**INFRASTRUCTURE POLICY**

**Where the policy applies**

This policy applies to all land affected by a Development Plan Overlay or Development Contributions Plan Overlay.

**Policy basis**

One of Casey’s main challenges is to manage the many aspects of urban growth. Casey’s high growth rate involves substantial numbers of additional households and businesses, which all require a range of services and infrastructure. The provision of infrastructure includes development infrastructure (roads, traffic management devices, parks, active open space facilities, bike paths, etc.) and community infrastructure, particularly buildings for community activities and the like.

The timely provision of high quality infrastructure is an essential ingredient for achieving the level of livability envisaged by Casey for its new residents. In pursuing this aim, sufficient funding must be obtained. This raises the issue of a fair distribution of funding requirements between the new residents and the community at large. That issue can be addressed by requiring developers and new residents to contribute financially to the provision of new infrastructure.

The need for development and community infrastructure in specific growth areas is generally outlined in the Development Plans for those areas. Development Contribution Plans complement these Development Plans and provide an opportunity to specify for each growth area an estimate of the costs of the required infrastructure. They can also determine a fair distribution of the funding required between new development and the community at large and detail a fair apportionment of the costs between land owners and different types of development within growth areas.

Although this generally applies to residential areas, a similar approach is also relevant for commercial and industrial areas that are subject to substantial growth.

Development Contributions Plans are not appropriate for requiring the provision of public open space. Open space is generally to be provided in land and not through funding mechanisms. The need for open space outlined in Development Plans for new growth areas can be better obtained by specific requirements on development. This is generally expressed as a percentage of land to be set aside for open space at the time of development.

For new development that is not affected by a Development Contributions Plan or public open space requirement, any requirements for (a contribution to) infrastructure needs to be assessed on its merits.

**Policy objectives**

- To pursue a high level of livability in new residential areas and efficiency in commercial areas through the timely provision of high quality infrastructure.
- To ensure adequate funding required to meet the infrastructure needs of new residents and businesses as outlined in Development Plans for growth areas.
- To determine a fair distribution of infrastructure funding between new development and the community at large.
- To ensure that new development provides appropriate contributions towards infrastructure requirements on the basis of Development Contributions Plans.
To ensure requirements are placed on new development to meet the need for open space outlined in Development Plans.

To ensure that any new development in growth areas that is not affected by Development Contributions Plans does contribute to the need to provide for infrastructure.

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22.14-3 Policy

It is policy that:

- Development Contribution Plans be applied to all urban growth areas.
- Any rezoning of land from non-urban to urban, includes a Development Contributions Plan.
- Development Contributions Plans be incorporated into the Planning Scheme, together with the application of a Development Contributions Plan Overlay.
- Development Contributions Plans provide funding for development and community infrastructure.
- Development Contributions Plans only include infrastructure for which the need is clearly linked to the proper development of growth areas as outlined in Development Plans.
- New development fairly contributes to the provision of infrastructure, in that its level of funding is commensurate with the extent to which it contributes to the need for additional infrastructure.
- The funding requirements in Development Contributions Plans be fairly apportioned between landowners and different types of developments within growth areas, generally on the basis of a required contribution per hectare of land.
- New development may be taken in kind, rather than in cash.
- New development provides public open space as outlined in Development Plans for growth areas, generally expressed as a percentage of land to be set aside for that purpose (refer to Clause 52.1)
- Open space be generally located in accordance with the relevant Development Plan.
- Open space generally be free from any encumbrances like easements, drainage constraints and the like.
- New development in growth areas that is not affected by a Development Contribution Plan overlay does contribute to the need to provide for infrastructure based on an assessment of the impact of that development on the need for infrastructure.

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22.14-4 Decision guidelines

In considering applications for use and development the responsible authority will consider the following guidelines:

- Whether the new development accords with an approved Development Plan.
- Whether the new development contributes to the provision of infrastructure in accordance with an approved Development Contributions Plan.
- Whether the new development provides for public open space as outlined in an approved Development Plan and in accordance with the specific requirements of this Scheme (refer to Clause 52.1).