

ASS 016: GUIDELINES FOR SUBDIVISIONAL DEVELOPMENT

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Objective:

To provide a guide to assist the Shire and the development industry in managing the assessment and approval processes relating to the installation of roads, drainage, footpaths, earthworks, streetscapes and public open space in new subdivisions.

Policy:

Guidelines

The Shire will use the latest version of the “Local Government Guidelines for Subdivisional Development” (Guidelines) document produced by the Institute of Public Works Engineers Australia (WA Division Inc.) (IPWEA) as the basis for the assessing and the approving of installation of infrastructure relevant to the Shire.

These Guidelines are intended to underlie and support subdivisional conditions applied by the Western Australian Planning Commission (WAPC) pursuant to the Planning and Development Act 2005. The Guidelines encompass current legislation and best practice minimum engineering standards. They are intended to guide local government and the development industry through engineering specification, construction and post construction subdivisional approval. IPWEA has committed to update the guidelines on a biannual basis.

Road Standards for Areas other than Urban Development

It needs to be noted that the road standards included in the Guidelines are taken from the “Liveable Neighbourhoods” document produced by the WAPC which was produced as an operational policy for the design and assessment of urban subdivisions. Rural road construction standards will be in accordance with the Service Levels as outlined in latest Regional Road Development Strategy produced by Main Roads WA.

Bonding Outstanding Works

On occasions developers apply to lodge bonds in the form of cash payment for outstanding works so that they can commence the process of obtaining titles for newly developed lots.

The Shire of Esperance will apply a non-refundable administration fee to handle the setting up of the bond agreement and its implementation should the need arise. This fee will be set as part of the Shire’s annual schedule of Fees and Charges from 2018/19 onwards.

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