



SHIRE OF
HARVEY

A Breath of Fresh Air



Policy 4.1.1 – Town Planning Scheme No. 3

1. Introduction

Town Planning Scheme No. 3 (the *Scheme*) is a Development Scheme for the Australind Townsite which facilitates the coordination of the progressive subdivision and development of the Townsite. The *Scheme* makes provision for major roads, public open space, school sites and the equitable sharing of Scheme costs. This Policy provides certainty for developers in determining the Scheme Costs.

2. Policy objective

To facilitate the payment of contributions towards costs associated with the *Scheme*.

3. Policy scope

This Policy applies to land within the Australind Townsite that is subject to the Shire of Harvey's Town Planning Scheme No. 3.

4. Policy

The *Scheme* requires a contribution towards "Scheme Costs" to fund the following within the Scheme area:

- Administration costs;
- Land and works relating to drainage;
- Land and works relating to reticulated sewer;
- Water supply;
- Acquisition of land for Public Open Space;
- Land, surveying, construction, paving and drainage of roads;
- Surveying undertaken by Council; and
- Any compensation payable under the Scheme.

The fee applicable to fulfil the requirements of the Scheme is \$300 per newly created lot.

Funds received as contributions to the Scheme shall be credited to a Trust account entitled "Town Planning Scheme No. 3"

5. Strategic objective

The policy aligns to the following strategic objective:



We have a balanced respect for our natural assets and built environment, retaining our lifestyle values and community spirit.



Strong civic leadership representing the whole of the Shire which engages in effective partnerships and reflects the aspirations of an engaged community.

6. Definitions

- Normal text

7. Legislation

- *Planning and Development Act 2005.*
- *Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 Deemed Provisions (Part 2).*
- Shire of Harvey's Town Planning Scheme No. 3.

8. Related documents

- Former Council Policy Number 15.10.

Responsible officer	Director Sustainability		
Responsible team	Planning		
Responsible area	Planning Services		
Version control	Date	Resolution	Number
Version 1	24.03.1997	Resolution	
Version 2	11.12.2007	Resolution	21902
Version 3	19.09.2017	Resolution	17/259