

Policy No. 20: Infrastructure Contributions

POLICY MANUAL

Policy No. 20

Infrastructure Contributions

Purpose

The purpose of this Policy is to provide fair and equitable contributions by the Council towards third party development of infrastructure.

Department

Infrastructure Services

Author

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Council Meeting Date

8 June 2021

Minute Reference

109/2021

Next Review Date

June 2025

POLICY

1. Definitions

Infrastructure

Includes roads, kerb and channel, surfacing, drainage, footpaths, open space, buildings, signage, utilities and other services.

Upgrade

Improvements undertaken to existing infrastructure, or replacement of existing infrastructure, to provide a higher level of service.

2. Objective

To provide guidelines for the Council to consider contributions to developers towards the cost to upgrade infrastructure adjacent to subdivisions and other development where there is an interest in and/or the infrastructure is maintained by the Council.

3. Scope

This Policy applies to any infrastructure upgrade for the benefit of the community.

4. Policy

The Council's Officers will use the following guidelines when determining the level of contribution to infrastructure upgrades:

- Contributions may use a technical basis for assessment that include:
 - land area;
 - traffic volume or use;
 - street frontage; and/or
 - per lot.
- Consideration for the required standard of infrastructure based on:
 - Tasmanian Standard Drawings;
 - asset hierarchy;
 - the Council's strategic documents;
 - capacity requirements, eg. storm water drains; and/or
 - current and future requirements including maintenance.
- Consideration for the remaining life of infrastructure including the depreciation and write off when replacing or demolishing existing infrastructure.
- Consideration for the possible staging of works where possible to defer the need for upfront infrastructure investment.
- Consideration of the existing level of service and standard of construction of the infrastructure prior to the proposed upgrade.

The Council's contributions are subject to approval within the Council's budget process.

5. Legislation and Related Standards

Not Applicable.

6. Responsibility

Responsibility for the application of this Policy rests with the Director Infrastructure Services.