

Subdivision/Development Contributions – Road Reserve Works

Policy Objective

To provide guidance on the financial contributions by the landowner towards the provision of new Road Reserve Works or Services as part of subdivision and development.

To minimise the cost and impact on the Shire's road infrastructure capital and maintenance program.

To ensure that the Shire's roadworks infrastructure program can be delivered in time to match the rate of developments in the Shire.

Policy Statement

All subdivisions and /or developments are subject to a contribution towards the provision of those Road Reserve Works not present at the site, or that have been constructed within five (5) years of the application date by the Shire.

This is not applicable to Road Reserve Works directly required to facilitate a subdivision or development which are to be paid for and constructed by the Developer.

Guidelines

1. The Road Reserve Works generally include but not limited to the provision of the following:
 - Rural un-sealed roads – provision of constructed pavement and seal.
 - Urban un-sealed roads – provision of constructed pavement, seal and kerbing.
 - Urban sealed roads – provision of reseal and pavement or kerb repairs.
 - Footpath – provision of 2-metre-wide concrete path.
 - Street Lighting – provision of street lighting.
2. For all urban, residential subdivisions, survey-strata and built strata subdivisions of five (5) lots or less be subject to a road contribution, the developer contributions are to be 50% of the cost of provision based on the longest frontage length of the newly created block/s, multiplied by the appropriate cost/metre for the particular Road Reserve Works not present at the location. Corner lots, battle-axe lots and double frontage lots to be measured for the full combined frontage length.
3. For all urban, developments (except single residential developments), residential subdivisions, survey-strata and built strata subdivisions of six (6) lots or more, grouped or multiple residential units, industrial, commercial, horticultural, tourist developments, the developer contributions are to be subject to individual consideration by the Director Infrastructure. Assessment will be made with

consideration of WA Planning Commission Conditions and Shire Local Planning Policies.

4. For all rural, developments (except single residential developments) and residential subdivisions, grouped or multiple residential units, industrial, commercial, horticultural, tourist developments, the developer contributions are to be subject to individual consideration by the Director Infrastructure. Assessment will be made with consideration of WA Planning Commission Conditions and Shire Local Planning Policies.
5. The contribution shall be applicable 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.
6. The contribution rates are to be reviewed annually by Council as part of the Fees and Charges setting process of the budget preparation.
7. The contribution rate is to be determined at the time of payment.
8. The contribution is to 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.
9. The funds will 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.
10. That the contribution be payable prior to the final clearance for a subdivision or prior to occupation of a development.

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