

## 1. Policy Intention

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

## 2. Policy

### 2.1 Guidelines

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

### 2.2 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.

All references dealing with rural, industrial and commercial road standards in the Guidelines needs more clarification and this has been completed taking into account Council’s current road construction standards, the “Road Asset Management Plan” and the Level of Service standards included in the MRWA “Roads 2025 Regional Road Development Strategy” document.

Roads in these categories are to be constructed in accordance with the information detailed in Management Practice for Road Standards for areas other than Urban Development.

### 2.3 Bonding Outstanding Works

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

Section 1.20 of the Guidelines sets out the processes regarding applications, agreements, calculations and administration of these bonds.

Section 1.20.3 states that local authorities should apply a non-refundable administration fee of \$1,000 (+GST) to handle the setting up of the bond agreement and its implementation should the need arise.

Council shall charge an administration fee of \$1,000 (plus GST) for each Bond submitted by a developer for outstanding works relating to a subdivision.

<b>Policy Detail</b>		
<b>Responsible Directorate</b>	Infrastructure Services	
<b>Responsible Department</b>	Engineering	
<b>Responsible Officer</b>	Manager Engineering	
<b>Next Policy Review / Schedule</b>	2025 (3-yearly)	
<b>Council Adoption</b>	<b>Date / Resolution</b>	27 August 2009 (OCM09/152)
<b>Amendment Record</b>	<b>Date / Resolution</b>	29 April 2010 (OCM10/077)
		26 July 2012 (OCM12/149)
		23 June 2022 (OCM22/070)