

POL-C-040 Midland District Drainage Development Reserve Fund

1. OBJECTIVE

To specify Council's policy on drainage contribution, as part of the Midland District Drainage Development Reserve Fund.

2. POLICY STATEMENT

2.1 Midland District Drainage Contribution Scheme

2.1.1. A drainage contribution fee shall be collected from all new subdivisions, developments and/or extensions to existing developments within the area as indicated on the attached Plan No. D86-4s.

2.1.2 A Specified Area Rate will be levied in the Midland District Drainage area generally at a similar rate adopted by the Water Corporation for Gross Rental Value properties in the Perth Metropolitan Area.

2.2 Application of the Drainage Contribution Fee

2.2.1 The requirement for the fee shall be included as a condition of subdivision or development and paid prior to the issue of a building permit or development approval if no building permit is required, or prior to clearance of subdivision conditions.

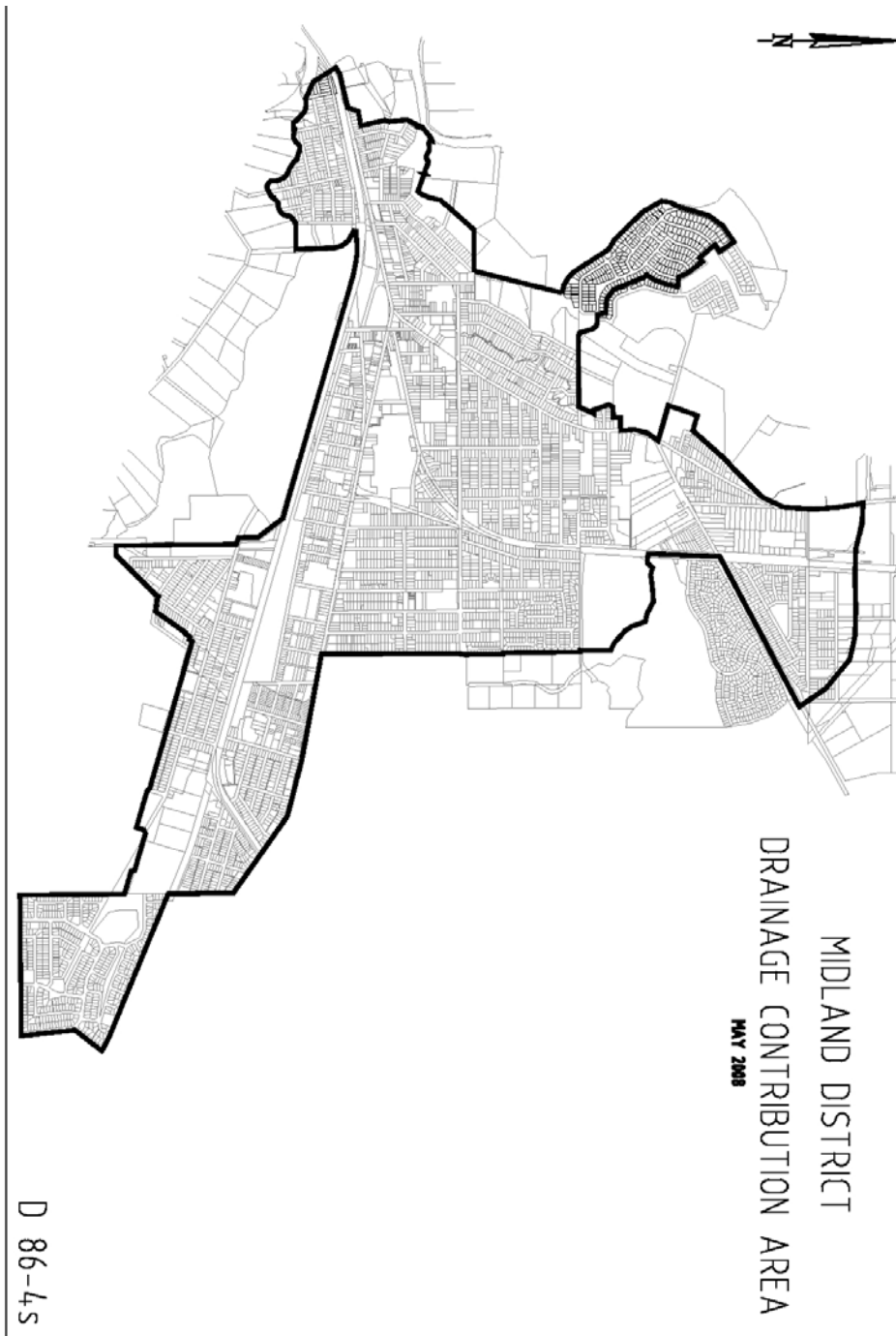
2.2.2 The fee shall be applied at a rate set by the City of Swan during the annual budgeting process indicated in the current year's Budget (found on the City's website) and using the following provisions:

- a) The fee is applicable to all subdivisions and developments;
- b) The site area shall be assessed as the total allotment area, unless the application relates to an addition to an existing development, then area shall be assessed based on the total additional roofed/impervious area;
- c) In no case shall any property be levied on an area greater than it encompasses. In order to ensure that this does not occur, a register shall be maintained recording all contributions paid and corresponding individual lot areas assessed;
- d) In no case shall a stormwater extension fee be charged, as the fund will be used to carry out the road drainage extension works once the developer has paid into the contribution fund.

2.3 Fund Administration

- a) All contributions shall be held in the Midland District Drainage Development Reserve Fund and used for the purposes of funding drainage works within the designated area and as first approved by Council.
- b) The drainage contribution fee shall be revised by Council annually based on the Perth CPI adjustment, or more often should Council decide to do so.
- c) This policy shall take effect immediately and all development and subdivision applications submitted subsequent to the date of this decision shall be assessed accordingly.

- d) Council contribute an additional 30% of the amount levied in the Specified Area Rate to drainage construction works within the Midland District Drainage area in each financial year;
- e) When this fee is deemed applicable, a condition of subdivision or development approval must be applied.
- f) Further to this, a condition of building licence approval (if applicable) must be applied.



Document Control

Document Approvals:			
Version #	Council Adoption		
1.	Ordinary Meeting of Council 21/5/2008 - adopted revised policy.		
2.	Ordinary Meeting of Council 24/2/2010 - approved revised policy.		
3.	Ordinary Meeting of Council 12/12/2012 - endorsed revised policy.		
4.	Ordinary Meeting of Council 10/9/2014 - adopted the reviewed policy.		
5.	Ordinary Meeting of Council 15/6/2016 - adopted policy, no amendments.		
6.	Ordinary Meeting of Council 17/1/2018 - adopted policy, no amendments.		
7.	Ordinary Meeting of Council 12/2/2020 - adopted revised policy.		
Document Responsibilities			
Custodian:	Manager Asset Management	Custodian Unit:	Asset Management Financial Services
Document Management:			
Risk Rating:	1	Review Frequency:	Biennial
Next Review:	2022	ECM Ref:	1400201
Compliance Requirements:			
Legislation:	Section 6.32 & 6.37 Local Government Act 1995		
Industry:			
Organisational:			
Strategic Community Plan:	B2.1 Manage current and future assets and infrastructure		