

## **POL-C-088 Subdivider Contributions - Henley Brook Drive (South of Morgan Fields, Henley Brook and North of Park Street) and Millhouse Road**

### **1. PURPOSE**

The purpose of this policy is to clearly identify subdivider contributions within the Ellenbrook, Egerton and Vines estates toward the upgrading and construction of portions of Millhouse Road and Henley Brook Drive.

### **2. OBJECTIVE**

The objectives of this policy are:

- To provide a consistent approach for contributions towards the construction of Henley Brook Drive (North) and Millhouse Road from the subdivision of land in the North East Corridor.
- To ensure the timely construction of Henley Brook Drive and Millhouse Road to facilitate an efficient district distributor road network in the North East Corridor.

### **3. BACKGROUND**

Structure planning for urban development in the North East Corridor includes the identification of reserves for "Other Regional Roads" and district distributor roads.

The ceding of land and the construction of these roads where they are within or abut land to be subdivided for urban development, are provided through conditions of subdivision in accordance with Western Australian Planning Commission Policy No. DC 1.7.

Where they are not within or abutting urban zoned land there is potential for developer contributions to be required at subdivision stage, otherwise the financial responsibility for these roads generally rest with local government.

The demand for these roads in the case of the North East Corridor is generated by the urban development and it would be an unreasonable impost on the City of Swan to acquire land and construct the roads to enable the road network to be completed. Without the external linkages, the regional road system will not be functional or effective.

### **4. APPLICATION**

- 4.1 This Policy complements the WA Planning Commission's Policy No. DC 1.7 "General Road Planning".
- 4.2 This policy applies to the subdivision of land within the identified contributory cell.
- 4.3 This policy does not apply to the subsequent subdivision of land where a contribution has been made under a previous subdivision for that land.
- 4.4 The roads to which the Policy applies are depicted on the attached plan which forms part of the Policy, and are:
  - a) "Other Regional Roads" (Regional Reserve under the Metropolitan Region Scheme)
    - Henley Brook Drive

b) District Distributor Roads

- Millhouse Road

4.5 The Cell required to contribute is depicted on the attached plan, and includes the localities Ellenbrook, Egerton and The Vines.

## 5. POLICY

5.1 Where subdivision is proposed within the cell to which the policy applies, unless the required contribution has been made under a previous subdivision, the subdivider will be required to contribute to the following items:

- Land
- Bulk Earthworks
- Roadworks (based on 50% of the cost of the first carriageway)
- Road drainage (Not applicable to Millhouse Road)
- Dual Use Path (Not applicable to Millhouse Road)

5.2 Contributions towards the costs to which the policy applies are to be based on the estimated number of dwellings which can be developed within each subdivision. Total costs of the items referred to in clause 5.1 are to be allocated to individual subdividers based on the proportion of the number of dwellings which can be developed within each subdivision to the total number of dwellings estimated to be accommodated in all of the areas to which the policy applies i.e.

$$\begin{array}{l} \text{Contribution (\$)} \\ \text{amount for the} \\ \text{subdivision stage} \end{array} = \frac{\text{Potential Dwelling Yield in} \\ \text{the Subdivision Stage}}{\text{Total Projected Dwelling} \\ \text{Yield within the} \\ \text{Contributory Cell}} \times \begin{array}{l} \text{Total Cost of} \\ \text{Upgrading/Construction of Henley} \\ \text{Brook Drive (south of Morgan} \\ \text{Fields, Henley Brook and north of} \\ \text{Park Street) and Millhouse Road} \end{array}$$

*Appendix 1 provides an example of how to calculate the contribution amount, and has been based on estimates of dwelling yield and costs as at 2004.*

5.3 The contribution amount will be adjusted periodically based on indexing of costs according to changes in the Consumer Price Index and any changes to the projected dwelling yields.

## 6. ADMINISTRATION

6.1 In considering an application for subdivision located within an area identified by this policy, and:

- a) in the event that Council recommends approval of the particular subdivision to the WA Planning Commission, or
- b) otherwise where the WA Planning Commission or the Town Planning Appeal Tribunal is prepared to approve the particular subdivision within a contributory cell,

the Council will recommend the following condition:

"The subdivider is required to contribute \$(*insert figure*) to the cost of Henley Brook Drive (south of Morgan Fields, Henley Brook and north of Park Street) and Millhouse Road, in accordance with the City of Swan Policy (*insert policy number*)"

6.2 The Council hereby delegates authority to the Chief Executive Officer, or his nominee, to periodically adjust the contribution rate based on changes to the Consumer Price Index and the projected dwelling yield.

# Document Control

Document Approvals:			
Version #	Council Adoption		
1.	Ordinary Meeting of Council 15/12/2004 - adopted policy.		
2.	Ordinary Meeting of Council 13/12/2017 - adopted policy.		
3.			
Document Responsibilities			
Custodian:	Manager Statutory Planning	Custodian Unit:	Statutory Planning
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Compliance Requirements:			
Legislation:			
Industry:			
Organisational:			
Strategic Community Plan:	B2.1 Manage current and future assets and infrastructure		

## **Appendix 1: Calculation of the Contribution Amount**

*(Estimated on Figures as at 30 June 2004)*

### **UPGRADING/CONSTRUCTION COSTS**

#### **Henley Brook Drive (south of Morgan Fields, Henley Brook and north of Park Street)**

The costs of Henley Brook Drive (south of Morgan Fields, Henley Brook and north of Park Street) and associated works are summarised in the following table (excluding landscaping and lighting):

<b>ITEM</b>	<b>RATE</b>	<b>LENGTH</b>	<b>AMOUNT</b>
Land	\$600/m	1,120m	\$672,000
Bulk Earthworks	\$200/m	1,120m	\$224,000
Roadworks	\$325/m*	1,120m	\$364,000
Road drainage	\$200/m	1,120m	\$224,000
Dual Use Path	\$50/m	1,120m	\$56,000
<b>TOTAL</b>	<b>\$1,475/m</b>	<b>1,120m</b>	<b>\$1,540,000</b>

\*Rate based on 50% of the cost of the first carriageway (two lanes)

#### **Millhouse Road**

The costs of Millhouse Road and associated works are summarised in the following table (excluding landscaping and lighting):

<b>ITEM</b>	<b>RATE</b>	<b>LENGTH</b>	<b>AMOUNT</b>
Land	\$150/m	2,340m	\$351,000
Bulk Earthworks	\$75/m	2,340m	\$175,500
Roadworks	\$250/m*	2,340m	\$585,000
<b>TOTAL</b>	<b>\$475/m</b>	<b>2,340m</b>	<b>\$1,111,500</b>

\*Rate based on 50% of the cost of the first carriageway (two lanes)

#### **Combined Total Cost**

The combined Total cost of Henley Brook Drive (south of Morgan Fields, Henley Brook and north of Park Street) and Millhouse Road is:

Henley Brook Drive	\$1,540,000
Millhouse Road	\$1,111,500
<b>Total</b>	<b>\$2,651,500</b>

## DWELLING YIELD

### Projected Dwelling Yield (estimate) within the Contributory Cell

The projected dwelling yield within the contributory cell is estimated at 15400 based on figures provided by the developers, the developers consultants and adopted structure plans.

## CONTRIBUTION CALCULATION

### The Formula

$$\begin{array}{l} \text{Contribution (\$)} \\ \text{amount for the} \\ \text{subdivision stage} \end{array} = \frac{\text{Potential Dwelling Yield in} \\ \text{the Subdivision Stage}}{\text{Total Projected Dwelling} \\ \text{Yield within the} \\ \text{Contributory Cell}} \times \begin{array}{l} \text{Total Cost of} \\ \text{Upgrading/Construction} \\ \text{of Henley Brook Drive} \\ \text{(south of Morgan Fields,} \\ \text{Henley Brook and north} \\ \text{of Park Street) and} \\ \text{Millhouse Road} \end{array}$$

### The Calculation (example)

$$\begin{array}{l} \text{Contribution} \\ \text{amount for} \\ \text{subdivision stage} \end{array} \begin{array}{l} (\$) \\ \text{for} \\ \text{the} \end{array} = \frac{1,350}{15,400} \times \$2,651,500$$

= \$232,437 (rounded up)

or \$173 (rounded up) per dwelling

### The Contribution

For the above example (based on figures as at 30 June 2004) the subdivider would be required to contribute a figure of \$232,437 (rounded up) toward the cost of Henley Brook Drive (south of Morgan Fields, Henley Brook and north of Park Street) and Millhouse Road.

The contribution equates to \$173 (rounded up to nearest dollar) per dwelling.

