

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 licence or development approval if no building licence 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;
- 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

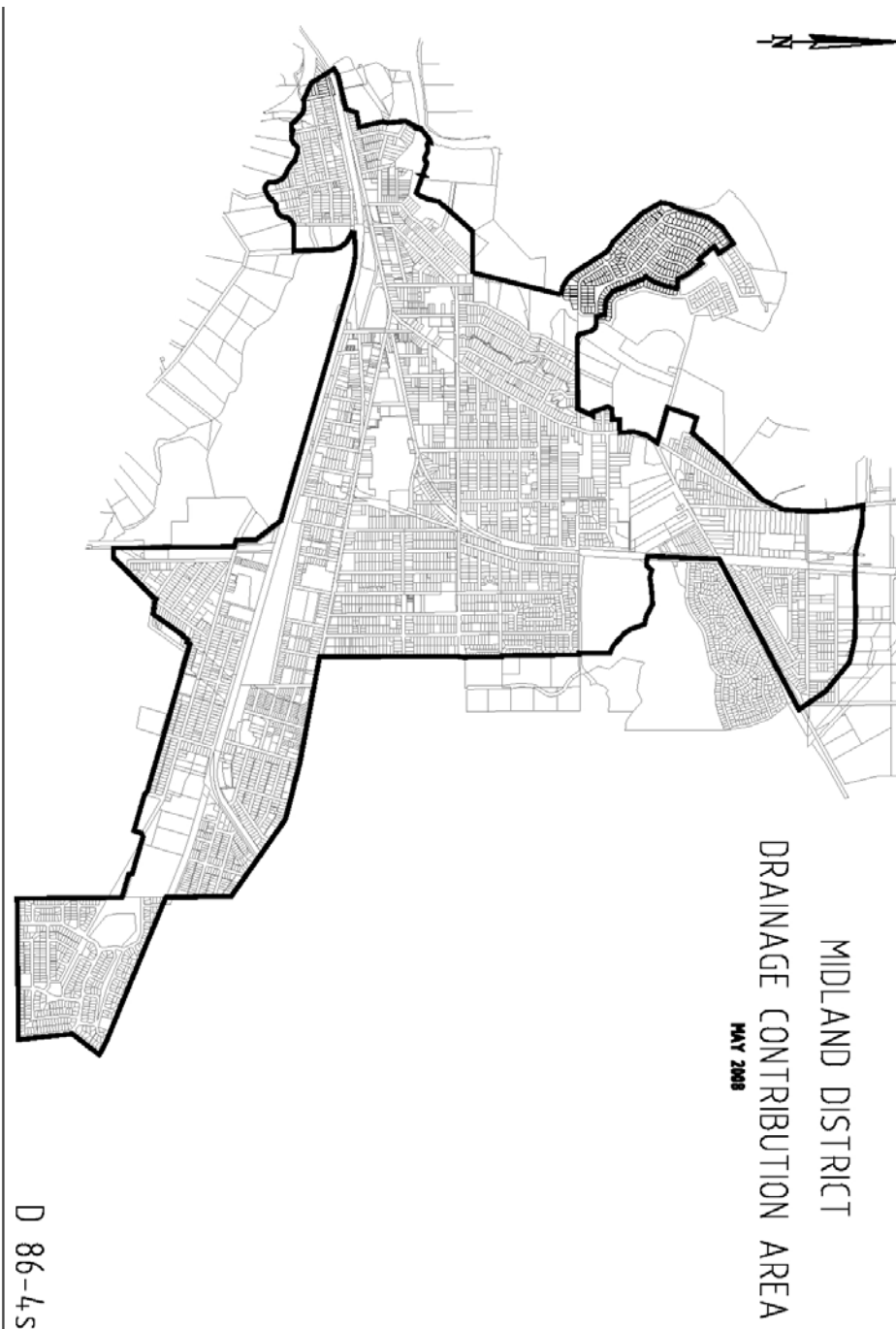
- a) All contributions shall be held in the Midland District Drainage Development Reserve Fund and used for the purposes of funding drainage works within the designated area and as first approved by Council.
- b) The drainage contribution fee shall be revised by Council annually based on the Perth CPI 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 as follows:

"A drainage contribution at \$...... shall be paid to the City of Swan, as this development falls within the Midland District drainage area. This fee is to contribute towards the upgrade and supply of an adequate drainage service within the Midland district drainage area and enables the Applicant to connect to and use the City's drainage system. Payment shall be made prior to the clearance of subdivision conditions or prior to the issue of a building licence and prior to any work commences on the site."

f) Further to this, a condition of building licence approval (if applicable) must be applied as follows:

"As this development is within the Midland District Drainage area a drainage contribution of \$...... (GST Inclusive) is required as noted on the approval to commence development. This fee is to contribute towards the upgrade and supply of an adequate drainage service within the Midland area and enables the Applicant to connect to and use the City's drainage system. "This fee must be paid prior to the issuing of a building licence."



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.		
Document Responsibilities			
Custodian:	Manager Asset Management	Custodian Unit:	Asset Management Financial Services
Document Management:			
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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		