

**SHIRE OF NORTHAM**

**SPECIFICATION**

**ENGINEERING REQUIREMENTS FOR  
SUBDIVISIONS**

**Shire of Northam**  
**Engineering Requirements for**  
**Subdivisions**

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**Shire of Northam  
Engineering Requirements for  
Subdivisions**

## **1 GENERAL REQUIREMENTS**

Engineering requirements for subdivision of land within the Shire of Northam shall be as outlined in

IPWEA, Local Government Guidelines for Subdivision Development

as from time to time amended and the special conditions stated here in.

## **2 SPECIAL REQUIREMENTS**

### **2.1 Geotechnical Investigations**

The subdivider shall provide a geotechnical report for the site and identify issues to be addressed during the subdivision design and construction in relation to site classification, stormwater disposal, bearing capacity for road and building construction, unsuitable materials or uncontrolled fill and management of soil erosion.

### **2.2 Clearing**

No clearing of land shall be undertaken until the subdivision engineering plans have been approved by Council and clearing permits in place.

### **2.3 Street Lighting**

Street lighting shall be provided in urban areas in accordance with the appropriate AS standard:

Pedestrians - comply with AS 1158.3.1 - 1999

Traffic - comply with AS 1158.2.1 - 1999

or later editions.

All “decorative” lighting shall be of a type and standard such that Western Power are prepared to accept future maintenance costs.

### **2.4 Bonding Incomplete Works**

The subdivider may request that Council accept a bond in the form of cash or unconditional bank guarantee. Works may be bonded only when:

- There is a formal construction contract in place for the works.
- Drainage pipes and pits have been installed.

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- Roads have reached the completed sub base stage.
- Bulk earthworks have been completed.
- Sewer pipes and pits have been installed (if applicable).
- Service crossings for roads have been installed.

The value of the bond will be the contract value of the incomplete works plus a 25% factor for risk, including GST.

The Subdivider shall make a written application for bonding, including the reasons, a detailed priced schedule of incomplete works and the details of the party responsible for completing the works.

## **2.5 Western Australian Planning Commission Policies**

The requirements of the Liveable Neighbourhoods Community Design Code and Liveable Neighbourhoods Street Layout, Design and Traffic Management Guidelines, where applicable, will be applied to subdivisional works with the Shire of Northam, unless other approval is given.

## **2.6 Stormwater Drainage**

Stormwater drainage design and implementation shall adopt the principles of water sensitive design and shall be in accordance with the WA Government 1993 **Avon River Systems Management Strategy**.

Subdivision upstream of existing development shall be designed to ensure post development rate of runoff does not exceed the pre development rate of runoff.

Detention systems shall incorporate base flow outlet and extreme storm event overflow controls.

## **2.7 Footpaths**

Footpaths on residential streets shall be 1.8m wide constructed on the kerblin.

Multi use paths shall be 2.0m wide constructed on an alignment agreed to by Council.

All paths shall have 2% fall to the abutting road.

Pedestrian ramps shall be constructed at all intersections with roads.

Paths shall be continuous through islands and crossovers at grade.

## **2.8 Standard Drawings**

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The Shire of Northam standard kerbing details shall supersede the standard requirements drawing ST3 in relation to kerb profiles. Extruded concrete kerbing shall be placed on the completed asphalt surface.

### **3 ANNEXURE TO SUBDIVISIONAL DEVELOPMENT GUIDELINES**

#### **3.1 Preamble**

This annexure shall be read as part of the Local Government Guidelines for Subdivisional Development as prepared by the Institute of Municipal Engineering Australia (Western Australia Division) and shall be used by the local government to define specific requirements.

#### **3.2 Hours to Work (Section 1.11.2)**

The hours of work shall be from 7.00am to 6.00pm Monday to Saturday. No work is to be conducted on Sunday or Public Holidays.

#### **3.3 Bonding Outstanding Works (Section 1.14.2)**

The earliest stage at which bonding of outstanding subdivisional works will be accepted shall be at completion of drainage pipework and road subbase.

The amount of cash bond or unconditional guarantee to be provided by the Subdivider shall be the contract value of incomplete works plus 25% plus GST.

#### **3.4 Defects Liability Bond (Section 1.15.2)**

The amount of the defects liability bond applicable to the local government component of the works and provided by the Subdivider shall be 5% of the contract value of the road and drainage works.

#### **3.5 Stormwater Drainage Gullies (Section 2.2.2)**

The type of stormwater drainage gullies to be used in the subdivision shall be considered on an individual basis taking into account the road function, road gradient, maintenance access and location within the road catchment.

#### **3.6 Open Access Drainage Facilities (Section 2.2.2)**

The maximum depth of open access drainage facilities shall be considered on an individual basis taking into account public safety, water quality treatment and maintenance access.

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### **3.7 Location of Paths in the Road Reserve (Section 2.3.2)**

The preferred location of paths within the road reserve on residential streets shall be on the kerbline due to the variable verge grades that may be necessary for lot access.

### **3.8 Street Name Plates (Section 2.5.2, 4.16.3 and 4.16.6)**

The design and colour scheme of street name signs and poles shall be Shire of Northam street name plates mounted on galvanised poles.

### **3.9 Landscape Maintenance Bond (Section 2.6.7 and 2.8.9)**

The amount of the landscape maintenance bond shall be 5% of the contract value.

### **3.10 Soil Stabilisation Bond (Section 2.7.2)**

The amount of soil stabilisation bond shall be 5% of the contract value.

### **3.11 As-Constructed Drawings (Section 3.4)**

As-constructed drawings in the form of a computer disc shall be provided in the following format:

Autocad dwg file with AHD datum and GDA 94 coordinates

and shall be accompanied by an A3 plan.