

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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town planning services

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.

SCHEDULE 1 Job Estimating and Cost Review Sheet						
Job Details		Road Construction - Verita Road Geraldton				
Client		Cardno (WA) Pty Ltd				
Date		Jan-11				
Item	Item Description	Unit	Quantity	Rate	\$	Comment
1.0	Removal/Clearing					
1.1	Remove Large Trees	N/A	N/A			Survey Information N/A
1.2	Remove Vegetaion	ha	10	1,000.00	9,700.00	Provisional - Survey Information N/A
1.3	Remove Kerbing	m	244	4.45	1,084.82	Highbury Street Intersection
1.4	Remove Footpath	m2	390	4.45	1,735.50	Highbury Street Intersection
1.5	Relocate Existing 600AC Water Main	m		300.00	-	CHG 3200-4180, Investgate
1.6	Relocate Existing Stop Valve	ea	1	500.00	500.00	CHG 3380
1.7	Remove Existing Culvert + Headwalls	ea	1	1,000.00	1,000.00	Existing Brand Hwy Intersection
1.8	Remove Existing Fences	m	1,635	10.00	16,351.00	
2.0	Earthworks					
2.1	Provisional Rock Excavation	m3	9,440	21.64	204,281.60	Chg 3400-3900
2.2	Topsoil Cut to Waste	BCM	25,157	15.80	397,460.60	
2.3	Cut to Fill	BCM	94,404	7.70	726,910.80	
2.4	Import Fill	BCM	27,481	21.50	590,841.50	
2.5	Embankment Compaction	m2	290,330	3.30	958,089.00	
2.6	Verge Cleanup/Reinstatement	m2	192,519	1.00	192,519.00	
2.7	Excavate Stormwater Detention Basins to Waste	m3	9,000	17.05	153,450.00	
2.8	Excavate Catch Drain and Shape Levee	m3	9	33.30	299.70	
3.0	Roadworks					
3.1	Compact Subgrade	m2	106,160	5.00	530,800.00	
3.2	Supply and Lay Limestone Subbase	m3	21,232	2.40	50,956.80	
3.3	Supply and Lay Crushed Rock Base	m3	21,232	2.00	42,464.00	
3.4	Primer Seal	m2	99,811	5.00	499,055.00	
3.5	25mm Asphalt	m2	99,811	15.00	1,497,165.00	
3.6	Supply and Install SM Kerbing	m	4,408	19.55	86,166.82	
3.7	Supply and Install MRWA SM2(25) Kerbing	m	1,199	40.31	48,331.69	
3.8	Supply and Install M Kerbing	m	504	18.00	9,072.00	
3.9	Backfill Kerbing	m	6,111	7.20	43,999.20	
4.0	Drainage					
4.1	Supply and Install SEP	ea	41	2,640.00	108,240.00	
4.2	Supply and Install Manhole	ea	1	1,900.00	1,900.00	
4.3	Supply and Install Catch Pit	ea	3	2,500.00	7,500.00	
4.4	Convert SEP to Trafficable Manhole	ea	2	750.00	1,500.00	
4.5	Supply and Lay 300mm Pipe	m	1,190.76	79.00	94,070.04	
4.6	Supply and Lay 450mm Pipe	m	186.12	125.00	23,265.00	
4.7	Supply and Install Precast Head/Wingwalls	ea	17	1,000.00	17,000.00	
4.8	Supply and Install 300RCP Culvert	m	31.80	250.00	7,950.00	
4.9	Supply and Install 450RCP Culvert	m	67.45	390.00	26,305.50	
5.0	Pavement Marking					Quantities in m of Paint
5.1	80mm Separation/Barrier Line	m	423	1.60	676.80	
5.2	300mm Give Way Line	m	119	4.60	547.40	
5.3	120mm Edge Line	m	18,864	2.00	37,728.00	
5.4	120mm Outline	m	2,395	2.00	4,790.00	
5.5	80mm Lane Line	m	810	1.60	1,296.00	
5.6	120mm Continuity Line	m	158	2.00	316.00	
5.7	450mm Stop Line	m	8.5	7.80	66.30	
5.8	300mm Stop Line	m	11.4	4.60	52.44	
5.9	80mm Exit Line	m	576	1.60	921.60	
5.10	500mm Chevron	m	91	21.80	1,983.80	
5.11	Other Painted Markings	m2	185	20.00	3,700.00	
5.12	Yellow Bidirectional RRPM	ea	406	25.00	10,150.00	
5.13	Yellow Unidirectional RRPM	ea	114	25.00	2,850.00	
5.14	White Unidirectional RRPM	ea	164	25.00	4,100.00	
6.00	Signage					
6.1	R2-3L Keep Left	ea	2	400.00	800.00	
6.2	R1-2 Give Way	ea	6	400.00	2,400.00	
6.3	R1-1B STOP	ea	6	400.00	2,400.00	
6.4	R4-1 70 Speed Limit	ea	24	400.00	9,600.00	
6.5	W7-4 Railway Crossing	ea	1	400.00	400.00	
6.6	W7-1 Railway Crossing	ea	2	400.00	800.00	
6.7	W7-2-1 Tracks	ea	2	400.00	800.00	
6.8	R6-9 Stop on Red Signal	ea	2	400.00	800.00	
6.9	MR-WDAD-7 Warning Roundabout	ea	16	400.00	6,400.00	
6.10	MR-GS-4B "Ackland Rd"	ea	4	700.00	2,800.00	
6.11	MR-GS-4B "Derna Pde"	ea	4	700.00	2,800.00	
6.12	MR-GS-4B "Columbus Bvd"	ea	4	700.00	2,800.00	
6.13	MR-GS-4B "Balgudda Pde"	ea	4	700.00	2,800.00	
6.14	R1-38 Roundabout	ea	24	400.00	9,600.00	
6.15	G9-15 Form 1 Lane	ea	20	400.00	8,000.00	
7.0	Dual Use Path	m	9,950	70.00	696,500.00	3m wide pathway on both sides of road
8.0	Streetlighting Poles + Cable installation					
	pedestrian path lighting 6m poles	ea	140	10,000.00	1,400,000.00	
		ea	125	6,000.00	750,000.00	
9.0	Landscaping				2,852,315.00	As per Cardno costings
10.0	Other					
10.1	Site Traffic Management	LS		5,000.00	5,000.00	
10.2	Mobilisation/Demobilisation	LS		25,000.00	25,000.00	
10.3	Construction Supervision	LS		5,000.00	5,000.00	
10.4	Material Testing	LS		70,000.00	70,000.00	
10.5	Survey Control and Setout	LS				
				Total	12,276,177.91	

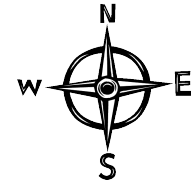
Verita Road overall length (Brand Highway to Highbury Street) 4,975 metres

Contribution per linear metre 2468.00



City of
Geraldton-Greenough
Climate of Opportunity

VERITA ROAD CONTRIBUTIONS PLAN



Highbury Street

Ackland Road



Derna Parade

Columbus Boulevard

Balgudda Parade

Brand Highway

LEGEND

-  560m Lot 316
-  1230m Lot 21
-  1760m Lot 9
-  770m Lot 4
-  1900m Seacrest
-  CONTRIBUTION AS PER STRUCTURE PLAN