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Responsible Officer:	Chief Executive Officer
Applicable Legislation:	<i>Local Government Act 1999</i>
Relevant Policies:	
Related Procedures:	
Compliance Standard:	

1. POLICY STATEMENT

This document sets out the policy of the District Council of Robe (“Council”) for land divisions and their associated road construction, within the Council area.

2. POLICY REVIEW

This policy may be amended at any time and must be reviewed at least twelve months since its adoption (or latest amendment).

**RESIDENTIAL LAND DIVISION
STATEMENT OF REQUIREMENTS POLICY**

1. Purpose

The purpose of the policy is to establish minimum criteria to be satisfied by developers/applicants or residential land divisions within the Council area.

The statement of requirements established under this policy will form the conditions and requirements of Council with respect to approving residential land divisions.

2. Statement of Requirements

2.1 Road Construction/Design

2.1.1 Seal

Pavement Sealing

Bitumen

Bitumen sealing of the pavement shall consist of a two coat bitumen seal. C170 Bitumen with the placement of 10mm and 7mm aggregates respectively.

Application rates are:

Base coat - C170 bitumen with application rate of 1.4 litres per m² covered with 10mm pre-coated aggregate.

Top Coat - C170 bitumen with an application rate of .7 litres per m² covered with 7mm pre-coated aggregate.

Primer coat should be applied at .3 litres per m².

Final applications to be approved in consultation with the Director Infrastructure and sealing contractor prior to work commencing.

Road must be swept prior to sealing commencing and all loose aggregate is to be removed from the road surface within 24 hours after the sealing has been completed.

Hot Mix

An asphaltic concrete (hotmix) 40mm surface to be provided to all areas of high traffic volume, and/or high turning movements as identified by the Director Infrastructure. The design of the hotmix surface to be to the specification of the Director Infrastructure and may include a requirement to use mix design utilizing polymer modified binders.

2.1.2 Pavement Construction – Base

The following minimum standards will apply:

- To comply with Transport SA Standards Specification pm2, 20 quarry grade (QG).
- To be compacted to 98% modified in accordance with current Australian Standards.
- Minimum thickness of 150mm.
- Level tolerance on completed course – 10mm. + 10mm.

Pavement Sub-base course

The pavement sub-base course rubble (material) shall be suitable road building rubble and placed no less than 150mm thick (compacted thickness) and suitable compacted to achieve at least 95% modified AASHA standard compaction.

2.1.3 Seal for intersections

Intersections shall be sealed with 40mm thickness asphaltic concrete (hotmix) laid in compliance with Transport SA standard specifications, and with maximum aggregate size of 10mm for a distance of 10 metres from the intersection.

In the case of “T” intersections or cross road intersections within a development, the specified seal shall be provided at the intersection and for a distance of 10 metres from the intersection in each direction on each road.

2.1.4 Cul-de-sac Ends

Cul-de-sac ends shall have a seal of 12.5 metre radius to accommodate the operation of refuse collection vehicles and other larger vehicles.

2.1.5 Road Reserve and Road Width

The following minimum road reserve width shall apply:

Residential Streets	15 metres
Cul-de-sac Ends	31 metres

The following minimum road width shall apply:

All Streets (face to face of kerb)	7 metres
Cul-de-sac Ends (Circular)	12.5 metres radius
Cul-de-Sac (other)	to be negotiated with Council

2.2 Footpaths

- Provide a 2 metre asphaltic concrete (hotmix) surface footpath on one side of the road complete with neat edge restraints/treatment to the satisfaction of the Council. The other side shall be levelled and

planted with heavy trafficable lawn for future maintenance. Developer shall water and maintain the lawn footpaths until such time as they are well established.

- Footpaths to be constructed with a minimum cross fall 2% and a maximum cross fall of 5%. Footpaths shall also be constructed at such levels to ensure water does not pond over the path under any circumstances.

2.3 Road Pavement/Material Testing

Pavement testing shall be carried out by an appropriate Registered Testing Laboratory which is certified by NATA.

All testing results are to be submitted to the Director Infrastructure as soon as possible for viewing and comment.

After the pavement testing has been carried out no further works/actions will proceed until the testing results are final and produced in writing to the Director Infrastructure.

This shall occur with all pavement course levels, which will incorporate Nuclear Density Testing and Pavement Rubble (Material) Testing.

2.4 Road Closures

The developer will be responsible to arrange all road closures in accordance with the District Council of Robe work practices. Advertising of road closures shall be undertaken through the Robe Community Newsletter, Coastal Leader and emergency services and are to be notified in writing within (five) 5 working days prior to the road closure by the developer. All associated costs with the road closure will be borne by the developer.

2.5 Traffic Management

Traffic management signage shall be erected and maintained in accordance with the relevant Australian Standards and the South Australian Code of Practice.

2.6 Superintendent

The applicant shall advise in writing, who will be the nominated responsible person to the Director Infrastructure prior to the project commencing.

2.7 Water Tables and Kerb Profile

- Both edges of all streets will be protected by the provision of an extruded kerb and gutter of cross section approved by the Council, or by 200mm wide by 300mm deep concrete edge beam with its top surface set flush with the finished bitumen surface.

- Generally, the kerb and gutter is to have a mountable type profile approved by the Council.
- Pram ramps complying with the requirements of the current Australian Standards shall be constructed wherever a footpath intersects a kerb line and at opposite street corners.
- Pram ramps and vehicle access crossings shall be of reinforced concrete construction, at least 100mm thick with F72 mesh centrally placed.
- Spoon drains shall be constructed with top profile approved by the Council. Spoon drains shall have a minimum thickness of 200mm and shall be reinforced with F82 mesh centrally placed.
- All concrete used for pram ramps, vehicle access, crossing and spoon drains will be grade 25mpa/20mm. Concrete in extruded kerb and gutter and medium kerbing shall have a minimum 28 days strength of 25mpa.

2.8 Drainage

- A detailed drainage design is required for the proposed development, and if necessary due to existing land form, include areas outside the proposed development but within the drainage catchment affecting the development.
- Design shall be in accordance with procedures in the current edition of "Australian Rainfall and Runoff (IEA)" or other edition as approved by the Council.
- As a general rule return period is to be five (5) years, but engineering discretion should be used in areas where storm damage may be more significant (ie. Shopping areas, end of cul-de-sacs, etc.)
- Drainage computations are required to be prepared by a qualified and experienced Engineer and submitted with the detailed engineering drawings for the proposal.
- All stormwater runoff attributable to the proposal is to be adequately disposed of within the development area or as otherwise approved by the Director Infrastructure.
- As a general rule, side entry pits should be spaced at no greater than 100 metres and at closer spacing if required, depending on conditions and detailed design.
- Drainage bores and associated settlement tanks shall be constructed to meet the requirements of Council and the Mines Department. Drainage capacity of any bore is to exceed the calculated drainage discharge for the designated stormwater system and the bore is to be proved to the satisfaction of the Director Infrastructure.

- Storage basins capable of holding the run-off of the designated rainfall storm shall be provided at suitable locations if drainage bores prove to be unacceptable.
- Spoon drains, when required at junctions, shall be constructed to maintain the pavement width of the through street and to ensure continuity of flow of all stormwater. A spoon drain may be not constructed across a through street. Generally, spoon drains are not to be used unless approved by the Director Infrastructure.
- All stormwater storage basins are to be provided with appropriate warning signs to the satisfaction of the Director Infrastructure.
- Council requires a separate drainage reserve in land divisions of adequate area to provide stormwater treatment and retention for a one (1) in five (5) year storm event in residential areas and a one in ten (1) year storm event in other zones. Any requirements above these limits may be incorporated into the public open space calculation.
- Swale drains shall be constructed with side slopes of 3 horizontal: 1 vertical to facilitate maintenance slashing. The longer general gradients shall be no steeper than that consistent with avoidance of scouring, have regard to soil type, vegetation cover and the design flow average velocity. Where site conditions are not consistent with this requirement, the drain shall be rock lined, or shall incorporate steps or drop structures, with appropriate protection against local scouring. Details of these provisions shall be subject to the specific approval of the District Council of Robe.

2.9 Cross Overs

- Crossing places between kerbing and allotment boundary area to be provided at all allotments. Cross overs may be located at the discretion of the developer, one crossing place per allotment shall be to the approval of the Director Infrastructure.
- Crossing places shall be constructed to the following:
 - a) Finish grades shall be consistent with the adjoining roadway and footpaths (levels at the property boundaries shall be designated by Council).
 - b) Materials shall be either reinforced concrete (25mpa) with a minimum thickness of 100mm for residential allotments
- Crossing place relocation due to inappropriate sighting for a specific building design/development shall be the responsibility of the then owner of the allotment.

2.10 Street Lighting

- Provide street lighting throughout the subdivision. The following minimum categories will apply:

- The street lights and poles shall be of a type approved by the Council and SA Power Networks.
- Street light poles shall also be at an SA Power Network standard type or approved for SA Power Network CLER tariff, so that the power authority will assume full responsibility for the maintenance/replacement of lamps and poles.

2.11 Street Signs

Street signs shall be supplied (from an approved supplier) and erected so as to indicate the appropriate streets to the reasonable satisfaction of the Council.

Where a road/street provides a dead end a “No Through Road” sign shall be erected, the appropriate size will be in accordance with the Australian Standards.

The developer is responsible for all associated costs for the supply and erection of all street signs in accordance with the Australian Standard.

2.12 Street Names

Proposed street names associated with the overall land division (including estate name etc.) shall comply with Council Policy 2.7 Naming Roads and Places Policy.

2.13 Landscaping and Tree Planting

Street trees are encouraged in land divisions. They must be properly planned for and integrated as part of the overall land division proposal. A Plan of the land division showing proposed street trees should accompany the Development Application. The number, position and type of street tree shall be at the total discretion of Council and should be discussed with Council prior to submitting the proposal. The cost of purchasing any agreed to street trees shall be totally borne by the applicant/land Developer.

2.14 Electricity Supply

Electricity supply shall be undergrounded throughout the subdivision. The developer shall make arrangements with SA Power Networks for the provision of an adequate electricity supply to each allotment.

2.15 Water Supply

Water supply services, where required, shall be installed in accordance with design requirements and relevant standards of SA Water, for the provision of an adequate water supply to each created allotment.

2.16 Common Wastewater Management Scheme (CWMS)

- The developer/applicant shall be responsible for the design and construction of a suitable Common Wastewater Management

Scheme (CWMS) to service the allotments within the subdivision.

- Should alterations be required to the existing scheme to allow access to the new development, all associated costs shall be borne by the developer.
- The developer/applicant shall provide Council with a full design and specifications for the CWMS and details of the connection point to the existing CWMS. All design specifications must meet the requirements of Council. A concrete inspection cover is to be installed over the connection point at the time of the CWMS construction.
- Any easement to be created as part of the design and construction of the CWMS shall be 3 metres in width and made out in favour of the District Council of Robe.
- Any reserves of dimensions approved by Council must be formed over any pump station site located on private property. Such reserves shall be under the control of Council.
- The developer/applicant shall pay the fee prescribed in Council's Fees and Charges Policy to the Council per each newly created allotment created by the land division that requires access to the CWMS. The contribution paid by the developer will be held by the District Council of Robe.
- **Testing of gravitational drains**
Maximum length of Gravitational Drain for testing shall not exceed 300 metres without the approval of the Director Infrastructure.

The contractor shall supply all equipment and labour necessary for the pneumatic testing of drains.

The contractor shall apply the test and maintain the drain under test during the backfilling procedures, or alternatively, the Contractor will be permitted to apply a test to the drain after backfilling is completed. Any defects to the drain are to be rectified at the Contractor's expense.

Allotment connection drains shall be installed before the drains into which they discharge are tested.

Testing of uPVC Drains with Air

The contractor shall provide airtight seals to all openings in the drain to be tested. Air shall be slowly introduced through a specially prepared stopper until a pressure of 50 kilopascals is obtained.

The air supply shall be cut off, and providing the pressure in the drain being tested does not fall below 35 kilopascals within 15 minutes the drain or section being tested will be considered satisfactory.

If the pressure is not maintained within the specified limits the Contractor shall determine the source of leak/s.

Any damaged and/or defective joint/s, fitting/s or pipe shall be made good or replaced to the satisfaction of and as specified by the Director Infrastructure.

Following replacement of the damaged and/or defective joint/s, fitting/s or pipe the drain shall be retested and provided the specified pressures are maintained will be passed as satisfactory.

Testing equipment shall include a glass faced clock type pressure gauge at least 75mm in diameter calibrated 0 to 100 kilopascals.

Damage after Testing

The passing of the installation/s as acceptable on completion of testing shall not negate the Contractors obligations to repair any faulty section of the work discovered after testing or where any section of the work is damaged during backfilling and/or reinstatement activities. Where defective, damaged and/or faulty sections of the work are so discovered or suspected by the Director Infrastructure due to the actions of the contractor the Director Infrastructure retains the right to direct further testing at the Contractor's expense.

2.17 Reserves and Easement for Stormwater Drainage and Electricity Supply

- The requirements of SA Power Network with respect to the provision of easements are to be met.
- Drainage reserves under the control of the Council, are required over any stormwater retention basin, settling pond, gross pollution trap or like structure, not located on a road reserve.

2.18 Open Space

- The developer/applicant, at the discretion of Council, may be required to provide open space associated with the development to satisfy the requirements of the Development Act provisions.
- The developer/applicant shall provide all open space reserves as shown in the approved layout plan.
- In the event that the requirements as to the provision of open space are not satisfied, the developer/applicant shall forward the appropriate monetary contribution for the open space requirement to Council as applicable under the Development Act or the Statement Government Open Space Development Fund. (All contributions received by Council will be appropriated to an open space development reserve fund).
- The Council, when dealing with land division applications, seek where appropriate to have open space reserve contributions in parcels of at least 2000m². Such areas should link with other reserves where possible and practicable.

- In instances where screening reserves are required, the development approval and or land management agreement, to include a requirement for the developer/applicant to fence the screening reserve and develop the reserve in accordance with a plan approved by Council.

2.19 Construction Record

The developer/applicant shall supply the District Council of Robe with complete records, hard copy and electronically, including:-

- Compaction test reports for all bulk earthworks, service trench backfilling, and base
- Material quality test reports (base and backfill)
- As constructed design and levels for stormwater drains, base, top of kerb etc.

The applicant is responsible for the supply to the District Council of Robe within two months after completion “As Constructed Design Plans” for all aspects of the land division.

2.20 Defects Liability Period

- Developers/applicants are required to lodge with Council, (unless Council is the construction contractor) a standard agreement to indemnify Council against any defects that occur in the engineering works within twelve (12) months of the date of practical completion. The date of practical completion will be the date that Council accepts the engineering works.
- The agreement will provide for the faults to be rectified by the applicant or to reimburse Council the full costs of all necessary works.
- Council will notify the developer/applicant in writing of practical completion.
- The developer/applicant is required to notify Council when the following stages of the engineering works have been achieved and will not proceed until such works have been inspected and approved (including appropriate testing if required) by Council:-
 - Base preparation prior to placement of pavement in all roads and footpaths
 - Kerb preparation alignment including base compaction and alignment
 - Prior to backfilling trenches for underground stormwater and CWMS drainage.
 - Prior to placing seal coat.

2.21 Nuisance

The developer/applicant shall control dust and noise nuisance as the project proceeds. In the most adverse climatic conditions, operations shall be

suspended if necessary to reduce nuisance and to avoid undesirable environmental impacts. All operations shall be conducted in the most efficient and reasonable manner. The Environment Protection Authority requirements shall be observed.

3. Application of Policy

The policy shall be applied by Council in assessing all land division applications creating residential development within relevant zoned areas as set out in the District Council of Robe Development Plan.

All statement of requirements placed on land division approvals may be specific in application to a development, however must adhere to the basic principles as established by the policy.

FURTHER INFORMATION

This policy will be available for inspection at the Council offices listed below during ordinary business hours and available to be downloaded, free of charge, from Council's internet site: www.robe.sa.gov.au

Royal Circus, Robe SA 5276

Copies will be provided to interested parties upon request. Email council@robe.sa.gov.au

Any grievances in relation to this policy or its application should be forwarded in writing addressed to the Chief Executive Officer of Council.

POLICY REVIEW

This policy may be amended at any time and must be reviewed at least every four years since its adoption (or latest amendment).