

<b>No</b>	<b>E7.3</b>
<b>TITLE</b>	<b>Engineering Specifications (Subdivisional Land Development)</b>
<b>OBJECTIVE</b>	To achieve a high standard of subdivisional development throughout the Shire of Capel. To specify requirements for the subdivision of residential, industrial and commercial lots, in a clear, transparent and consistent manner.
<b>STATUTORY REF</b>	

### Procedure

As per :

- I.P.W.E.A. Local Government Guidelines for Subdivisional development (Edition 2.2)
- Addendums 1.1 – 1.5

#### Document History

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## SHIRE OF CAPEL

### ADDENDUM FOR IPWEA LOCAL GOVERNMENT GUIDELINES FOR SUBDIVISIONAL DEVELOPMENT – EDITION 2.2 – 2012

The following standards shall apply to all subdivisional and property developments within the Shire of Capel and is in addition to the specifications and requirements of the *IPWEA Local Government Guidelines for Subdivisional Development – Edition 2.2 – 2012* document (the "Guidelines"). Where the requirements in the Addendum and the Guidelines overlap, the requirements as described in the Addendum shall have precedence over that in the Guidelines.

#### 1.1 GRAVEL SPECIFICATIONS

##### 1.1.1 Grading

The grading of the gravel shall conform to the requirements shown in Table below.

AS Sieve Size (mm)	% by weight passing
37.5	100
19	71 to 100
9.5	50 to 81
4.75	36 to 66
2.36	25 to 53
1.18	18 to 43
0.425	11 to 32
0.075	4 to 9
0.0135	2 to 9

#### 1.2 ROAD SEALING AGGREGATES

##### 1.2.1 Average Least Dimension (ALD) Requirements

The average least dimension requirements should comply with the table below.

SIZE No.	1	2	3
Nominal Size	14mm	10mm	7mm
ALD	8-13mm	5-9mm	4-6mm

### 1.3 STREET LIGHTING

Council requires the following minimum criteria before approving applications for street lighting:

- The area of illumination shall be within a developed urban area
- The lighting shall be installed as deemed necessary by the Director Engineering and Operations for public safety at points such as intersections, traffic calming, public access ways, shopping precincts
- For general residential lighting a minimum of 50% of the lots in a particular street shall have houses constructed
- Orders to Western Power for installation to be for street sections rather than isolated lamps, and may only be issued when budgeted for.

### 1.4 STORMWATER CONNECTIONS (Capel and Boyanup)

This addendum relates to Residential Zones within the townships of Capel and Boyanup. (As set out in the Infopack – Residential Stormwater Connections.)

#### ***1.4.1. Introduction***

To facilitate drainage of residential blocks in the townsites of Capel and Boyanup where a high winter water table is evident, it is necessary to provide an option for residents to bring their stormwater (where possible) out to the kerb or swale drain for disposal into the road stormwater system.

To reduce costs an option is that the resident (within guidelines provided in this policy) carries out the works under supervision of the Technical Services employees.

#### ***1.4.2. Procedure for Applying for a Residential Stormwater Connection***

Read through the specifications and procedures in this information pack and discuss any concerns with an officer from the Technical Services Division

Make an appointment with an Engineering Technical Officer who will meet you on site and advise you as to your options for a connection

On advice, complete the Attached Application Form and, if the works are going to be undertaken by the resident, the Volunteer Registration Form **MUST** be filled in immediately prior to and on completion of any works carried

out in the road reserve (i.e. from the property boundary to the kerb-line). A Connection Deposit must be paid on presentation of the Application Form

On completion of the connection, applicant is to inform the Technical Services Department:

An inspection will be undertaken to assess the connection's conformance with the specifications and any advice given

The Volunteer Registration Form must be returned to the Shire Office; and

On the successful completion of both of the above, the Connection Deposit will be refunded.

### **1.4.3. List of Attachments**

Refer to attached Residential Stormwater Connection Detail Drawings and specifications:

Attachment 1: Standard Details SPEC – 20 – CPL Rev 1

Attachment 2: Application Form

Attachment 3: Volunteer Registration Form

### **1.4.4. Stormwater Connection Categories**

#### **1.4.4.1 Discharge onto Kerb-line**

This is the preferred option in the case of a kerbed road. In this instance the applicant may (under supervision from Technical Services Employees) carry out the works themselves.

#### **1.4.4.2 Discharges into an Existing Drain**

This is the preferred option in the case of an unkerbed road. In this instance the applicant may (under supervision from Technical Services employees) carry out the works themselves.

#### **1.4.4.3 Discharges into Existing Stormwater Pipe or Pit**

This option is only approved in special cases and requires the applicant to appoint a contractor to carry out the works.

### **1.4.5. Construction Standards**

#### 1.4.5.1 Levels and Gradients

Applicants will receive advice on levels and gradients on site and pegs will be supplied with the appropriate information. It is up to the applicant to ensure that the pegs are not disturbed as Council will not accept responsibility for incorrect levels.

#### 1.4.5.2 Reinstatement and Clean Up

All excavations are to be backfilled, compacted and vegetation reinstated to the satisfaction of Technical Services employees. Excess material and spoil is to be removed and the verge left in a clean and tidy state.

#### 1.4.5.3 Kerb Adapters (if applicable)

A kerb adapter will be supplied to suit the profile of the kerb fronting the property. The kerb is to be neatly SAWCUT and the top of the adapter installed flush with the top of the kerb. The adapter is to be neatly cemented or grouted in position.

#### 1.4.5.4 Footpaths

Should a footpath exist where a connection is to be constructed, Technical Services employees will advise accordingly.

#### 1.4.5.5 Underground Services

In all likelihood the connection will be made across the top of existing services (electricity, Telstra etc). Technical Services employees will warn the applicant of the possibility of services. Pipe-works in the verges however should be very shallow and therefore not impact on other services.

### **1.4.6. Applicant Carrying Out Works within Road Reserve**

As previously stated if the applicant intends undertaking the works, the Volunteer Registration Form must be completed and submitted with the Connection Application Form. The applicant MUST fill in the Volunteer Registration Form immediately prior to and on completion of any works carried out in the road reserve (i.e. from your property boundary to the kerblines).

Registering as a volunteer ensures that Council has taken reasonable care in terms of any possible liability claim and insures the applicant in the event of injury whilst carrying out works on a public road reserve.

#### **1.4.7. Contractor Carrying Out Works within Road Reserve**

Contractors carrying out connections must contact Technical Services employees to ensure that the necessary information is exchanged with regards to standards and specifications. Contractors are to produce evidence of the necessary Public Liability Insurance prior to commencing works.

#### **1.4.8. Maintenance of Stormwater Connection**

It is the property owner's responsibility to maintain the stormwater connection. Should works be carried out in the road verge and across the connection, the relevant service authority will reinstate the connection to the best of their ability.

### **1.5 ROAD UPGRADE CONTRIBUTIONS**

Minimum Requirements, Contributions and Details

#### Rural Area

Where an application is adjacent to an unmade road reserve; the applicant is required to contribute to the construction of an all-weather track from the nearest made road to a point 20 metres past the commencement the last created lot. The all-weather track must be constructed to the following minimum standards:

- Clearing - 8m/10m (according to vegetation)
- Formation - 6m wide
- Pavement - 4m wide x 150mm (compacted gravel/limestone)
- Drainage - 375mm pipes (nominated points)
- Crossovers - 3.6m wide (one per lot with drainage pipes)

Where an application is adjacent to an existing track or gravel road not of good standard; the applicant is required to contribute to one half (50%) of the cost of upgrading the road along the entire frontage of the land the subject of the application to the following standard.

- Clearing - 12m wide
- Formation - 10m wide
- Pavement - 8m wide x 150/200mm gravel

- Drainage - 375mm pipes (nominated points)  
Crossovers - 3.6m wide (one per lot with drainage pipes)

Where an application is adjacent to an existing gravel road of good standard; the applicant is required to contribute to one half (50%) of the cost of upgrading along the entire frontage of the subject land the road pavement (ie. gravel surface) to the following standard:

Pavement - 8m wide x 150mm - 200mm depth of pavement subject to road traffic and on site depth testing of existing pavement.

Where an application is adjacent to an existing bitumen road; the applicant is required to contribute to one half (50%) of the cost of upgrading the road surface, to a minimum 6.0 metres wide, along the entire frontage of the subject land. In addition, where the area of application has a particular drainage problem the following conditions will apply:

- Where the subject property falls within a gazetted drainage district they must provide the Local Authority with information on how the property is to be drained
- Where the subject land is not within a drainage district the applicant must make arrangements with the Local Authority so that the road reserve is not used as a drainage outfall unless such existing drains are already located.

In all of the above cases Council may also require a contribution for vegetation of the road verge in cases where no vegetation exists.

#### SPECIAL RURAL

Where the application is adjacent to an unmade or existing gravel road; the applicant is required to contribute to the entire cost of upgrading the road to a 6.0 metre wide bitumen standard along the entire frontage of application. In addition, the applicant is also required to contribute to the entire cost of providing a road from the nearest constructed road surface.

#### RESIDENTIAL

Where an application is adjacent to an unmade, existing gravel or bitumen road; the applicant is required to contribute to the entire cost of providing a road to a bitumen, kerbed and drained standard.

The standard width and drainage requirement would be similar to those imposed on new developments.

- Clearing - Full width subject to vegetation  
Road - 6m wide (minimum); primed and sealed

- Pavement - Mountable (entire length)  
Drainage - Pipes and sump (as designed)  
Planting - Minimum of one plant per 20m of frontage

#### FUNDING

Where an applicant is required to contribute 50% of costs towards road upgrading the applicant may either:

- Pay the full amount of funds assessed to Council with this money being held in a Trust account until such times as Council resolves to match or expend a similar amount and the work being done by Council
- Pay a bona fide road contractor to carry out the works and Council resolving to make a contribution either in the current financial year or the next.

#### PLANS AND SPECIFICATIONS

In all cases detailed plans and specifications must be provided by or paid for by the applicant. This detail may be supplied by Consulting Engineer or Council. The detail shall show sufficient information as to the methods of construction proposed.