

6th October 2010

Daniel Arndt
Director of Planning and Development
City of Cockburn
PO Box 1215
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Dear Daniel

Town Planning Scheme No. 3 – Amendment 81

The Urban Development Institute of Australia (UDIA WA) is pleased to provide comment on Amendment 81 to the City of Cockburn's Town Planning Scheme No. 3 concerning contributions from developers for community infrastructure. As you are aware, UDIA was closely involved with development of State Planning Policy 3.6 Development Contributions for Infrastructure and we support the adoption of development contribution plans by local government where they are consistent with and comply with the principles of SPP 3.6.

Amendment 81 appears to conform to SPP 3.6 with the exception of 2 critical areas.

1. *Method for calculating contributions: contributions shall be calculated on the basis of the maximum number of dwellings that can be developed on a lot or lots under the applicable zoning and R Coding.*

This is not consistent with the intent of SPP 3.6 as the fundamental principle is need and nexus. It is not a theoretical number of households; it is an actual number that needs to be the basis of any calculation. Should the R-Codes allow for future rezoning of a lot at that time a further contribution would be made with the creation of a further lot, what ever form that may take. By calculating the charge to the developer at the higher rate there is a strong possibility of the Council "double dipping" in the future and this is not to be tolerated.

2. *The forecasts to 2031 have been used to form the basis of the allocation between existing and future developments*

Section 5.5 of SPP 3.6 states that: Where a local government is seeking contributions for community infrastructure, these need to be supported by a community infrastructure plan for the area, identifying the services and facilities required over the next 5 to 10 years (supported by demand analysis and identification of service catchments).

.../2.

The time frame of 21 years in Amendment 81 is well outside of this parameter and is unacceptable.

Whilst we commend the City of Cockburn for their overall approach to the formulation of the Developer Contribution Plan these two critical items mean that UDIA cannot support Amendment 81.

UDIA is happy to keep working with the City of Cockburn, particularly in educating small or inexperienced developers about the benefits of the developer contribution scheme. It is likely that the City will continue to meet resistance from smaller developers who are not familiar with the principles and objectives of SPP 3.6 and the City should take up the mantle to inform and enlighten them about the enhanced marketability and attraction of the City of Cockburn where the community is well served with a range of community facilities. It would benefit them to understand that an endorsed Developer Contribution Plan will make the City of Cockburn highly competitive with other local authorities that do not have a DCP.

Thank you for the opportunity to comment on Amendment 81 and I trust these comments will be given due consideration when finalising the document.

Yours sincerely



Debra Goostrey
Chief executive Officer