

## Policy 11: Land Development Guidelines

### Summary of Contents

#### Volume 1 – Guidelines (Sections 1 – 4)

##### **Section 1 Introduction**

- 1.1 Introduction
- 1.2 Planning and Legislative Overview
- 1.3 Definitions

##### **Section 2 General Planning Principles**

- 2.1 Introduction
- 2.2 Preliminary Development Layout

##### **Section 3 Engineering Infrastructure – Design Requirements**

- 3.1 Introduction
- 3.2 Design Requirements – Earthworks
- 3.3 Design Requirements – Pavements
- 3.4 Design Requirements – Roads and Bikeways
- 3.5 Design Requirements – Stormwater Drainage
- 3.6 Design Requirements – Waterfront Development
- 3.7 Design Requirements – Street Lighting
- 3.8 Design Requirements – Irrigation Systems

##### **Section 4 Water Reticulation – Design Requirements**

- 4.1 Introduction
- 4.2 Design Requirements

## Volume 2 – Guidelines (Sections 5 – 12)

### **Section 5 Sewerage Reticulation – Design Requirements**

- 5.1 Introduction
- 5.2 Design Requirements – Sewerage Reticulation

### **Section 6 Open Space Requirements**

- 6.1 Introduction
- 6.2 Design Requirements – Open Space
- 6.3 Landscape Works
- 6.4 Vegetation
- 6.5 Vandalism
- 6.6 Park Access
- 6.7 Signage
- 6.8 Utilities
- 6.9 Under Surfacing
- 6.10 Shade Structures
- 6.11 Visitor Facilities
- 6.12 Public Toilets
- 6.13 Bike Racks
- 6.14 Cultural Heritage Items and Artwork
- 6.15 Public Open Space Lighting
- 6.16 Public Open Space Irrigation Systems
- 6.17 'Establishment Period'
- 6.18 'On Maintenance' Inspection
- 6.19 'Off Maintenance' Inspections

### **Section 7 Development Work Within Private Property**

- 7.1 Introduction
- 7.2 Stormwater Drainage
- 7.3 Water Services and Sanitary Drainage
- 7.4 Off-Street Vehicle Parking Requirements
- 7.5 Driveway Access
- 7.6 Ocean Beaches
- 7.7 Building Near or Over Council Water, Sewer and/or Stormwater Services

### **Section 8 Engineering Drawings and Document Presentation**

- 8.1 Introduction
- 8.2 Engineering Drawings and Document Presentation
- 8.3 Engineering Report Submissions

## **Section 9 Construction Procedures**

- 9.1 Introduction
- 9.2 Procedures
- 9.3 Council Inspections
- 9.4 Council On Maintenance Inspection
- 9.5 Council Off Maintenance Inspection

## **Section 10 'As Constructed' Requirements**

- 10.1 Introduction
- 10.2 Prior To 'As Constructed' Submission

## **Section 11 Bonding Requirements**

- 11.1 Introduction
- 11.2 Types of Bonds
- 11.3 Form of Bond
- 11.4 Submission of Bonds

## **Section 12 Procedure for Plan of Survey and/or Document Approval**

- 12.1 Introduction
- 12.2 Submission of Information with a Plan of Survey
- 12.3 Prior to Lodgement of a Plan of Survey

## **Appendices**

- Appendix A Engineering Drawings – Application Checklist
- Appendix B Application for Approval of Engineering Drawings
- Appendix C Consulting Engineer's Certificate and As Constructed Certification
- Appendix D Application for Approval of Street Lighting
- Appendix E Planning and Legislative Overview Summary

## Volume 3 - Guidelines (Section 13)

### Section 13 Water Sensitive Urban Design Guidelines

- 13.0 Introduction – Water Sensitive Urban Design (WSUD) Guidelines
- 13.1 Stormwater Quality Management Guidelines
- 13.2 WSUD – Conceptual Design
- 13.3 Swales (incorporating Buffer Strips)
- 13.4 Bioretention Swales
- 13.5 Sedimentation Basins
- 13.6 Bioretention Basins
- 13.7 Constructed Wetlands
- 13.8 Infiltration Measures
- 13.9 Sand Filters
- 13.10 Aquifer Storage and Recovery
- 13.11 Porous and Permeable Paving
- 13.12 Pretreatment
- 13.13 Plant Selection for WSUD Systems

### Addendum – Standard Drawings for Water Sensitive Urban Design

## Volume 4 – Standard Specifications and Drawings (SS1)

### **SS1 Specification for Construction of Sewerage Mains and Associated Works**

- 1.0 General
- 2.0 Acts, Regulations and Local Laws
- 3.0 Existing Services
- 4.0 Materials
- 5.0 Non-Pressure Pipes
- 6.0 Pressure Pipes
- 7.0 Pipe Fittings
- 8.0 Polyethylene Pipe Sleeving and Marker Tape
- 9.0 Jointing Systems
- 10.0 Jointing Bolts
- 11.0 Valves
- 12.0 Protective Coating
- 13.0 Step Irons
- 14.0 Geotextile
- 15.0 Setting out Work
- 16.0 Care of Real Property Survey Pegs
- 17.0 Care of Existing Fences
- 18.0 Work Within Private Property
- 19.0 Work Within Road Reserves
- 20.0 Clearing and Grubbing
- 21.0 Cover Over Pipes and Depths of Pipework
- 22.0 Erosion and Sediment Control
- 23.0 Excavation
- 24.0 Bedding Material
- 25.0 Trench Construction
- 26.0 Laying and Jointing of Pipes
- 27.0 Pipe Welding
- 28.0 Earthing of Pipes During Construction
- 29.0 Marking for Location of Pipes, Valves, Manholes and Other Fittings
- 30.0 Backfilling
- 31.0 Boring and Jacking
- 32.0 Manholes – Standard Cast *In Situ* and Receiving Manholes
- 33.0 Manholes – Pre-Cast
- 34.0 Maintenance Shafts and Rodding Points
- 35.0 Discharge Manholes Protective Coating System
- 36.0 Manholes Covers and Frames
- 37.0 Manhole Drops
- 38.0 Sewerage Lifts Stations and Pump Stations

39.0	Protective Coating of Wet Wells
40.0	Testing of Gravity Sewers and Maintenance Shafts
41.0	Testing of Pressure Mains
42.0	Manhole and Wet Well Testing
43.0	Cleaning of Sewerage Reticulation System
44.0	Restoration Works
45.0	Live Connection, Disconnection, Commissioning and Decommissioning
46.0	'As Constructed' Submission
47.0	Construction Tolerance
48.0	Measurement and Payment
49.0	Standards and Codes

## Appendices

Appendix C	Consulting Engineer's Certificate and As Constructed Certification
Appendix C1-A	Typical Hold/ Witness Point Inspection Checklist Sewer Reticulation
Appendix C1-B	Rectification Summary List
Appendix C1-C	Sewerage Completed Works Matrix
Appendix C1-D	Site Inspection Summary List
Appendix C1-E	Sewerage Standard Drawings

## Volume 5 – Standard Specifications and Drawings (SS2)

<b>SS2</b>	<b>Specification for Water Supply Mains and Associated Works</b>
1.0	General
2.0	Acts, Regulations and Local Laws
3.0	Existing Services
4.0	Materials
5.0	Water Main Pressure Pipes
6.0	Water Main Pressure Pipe Fittings
7.0	Property Service Pressure Pipes and Fittings
8.0	Polyethylene Pipe Sleeving and Marker Tape
9.0	Jointing Systems
10.0	Jointing Bolts
11.0	Valves
12.0	Protective Coatings
13.0	Flushing Facilities
14.0	Geotextile
15.0	Setting Out Work
16.0	Care of Real Property Survey Pegs
17.0	Care of Existing Fences
18.0	Work Within Private Property
19.0	Work Within Road Reserves
20.0	Clearing and Grubbing
21.0	Cover to Water Mains
22.0	Erosion and Sediment Control
23.0	Excavation
24.0	Bedding Material
25.0	Trench Construction
26.0	Laying of Pipes and Associated Fittings
27.0	Jointing of Pipes and Associated Fittings
28.0	Wrapping of Flanges and Mechanical Joints
29.0	Pipe Welding
30.0	Earthing of Pipes During Construction
31.0	Backfilling
32.0	Boring and Jacking
33.0	Pipe Jacking
34.0	Markings for Location of Pipes, Hydrants, Flushing Points, Valves, Other Fittings and Pressure Zones
35.0	Grouted Stone Pitching
36.0	Crossings
37.0	In-Ground Water Supply Pump Stations

38.0	Mains Swabbing Facilities
39.0	Flushing of Mains
40.0	Hydraulic Pressure Testing
41.0	Sterilisation
42.0	Water Quality Testing
43.0	Restoration Works
44.0	Live Connection, Disconnection, Commissioning and Decommissioning
45.0	Construction Tolerance
46.0	Measurement and Payment
47.0	'As Constructed' Submission
48.0	Standards and Codes

### Appendices

Appendix C	Consulting Engineer's Certificate and As Constructed Certification
Appendix C2-A	Typical Hold/ Witness Point Inspection Checklist Traditional Potable Water Reticulation
Appendix C2-B	Traditional Potable Water Completed Works Matrix
Appendix C3-A	Typical Hold/ Witness Point Inspection Checklist Dual Water System (Recycled Water Reticulation)
Appendix C3-B	Dual Water System (Recycled Water) Completed Works Matrix
Appendix C4-A	Typical Hold/ Witness Point Inspection Checklist Dual Water System (Potable Water Reticulation)
Appendix C4-B	Dual Water System (Potable Water) Completed Works Matrix
Appendix C5	Dual Water System Rectification Summary List
Appendix C6	Site Inspection Summary List
Appendix C7	Water Standard Drawings

## Volume 6 – Standard Specifications and Drawings (SS3 – SS9; SS16)

### **SS3**                    **Specification for Clearing and Grubbing for Infrastructure, Roadways and Designated Areas**

- 1.0                    General
- 2.0                    Acts, Regulations, Local Laws
- 3.0                    Trees to be Left and Preserved
- 4.0                    Care and Protection
- 5.0                    Roadways, Designated Areas and Allotments
- 6.0                    Service and Pipeline Trenches
- 7.0                    Disposal of Timber and Refuse
- 8.0                    Measurement and Payment

### **SS4**                    **Specification for Earthworks and Imported Topsoil**

- 1.0                    General
- 2.0                    Acts, Regulations and Local Laws
- 3.0                    Extent of Works, Lines and Levels
- 4.0                    Existing Services and Work by Others
- 5.0                    Topsoil
- 6.0                    Earthworks
- 7.0                    Embankments
- 8.0                    Excavation
- 9.0                    Protection of Structures
- 10.0                  Compaction
- 11.0                  Testing
- 12.0                  Maintenance of Earthworks
- 13.0                  Reinstatement of Real Property Pegs and Fences
- 14.0                  Construction Tolerance
- 15.0                  Measurement and Payment
- 16.0                  Standards and Codes

### **SS5**                    **Specification for Stormwater Drainage Construction**

- 1.0                    General
- 2.0                    Acts Regulations Local Laws
- 3.0                    Existing Services
- 4.0                    Excavation
- 5.0                    Pipe Bedding
- 6.0                    Reinforced Concrete Pipes and Box Culverts – Supply and Delivery
- 7.0                    Reinforced Concrete Pipes and Box Culverts – Laying and Jointing
- 8.0                    uPVC Pipes – Supply and Delivery
- 9.0                    uPVC Pipes – Laying and Jointing

- 10.0 FRC Pipes – Supply and Delivery
- 11.0 FRC Pipes – Laying and Jointing
- 12.0 Construction Tolerances
- 13.0 Rubber Rings and Gaskets
- 14.0 Sub-Surface, Mitre Drains and Seepage Drains
- 15.0 Backfilling
- 16.0 Gullies, Manholes, Inlets, Outlets and Other Structures
- 17.0 Concrete Kerb, Kerb and Channel, Kerb Crossings
- 18.0 Stone Pitching
- 19.0 Rubble Masonry
- 20.0 Measurement and Payment
- 21.0 Standards and Codes

## **SS6 Specification for Underground Public Utility Service Conduits**

- 1.0 General
- 2.0 Acts, Regulations and Local Laws
- 3.0 Location and Setting Out
- 4.0 Trenches
- 5.0 Material for Utility Service Conduits
- 6.0 Installation of Water Conduits
- 7.0 Installation of Electrical Conduits
- 8.0 Installation of Telecommunication Conduits
- 9.0 Installation of Gas Conduits
- 10.0 Liaison with Public Utility Authorities
- 11.0 End Caps
- 12.0 Brass Marker Discs
- 13.0 Backfill and Compaction
- 14.0 Measurement and Payment
- 15.0 Standards and Codes

## **SS7 Specification for Unbound Pavements**

- 1.0 General
- 2.0 Acts, Regulations and Local Laws
- 3.0 Materials Sources and Classes
- 4.0 Material Classes and Locations
- 5.0 Preparation of Sub-Grade
- 6.0 Construction
- 7.0 Compaction
- 8.0 Tolerances on Alignments, Grades and Levels
- 9.0 Testing
- 10.0 Measurement and Payment
- 11.0 Standards and Codes

## **SS8 Specification for Asphalt Surfacing**

- 1.0 General
- 2.0 Acts, Regulations and Local Laws
- 3.0 Materials
- 4.0 Asphalt Mix Design
- 5.0 Mixing Plant and Procedure
- 6.0 Pavement Preparation
- 7.0 Priming
- 8.0 Tack Coat
- 9.0 Transport
- 10.0 Laying of Asphalt Surfacing
- 11.0 Compaction
- 12.0 Testing
- 13.0 Finish of Compacted Asphalt Surfacing
- 14.0 Provision for Traffic
- 15.0 Stoppage of Work
- 16.0 Measurement and Payment
- 17.0 Standards and Codes

## **SS9 Specification for Asphalt Surfacing**

- 1.0 General
- 2.0 Acts, Regulations and Local Laws
- 3.0 Seal Design
- 4.0 Materials
- 5.0 Tolerances
- 6.0 Provision for Traffic
- 7.0 Surface Preparation
- 8.0 Sealing
- 9.0 Stoppage of Work
- 10.0 Measurement and Payment
- 11.0 Standards and Codes

## **SS16 Specification for Foreshore Seawall and Dune Fencing Construction**

- 1.0 General
- 2.0 Acts, Regulations and Local Laws
- 3.0 Location and Setting Out
- 4.0 Existing Services and Work by Others
- 5.0 Excavation
- 6.0 Method of Construction
- 7.0 Materials

- 8.0 Restoration and Dune Stabilisation
- 9.0 Completion
- 10.0 Measurement and Payment
- 11.0 Maintenance Of Works

**Addendum - Standard Drawings for Roadworks, Drainage, Beaches, Waterways and Parks**