



9. **WORKS AND SERVICES POLICIES**
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Background & Issues

Subdivisional development results in the Council inheriting additional infrastructure. As a consequence, the annual cost of infrastructure maintenance is increased, furthermore, where infrastructure inherited from subdivisional development results in a future problem, Council is burdened with a liability. Infrastructure developed as part of subdivisional development, therefore, should be designed and constructed to be fit for the intended purpose, with a minimum ongoing operational and maintenance cost burden and without resulting in upstream or downstream unplanned consequences.

Objectives

Infrastructure inherited through subdivisional development needs to be designed and constructed such that the ongoing operational, maintenance and renewal cost, when considered as a lifecycle cost, are minimised for Council. In achieving this objective, infrastructure is to be fit for the intended purpose, furthermore, during the design process, consideration of the effect of the proposed infrastructure on upstream and downstream assets should be determined.

Substantially, issues of fit for purpose and upstream and downstream consequences are addressed in applicable Australian Standards, Austroads Standards or equivalent. There is a need, however, to determine the relevant guiding document to detail levels of service and levels of risk acceptable to Council. The objective of this policy, in this regard, is to ensure levels of service and levels of risk within subdivisional development accord with currently desired levels of service and levels of risk in equivalent other areas within the Shire.

As part of Policy 9.1.21 Road Traffic Safety the Shire has a responsibility to provide a Road Safety Management System.

Area of Application

All subdivisional development within the Shire.

Policy Measures

1. Specifications

The subdivision of all land within the Shire will be in accordance with Council's standard specification documents, being the Institute of Public Works Engineering Australia (WA Division Inc.) - Local Government Guidelines for Subdivision Development, Edition 2.3-2017, Council Policies or equivalent.



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2. Road Surface

Where the average block size within the development (note: a common sense approach is to be applied in the case of staged developments where there are a range of block sizes in the development area) is 4100m² or less, roads shall be surfaced with a minimum of 250mm of asphalt and will be kerbed on both sides.

Where the average block size is greater than 4100m², roads may be surfaced with either asphalt or a two coat seal.

In the case of all industrial subdivisions, a minimum of 30mm of asphalt will be required, with kerbs to both sides.

Generally subdivisions in General Agriculture and Priority Agriculture zones will be constructed to a gravel road standard unless the anticipated traffic on the road exceeds 100 vehicles per day.

3. Road Pavement

All proposed road pavements shall be designed to achieve a minimum 25 year pavement life. Included in a submission of a pavement design should be laboratory results for soaked CBR tests. Where an alternative method of pavement design has been adopted, a statement detailing the method used and the rationale behind the selection of the method and the results of the method should be provided.

As a minimum, proposed pavements should be 250mm in depth. Where an asphalt wearing course is to be used, the minimum pavement can include the asphalt thickness. Where it is proposed to use a subbase other than gravel or limestone, the base course (gravel) shall be no less than 150mm in depth. In all other cases, the base course (gravel) shall be no less than 100mm in depth.

Prior to using any material in a road pavement, certificates demonstrating that the material complies with the specification shall be provided.

Where it is intended to use a material other than gravel, limestone or road base as a subgrade material, a geotechnical report detailing the CBR (which should be no less than 25), proposed grading, plastic limit, liquid limit, plasticity index, linear shrinkage and dry compressive strength should be provided. Furthermore, the Geotechnical report should provide a clear statement that the proposed material is suitable for use as a road subgrade.

Only gravel will be accepted as a base course material.

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4. Stormwater Management

Stormwater infrastructure shall be designed such that peak stormwater volumes leaving the subdivision development site is to be retained on the subject property or to be provided with stormwater drainage connections to the drainage system in the area at the developers cost to the satisfaction to the Shire of Manjimup.

In the case of subdivisional development on adjacent land holdings by multiple developers, the entire development can be considered as a single land parcel (with the agreement of all owners), such that stormwater infrastructure can be strategically placed around the development area to simultaneously address quantity and quality issues for numerous developers.

Prior to Council considering a structure plan, a Local Water Management Strategy (LWMS), prepared in accordance with the Department of Water's Stormwater Management Manual, Better Urban Water Management manual and in accordance with the requirements of Liveable Neighbourhoods, shall be provided for the land and shall conceptually demonstrate capacity to address stormwater quality (nutrient loading, hydrocarbons, gross pollutants and sediments) and quantity (peak discharge) requirements. The LWMS is to demonstrate capacity to maintain clearance to the 100 year flood level.

Prior to making a recommendation to approve a subdivision, other than a subdivision resulting in less than 3 additional lots or a subdivision in the General Agriculture or Priority Agriculture zones, an Urban Water Management Plan (UWMP), prepared in accordance with the Department of Water's Stormwater Management Manual, Better Urban Water Management manual and in accordance with the requirements of Liveable Neighbourhoods, shall be provided for the subdivision area, or such larger area as is reasonably required, providing details of stormwater quality and quantity management mechanisms. The UWMP is to include details of proposed hard and soft infrastructure (including likely maintenance costs and maintenance regimes), proposed landscaping and planting associated with stormwater management, proposed subsoil drainage areas, proposed fill areas, proposed lot stormwater management mechanisms, proposed land covenants and land controls included in the stormwater model, and any other detail required to demonstrate the capacity of the UWMP to provide a reliable, cost effective and fit for purpose drainage system. The UWMP is to demonstrate minimum clearances from the Annual Average Mean Groundwater Level (AAMGL) (which is to be supported by a Geotechnical report) and clearance to the 100 year flood level.

5. Geotechnical Information

Where the average block size within the development (note: a common sense approach is to be applied in the case of staged developments where there are a range of block sizes in the development area) is 4100m² or less, a geotechnical report is to be provided demonstrating that the land is capable of

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being developed as proposed, that the land has a minimum site classification of 'S', in accordance with Australian Standard 2870, and that maintenance of the classification is not subject to additional site drainage, additional imported fill or special conditions (such as location of gardens, or brick paved areas) by the subsequent landowner or builder. Where, in the opinion of the Director Works and Services, it is uneconomical to achieve a minimum 'S' site classification, or where it is intended that 'slab on ground' will not be the predominate construction type (where the site classification is not 'S'), Council will consider the inclusion of a memorial on the title of each affected land parcel, in lieu of the 'S' classifications, stating the actual site classification and the likelihood that site works, and or construction costs are likely to be significantly greater than for a standard residential block.

In the case of all other subdivision, other than in the General Agriculture or Priority Agriculture zones, the developer is to demonstrate a minimum clearance to the AAMGL of 1.2m.

Geotechnical reports are to include a statement detailing the methodology used to determine the site classification and all laboratory results.

6. Earthworks

Where earthworks are required to achieve drainage or geotechnical criteria or where earthworks are completed for any other reason, the finished earth worked block shall be flat (i.e. no fall in any direction). Where the block size is greater than 1000m² the flat area can be restricted to the building envelopes or the area of the block likely to be used for the main building.

Where there is a level difference between two adjoining blocks, this shall be overcome through the installation of a retaining wall. In particular, level difference between adjacent blocks, where the area of the block(s) is 1000m² or less, are to be overcome with retaining walls, as battering within the block, or stepping the levels without retaining will not be accepted.

Where earthworks are not otherwise required and where the size of the created block(s) is 1000m² or less, each block is to be earth worked such that each block of area 1000m² or less is flat. In the case of all other blocks, where earthworks are not otherwise required, minimum and maximum grades, as detailed in Institute of Public Works Engineering Australia (WA Division Inc.) - Local Government Guidelines for Subdivision Development shall apply.

7. Acid Sulphate Soils

The Council does not have expertise in the area of acid sulphate soil identification or management. Where a subdivisional development is constrained by actual or potential acid sulphate soils the Council will rely on the advice of the State Government's environmental agencies that have the

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responsibility for acid sulphate soil management and the expertise in the area of acid sulphate soil management.

8. Footpaths

Where the average block size within the development (note: a common sense approach is to be applied in the case of staged developments where there are a range of block sizes in the development area) is 4100m² or less, footpaths will be required on one side of each road (note: street lighting is to be installed on the same side of the road as the footpath). The minimum footpath width will be 1.5m, with 2-2.5m wide paths being installed on local distributor roads, main links between pedestrian/shared zone generators (such as schools and shops) or logical pedestrian/shared zone routes.

9. Consulting Engineer

In all cases where civil construction works (including the construction of battleaxe driveways) are required, in order to comply with subdivision conditions or otherwise, a Consulting Civil Engineer will be required to be employed.

10. Defects Liability Bond

Council will require a defects liability bond of 5% of Council's estimate of subdivisional works costs, to be provided to Council for a period of 12 months after practical completion of the works. Providing no defects appear during the following 12 month period, the bond will be released on completion of a final inspection. Where defects occur during the 12 months defects period, the bond will be retained until 12 months after the defects are rectified. Where only minor defects occur during the 12 month liability period, and they are subsequently made good, a portion of the bond or the entire bond may be returned at Council's discretion.

11. Bonding of Works for Early Clearance

Bonding of outstanding works, in order to achieve early clearances, will only be approved where it is anticipated that the outstanding works will be completed prior to the creation of titles. As a guide, bonding of outstanding works will not be approved earlier than the completion of the road base course. Furthermore bonding of outstanding works will not be approved where it is likely that weather or ground conditions will hamper completion of the works (i.e. generally, bonding of outstanding works will not be approved beyond mid to late autumn).

Where bonding of outstanding works is desired, the Consulting Engineer shall provide detailed estimates/quotations of the cost to complete the outstanding works, along with a detailed description of the works to be bonded. Where



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Council accepts these costs as reasonable, the value of the bond to be provided will be the accepted estimate/quotation, plus 20% plus GST.

Where these estimates/quotations are not accepted, the value of the bond will be determined based on Council's estimate of the cost to complete the outstanding works, plus 20% plus GST.

In case of strata subdivision early clearance will not be issued.

Administration

Responsibility for implementing this policy is delegated to the Manager Technical Services.

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The Administration of this Policy is by the Works and Services Directorate