

PROPOSED NOTICE OF MOTION (Elected Members)

(Please forward this form to Jeff Clark, Governance and Compliance Program Manager)

Name: Cr Matthew Woodall

Date of Meeting: 21 May 2019

Meeting of the: Ordinary Meeting of Council

Subject: Preparation of Developer Contribution Plan

Disclaimer: Where administration has provided any assistance with the framing and/or wording of any motion/amendment to the Elected Member who has advised their intention to move it, the assistance has been provided on an impartial basis. The principle and intention expressed in any motion/amendment is solely that of the intended mover and not that of the officer/officers providing the assistance. Under no circumstance is it to be expressed to any party that administration or any officer holds a view on this motion other than that expressed in an official written or verbal report by administration to the Committee or Council meeting considering the motion.

PROPOSED NOTICE OF MOTION: CITY OF MELVILLE

That the Council:

- 1) Notes that the Canning Bridge Activity Centre Plan (CBACP) envisages a Developer Contribution Plan being prepared, but this is yet to occur;
- 2) Notes that Developer Contribution Plans exist in other areas of the Perth metropolitan Region such as the City of Cockburn and the Scarborough Redevelopment Area;
- 3) States its in-principle support for a Developer Contribution Plan within the City of Melville's Activity Centres;
- 4) Requests the Chief Executive Officer to hold an Elected Member Information Session on this subject, to be held no later than 31 July 2019, comprising:
 - a. a presentation providing an overview of 'Developer Contribution Plans', preferably from a representative of the Western Australian Planning Commission; and
 - b. a presentation on Developer Contribution Plans in other metropolitan local government districts, and how a Developer Contribution Plan within the City of Melville might function.

REASONS:

1. Draft State Planning Policy 3.6, Developer Contributions for Infrastructure states that *“Development contribution plans...identify growth trends based on service catchment areas; translate these trends into the infrastructure and facilities necessary to meet these increasing needs within the catchment; and allocate the costs of meeting these needs to existing residents and new residents proportional to their contribution to the need for the infrastructure and facilities. This will ensure fairness and equity. It will mean that existing residents (through local governments) and new residents (through developers) will share the burden of the cost of the additional infrastructure and facilities proportional to their need.”*
2. The CBACP envisages a Developer Contribution Plan or Special Area Rates being introduced to build up a fund for the provision of public infrastructure (Paragraph 6.2). As noted in the CBACP, *“infrastructure would include local transport infrastructure and local services infrastructure along with public realm and public open space investment (community infrastructure items).”*
3. Developer Contribution Plans are already in place in a number of other metropolitan local governments, including the Cities of Swan, Wanneroo, Gosnells and Cockburn. The Cockburn Developer Contribution Plan (<https://www.cockburn.wa.gov.au/Building-and-Development/Developer-Contributions>) appears to apply to many suburbs of Cockburn that are already ‘developed’.
4. The Metropolitan Redevelopment Authority’s Scarborough Development also has a Developer Contribution Plan in place (<http://cdn.mra.wa.gov.au/production/documents-media/documents/scarborough/file/scarborough-development-contribution-plan-1>). The similarities between the Scarborough area and the City of Melville’s Activity Centres, particularly Canning Bridge, are readily apparent.
5. To date no Developer Contribution Plan has been introduced in the City of Melville. A ‘percent for art’ policy has been introduced, which requires applicants of significant multiple dwelling, mixed use or non-residential developments to provide public art to the value of 1% of the cost of the development or a cash-in-lieu payment to the City of Melville.
6. The City of Melville’s most recent ‘community perceptions survey’ included a community scorecard which allows the community to identify the community’s priorities. This highlighted ‘parks and public open space’ and ‘streetscapes’ as areas of high priority for the community (amongst others). In contrast, street artwork and festivals were given relatively lower priority.
7. A Developer Contribution Plan would see developers provide funds to the City to improve streetscapes, public open space, and community/recreational facilities in the areas around the City’s Activity Centres. Additional or expanded community and recreational facilities, including new or improved public open space, are likely to be required to cater for the increased number of residents in these centres. A Developer Contribution Plan is an ideal tool to achieve this, as it requires developers to fund a portion of these upgrades, rather than existing residents and ratepayers bearing the brunt of the cost.
8. Further investigation from officers is required, but a Developer Contribution Plan could be used to fund projects such as streetscape enhancements, library upgrades,



improvements to parks, additional footpaths, new or upgraded community buildings, sporting facilities and additional public open space.

SIGNATURE: _____

**** Please circulate to all Members of the Council, preferably a few days prior to the meeting, or on the night, and pass a copy of this form to the officer recording the minutes of the meeting. ****

Copies of this form are available on the Elected Members Extranet under Forms.