

Subdivision and Development Guidelines Policy

Objectives

To provide greater clarity and certainty of subdivisional requirements within the City of Albany.

Ensure development occurs in accordance with current legislation and best minimum engineering standards.

Policy Statement

All subdivision and development within the City of Albany is to be in accordance with the City of Albany's *Subdivision and Development Guidelines 2018* addendum to Institute of Public Works Engineering Australasia's (IPWEA) *Local Government Guidelines for Subdivisional Development, November 2017*.

Scope

Design and construction of all civil infrastructure associated with the subdivision and development of land within the City of Albany.

Legislative and Strategic Context

Legislation that sets the legal framework which governs subdivisional development within City of Albany includes:

- *Planning and Development Act 2005;*
- *Environmental Protection Act 1986 and Environment Protection Regulations 1987;*
- *Contaminated Sites Act 2003;*
- *Disability Services Act 1993;*
- *Health Act 1911; Planning and Development Act 2005; Bush Fires Act 1954;*
- *Conservation and Land Management Act 1945;*
- *Native Title Act 1993 and Amendments 1998 (Federal);*
- *Aboriginal Heritage Act 1972;*
- *Local Government Act 1995;*
- *Fire and Emergency Services Authority WA Act 1998;*
- *Occupational Safety and Health Act 1984; and*
- *Environmental Protection and Biodiversity Conservation Act 1999 as amended (Federal).*

Review Position and Date

This policy should be reviewed every two (2) years to align with IPWEA's commitment to update the local government guidelines every two (2) years.

Document Approval			
Document Development Officer:		Document Owner:	
Development Engineer		Executive Director Development Services	
Document Control			
File Number - Document Type:	CM.STD.7 – Policy		
Synergy Reference Number:	NP1890846		
Status of Document:	Council decision: Adopted.		
Quality Assurance:	Executive Management Team		
Distribution:	Public Document		
Document Revision History			
Version	Author	Version Description	Date Completed
0.1	Alan Millar	Initial issue for Council approval.	27/07/2018
1.0	Alan Millar	Adopted by Council: OCM 23/10/2018 Resolution DIS126.	23/10/2018