

## NO. 3 LOCAL PLANNING POLICY – URBAN DRAINAGE CONTRIBUTION

### Shire of Boddington Local Planning Policy No. 3 - Urban Drainage Contribution

#### 1. Objective

It is Council's objective to seek a financial contribution from subdividers who create new lots within the Boddington and Ranford townsites and in adjoining areas and from developers creating grouped dwellings.

#### 2. Purpose

The purpose of this Policy is to set out Council's position relating to subdividers and developers financially contributing to upgrading drainage (stormwater management systems) in the Boddington and Ranford townsites and in adjoining areas. Council's position recognises that new lots and associated development create additional drainage impacts. Further, that a portion of this cost should be met by the subdivider and not only by ratepayers at large, especially given subdividers are creating the "impact". Additionally, new grouped dwellings create similar drainage impacts to residential subdivisions and should be treated similarly with developers financially contributing.

#### 3. Interpretation

For the purpose of this Policy, a "lot" includes new titles created through the subdivision and the strata subdivision process (to be called "subdivision").

For the purpose of this Policy, "subdivider" can also mean "developer".

The Policy covers subdivision applications that are within or near the Boddington and Ranford townsites which propose to create residential, special residential, commercial, industrial or other urban uses. In particular, it is where proposed lots are 9999m<sup>2</sup> and below in area and where the subdivision creates impacts on the local government's drainage system as determined by the local government. Additionally, this Policy applies to developers proposing grouped dwellings in or near the Boddington and Ranford townsites.

#### 4. Policy provisions

##### 4.1 Contribution rates

The local government will base requested contribution rates as set out in the *Boddington-Ranford Drainage Study – Stage 2*. An extract of the study is set out in Attachment 1. The local government will request that the Western Australian Planning Commission impose a condition requiring subdividers to financially contribute to upgrading/extending the Boddington and Ranford drainage systems for lots that are 9999m<sup>2</sup> and below in area and where the subdivision creates impacts on the local government's drainage system as determined by the local government.

Unless addressed through a Council endorsed Developer Contribution Plan, the contribution payable is as set out in the *Boddington-Ranford Drainage Study – Stage 2*. In particular, the contributions are:

- \$1,956 per lot for the Boddington West area;
- \$1,248 per lot for the Boddington greenfield area and require the subdivider to install all development drainage, detention and treatment systems;
- a discounted \$2,000 per lot for the Boddington brownfield development area;
- \$229 per lot for the Ranford greenfield area and require the subdivider to install all development drainage, detention and treatment systems; and
- \$1,741 per lot for the Ranford brownfield area.

The above costs are in 2013/14 values. The amount will be adjusted each financial year in accordance with changes to the Consumer Price Index.

#### 4.2 General principles

The contribution requested by the local government is based on the increase of additional lots created as a result of the subdivision application above the existing number of lots (on land subject to the subdivision application). The local government will require the subdivider to pay a financial contribution prior to subdivision/strata clearance by the local government.

The local government will impose a condition of planning approval for grouped dwellings requiring the developer to pay a financial contribution for two or more dwellings prior to the issue of the Building Permit.

#### 4.3 Holding the funds

Monies collected by the local government will be held in a trust account and will be used to upgrade and extend the Boddington and Ranford drainage systems. The local government must keep a record of monies paid and is to allocate any expenditure from this account to extend and/or upgrade the Boddington and Ranford drainage systems.

The requirement for the contribution shall be applied whether or not the local government proposes to, or carries out the upgrading/provision of the drainage system in the same financial year as the subdivision and/or grouped dwelling is approved and/or the new lots are created.

The local government shall expend the funds when sufficient funds are available for an appropriate amount of work to be undertaken in the opinion of the local government.

#### 4.4 Need for appropriate stormwater management design and implementation

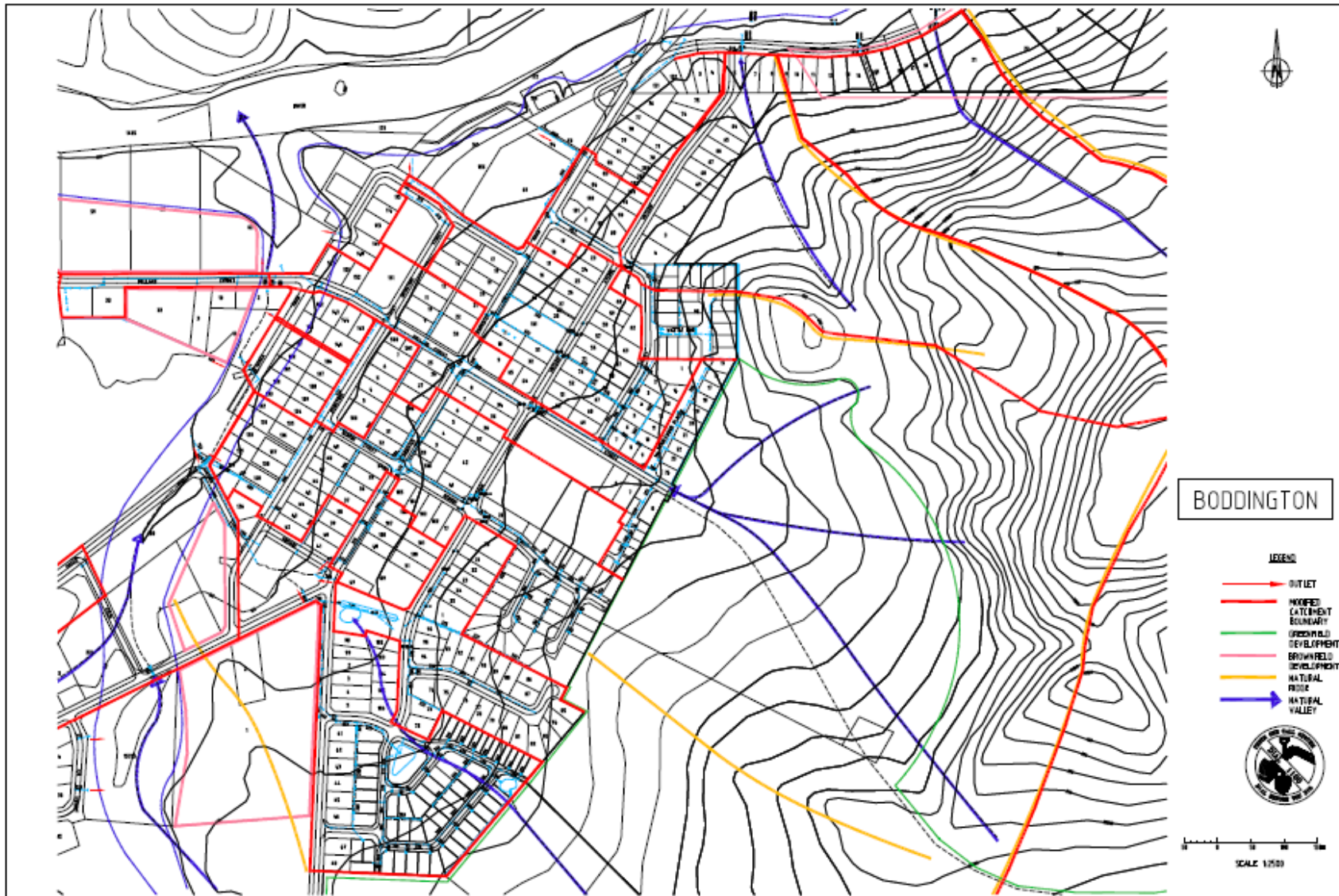
While there is a need for subdividers and some developers to financially contribute to upgrading and/or extending drainage in accordance with this Policy, there is also a requirement for subdividers and developers to ensure they design and implement appropriate drainage solutions for their application to the satisfaction of the local government. The local government will require the preparation and implementation of stormwater management plans, as appropriate, to the satisfaction of the local government. The local government will have regard to relevant guidance and publications, including the Department of Water's *Stormwater Management Manual for Western Australia*, whilst seeking appropriate outcomes that address local landform and hydrological conditions.

|                                  |  |
|----------------------------------|--|
| Related Policies                 | <i>LPP 5 – Developer and Subdivider Contributions</i><br><i>LPP 17 – Stormwater Management</i>           |
| Related Procedures and Documents | <i>Boddington-Ranford Drainage Study – Stage 2</i><br><i>Shire of Boddington Local Planning Strategy</i> |
| Delegation Level                 | Chief Executive Officer  |
| Adopted                          | Originally adopted 21 October 2008<br>Revised policy granted final adoption on 19 May 2015               |

## ATTACHMENTS







|              |  |
|--------------|--|
| <b>No. 3</b> | <b>Boddington Ranford Drainage Plans</b> |
|--------------|--|

- No. 4            Boddington Catchment Plan
- No. 5            Boddington West Catchment Plan
- No. 6            Boddington Proposed Drainage
- No. 7            Boddington West Proposed Drainage
- No. 9            Ranford Catchment Plan Detail
- No. 10           Ranford Drainage Upgrade



**BODDINGTON**

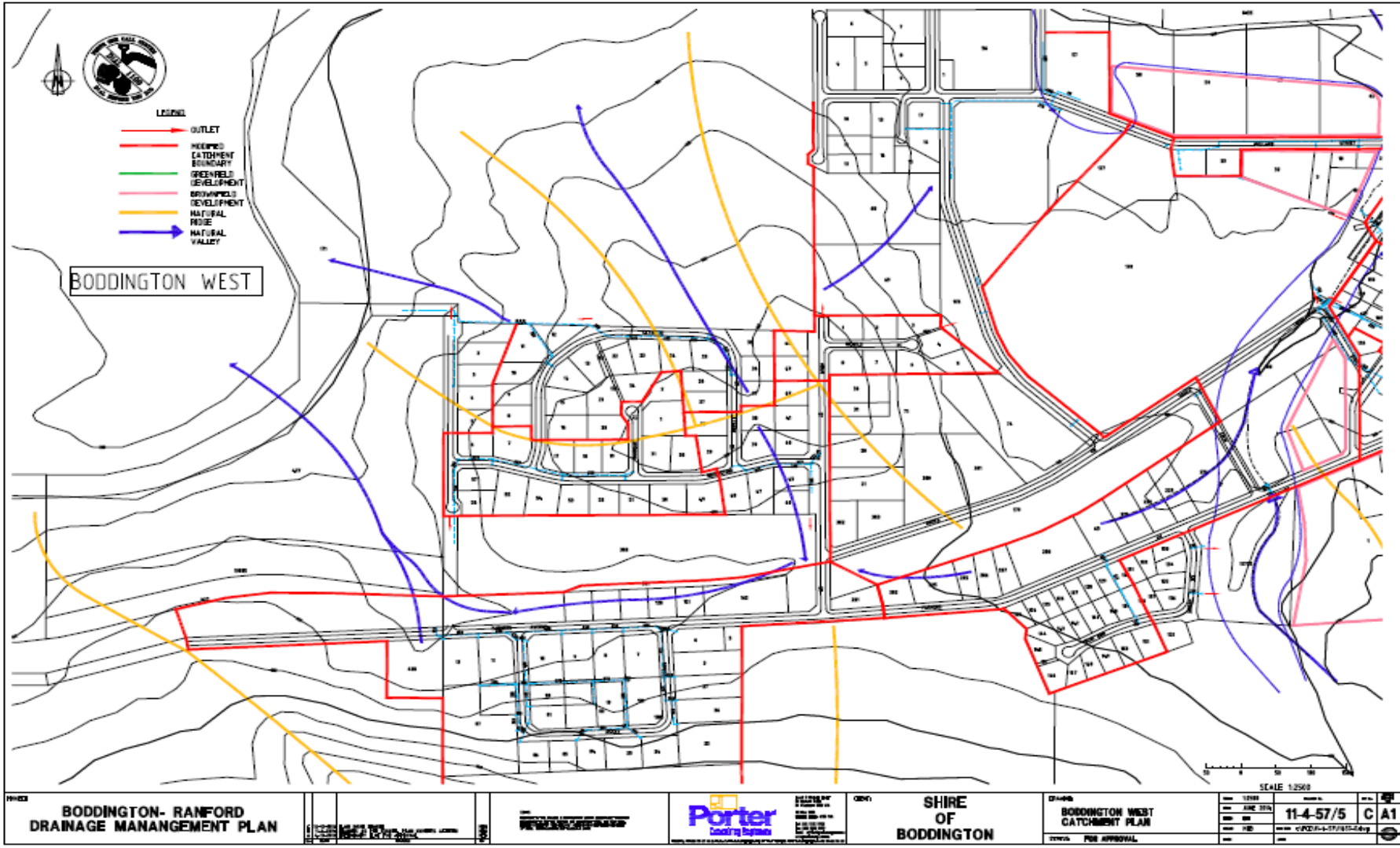
**LEGEND**

-  OUTLET
-  MODIFIED CATCHMENT BOUNDARY
-  GREENFIELD DEVELOPMENT
-  BROWNFIELD DEVELOPMENT
-  NATURAL RIDGE
-  NATURAL VALLEY

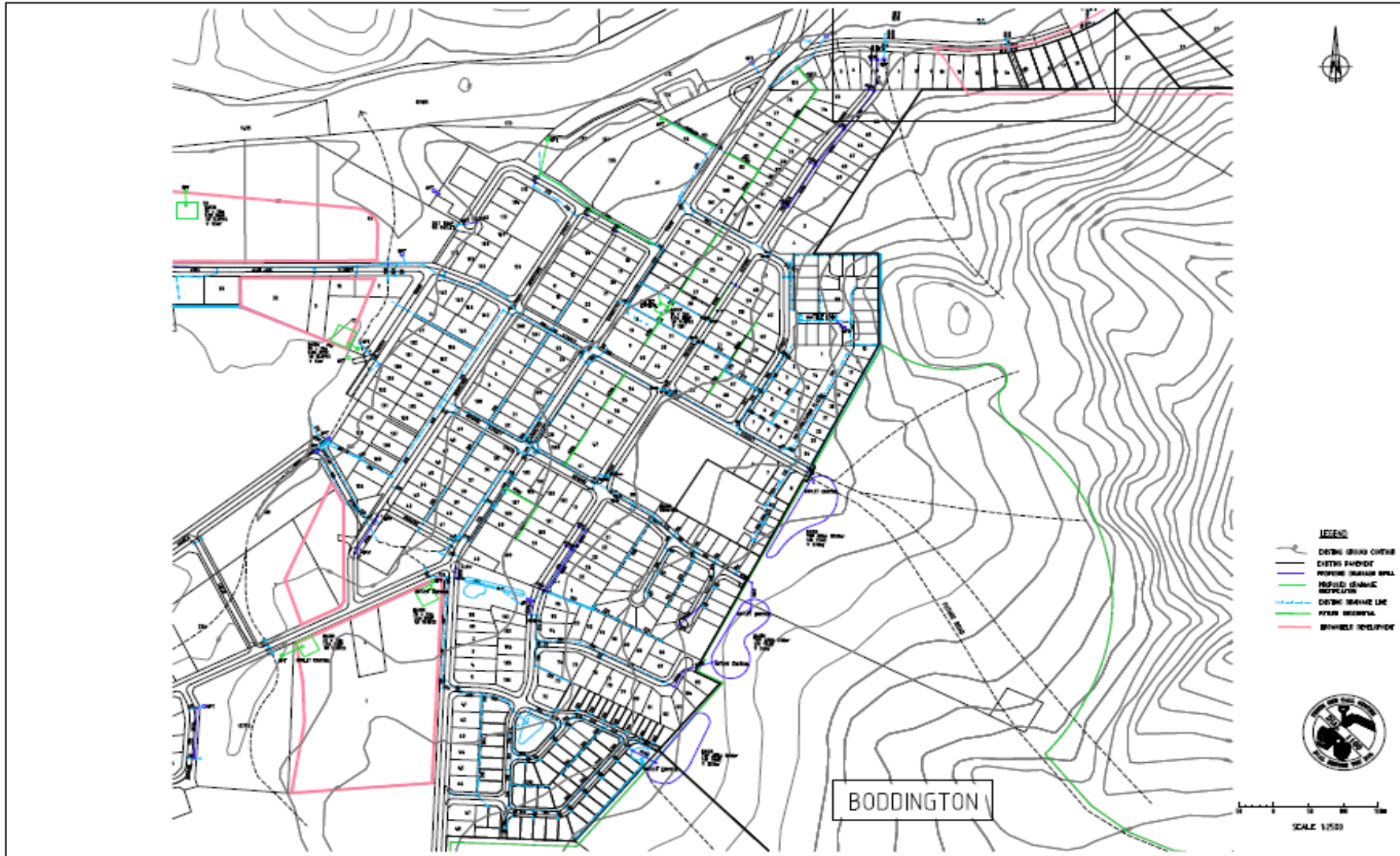


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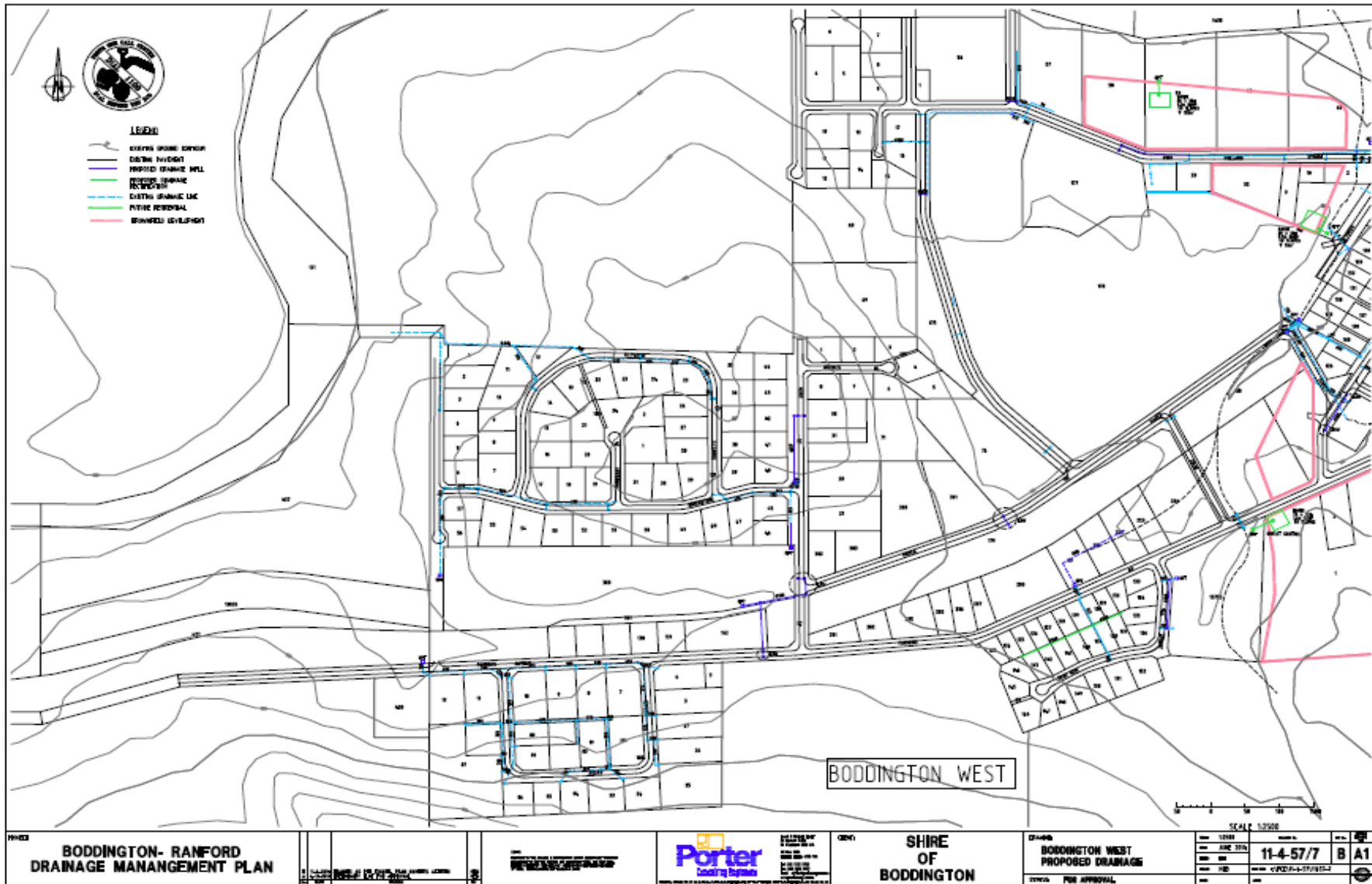
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| <p><b>BODDINGTON- RANFORD DRAINAGE MANAGEMENT PLAN</b></p> | <p>DATE: 11-4-57/4</p> | <p>PROJECT: BODDINGTON CATCHMENT PLAN</p> | <p>SHIRE OF BODDINGTON</p> | <p>DATE: 11-4-57/4</p> | <p>SCALE: 1:250</p> | <p>PROJECT: BODDINGTON CATCHMENT PLAN</p> |
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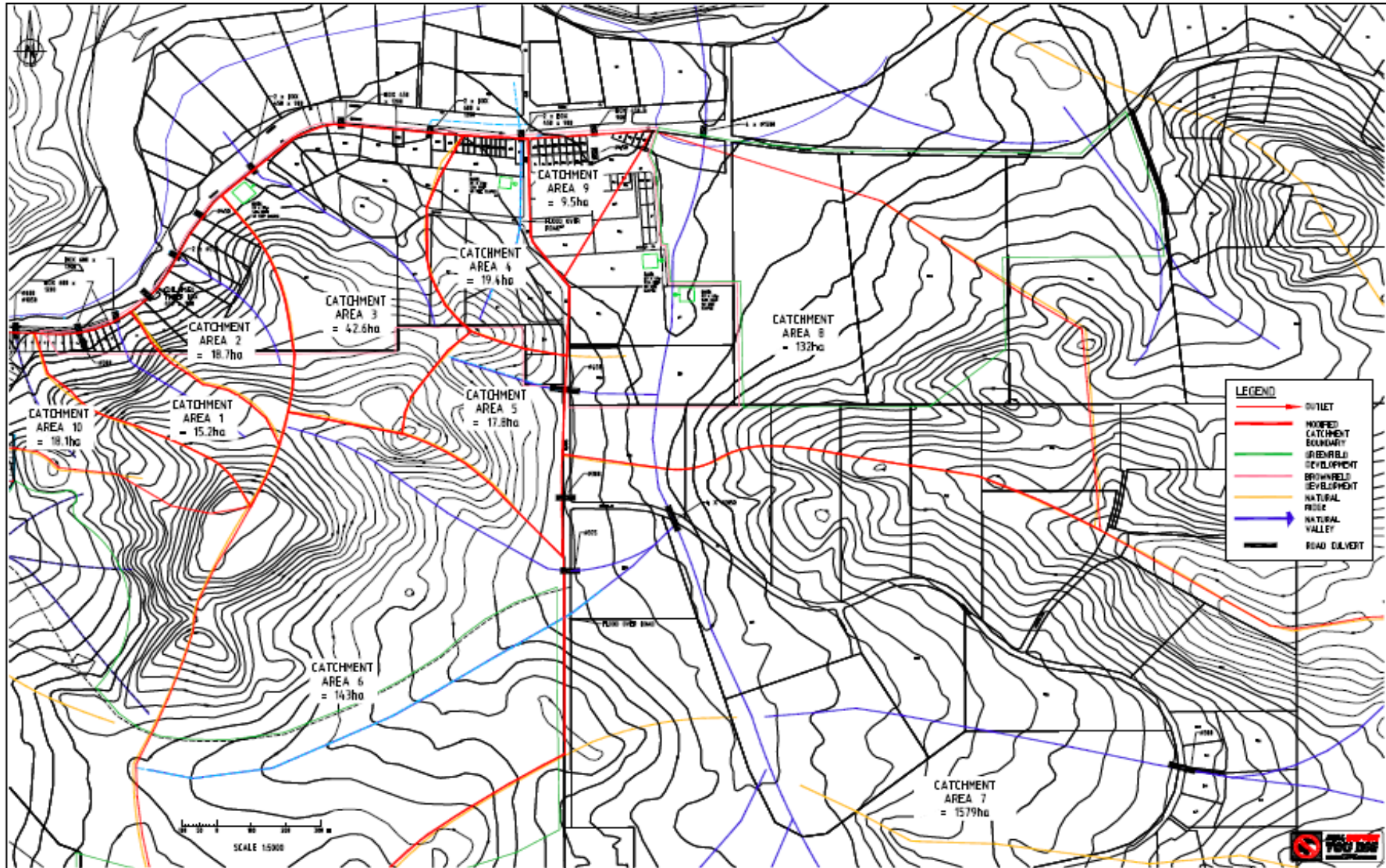




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| 11-4-57/6<br><b>BODDINGTON- RANFORD<br/>DRAINAGE MANAGEMENT PLAN</b> |  |  | SHIRE<br>OF<br>BODDINGTON | 11-4-57/6<br><b>BODDINGTON<br/>PROPOSED DRAINAGE</b> | 11-4-57/6<br>11-4-57/6<br>11-4-57/6<br>11-4-57/6 | 11-4-57/6<br>11-4-57/6<br>11-4-57/6<br>11-4-57/6 | 11-4-57/6<br>11-4-57/6<br>11-4-57/6<br>11-4-57/6 |
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**BODDINGTON- RANFORD  
DRAINAGE MANAGEMENT PLAN**

PROJECT NO. 11-4-57/9  
DATE 11-4-2011

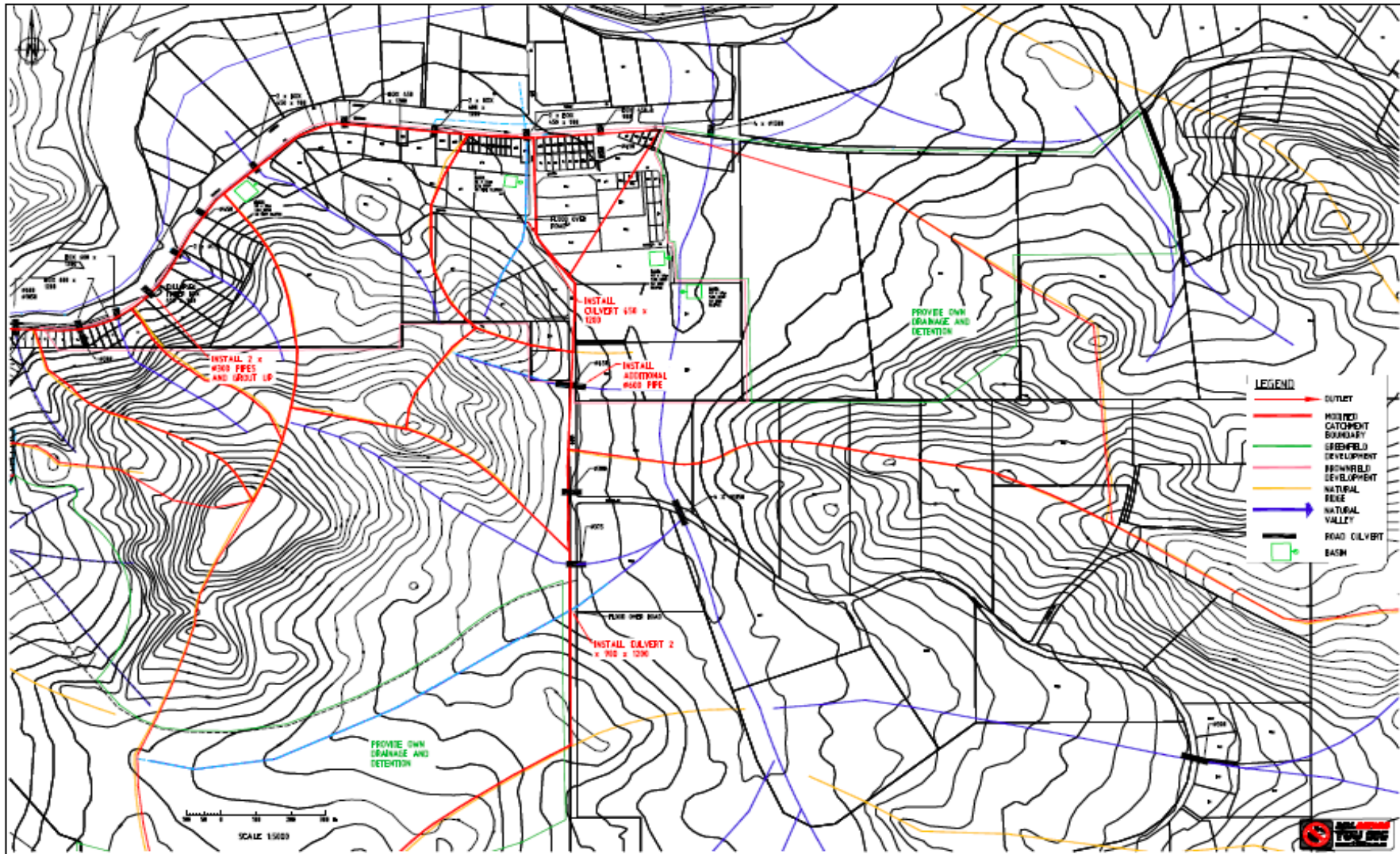
PREPARED BY  
PORTER CONSULTANTS

**Porter**  
Consultants

SHIRE  
OF  
BODDINGTON

PROJECT  
RANFORD CATCHMENT  
PLAN DETAIL

|      |           |      |           |      |           |
|------|-----------|------|-----------|------|-----------|
| DATE | 11-4-2011 | NO.  | 11-4-57/9 | REV. | C A1      |
| BY   | REV       | BY   | REV       | BY   | REV       |
| DATE | 11-4-2011 | DATE | 11-4-2011 | DATE | 11-4-2011 |



**BODDINGTON-RANFORD  
DRAINAGE MANAGEMENT PLAN**

DATE: 11-4-10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

PROJECT: [Project Name]  
 CLIENT: [Client Name]



**SHIRE  
OF  
BODDINGTON**

PROJECT: **RANFORD DRAINAGE UPGRADE**  
 TITLE: **FOR APPROVAL**

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|---------------|---------------|---------------|
| NO. 1188      | DATE: 11-4-10 | REV. 1        |
| DATE: 11-4-10 | BY: [Name]    | DATE: 11-4-10 |
| NO. 1188      | DATE: 11-4-10 | REV. 1        |
| DATE: 11-4-10 | BY: [Name]    | DATE: 11-4-10 |



11-4-57/10 C A1