

SCHEDULE OF SUBMISSIONS
PROPOSAL: DEVELOPER CONTRIBUTIONS PLAN – DUNSBOROUGH LAKES
SUBMISSIONS CLOSE: 19th December 2014
OFFICER: Louise Koroveshi

Name & Address	Submission	Officer Comment	Officer Recommendation
<p>L Nixon 60 Caprigardi Court QUEDJINUP WA 6281</p>	<p>The following concerns are raised –</p> <ol style="list-style-type: none"> 1. The area of POS on Lot 9033 appears to have been reduced. 2. The timeframe for collecting developer contributions – the developer should be required to pay for ‘up front’ and not on a per lot basis during subdivision to enable the POS to be developed in sufficient time to support the population growth generated by development of the subject land. 	<ol style="list-style-type: none"> 1. The submission makes reference to an earlier version of the Development Guide Plan dated 2011. Since that time numerous modifications to the Development Guide Plan have occurred, including a comprehensive review of the DGP in 2012 (a process that included public consultation). The overall provision of public open space within Dunsborough Lakes exceeds the minimum requirement of 10% and the allocation of POS within Lot 9033 remains at a sufficient size (6.58 hectares) to accommodate a senior size AFL playing field and associated facilities, which is consistent with the long established strategic intention to develop new district level recreational infrastructure in this area of Dunsborough Lakes. It should be noted that the developer is reviewing the DGP as it relates to the balance of Lot 9033 and the intention is to increase the size of the POS in lieu of some land currently identified for residential purposes. 2. The draft Dunsborough Lakes Developer Contributions Plan has been prepared in accordance with <i>WAPC State Planning Policy 3.6: Development Contributions for Infrastructure</i> (2009). SPP3.6 establishes that development contributions become due and payable as part of the subdivision clearance process or prior to the commencement of development. The City is providing, and planning to provide, sufficient oval-based active open space for the current population forecasts based on industry 	<p>That the submission be noted.</p>

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		<p>standards and is catering for the catchment area in and around Dunsborough. Facilities for active sports are meeting current requirements and the planned delivery of an additional oval (to be funded mostly by developer contributions as per the draft DCP) will assist in catering for projected needs. It is envisaged that the oval will be developed before the last lot has been sold, and the City will work with the developer and the Department of Education with the aim of having the oval developed as soon as possible. It would not, however, be reasonable to require this developer to develop an oval before they have delivered a single lot.</p>	
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