



DS 4.6 – Road Construction Provisions for Rural Residential Subdivisions

1.0 Introduction

1.1 Purpose

To ensure that developer contributions for rural residential subdivisions are calculated in a transparent and consistent approach in accordance with State Planning Policy 3.6: Development Contributions for Infrastructure, any relevant WAPC policies and provisions of the Local Planning Scheme (as amended)

1.2 Scope

Method of determining the calculations for satisfying conditions of approval imposed by the Western Australian Planning Commission in relation to subdivider's contributions for road infrastructure.

2.0 Legislative Framework

Planning and Development Act 2005

3.0 Council's Corporate Business Plan 2012 /20 3 – 2016/2017

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| Strategy 3.3.1 | Maintain and further develop local roads and footpath networks at appropriate standards. |
| Action 3.3.1.1 | Upgrade roads in Collie in accordance with asset management plans. |
| Action 3.3.1.2 | Maintain roads in Collie in accordance with asset management plans. |
| Action 3.5.1.5 | Develop and implement a Drainage Asset Management Plan. |

4.0 Application of Policy

The subdivider shall contribute towards the upgrading of existing roads and/or construction of new roads in all rural subdivisions where additional lots are created in accordance with the Planning and Development Act 2005.

5.0 Policy Provisions

- 5.1 The subdivider of newly created lots (excluding re-alignment of common lot boundaries) shall provide a constructed road, at their own cost, to the specification and satisfaction of the Director - Technical Services.
- 5.2 Council may require that one or more of the adjacent roads linking the subdivided land to the existing road network be upgraded at the subdivider's cost to the specification and satisfaction of the Director - Technical Services.
- 5.3 Where a developer is required to construct new roads under item one (1) above, this does not negate their obligation under item two (2) above to contribute towards upgrading existing roads in the immediate locality.

5.4 All contributions payable under items two (2) and three (3) above shall be placed in the Trust Fund of the Municipality of the Shire of Collie and expended as required. Where the subdivision is in an approved Structure Plan Area, the upgrading of the affected road(s) may not be implemented until the majority of the lots have been subdivided. Costs shall be calculated in accordance with Appendix 1.

5.5 *Rural Road Construction Cost Calculations*

5.5.1 Western Australian Planning Commission Model Subdivision Condition T5 is to be calculated using Table 1: Rural Road Construction Cost Calculations. The condition of approval (T5) is specific to the road frontage that the development gains road access from and reads as follows:

T5 Satisfactory arrangements being made with the local government for the partial cost of upgrading and/or construction of [INSERT VALUE ROAD(S)] in the locations as shown on the plan dated [INSERT] (attached) to a standard of [INSERT VALUE]. (Local Government)

Table 1: Rural Road Construction Cost Calculations

Calculated Components for Road Contributions based on 100 metres length	Value
2m widening shoulders both sides of road x 100m @ \$35/metre	\$7,800
200m kerbing @ \$30/metre	\$7,000
6m x 100m asphalt carriageway @ \$17p/m ²	\$14,202
Total Cost of Rural Road Upgrade (not including drainage) per 100m of road length	\$29,000
Calculated cost per property (Total /2 for one side of road only)	\$14,202
Note: <ul style="list-style-type: none"> • Construction will require purchase of gravel, plus the use of grader, loader, truck, roller and watercart for a total of 3 days. • Kerbing rate includes backfill. • This table is subject to review every financial year. • Under Section 158(2) of the Planning and Development Act 2005 the developer is to pay the local government the cost of supervising construction and drainage at a rate calculated in accordance with Section 158(3), prior to the relevant condition of clearance being signed off by the local government. 	

Note: Under Section 159(1) of the Planning and Development Act 2005

Where –

- (a) A subdivider may recover portion of road costs from later subdivider where a person has subdivided land in which -
- (i) a lot or lots has or have a common boundary with; or
 - (ii) a road joins an existing road to which there is access from the subdivided land; and

- (b) *A person (in this section called the original subdivider) who previously subdivided land that also has a common boundary with that existing road, in connection with that subdivision, contributed to or bore solely the cost of providing or upgrading the existing road; and*
- (c) *The later subdivider did not contribute to that cost, the original subdivider may, in accordance with this Division, recover from the later subdivider a sum representing one-half of so much of the reasonable cost as was borne by the original subdivider of providing or upgrading the part of the existing road which has a common boundary with the lot or lots, or is joined by a subdivisional road, as referred to in paragraph (a).*

Note: *An amount payable under the Planning and Development Act 2005 may be recovered in a court of competent jurisdiction as a debt due to the original subdivider, and shall be commenced within 6 years of the date of the later subdivision.*

Policy Adoption and Review

Council meeting held:	16 April 2019
Adopted by Minute No:	8112
Date to be reviewed:	April 2022
Previous Revisions:	01 August 2017