

Subdivision/Development Contributions – Road Reserve Works

Policy Objective

To provide guidance on the financial contributions by the landowner towards the provision of road reserve works or services as part of subdivision and development.

Policy Statement

That all subdivisions and /or developments be subject to a contribution towards the provision of those road reserve works or services not present at the site, or that have been constructed within five (5) years of the application date.

Guidelines

1. To minimise the cost and impact on the Shire road infrastructure construction and maintenance program.
2. To ensure that the Shire roadworks infrastructure program can be delivered in time to match the rate of developments in the Shire.
3. That the range of developer contributions be based on the following:-
 - a. All residential subdivisions, survey-strata and built strata subdivisions of five (5) lots or less be subject to a road contribution, based on the longest frontage length of the newly created block/s, multiplied by the appropriate cost/metre for the particular road service not present at the location. Corner lots, battle-axe lots and double frontage lots to be measured for the full combined frontage length.
 - b. All rural living zone lots to be subject to a road contribution based on a set charge for each new lot created, regardless of frontage lengths.
 - c. The Road service contribution rates be based on 50% of the cost of provision, grouped as follows:-
 - Rural un-sealed roads – provision of constructed pavement and seal.
 - Urban un-sealed roads – provision of constructed pavement, seal and kerbing to both sides.
 - Footpath – provision of 2-metre-wide concrete path on one side.
 - Street Lighting – provision of new street lights.
 - d. All other grouped or multiple residential units, industrial, commercial, horticultural, tourist developments, survey-strata, built strata or multiple lot (over 5 lots) subdivisions and developments (except single residential developments) to be subject to an infrastructure contribution, subject to individual consideration, with the object of minimising the cost and impact on

the Shire and be broadly based on the cost figures above as a minimum, as assessed by the Director Infrastructure.

- e. The road or service contribution be applicable for lots fronting newly constructed roads for a period of up to five (5) years from the date of the actual construction to deter owners taking an advantage of new roadworks without contributing towards the cost.
- f. That the contribution rates be reviewed annually by Council as part of the Fees and Charges setting process of the budget preparation.
- g. That the contributions be applied to all developments regardless of whether they are to be subdivided or not, except for single residential developments.
- h. That the contribution rate be determined as of the date of the initial application, unless subsequently resubmitted or major amendments made, in which case the later date will be used.
- i. That the contribution be retained in a separately identified Shire Reserve fund for the specific use as required, unless it is a retrospective payment, whereby funds will be placed into general revenue for that financial year.
- j. The 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.
- k. That the contribution be payable prior to the final clearance for a subdivision or prior to occupation of a development.

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