

Introduction

The aim of the policy is to adopt a formal set of guidelines to be used as a minimum standard for the design, construction and verification of subdivisional development. It also provides Council Officers with guidelines to follow during the assessment, inspection and supervision of subdivisional development works undertaken within the Shire of Capel. It is important to note that the policy will outline the minimum standards acceptable to the Shire for subdivisional development infrastructure works, such as design and construction of roads, storm water systems, paths and public open space, but will not restrict developers or staff providing assets to a higher standard.

Purpose

1. To achieve a high standard of subdivisional development throughout the Shire of Capel.
2. To specify requirements for the subdivision of residential, industrial and commercial lots, in a clear, transparent and consistent manner.

Policy statement

1. All developers and/or their consultants are required to submit designs, drawings and specifications for the subdivisional development of land within the Shire of Capel where it is required as a condition of WAPC subdivision approval to construct roads to the satisfaction of the Shire of Capel.
2. The Shire of Capel adopts the 'Local Government Guidelines for Subdivisional Development – Edition No. 2.3, 2017' (the "Guidelines"), along with all Procedural Addendums currently used by Shire of Capel, as the minimum requirements for the subdivisional development of land within the Shire of Capel.
3. All designs, drawings and specifications prepared and submitted for the subdivisional development of land within the Shire must comply with Guidelines and Addendums.
4. Any variations to the Guidelines proposed by the developer and/or their consultant, which are not covered by the adopted Addendums, will require approval by the Director Infrastructure & Development. Subsequently:
 - All subdivisional development plans, drawings and specifications shall be assessed using the Guidelines and the Addendum as a minimum standard.
 - All inspections and verification of construction activities and materials shall be in accordance with the Guidelines and Addendum as a minimum requirement.

Application

This policy is applicable to all subdivisional development works within the Shire of Capel, taking into consideration the site requirements and development standards set out in the Guidelines and the Addendum.

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