



POLICY NO:-

SDev CP067 - LOCAL PLANNING POLICY - NEW ROADS AND UPGRADES – PROVISION FOR AND CONTRIBUTIONS BY DEVELOPERS
GOVERNANCE INFORMATION

Procedure Link:	NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

History:			OCM 20/10/10 Res: 358/10	Synopsis:	Policy created. 20/10/2010
	1	ENG28	OCM 10/05/12 Res:	Synopsis:	Reviewed Policy Adopted
Version:	2	CP067	SCM 26/07/18 Res: 251-18	Synopsis:	Reviewed and Adopted by Council
Version	3	SDev CP067	OCM 30/09/20 Res: 269-20	Synopsis	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This policy ensures that new roads are constructed and/or existing roads are upgraded where necessary on and for new developments. The policy also ensures that financial contributions are made towards the upgrading of road infrastructure that is required immediately or in future as a result of development in existing areas.

The objective of this policy is to:

- 2.1 Identify the circumstances where a financial contribution to be paid by developers for funding of new roads or upgrades to existing roads; and
- 2.2 Provide a method of determining the contribution required.

3. POLICY

3.1 Application of Policy

This Policy applies to all developments, whether within existing built-up areas (i.e. infill development fronting an existing road network and includes town sites) or outside built-up areas and town sites, and includes rural and semi-rural areas.

No contribution is required unless:

- 3.1.1 A specific contribution scheme (Development Contribution Plan) has been prepared and is applicable to the subject land; or
 - 3.1.2 The Shire requires a Traffic Impact Assessment (TIA) in order to assess a proposal, and the TIA indicates that modifications to the existing road network to accommodate increased traffic, manoeuvres and road safety are required. In these circumstances, if Development Approval is granted it will include a condition stating that all costs associated with the design and construction of the upgrade will be met directly by the developer. The Council may consider accepting a contribution equal to the value of the design and construction of the upgrade plus a 5% administration charge.
 - 3.1.3 The standards to be adopted for road upgrades under clause 3.1 shall be in accordance with the requirements stipulated in the Shire's Road Asset Management Plan, for the location of the land (i.e. within or outside built up areas).
- 3.2 The need to upgrade an existing road is based on the understanding that developments that significantly intensify road usage will create the need to upgrade existing roads to a higher standard. As each development incrementally adds to an increase in traffic volume, each development approved which identifies the need for upgrades in a TIA must contribute proportionally to fund future upgrades.

- 3.3 Road upgrades will be carried out when traffic volumes require an increase in road standard. Therefore the funds collected should be sufficient to enable the upgrade of the road to the next standard as depicted in the Road Asset Management Plan.
- 3.4 Where a development will generate additional traffic volumes in excess of ten vehicles per day per lot and/or includes vehicle types larger than Austroads Vehicle Classification System Class 2, a road upgrade shall be carried out as a condition of approval to the satisfaction of the Shire of Dardanup. The upgrade required shall meet the Shire standards for the increased traffic volume and class. An estimation of traffic volume shall be determined by the Shire of Dardanup or by an appropriately qualified consultant approved by the Shire of Dardanup and at the cost of the applicant.