

Verita Road Contributions

Local Planning Policy

VERSION 2

December 2015

town planning services

Version	Adoption	Comment
1	19 April 2011 Council Item SC217	Draft.
1	28 June 2011 Council Item SC228	Final.
2	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *Verita Road Contributions local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 BACKGROUND

The provision of a major road network is a large community cost. It requires considerable forward planning so that the roads can be constructed when required and also constructed in the right locations so that they are effective and cause least disruption to the community.

In the interests of fairness and equity, the cost of providing these major links should be (in part) borne by the developers who are responsible for generating additional traffic through a material change of use, the creation of additional lots and an intensification of land uses.

The development of the Seacrest Estate along with other subdivisions in the Mount Tarcoola and Wandina localities has created a demand for Verita Road which is intended to offer an alternative route into town and other places of work such as Webberton and Narngulu.

Verita Road will also serve as a dividing line between the residential land uses west on the Wandina ridgeline and light industry/service commercial type uses that are likely to seek frontage to Verita Road as the area further east develops with the future availability of road and service infrastructure.

3.0 OBJECTIVES

- a) To provide a basis for seeking financial contributions for the construction of Verita Road.
- b) To ensure consistency in the recommendations made to the WA Planning Commission on subdivision applications.
- c) To provide a level of certainty for developers in estimating the financial costs to a subdivision.
- d) To provide a fair and reasonable method of cost sharing for the construction of Verita Road.

4.0 POLICY MEASURES

4.1 Contributions Policy

4.1.1 The Contribution is based on WA Planning Commission Policy DC 1.7 which states that the construction contributions for major roads will normally include the earthworks for the whole road reserve, the construction of one carriageway (2 lanes) and associated drainage facilities.

4.1.2 Additionally contributions are based on being fairly apportioned between the develop(s) on either side of Verita Road and the local government. The (former) Shire of Greenough has stated an acceptance of a one third contribution from developer(s) each side of the road alignment, thus resulting in the local government contributing one third also.

4.2 Calculations

4.2.1 The cost calculations are based on the design of Verita Road that was undertaken by Cardno in 2009.

4.2.2 Schedule 1 details the quantities and costing (ex GST), undertaken in January 2011, based on Stage 1 of Verita Road being for full earthworks for ultimate design (dual carriageway) and construction of single carriageway (2 lanes) including landscaping, pathways and lighting.

4.2.3 The developer has the option to obtain their own costings but they must be based on the same design and quantities.

4.2.4 It is acknowledged that this design may be varied at some stage in the future upon which time the calculations may be adjusted accordingly.

4.2.5 Contribution calculations will be based on the full frontage of the entire subject land to Verita Road (as per the attached plan).

4.2.6 The cost calculations apply where there has been no other agreement made by the City regarding contributions (e.g. via structure planning).

4.3 Land Requirements

The local government will request that the WA Planning Commission impose conditions on subdivision that require the developer to give up the land required for Verita Road free of cost.