

## Subdivision/Development Contributions – Drainage Headworks

### Policy Objective

To provide guidance on the financial contributions by landowners towards the provision of drainage headworks as part of subdivision and development.

### Policy Statement

That all subdivisions and/or developments (except for single residential developments) be subject to a financial contribution towards the provision of trunk drainage infrastructure controlled by the Shire.

#### Guidelines

1. To minimise the cost and impact on the Shire drainage infrastructure construction and maintenance program.
2. To ensure that the Shire drainage program can be delivered in time to match the rate of developments in the Shire.
3. That the developer contributions to be applicable for:
  - a. Subdivisions (based on number of lots). Any new lot created by any subdivision, built strata or survey strata in any Planning Zone in the Township of Broome.
  - b. Developments (based on lot area). Any new development on an existing lot in any Planning Zone in the Township of Broome, except for the, Settlement, General Rural, Rural Agriculture and Rural Living zones, for which the Shire cannot determine if a payment has been made previously.
4. That the headworks charges be reviewed annually by Council, as part of the Fees and Charges setting process of the budget preparation.
5. That the adopted annual charge per hectare or per lot, be multiplied by the appropriate factor in (3) above to give the net total contribution as payable for the subdivision or development, as applicable.
6. That the contribution rate be determined at the rate current at the time of payment.
7. That the contribution be payable prior to the final clearance for a subdivision or prior to the issue of a building licence, for a development.
8. That the contributions be retained in a separately identified Council reserve fund for the specific use, as required, on capital drainage works within the particular catchment the funds were generated from.

9. That funds generally be non-refundable except where a request is received in writing and Council resolves to refund an amount for any subdivision or development that is withdrawn, lapses or generally does not proceed within the statutory time limits.

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