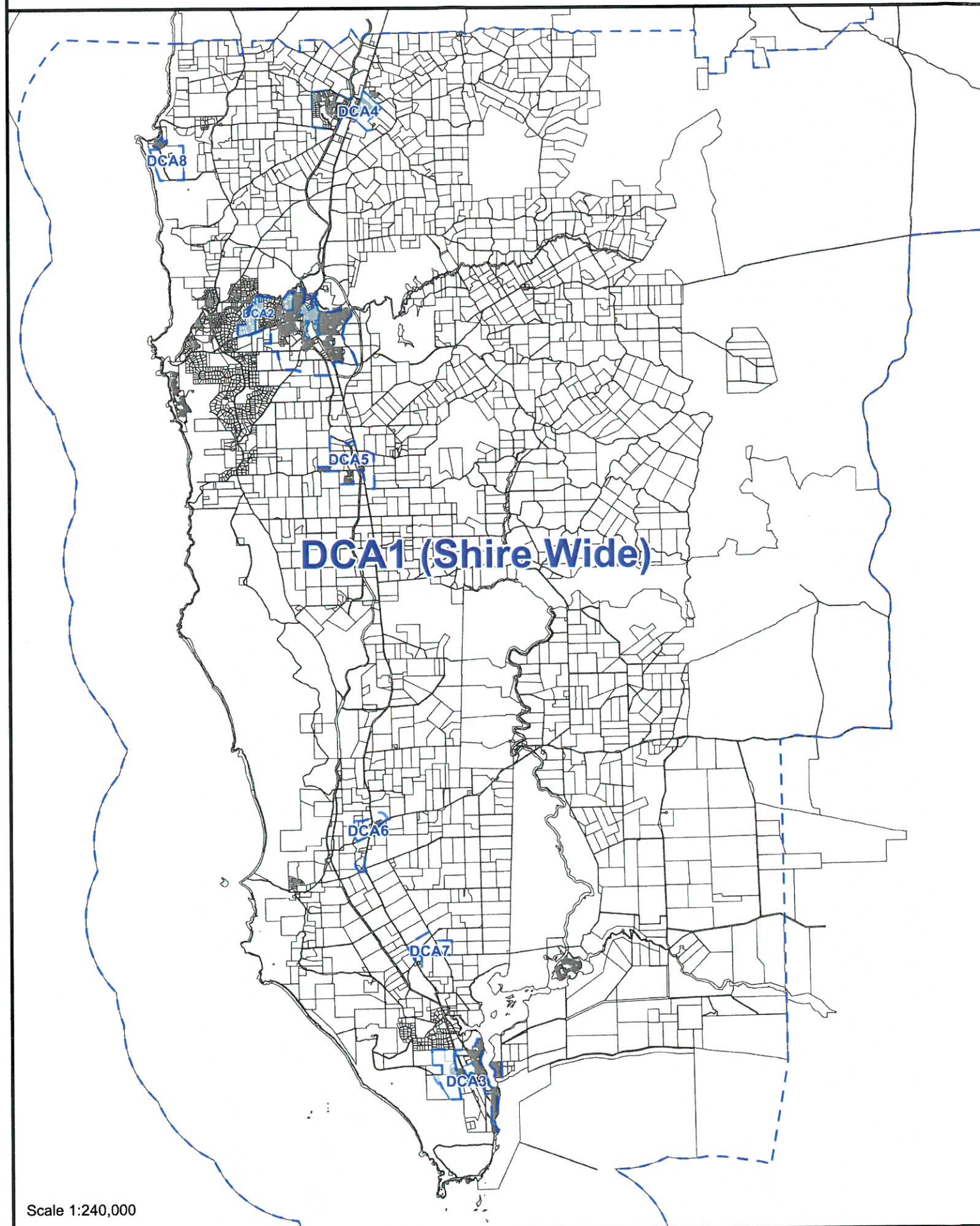
Scheme Reference		DCP3c – Augusta Civic Park
Development Contribution Area		DCA3
Relationship to Planning Instruments		Infrastructure required as a consequence of subdivision and development and consistent with the Shire's Long Term Financial Plan and endorsed Civic Park Masterplan.
Infrastructure and Administrative Items to be Funded		<p>Implementation of the following infrastructure improvements:</p> <ul style="list-style-type: none"> • Upgrading of the recreation centre; and • Upgrading of the library. <p>As detailed in the Shire's Augusta Civic Park Masterplan.</p>
Method of Calculating Contributions		Contributions will be calculated based on a share of the total project cost proportional to the amount of population growth projected through the planning period, with costs divided evenly between existing and future residents.
Period of Operation		10 years
Priority and Timing		These projects are programmed to commence in the 2017/18 financial year and be completed in three years.
Review Process		This DCP will be reviewed periodically in line with the balance of cost reviews undertaken for Development Contribution funded projects.
Scheme Reference		DCP4 - Cowaramup
Development		DCA4
Relationship to Planning Instruments		Further subdivision and development in Cowaramup is identified in State Planning Policy 6.1 – Leeuwin Naturaliste Ridge, the Shire's Local Planning Strategy, and the Cowaramup Village Strategy.
Infrastructure and Administrative Items to be Funded		<ul style="list-style-type: none"> • Shade/lighting/drinking fountain (skate park) • Construct additional car-parking in proximity to town centre • Hall upgrades • Additional male and female public toilets (extend existing) • Wadandi trail – construct from Cowaramup to northern Shire boundary • Pavilion and parking – West Cowaramup oval • Selected improvements Cowaramup Oval
Method of Calculating Contributions		Contributions will be calculated having regard to the extent to which the infrastructure items benefit the lots to which the contributions accrue and the Cowaramup community more broadly. The exception is items which benefit east or west Cowaramup most specifically.
Period of Operation		10 years
Priority and Timing		<p>Over the next 10 years, it is anticipated that 212 of the 750 lots available for subdivision will be created. As such, items ranked with a lower priority are unlikely to be funded by this mechanism over the life of the DCP. Items have been ranked in order of priority for implementation as follows:</p> <ol style="list-style-type: none"> 1. Shade/lighting/drinking fountain (skate park) 2. Construct additional car-parking in proximity to town centre 3. Additional male and female public toilets (extend existing) 4. Hall upgrades 5. Wadandi trail 6. Pavilion and parking – West Cowaramup oval 7. Selected improvements Cowaramup Oval 8. Dual use paths
Review Process		This DCP will be reviewed following the outcome of relevant grant funding applications, and periodically in line with the balance of cost reviews undertaken for Development Contribution funded projects.

Scheme Reference		DCP5 - Witchcliffe
Development Contribution Area		DCA5
Relationship to Planning Instruments		Further subdivision and development in Witchcliffe is identified in State Planning Policy 6.1 – Leeuwin Naturaliste Ridge, the Shire's Local Planning Strategy, and the Witchcliffe Village Strategy. Much of this land is zoned for Future Development and guided by endorsed structure plans.
Infrastructure and Administrative Items to be Funded		The items to be funded from this DCP are the facilities identified through <i>Witchcliffe: Evolving Towards Tomorrow</i> Community Infrastructure Plan and include: <ol style="list-style-type: none"> 1. Rails to trails: Development of the Wadandi trail from Witchcliffe to Calgardup Road; 2. Upgrading of the community (Druids) hall; 3. Refurbishment and enhancement of existing hardcourts; 4. Construction of linking pathways; 5. Improvements to passive open space; 6. Public Art program; 7. Main Street activation; and 8. Implementation of a community environmental project (community garden).
Method of Calculating Contributions		Contributions will be calculated as the total costs of projects divided by the number of lots proposed for Witchcliffe.
Period of Operation		10 years
Priority and Timing		These projects, as developer funded, have been ranked in order of priority for implementation as follows: <ol style="list-style-type: none"> 1. Rails to trails: Development of the Wadandi trail from Witchcliffe to Calgardup Road; 2. Upgrading of the community (Druids) hall; 3. Refurbishment and enhancement of existing hardcourts; 4. Construction of linking pathways; 5. Improvements to passive open space; 6. Public Art program; 7. Main Street activation; and 8. Implementation of a community environmental project (community garden).
Review Process		This DCP will be reviewed following the outcome of relevant grant funding applications, and periodically in line with the balance of cost reviews undertaken for Development Contribution funded projects.
Scheme Reference		DCP6 - Karridale
Development Contribution Area		DCA6
Relationship to Planning Instruments		Further subdivision and development in Karridale is identified in State Planning Policy 6.1 – Leeuwin Naturaliste Ridge, the Shire's Local Planning Strategy, and the Karridale Hamlet Settlement Strategy. The three identified development sites are at
Infrastructure and Administrative Items to be Funded		<ul style="list-style-type: none"> • Kitchen refurbishment and hall upgrades. • Improve water catchment and supply hall/Bushfire Brigade – • 1x 100,000 litre tank • Path plan and feasibility study – Investigate crossroads to school path link / crossroads to Wadandi track link / Wadandi track Karridale to Augusta • Construction of 2km of pathways as per feasibility study
Method of Calculating Contributions		The contributions are calculated by dividing the total project cost by the number of expected lots to be created.
Period of Operation		5 years

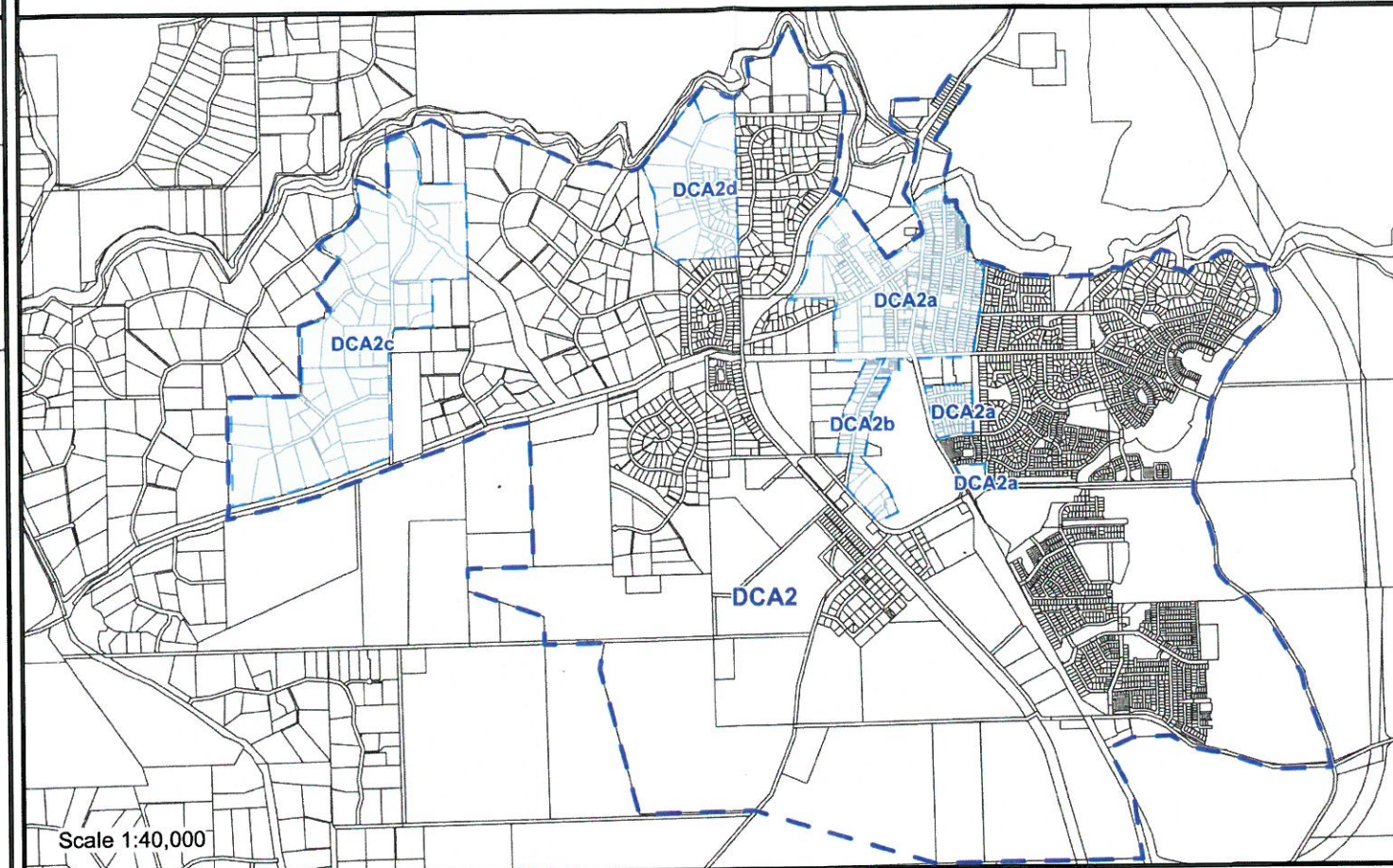
Priority and Timing	Over the life of this DCP, it is anticipated that 50 of the 201 lots available for subdivision will be created. As such, items ranked with a lower priority are unlikely to be funded by this mechanism over the life of the DCP. The items have been ranked in order of priority for implementation as follows: Kitchen refurbishment and hall upgrades. Improve water catchment and supply hall/Bushfire Brigade Path plan and feasibility study – Investigate crossroads to school
Review Process	This DCP will be reviewed following the outcome of relevant grant funding applications, and periodically in line with the balance of cost reviews undertaken for Development Contribution funded projects.
Scheme Reference	DCP7 - Kudardup
Development Contribution Area	DCA7
Relationship to Planning Instruments	Further subdivision and development in Kudardup is identified in State Planning Policy 6.1 – Leeuwin Naturaliste Ridge, the Shire's Local Planning Strategy, and the Kudardup Settlement Strategy. Around half of this land is zoned for Future Development and guided by endorsed structure plans.
Infrastructure and Administrative Items to be Funded	<ul style="list-style-type: none"> • Community hub: refurbishment and improvements to the existing community building, including a separate office space for community environmental group at Reserve 17936, providing for additional capacity in the facility. • Poole Road Wadandi Track connection. Shared path to be located along the edge of the existing road carriageway, approximately 1100m at gravel standard. • Wadandi Track contribution. Proportional contribution to Karridale to Augusta section of the Wadandi Track (Rails to Trails reserve). • Shared path network in the primary local park at Reserve 18866, 260m at gravel standard. • Selected improvements to the primary local park at Reserve 18866: <ul style="list-style-type: none"> ○ Outdoor hard court (Shared basketball/netball court). ○ Playground. ○ Toilet block. ○ 8 bay sealed carpark.
Method of Calculating Contributions	Contributions will be calculated as the total costs of projects divided by the number of lots proposed for Kudardup.
Period of Operation	20 years
Priority and Timing	These projects, as developer funded, have been ranked in order of priority for implementation as follows: <ul style="list-style-type: none"> • 1 - Community hub; • 2 - Poole Road Wadandi Track connection; • 3 - Wadandi Track contribution. Proportional contribution to Karridale to Augusta section of the Wadandi Track (Rails to Trails reserve); • 4 - Shared path network in the primary local park at Reserve 18866; • 5 - Selected improvements to the primary local park at Reserve 18866: <ul style="list-style-type: none"> ○ Outdoor hard court (Shared basketball/netball court). ○ Playground. ○ Toilet block. ○ 8 bay sealed carpark.
Review Process	This DCP will be reviewed following the outcome of relevant grant funding applications, and periodically in line with the balance of cost reviews undertaken for Development Contribution funded projects.
Scheme Reference	DCP8 - Gracetown

2. amending Local Planning Scheme No. 1 Scheme Maps by identifying the following Development Contribution Areas in new Map Sheets 26 and 27:
 - 2.1. District (DCA1)
 - 2.2. Margaret River (DCA2)
 - 2.2.1. Margaret River Path Improvements (DCA2a)
 - 2.2.2. Station Road Stormwater Improvements (DCA2b)
 - 2.2.3. Kevill Road East Upgrade (DCA2c)
 - 2.2.4. Ashton Street SPA14 (DCA2d)
 - 2.3. Augusta (DCA3)
 - 2.3.1. Augusta Planning Area 6 (DCA3a)
 - 2.4. Cowaramup (DCA4)
 - 2.4.1. Cowaramup West (DCA4a)
 - 2.4.2. Cowaramup East (DCA4b)
 - 2.5. Witchcliffe (DCA5)
 - 2.6. Karridale (DCA6)
 - 2.7. Kudardup (DCA7)
 - 2.8. Gracetown (DCA8)

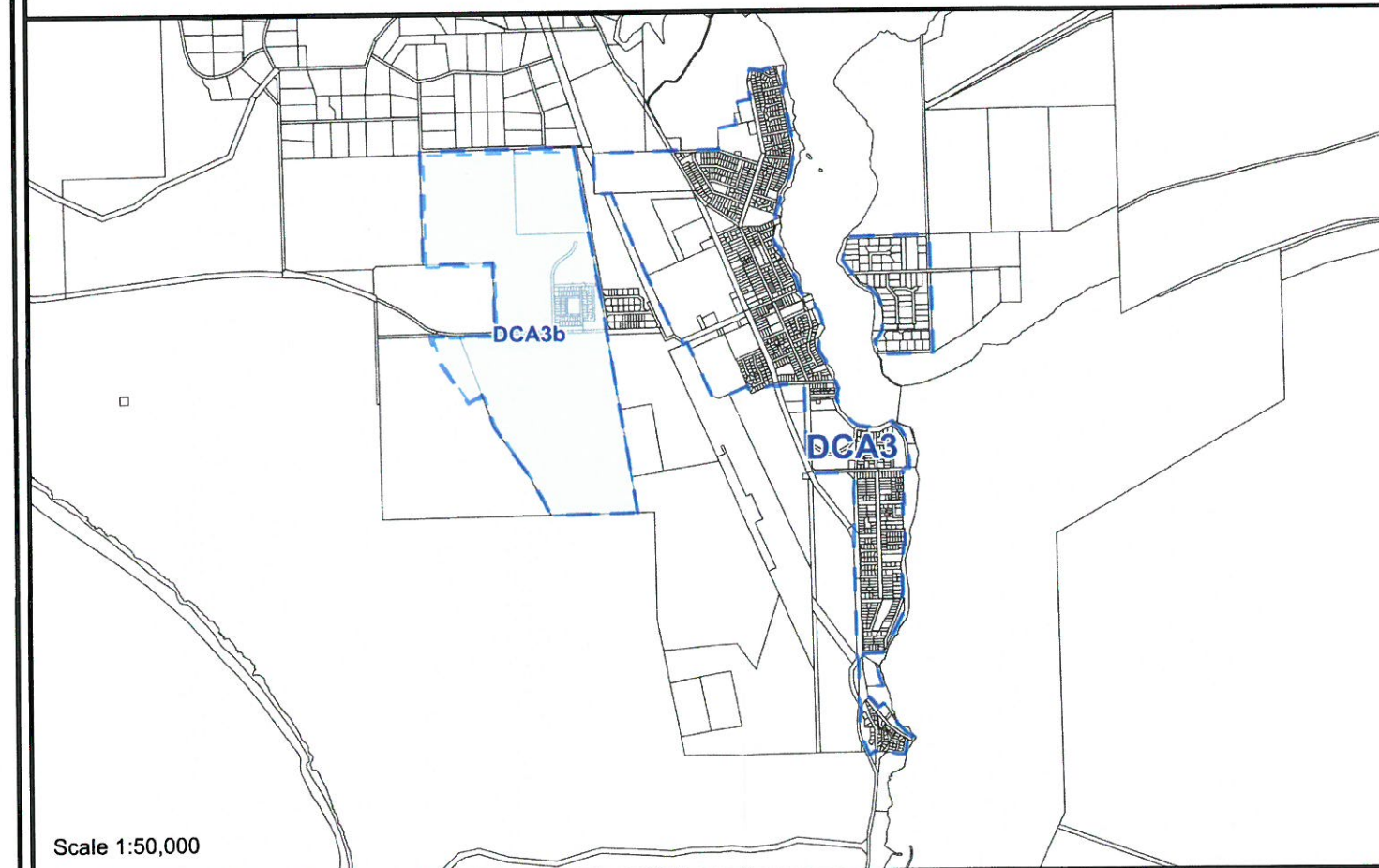
SHIRE OVERVIEW



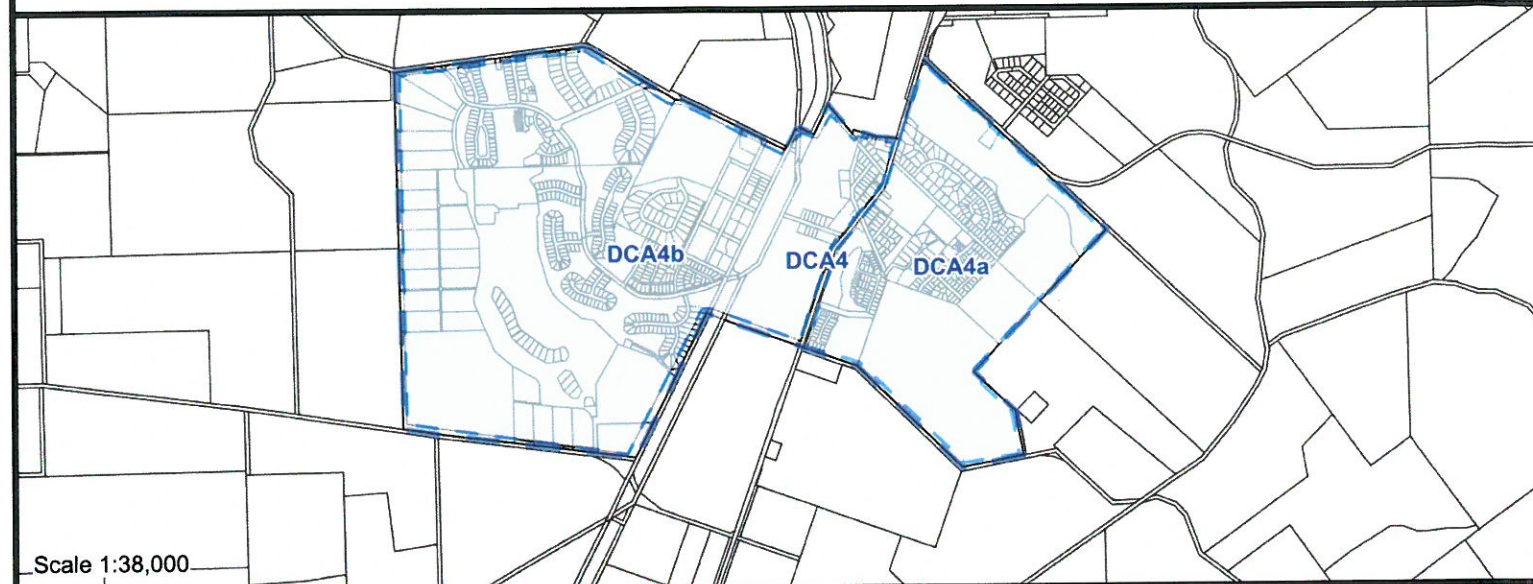
DCA2 - MARGARET RIVER



DCA3 - AUGUSTA

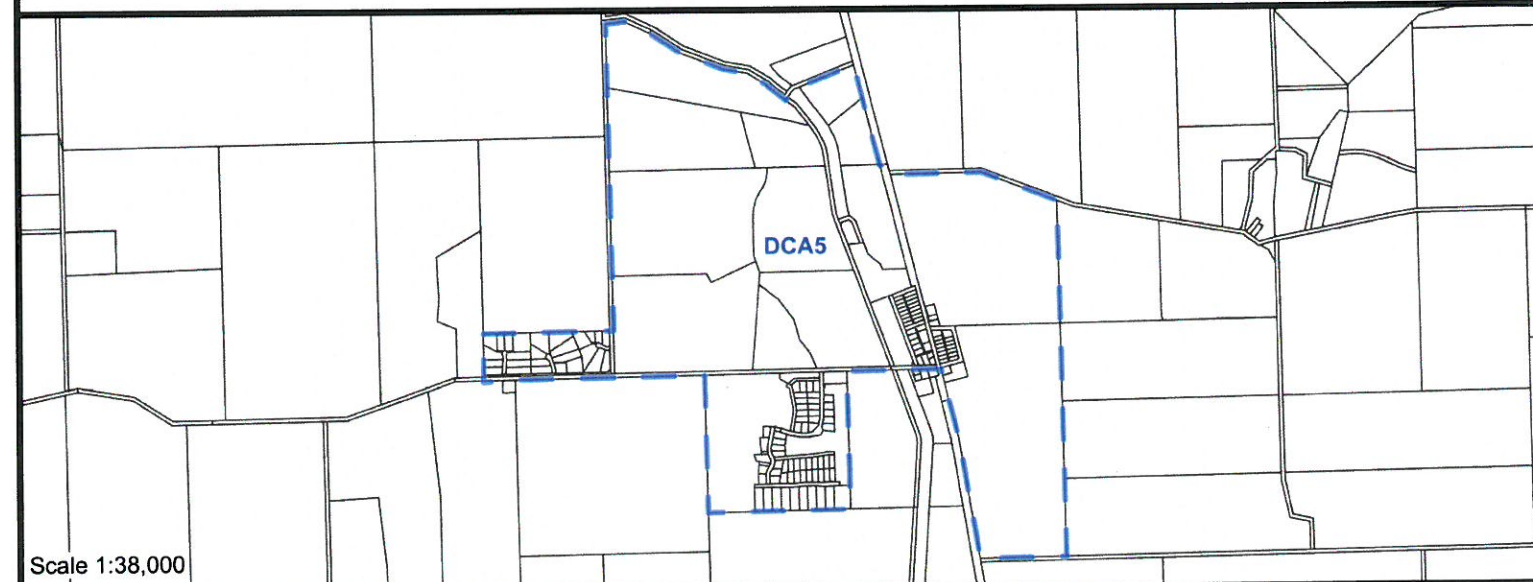


DCA4 - COWARAMUP



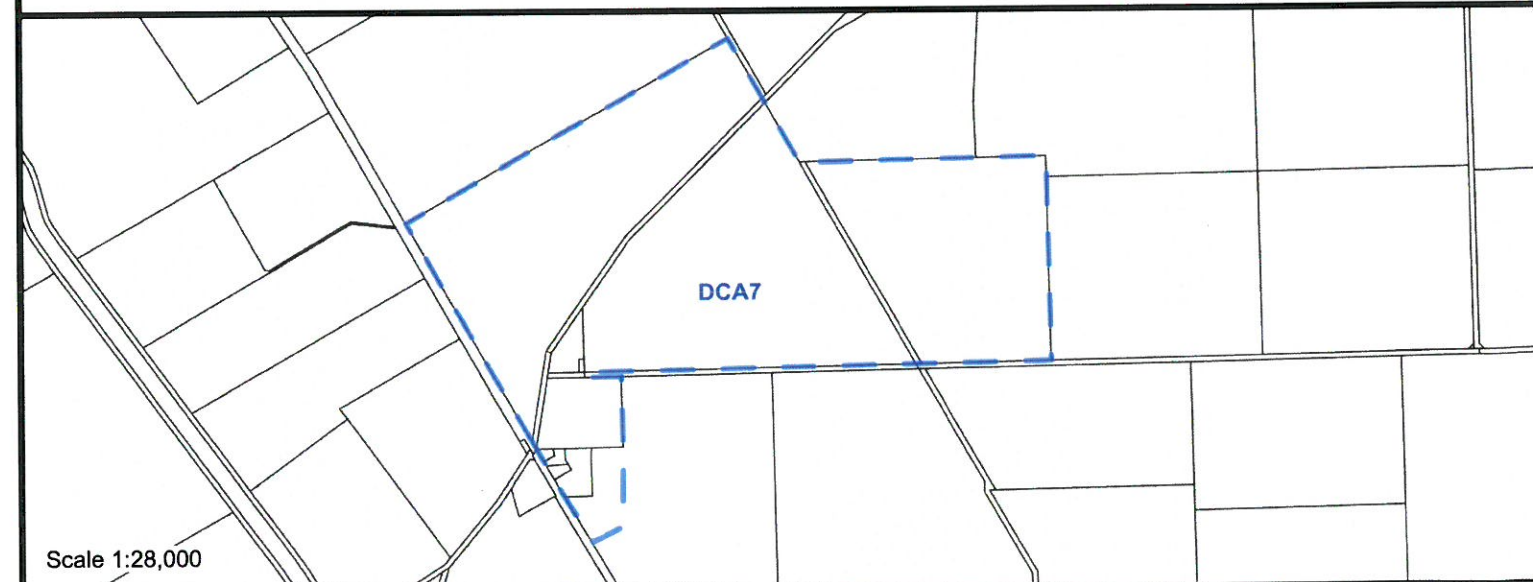
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DCA5 - WITCHCLIFFE



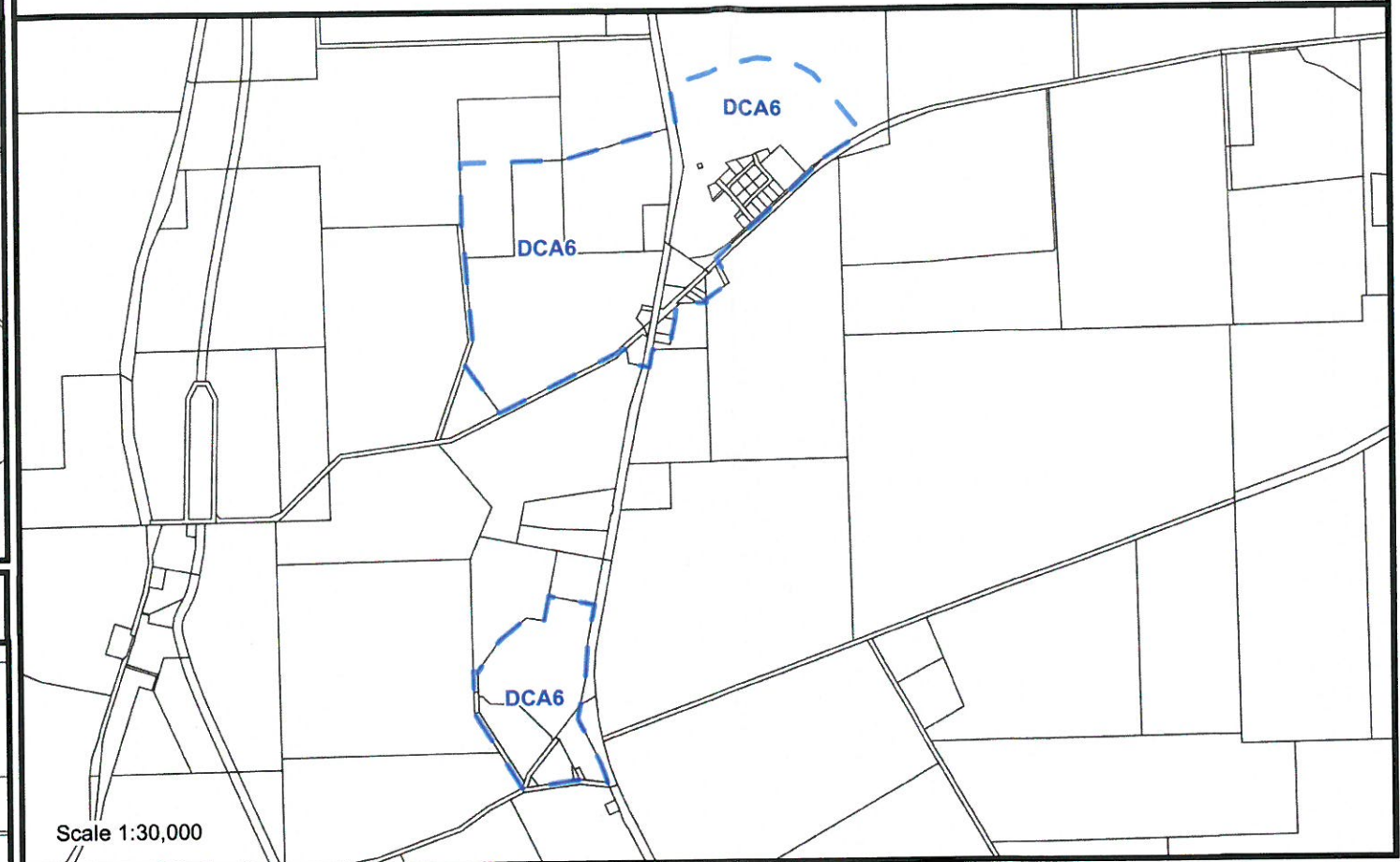
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DCA7 - KUDARDUP



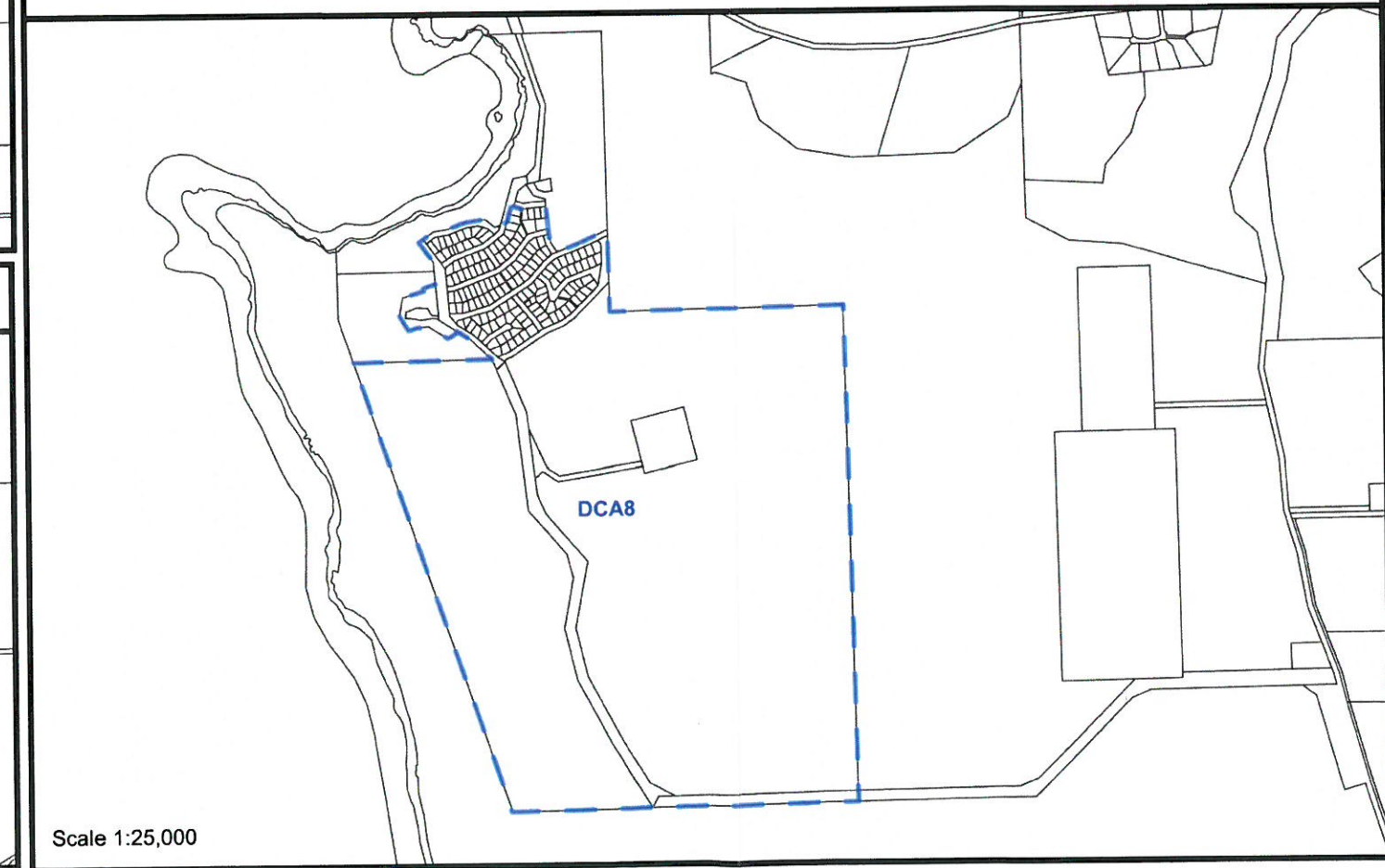
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DCA6 - KARRIDALE



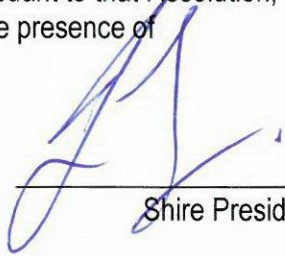



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DCA8 - GRACETOWN



Scale 1:25,000



<p>Final Approval</p>	<p>Adopted for Final Approval by Resolution of the Shire of Augusta Margaret River at the <u>Ordinary</u> meeting of Council held on the <u>9th</u> day of <u>September</u> 20<u>15</u>, and the Seal of the municipality was, pursuant to that Resolution, hereunto affixed in the presence of</p> <div style="text-align: right;">  _____ Shire President </div> <div style="text-align: center;">  </div> <div style="text-align: right;">  _____ Chief Executive Officer </div>
<p>Recommended/Submitted for Final Approval</p>	<p>Delegated under S.16 of Planning and Development Act 2005</p> <p>Date: _____</p>
<p>Final Approval Granted</p> <p>It is hereby certified that this is a true copy of the Scheme Amendment final approval to which was endorsed by the Minister for Planning on <u>4/11/16</u>.</p> <p>Certified by </p> <p>Officer of the Commission Duty authorised pursuant to Section 24 of the Planning and Development Act 2005 and Regulation 32(3) Scheme and Regulation 63(3) (Amendment) of the Planning and Development (Local Planning Scheme) Regulations 2015.</p>	<p>Minister for Planning</p> <p>Date: _____</p>