



Policy Type:	Administrative
Date Adopted:	12 May 2009

Policy No:	ET521
Date Last Reviewed:	May 2009

Legal (Parent):
1. Local Government Act 1995 (As Amended) – Section 2.7(2)(b).

Legal (Subsidiary):

ADOPTED POLICY	
Title:	SUBDIVISION AND DEVELOPMENTS - ENVIRONMENT
Objective:	To assess environmental issues.

Subdivisions and development shall be considered in terms of environmental impact. Where significant environmental impact is anticipated, the proposal shall be referred to the Department of Environment and Conservation (DEC). During the design and construction phases of subdivisional development, the following shall be addressed:

1.0 Design Considerations

- 1.1 Areas of significant natural bushland shall be identified and wherever possible maintained as part of the Public Open Space requirements.
- 1.2 Where an sub-division abuts or is adjacent to a regional reserve, areas of remnant bushland identified in 1.1 and included as part of POS should be located as close as possible to the regional reserve, and should that area if separated from the regional reserve by a roadway, the subdivision design shall include a fauna crossing as approved by the Executive Technical Services
- 1.3 Storm water design shall be on the principle of water sensitive urban design as contained in the Department of Water Stormwater Management Manual for Western Australia. And should retain at least a one year storm intensity on site.
- 1.4 The lot layout shall endeavour to balance between maximum northern exposure of lot frontage, but with an efficient road layout that minimizes paved areas.

2.0 Construction Considerations

- 2.1 Site hygiene to avoid transfer of plant pathogens and fungi shall be in accordance with Managing Phytophthora Dieback – A Manual for Local Government by the Dieback Working Group
- 2.2 Site control to minimize dust and siltation of waterways and drains shall be maintained at all times to the standards required by State and Federal legislation and regulations.