



District Town Planning Scheme No. 20

**YALYALUP
DEVELOPER CONTRIBUTIONS AND STAGING PLAN**

DECEMBER 2010

This Developer Contributions and Staging Plan outlines developers' responsibilities for contributing towards community infrastructure and facilities relating to the residential portions of the Yalyalup Development Area and Yalyalup Deferred Development Area.

Adopted by the Council pursuant to the Shire of Busselton District Town Planning Scheme No. 20

CEO Mike Archer

8 December 2010

Date

SHIRE OF BUSSELTON
YALYALUP
DEVELOPER CONTRIBUTIONS AND STAGING PLAN (DCSP)
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1. Introduction

- 1.1 This Developer Contribution and Staging Plan (DCSP) applies to the residential portions of the Yalyalup Development Area and Yalyalup Deferred Development Area and deals with cost sharing arrangements and timing of the provision of community infrastructure and facilities. The area is shown on Figure 1 and is generally bound by Bussell Highway, Vasse Highway and the proposed Busselton Outer Bypass. The DCSP area is the subject of the *Busselton Airport Structure Plan* (2006), the *Airport North Development Guide Plan* (2006) and the *Development Guide Plan – Lot 18 Vasse Highway, Yalyalup* (2008). The current versions of these plans are included as Figures 2 to 4.
- 1.2 The DCSP has been prepared to comply with the requirements of the Shire of Busselton District Town Planning Scheme No. 20 ('the Scheme'). Provision 14 of Special Provision Area 23 of Schedule 7 of the Scheme requires that; *"Prior to subdivision or development the proponent is to prepare a developer contribution and staging plan to the satisfaction of the Shire to ensure the proponent's appropriate and timely contribution toward service infrastructure and community facilities on a progressive and staged basis. An appeal right will exist in respect to determination of the plan pursuant to Clause 96 (2) of the Scheme"*. The WAPC will be requested to impose a condition requiring the preparation and implementation of the DCSP on subdivision approvals which relate to those landholdings located within the DCSP area identified in Figure 1.
- 1.3 The land the subject of this DCSP comprises 6 land ownerships identified for development for residential and related purposes and is shown in Schedule 1. The total land area is around 315 hectares. The DCSP does not include the existing residential lots 201-284 and 314-339 fronting Bussell Highway, Vasse Highway and Blum Boulevard and Lots 2-14 Hawker Approach, which have already been subdivided and developed. The DCSP does not require contributions from these residents. Also, the DCSP does not include Lot 203 Bussell Highway, which is currently zoned for tourist and related purposes.
- 1.4 Development contributions will be charged on a per lot/dwelling basis. The estimated dwelling yield in the DCSP area is 2,231 dwellings (Schedule 1). East Busselton Estate Pty Ltd is the major landowner with 70% of the DCSP area and 74% of the dwelling yield (1660 dwellings).
- 1.5 The DCSP relates primarily to community infrastructure and facilities. It does not include items of infrastructure that are usually provided by developers as they proceed with subdivision and development, such as local roads, utility services and primary school sites, or specific contributions required for detailed area plans within

a single ownership. The definitions used in this DCSP are explained in Schedule 4 – Interpretation.

2. Purpose of the DCSP

2.1 The purpose of the DCSP is to:

- apply development contributions beyond the standard provisions required by WAPC policy on the subdivision of land, for the development of new/upgrading of existing community infrastructure required as a result of demand generated by the development including a contribution to district facilities;
- provide for the equitable sharing of the costs of community infrastructure and for the administration of the DCSP between developers;
- ensure that cost contributions are reasonably required as a result of the subdivision and development of the land in the development contribution area; and
- coordinate the timely provision of infrastructure.

2.2 Developers will be responsible for their proportionate contributions in accordance with the DCSP, together with other statutory and policy requirements, and agreements, as is relevant to the particular portion or stage of development.

3. Period of the Plan

3.1 The period for the operation for the DCSP is 10 years or until completion of the subdivision and development if sooner. After 10 years the DCSP will be reviewed. In the meantime, the DCSP will be reviewed when appropriate having regard to the rate of development.

4. Basis of the plan

4.1 The DCSP has been prepared having regard to:

- Forecast population, age profiles and average occupancy rates for the DCSP area (Appendix 1);
- *WAPC State Planning Policy 3.6: Development Contributions for Infrastructure* (2009);
- *Shire of Busselton Local Planning Policy 6D: Community Facilities Contribution Provisions*;
- *Shire of Busselton Leisure Services Plan* (2005); and
- *Airport (North) Community Facilities Needs Assessment* (2007).

4.2 *Local Planning Policy 6D: Community Facilities Contribution Provisions* prescribes development contributions required for future development in the Shire based on a needs assessment. It takes into account the recommendations of the Leisure Services Plan. The Policy introduces a district contribution apportioned to existing

development (from rates and other sources and to new development on a per lot/dwelling basis) for district wide facilities. The Policy also requires a precinct contribution for precincts in the Shire, apportioned between existing development and new development based on need. For the Airport North precinct, the Policy requires a specific development contribution plan which apportions development contributions between the respective developers.

- 4.3 The *Airport (North) Community Facilities Needs Assessment* was prepared by Creating Communities for East Busselton Estates Pty Ltd and is based on a community audit undertaken in 2006. The *Community Facilities Needs Assessment* contains recommendations for the provision of community infrastructure. It is supplemented by a *Community and Economic Development Plan* which suggests strategies for community development activities to engender a strong sense of community.
- 4.4 The *Airport (North) Community Facilities Needs Assessment* has been combined with the draft guidelines on community facilities and recreation provision provided by the Shire to determine the community and recreation provision for the DCSP area (Appendix 2).
- 4.5 Developers within the structure plan area will be liable for local contributions pursuant to the DCSP and district contribution required for Shire wide facilities pursuant to the *Shire of Busselton Local Planning Policy 6D: Community Facilities Contribution Provisions* (2010).

5. Principles

- 5.1 Development contributions are applied in accordance with the following principles set out in *State Planning Policy 3.6: Development Contributions for Infrastructure*:
 - need and nexus;
 - transparency;
 - equity;
 - certainty;
 - efficiency;
 - consistency;
 - right of consultation and review;
 - accountable.
- 5.2 The key principle is that the 'beneficiary pays'. Developers within the DCSP area will contribute to funding of both local and district community infrastructure and facilities. The developers' local and district contributions will be determined in accordance with the above principles pursuant to this DCSP.

6. Developer Contributions – Infrastructure Items

- 6.1 The details of the infrastructure items to be provided together with funding responsibility and the estimated time of provision are shown in Schedule 2. A separate item for administration of the DCSP by the Shire is also included.
- 6.2 The calculation of the contribution payable under this DCSP includes a component to meet the provision of community facilities and services within the Yalyalup Development Area and Yalyalup Deferred Development Area, and a component to meet the demand generated by this development for the provision of district facilities (Schedule 3). The contribution for local facilities is assessed at a cash equivalent of \$3,926 per lot with an additional \$22 per lot for the Shires administration costs, and a further contribution to district facilities of \$928 per lot, making a total of \$4,876 per lot. This contribution amount will be adjusted in accordance with movements in the Local Government Cost Index for WA (ABS) commencing 1 January 2011.
- 6.3 The district facilities contribution rate is based on the district contribution rate pursuant to the Shire's *Local Planning Policy 6D: Community Facilities Contribution Provisions* less a number of offsets for facilities provided or partly provided for in the local facilities contribution rate, e.g. active recreation areas and the community centre.

7. Cost apportionment

- 7.1 The costs shown in Schedule 3 apportioned to individual developers are based on the proportion of the dwelling yield of their development to the total dwelling yield in the DSCP area (Schedule 1).
- 7.2 The valuation of land, for the purposes of land acquisition and distribution of costs, is calculated based on market value, as determined by licensed valuers and in accordance with SPP 3.6.

8. Infrastructure Items

- 8.1 The main items to be provided by developers pursuant to the DCSP are:
- Multipurpose community centre
 - Temporary after hours community facility in temporary/permanent sales office
 - Active open space comprising the shared use of the primary school oval and associated facilities
 - Costs of preparation of the DCSP.
- 8.2 An additional contribution is required towards the provision of district level facilities including but not limited to district recreation trails and other dual use paths, boat ramps, libraries and other community facilities.

9. Liability for Cost Contributions

- 9.1 Cost contribution requirements shall be satisfied by the payment of a contribution in accordance with the requirements of this plan.

- 9.2 Requirements for and payment of development contributions will be imposed by the WAPC as a condition of subdivision or by the Shire of Busselton as a condition of development. The liability of developers to satisfy their cost contribution arises prior to whichever of the following two things occurs first with respect to any particular parcel of land within the DCSP area:
- the Shire endorsing a deposited plan for clearance of the relevant conditions prior to the WAPC endorsing its approval on the deposited plan relating to the subdivision of the developers land; or
 - the Shire approving the development of land, other than for the purposes of subdivisional works.
- 9.3 There is no liability to pay a cost contribution for the development of the first single house or outbuildings associated with that first single house on an existing lot where the cost contribution for that lot has been paid on the subdivision of the land which created that lot.
- 9.3 In the case of grouped or multiple dwelling developments, cost contributions will be calculated at the rate of 100% contribution for each dwelling less a one lot credit for the creation of the parent lot if a contribution was paid with respect to the creation of the parent lot.
- 9.4 For aged or dependent person dwellings the cost contribution will be 50% of the normal contribution.

10. Administration of Funds

- 10.1 The Shire will establish and maintain an account in accordance with the *Local Government Act 1995* for the DCSP area, into which cost contributions will be credited and from which all payments for the cost of infrastructure and administrative costs within the area will be paid. The purpose of the account is to ensure that the expenditure of funds from development contributions is limited to the purposes set out in the DCSP. Interest earned on cost contributions will be credited to the account.
- 10.2 Cost contributions for district level facilities which are not being provided in the DCSP area will be held in an account established by the Shire under *Local Planning Policy 6D: Community Facilities Contribution Policy* and will be expended only on works specifically identified under that Policy.
- 10.3 The Shire will provide a six monthly statement of income and expenditure pursuant to the DCSP to parties that have made contributions pursuant to the DCSP.

11. Shortfall or excess

- 11.1 If there is a shortfall in the total of cost contributions when all contributions have been made or accounted for, the Shire of Busselton may make good the shortfall or enter into agreements with developers to fund the shortfall.

- 11.2 If there is an excess in funds available to the development contribution area when all cost contributions have been made or accounted for and all listed infrastructure has been developed and land transferred, the Shire is to refund the excess funds to the contributing owners for that development contribution area in a manner proportional to the contribution from that owner. To the extent, if any, that it is not reasonably practicable to identify owners and/or their entitled amount of refund, any excess in funds shall be applied to the provision of additional facilities or improvements in the DCSP area.
- 11.3 If the Shire of Busselton receives funding from external sources for any of the community infrastructure and facilities itemised in Schedule 2 which would otherwise be paid from developer contributions, subsequent contributions from developers will be proportionately reduced.
- 11.4 If a developer disposes of land within the DCSP area prior to subdivision or development, the subsequent landowners will be liable for any outstanding development contributions for that land and are to be made aware of their responsibilities pursuant to the DCSP by the vendor.
- 11.5 In the event clearances have been issued for the subdivision of lots in the DCSP area before the DCSP is endorsed by the Shire, any shortfall in the value of contributions that would have attached to that clearance had the DCSP been endorsed by the Shire is to be paid to the Shire no later than 12 months from the date of endorsement of the DSCP or otherwise as by agreement with the Shire.

12. Transferring of land and development of infrastructure

- 12.1 The land required to accommodate the multipurpose community centre is to be transferred to the Crown as a reserve for community purposes at a time to be mutually agreed between the Shire and the owner of the land, and in accordance with any relevant condition imposed by the WA Planning Commission on the subdivision of the land of which the community centre site forms a part.
- 12.2 The land required to accommodate the active open space is to be transferred to the Crown as a reserve for recreation at a time to be mutually agreed between the Shire and the owner of the land and in accordance with any relevant condition imposed by the WA Planning Commission on the subdivision of the land of which the active open space forms a part.
- 12.3 The timing of the provision of infrastructure is to be determined by the Shire, following consultation with any owner who undertakes to provide any infrastructure, and will be guided but not determined by the timeframes set out in Schedule 2.
- 12.4 The Shire and any developer may negotiate for the provision of infrastructure prior to the Shire having received all contributions relating to that infrastructure item.

13. Reimbursement of cash contributions for works undertaken or land transferred and crediting of in-kind contributions

- 13.1 If the developer transfers land relating to the provision of infrastructure specified in the schedules, the Shire will, upon receipt of an invoice from the developer and

satisfactory transfer of land, reimburse that developer from contributions received towards that land to an amount equivalent to the proportional amount received from all developers relating to the specific land that has been provided by that developer.

- 13.2 If the developer undertakes works relating to the provision of infrastructure specified in the schedules and;
- the Shire has approved the design of the infrastructure as specified in Schedule 2;
 - a contract has been awarded for the construction of the infrastructure; and
 - an invoice for the works constructed under that contract has been certified by the Superintendent for the Works;

The Shire will reimburse that developer for each and every claim made during and up to the completion of the works, from contributions received towards that infrastructure item to an amount equivalent to the proportional amount that will be received from all developers relating to the specific works that are being undertaken by that developer.

- 13.3 Where the infrastructure is situated on land owned by that developer that is not transferred to the Shire at that time, a licence agreement between the developer and the Shire will be required to allow for the use of the facilities pending the transfer of the land to the Shire.

- 13.4 Where subsequent contributions are made towards that infrastructure item, the Shire will transfer those funds to the developer that transferred land or undertook work within 3 months of the receipt of such funds. The amount of reimbursement is to be the amount contributed, plus any cost indexation prior to the contribution having been made and interest earned on the contribution once it was made. If a developer transfers land or undertakes works to provide any of the infrastructure specified in the Schedules and the value of the land or costs of the works exceeds the value specified in the Schedules plus any indexation or interest component, the Shire is not required to reimburse the developer for any of the excess.

- 13.5 Where a developer has transferred land or provided any infrastructure item ahead of the Shire having received all contributions relating to that infrastructure item, then subsequent contributions from the owners of the land that transferred the land or provided that infrastructure will be discounted by an amount proportional to the value of the land or infrastructure, as set out in this plan, minus the value of any contributions already received and which relate to that land or infrastructure.

14. Arbitration

Any dispute between a developer and the Shire of Busselton in connection with the cost contribution required to be made by the developer is to be resolved by arbitration in accordance with the *Commercial Arbitration Act 1985*.

15. Partnerships

The Shire of Busselton will collaborate with the developers in the DCSP area to support and promote community development initiatives including but not limited to:

- funding from Lottery West, state and federal government for construction of the multi-purpose community centre;
- grants from service providers such as the Department of Education and Training, Department of Employment and Workplace Relations, and Greening Australia for the development of community programmes targeting education, employment generation, small business development and conservation; and
- establishment of a collaborative planning reference group, including developers and key stakeholders, to provide vision and direction for community planning and infrastructure provision – this shall include consultation prior to the invitation of tenders or entering into agreements for development of infrastructure.

Figure 1 Development Contribution and Staging Plan Area

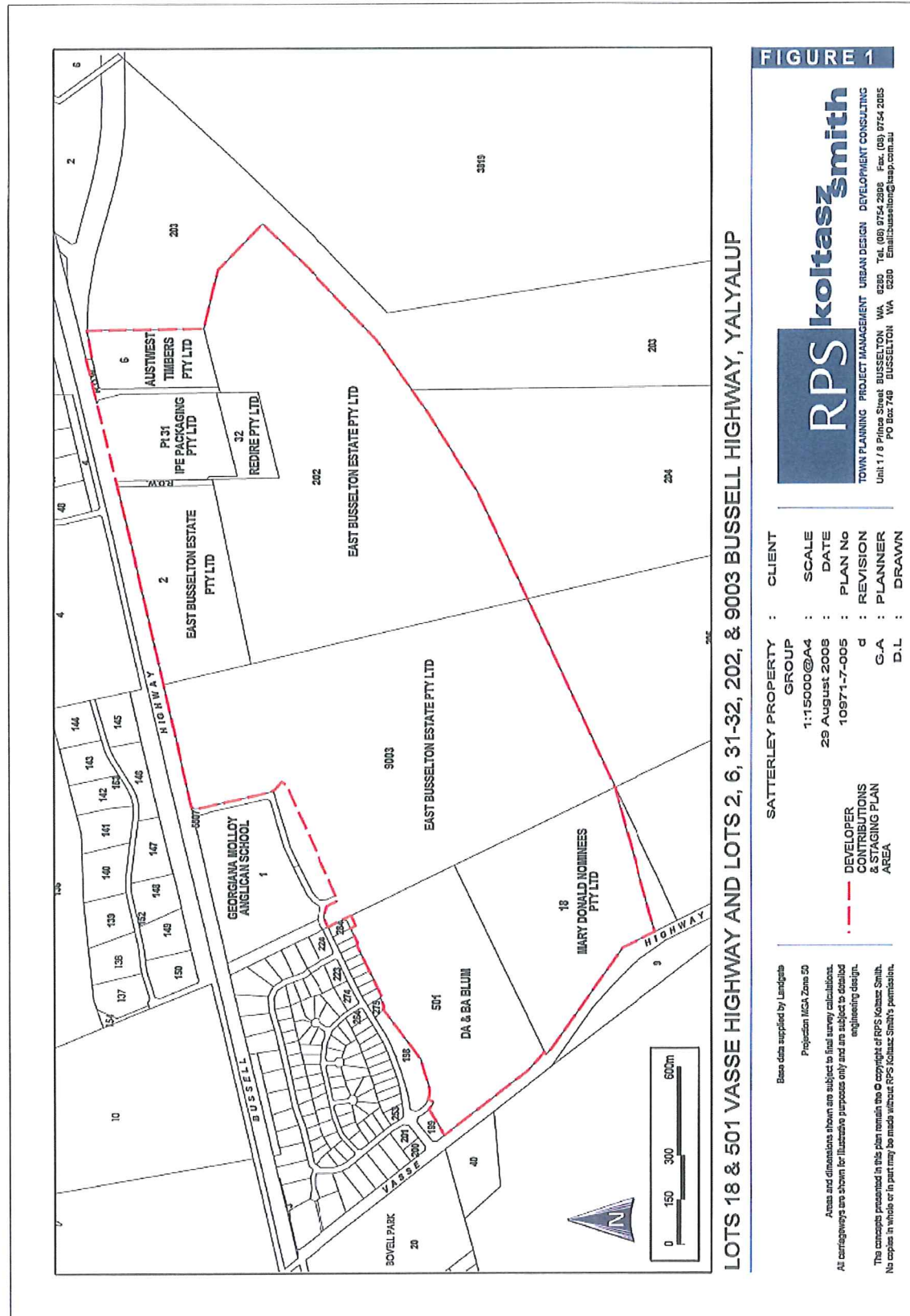
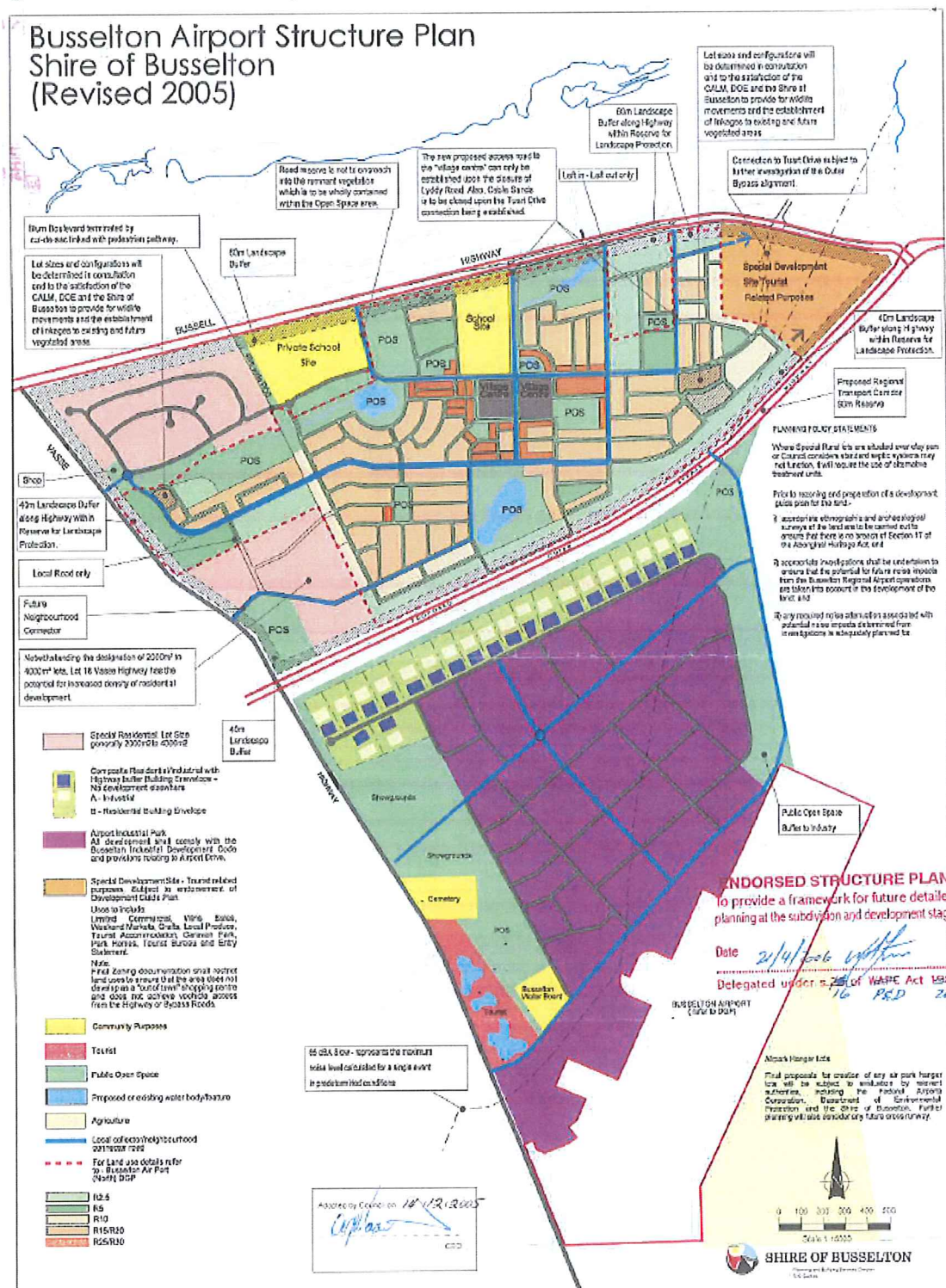


Figure 2 Busselton Airport Structure Plan



[illegible]

Schedule 1 Lot Yield and Dwelling Yield by Property in the DCSP Area

Property Reference Number	Lot Description.	Landowner / Developer	Total Land Area	% of area within Yalyalup North Residential Area	Approximate Lot Yield	Approximate Dwelling Yield
1	501	DA & BA Blum	31.5ha	10.5%	102	102
2	18	Mary Donald Nominees Pty Ltd	32.37ha	11%	301	304
3	9003, 202, 2	East Busselton Estate Pty Ltd	209.8ha	70%	1571	1660*
4	32	Redire Pty Ltd	4.22ha	1.5%	15	15
5	Pt 31	I.P.E. Packaging Pty Ltd	11.87ha	4%	80	80
6	6	AusWest Timbers Pty Ltd	7.75ha	3%	70	70
		Total	299.93ha	100%	2,139	2,231

Note:

- 1) Includes an approximate dwelling yield for the Village Centre

Schedule 2 Development Contributions Plan

Infrastructure Item	Time of Provision	Comment
Multipurpose community centre ¹	2015	Within village centre site. Includes land and building comprising main hall, activity and meeting rooms, teleplace (satellite library and information service), toilets, shared kitchen facilities, storage, vehicle parking and landscaping. Approximate building floorspace 650m ² . Development to be undertaken by Busselton Estates Pty Ltd. Site and buildings to be transferred to Shire and developer reimbursed with proportionate contributions from other owners.
Active open space ^{1,2}	2015	Includes transferral of land and development of playing fields, sports pavilion, ancillary facilities, parking and lighting. Shared use agreement intended to be negotiated with DET in future, but facility to be located on land managed by the Shire.
Preparation of DCSP	2010	Costs to prepare DCSP by consultants.
District facilities	ongoing	Developers to contribute to district facilities at the standard rate discounted to reflect district-serving facilities included in the local contribution, calculated by the Shire.

Notes:

- 1) Refer to report "Community Infrastructure Requirements: Provence Subdivision, CCS Strategic Management" (January 2009) for specifications on community centre and playing fields.
- 2) Primary school site to be ceded by Busselton Estates and costs shared between developers under scheme of arrangement administrated by DET and not subject of this DCSP. (Estimated land value \$3,270,000).

Schedule 3 Cost Schedule

Infrastructure Item	Total Cost	Comment
Multipurpose community centre		
* land ¹	\$560,000	The capital cost of the community centre is estimated at \$3,884,000 and an additional \$396,000 is estimated for parking.
* building ²	\$3,890,910	
Active open space		
* land ³	\$800,000	Includes land costs for playing fields (excluding school site) and development, reticulation and lighting of playing fields as a senior oval facility (\$1,472,200), capital cost of pavilion (\$1,171,700) and parking and ancillary facilities (\$399,700).
* facilities ²	\$2,766,910	
Preparation of DCSP	\$50,000	
Total cost (land and buildings)	\$8,067,820	
Cost per lot	\$3,617	Per lot
Shire's administration cost	\$22	Per lot
District Facilities	\$928	Per lot
Total per lot	\$4,545	Per lot

Notes:

1. Refer to "Valuation Report of Portion of Lot 9021 Bussell Highway, Yalyalup" Hegney Property Valuations August 2010 for advice on the land value of community purpose site.
2. Refer to report "Community Infrastructure Requirements: Provence Subdivision" CCS Strategic Management, January 2009 for specifications and cost estimates for community building and playing fields. Infrastructure total cost figures are GST exclusive.
3. Refer to "Valuation Report of Portion of Lots 2 and 9022 Bussell Highway, Yalyalup" Hegney Property Valuations August 2010 for advice on the land value of the playing fields.
4. The district rate is assessed at \$928 per lot based on the standard rate of \$1,464 (pursuant to Local Planning Policy 6D: Community Facilities Contribution Provisions) less a 25% offset for the Lower SW Learning Centre, 50% offset for active district playing fields (district cricket/soccer headquarters), and 100% offsets for the Geographe Leisure Centre, public art, Dunsborough recreation zone and district community centre.

5. Schedule 4 Interpretations

'Administrative Costs' means such costs as are reasonably incurred for the preparation and implementation of the development contribution and staging plan.

'Cost Apportionment Schedule' means a schedule prepared and distributed to all developers of land identified for development for residential and related purposes within the DCSP area setting out in detail the calculation of the cost contribution of each developer.

'Cost Contribution' means the contribution to the cost of infrastructure as identified in Schedule 3.

'Developer' means a developer of land proposed for development for residential and related purposes in the development contribution and staging plan area.

Appendix 1 Estimated Population, Age Profiles and Occupancy Rates

According to the Australian Bureau of Statistics (ABS) the preliminary estimated resident population of the Shire in 2007 was 27,500 with average annual growth rates of 4.9% between 1996 and 2001 and 2.9% between 2001 and 2006. Shire staff estimate that the Shire will achieve a population of approximately 31,000 in 2011 and 50,000 in 2031. The majority of the population resides in the Busselton and Dunsborough urban areas, with respective populations of approximately 17,890 and 3,690 in 2006 according to ABS data published in 2007.

The Yalyalup residential area is expected to produce approximately 2,230 dwellings with an ultimate projected population of 6,240. The total including existing lots is 2,500 lots with an ultimate projected population of approximately 7000.

Population age profiles for the Shire based on ABS census data are included below. It is anticipated that the Airport North population will be consistent with the age profiles for the Shire as a whole although it is likely that the proportion of older people may be slightly lower, typical of newly developing areas. On this basis, it is expected that almost half (46%) of the future Airport North population will be aged 20-54 with an infant population of 7%, a school age component of 23% and 55+ population of approximately 24% of the total. This demographic indicates the distribution of services and facilities in Yalyalup/Airport North should be generally similar to the Shire's.

Age Profiles 1991 - 2006

Year	1191	1996	2001	2006
0-4	9.3%	7.4%	7.1%	6.6%
5-19	20.6%	22.1%	23.25%	21.9%
20-54	44.6%	45.4%	46.6%	45.1%
55 +	29.1%	25.1%	23.05%	26.4%
TOTAL	14,592	18,158	23,099	26,638

The following table identifies the average occupancy rates of occupied dwellings in the Busselton Urban and the Shire. It is anticipated that the Airport North occupancy rates will be generally comparable to the Busselton Urban area, with some adjustment to reflect the fact that single dwellings have a higher occupancy rate than all dwellings. The occupancy rate is therefore anticipated to be approximately 2.8 persons per occupied dwelling.

Average Occupancy Rate of Occupied Dwellings (approx household size)

	1986	1991	1996	2001	2006
Busselton Urban	-	-	2.9	2.7	2.75
Shire of Busselton	3.07	2.92	2.9	2.7	2.79

Source: *ABS*

Notes:

- 1) Household size based on 'estimated permanent resident population' divided by the number of occupied dwellings.
- 2) Includes grouped and single dwellings

Appendix 2 Accepted Standards & Community Facilities and Recreation Provision

The following table outlines standards for planning community facilities and associated proposals for Provenance. The standards are derived from draft guidelines prepared by the Shire and the Community Facilities Needs Assessment (2006) prepared for Provenance by Creating Communities.

Sporting Code	Standard Facility Per Population	Demand – based on Maximum Projected Population of 7,500	Proposed Provisions – Local and District Level
OUTDOOR			
Active Open Space Including multi-purpose ovals for football, cricket, soccer, rugby, hockey etc	1:3,000	2 active ovals	Equivalent of 2 ovals to be provided through shared use of school facilities
Tennis Courts	1:1,000	7 courts	Multi-purpose courts to be provided through shared use of school facilities
Lawn Bowls Green	1:20,000	District Requirement	Existing provision in Busselton
Sport change rooms	1:5,000	1 facility	Facilities to be provided with ovals.
Public toilets	1:local centre/park	1 per local centre/park	1 per local centre/park as practically required
Public Open Space	1.8ha:1,000 (min 10% of site)	Minimum 10% required as per WAPC requirements	Minimum 10% provided as per WAPC requirements
Local informal POS	1:2,000		
Playgrounds (subject to demographic)	1:2,000/walkable neighbourhood		
Netball	1:1,000		
Basketball	1:1,000	7 courts	Multi-purpose courts to be provided through shared use of school facilities
INDOOR			
Aquatic Centre	1:60,000 +	District Requirement	Existing provision in Busselton.
Fitness Centre	1:60,000 +	District Requirement	Existing provision in Busselton (GLC) and Dunsborough (NCCC) and private commercial clubs.
Community Halls/Centres & Mixed Use Space (scouts/guides, art/crafts, meeting etc)	1 per 4,000	2 halls/facilities	Community centre to be provided.
Child Care Centre	1 per 4,000	2 centres	Private commercial provision
After School Child Care	1 per 6,000	1 centre	Private commercial provision
Youth Centre	1 per 20,000 (subject to demographic)	District Requirement	1 centre required in Busselton
Senior Citizens Centre	1 per 20,000 (subject to demographic)	District Requirement	Existing provision – Busselton Senior Citizens Centre.
Aged Persons Accommodation & Self Care Facility	1 per 25,000 (subject to demographic)	District Requirement	Public and Private facilities.
Aged Persons day care centre	1 per 25,00 (subject to demographic)	District Requirement	Public and Private facilities.
Hospital	1 per town/district	District Requirement	District facility existing in Busselton – new facility proposed in Vasse.
Hospice/palliative care	1 per town/district	District Requirement	Existing facility in Busselton – new facility proposed adjacent to Vasse village.
Infant Health Clinic	1 per 12,000	District Requirement	Public facility
Library	1 per 10-15,000	District Requirement	Provided in Busselton town centre
Public primary school	1 per 4,000	2 Schools	1 school proposed

Public high school	1 per 16,000	District requirement – 2 schools in Shire	Senior high schools in Vasse and Busselton.
Private primary school	1 per 12,000	District requirement – 2-3 schools in Shire	Existing provision in district.
Private high school	1 per 30,000	District requirement – 1 school in Shire	Private high schools provided in Busselton.

Sources: The Application of Developer Contributions for Social Infrastructure, Australian Government 1992
Creating Communities 2006
Shire of Busselton 2006
North Boambee Valley Stage 1 Release Area – Developer Contributions Plan 2003. Ballarat
West Local Structure Plan – October 2005