

Objectives: Place

Outcome: 2.1 - A diverse, well planned built environment.

Strategy: 2.1.1 - Actively engage in the development and promotion of an effective planning framework.

Purpose

Subdivision of property may create a requirement to upgrade drainage systems in situations where stormwater discharge is not contained entirely within the subdivision. This policy establishes the basis upon which the Shire will recover a proportional contribution from the subdivision to allow drainage works to be undertaken.

Definitions

Not applicable

Policy

The Shire will impose drainage headworks charges on residential and special residential lots where stormwater discharge from the subdivision is not contained entirely within the subdivision.

The sum to be levied is the estimated proportional cost of drainage headworks required for the impact of the subdivision as a proportion of the wider catchment, and includes land and infrastructure construction cost.

Where applicable, all works that are not exempt from requiring a building approval under the *Building Act 2011* and Building Regulations 2012, will have a building permit issued for the works. All works on land owned by the Shire or associated with the Shire will need to have Certificates of Design compliance provided by independent building surveyors.

**References**

Name of Policy	2.2.2 Subdivision – Drainage Headworks			
Previous Policy	ED411 – Subdivision: Drainage Headworks (E15/5096)			
Date of Adoption and Resolution Number	Adopted	T366 25.01.81	06/06/1981	
Review dates and Resolution Numbers	Reviewed	SM047/05/04	24/05/2004	
	Reviewed	OCM023.1/01/10	25/01/2010	Ordinary Council Meeting
	Reviewed	OCM187/09/15	29/09/2015	Ordinary Council Meeting
	Modified	OCM179/12/17	18/12/2017	Ordinary Council Meeting
Next review date				
Related documents	<p>Acts/Regulations <i>Local Government Act 1995 Part 3 Division 3 Section 3.52</i> <i>Planning and Development Act 2005</i></p> <p>Plans/Strategies Strategic Community Plan 2017 - 2027</p> <p>Policies Local Government Guidelines for Subdivisional Development Serpentine Jarrahdale Guidelines for Subdivisional Development <i>Institute of Public Works Engineering Australia, Local Government Guidelines for Subdivisional Development (as amended)</i></p> <p>References LPP22 – Water Sensitive Urban Design</p> <p>Delegations Nil</p> <p>Work Procedures Nil</p>			

Note: changes to references may be made without the need to take the Policy to Council for review.