

**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

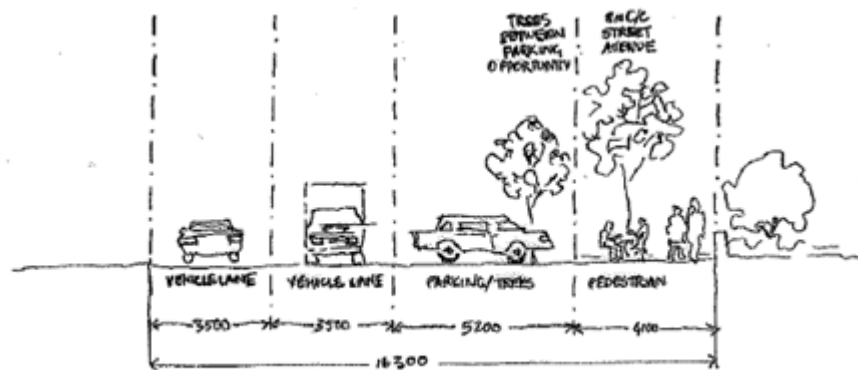
1. The objective of this policy is to guide the contribution of funding for the construction of George Street from Pitman Way to Larsen Road in a coordinated manner by detailing the costs, method of apportionment and method of collecting contributions.

## Policy

### Road Reserve and Streetscape requirements

2. To maintain a consistent streetscape, the George Street road reserve between Pitman Way to Larsen Road should ensure continuity of the existing streetscape of the constructed portion of George Street.
3. Right angle parking and a 4.1m verge, paved to allow for pedestrian traffic, is to be provided on the eastern side of George Street. Land to the west of George Street may accommodate future parking for the train station and these costs are not included as part of this policy.
4. All materials and landscaping is to be in accordance with the Byford Town Centre Strategy.

Diagram 1: George Street – abutting Town Centre (retail core)



### Developer costs associated with the construction of George Street

5. A detailed cost estimate for the construction of George Street, including only those items to be funded by adjacent developers, shall be prepared by the Shire and reviewed annually.

The costs associated with the construction of George Street to be included in the cost estimate are as follows:



- Earthworks;
- Drainage;
- and water sensitive urban design;
- Lifting of Sewerage Manholes and other services;
- Asphaltting and provision of flush kerbing;
- Traffic Facilities;
- Public Utilities;
- Pedestrian Crossings and Key footpath intersections; and
- Footpath along the eastern side of George Street, including pram ramps.

### Contingency and contract management fees

6. A contingency fee and contract management fees shall be built into the cost estimate to allow for costs associated with unforeseen circumstances or increases to construction costs. If the actual cost is lesser than the cost estimate, contributions may be refunded or utilised to further enhance the streetscape.

### Method of cost apportionment

7. The following method of cost apportionment shall be used to determine the amount payable at the time of development or subdivision:

F = Frontage of Lot

L = Length of George Street

P = Percentage of total contribution required from landowner C = Cost of George Street construction

A = Amount payable

$$F / L \times 100 = P$$

$$C \times P = A$$

8. Cost apportionment has been determined based on developable frontage. The calculation of lot frontages does not include the frontage of any reserves identified under the Town Planning Scheme No. 2 and the Byford Town Centre Local Structure Plan. Percentage liability for each lot is set out in Schedule 2.

### Construction Works

9. To ensure the coordinated construction of George Street the Council will undertake all works associated with construction of George Street. The Shire may allow a landowner to arrange their own construction of George Street subject to the following:
- The landowner is able to demonstrate that their works will not prevent the construction of George Street in a coordinated manner;
  - The landowner will fund the required portion of works in addition to the works required along their lot frontage (ie. intersection works and portion of George Street fronting reserves/public open space); and
  - The materials and landscaping are consistent with the Council requirements and proposed works for George Street.

### Timing of Construction



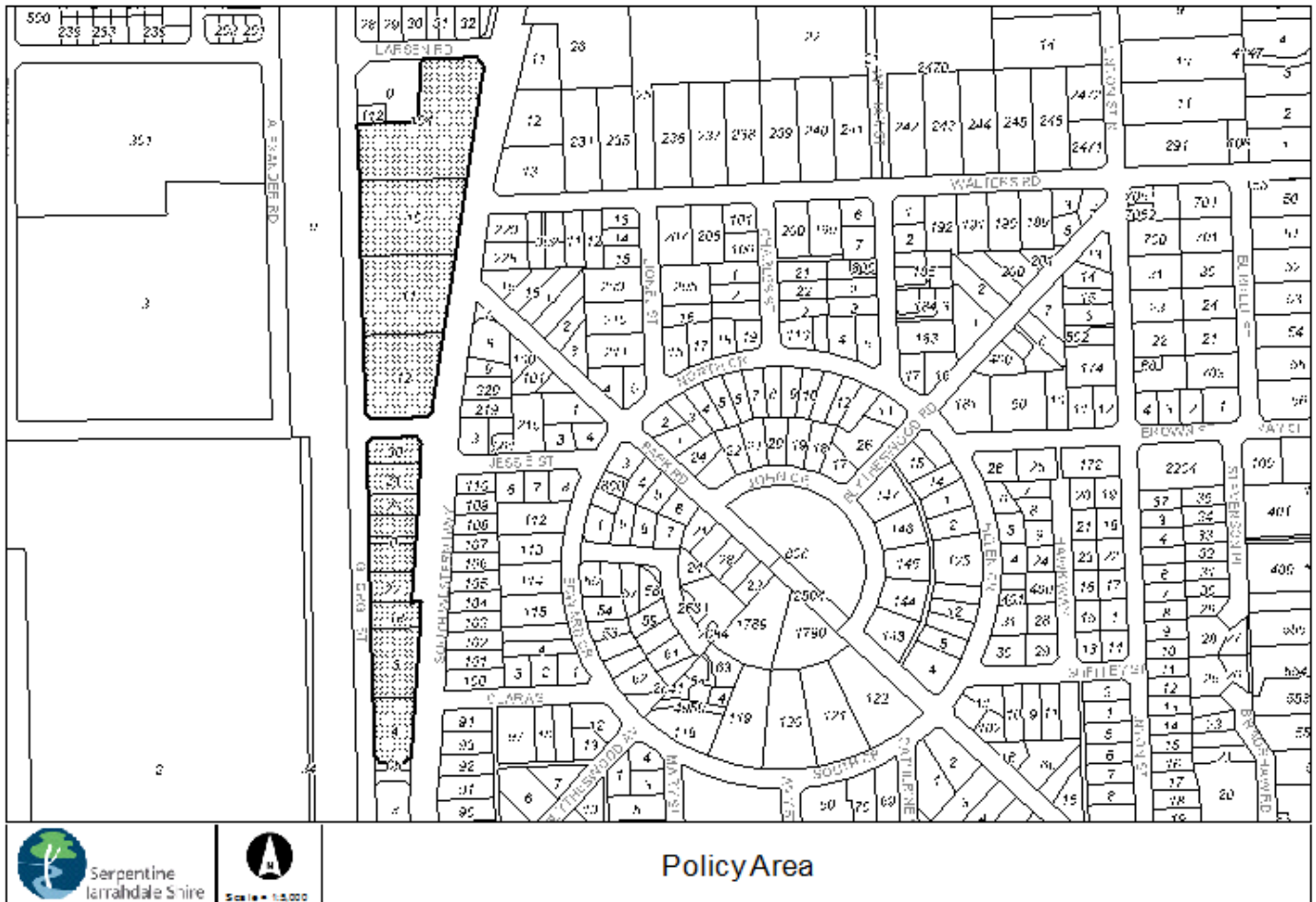
10. The timing of construction will largely depend on when the funding becomes available from landowners through contributions. The Council may, however, provide additional funding to bring forward the construction time of George Street given the increasing need for this road to provide access to existing businesses.

### Payment of cost contribution

11. The payment of costs associated with the construction of George Street will be conditioned upon approval of a subdivision application or development application. Payment shall be prior to the commencement of work or issuing of title, depending on the form of application. Where payment has already been received from a landowner as part of a previous subdivision or development application, the landowner may be required to contribute additional funding if the cost payable exceeds the initial payment. Similarly if the cost is less than the initial payment, the landowner may be refunded the difference. Application for the extension of an existing dwelling or construction of a domestic outbuilding, where it does not house any commercial enterprise, shall not trigger the requirement for payment of a cost contribution.



## Schedule 1 – Policy Area



## Schedule 2 – Contribution Liability

Lot	Lot Frontage	Percentage of construction cost liable for a time of development or subdivision
104 Larsen Road	61.1m	10.22%
10 South Western Highway	80.5m	13.46%
11 South Western Highway	85.3m	14.26%
12 South Western Highway	84.6m	14.15%
30 South Western Highway	21.9m	3.66%
31 South Western Highway	33.3m	5.57%
23 South Western Highway	22.1m	3.70%
24 South Western Highway	21.8m	3.65%
21 South Western Highway	31.3m	5.23%
22 South Western Highway	32.3m	5.40%
18 South Western Highway	28.3m	4.73%
3 South Western Highway	73.5m	12.29%
4 South Western Highway	22m	3.68%

**References**

<b>Name of Policy</b>	Local Planning Policy 3.8: George Street Design Guidelines
<b>Previous Policy</b>	Local Planning Policy 53: George Street Construction Costs
<b>Date of Adoption and Resolution Number</b>	23 July 2018 - OCM063/07/18
<b>Review dates and Resolution Numbers</b>	
<b>Next review date</b>	
<b>Related documents</b>	<b>Acts/Regulations</b> <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>  <b>Plans/Strategies</b> Strategic Community Plan 2017 - 2027  <b>Policies</b>  <b>References</b>  <b>Delegations</b>  <b>Work Procedures</b>

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