



CITY OF COCKBURN

GUIDELINES AND STANDARDS

**for the Design, Construction and Handover of
Subdivision within the Municipality**

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July 2019

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INTRODUCTION

This document has been compiled to assist development consultants to meet the expectations of the City of Cockburn in the development of residential and industrial subdivisions. The intention is not to supplant other texts on subdivisional development but to provide detail to what are generally given as broad statements.

The City of Cockburn is the authority responsible for the future care, control and management of the road, POS and stormwater drainage infrastructure constructed to enable the subdivision of land. The City therefore retains the right to require a subdivision to be constructed to the standards detailed hereunder and to its entire satisfaction.

The Design Engineer is responsible for compliance with this document, associated publications and statutory requirements. Council's acceptance of a design submission shall not relieve the Design Engineer of this responsibility or the responsibility for any discrepancies, errors or omissions in the submission or from the adequacy of the design.

The City acknowledges that the Local Government Guidelines for Subdivisional Developments, Edition 2.3, 2017 (as amended) published by IPWEA are to be considered as the minimum standard for subdivision development and are to be read in conjunction with this document and other policies and legislations relevant to Agencies associated with subdivisional approvals.

All designs submitted for approval will be checked against these guidelines and those found wanting will be returned for revision. This is not to imply innovation will not be considered, but good supportive evidence must accompany any proposal. As this is a living document and subject to changes, positive, constructive criticism is welcome.

1.0 Stormwater Drainage

1.1 General

1.1.1 Designers must develop and submit on a plan a drainage strategy for the whole of the catchment. The plan must include groundwater contours if they will affect the design.

1.1.2 The stormwater drainage system is to be designed in accordance with the manual 'Australian Rainfall and Runoff, 1987' and the overland flow path is to be shown on the catchment plan required in section 1.1.1 above.

1.1.3 The major system is to be designed so that the floor levels of all habitable buildings are a minimum of 300mm above the 100-year ARI storm flood level.

1.1.4 Storm drainage management reports for various areas are available on Council's website.

1.2 Design

1.2.1 Design calculations are to be submitted with the design drawings.

1.2.2 Design average recurrence intervals shall be:-

- 10 years for commercial/industrial area minor drainage
- 5 years for residential minor drainage.

1.2.3 Coefficients of runoff from sandy soils shall be: -

- Road reserves 0.9
- Coefficients of runoff not covered above should be calculated in accordance with Section 14.5 of AR&R 1987
- For catchments greater than 15ha methods other than the Rational Method are to be used for calculating flows.

1.2.4 Time of concentration: – min. 6 minutes.

1.2.5 The minimum pipe velocity should be sufficient to sustain self-cleaning.

1.2.6 Minimum permissible pipe size is 225mm diameter.

1.2.7 Longitudinal pipelines shall not be placed under road pavements except to serve an inlet pit in the opposing gutter.

1.2.8 All stormwater drainage pipes shall be of reinforced concrete. The City Engineer may approve alternate materials if convincing supporting data is provided.

- 1.2.9 The maximum water level (hydraulic grade line) in an inlet pit shall be limited to 150mm below the inlet and to 150mm below the underside of a junction pit lid.
- 1.2.10 Inlet pits shall match the kerbing with the front of the lid on the kerb face line (not indented) and shall be bicycle friendly (without deflector flutes).
- 1.2.11 Minimum cover over pipes shall be 600mm for class 2 pipes and 400 mm for class 4 unless otherwise specified by the manufacturer.
- 1.2.12 Pipe alignments in the verge shall conform to the "Utility Providers Code of Practice WA".
- 1.2.13 In areas where the base of a pit is above the AAMGL by a minimum of 500mm the base shall be 600mm below the lowest pipe invert level and the seep hole in the base shall be 600mm diameter to aid infiltration. The base will be laid on a 300mm depth of 20mm granite aggregate wrapped in geotextile. The seep hole is to be filled with loose 20mm granite aggregate.
- 1.2.14 When the base is less than 500mm above AAMGL pits are to be benched (chased).
- 1.2.15 Pipes shall be sized disregarding any possible infiltration volume as described in 1.2.13 above but the storage between pipe invert and the base may be considered.

1.3 Layout

- 1.3.1 Inlet pits shall be placed immediately upstream of all intersections where the catchment > 150m².
- 1.3.2 Inlet and junction pits should be placed mid-block to avoid future clashes with driveways, etc.
- 1.3.3 Inlet pits should be placed to limit gutter flow to a maximum of 1.5m width or to limit the volume to the inlet capacity of the inlet pit, whichever is the least.
- 1.3.4 The maximum spacing of inlet pits irrespective of gutter flows shall be 100m on a crowned cross-section and 60m on a road with one-way crossfall.
- 1.3.5 All drainage lines to be placed under existing roads are to be bored.
- 1.3.6 Junction pits are to be placed clear of the carriageway.

1.3.7 Every effort is to be made to keep all junction pit structures clear of the road pavement.

1.3.8 Combination pits shall be placed at all “trapped” low points.

1.4 Subsoil Drainage

1.4.1 Finished lot levels are to be a minimum of 1.2m above the predevelopment AAMGL.

1.4.2 If the land is to be filled then subsoil drainage is to be placed to maintain the AAMGL at its pre-development level. The predevelopment AAMGL is not to be lowered.

1.4.3 Soil permeability tests are to be taken on site and used to determine the spacing of subsoil drainage lines. Data from such tests and the calculations are to be submitted.

Compensating Basins and Sumps

1.4.4 Council’s philosophy is to maximise localised recharge of the ground water.

1.4.5 Lined basins (ornamental lakes) are prohibited for use as drainage basins.

1.4.6 Drainage detention basins are to be placed at the lowest point of the catchment and are to be designed to take the total catchment runoff from a critical storm event.

1.4.7 Compensating basins are to be placed in the catchment when the pipe size becomes greater than 1050mm dia. or the depth to invert greater than 3m.

1.4.8 An open basin (or grassed swale) shall have batters not exceeding a 1 in 7 slope over a maximum distance of 50m.

1.4.9 Open basins shall be landscaped compatible with passive recreation except where the conservation value of the natural vegetation is high.

1.4.10 The last Junction pit in the road reserve before the outlet into an open drainage basin shall be fitted with a gross pollution trap.

1.4.11 To maximise infiltration the compensating basin capacity shall be sufficient to accommodate a 1 in 10 ARI storm below the outlet invert.

1.4.12 Infiltration rates shall be determined by site testing and due consideration shall be given to the AAMGL for the area. Test results and calculations are to be submitted with the overall drainage calculations.

- 1.4.13 Prior to adopting an infiltration rate consideration should be given to the effect of sedimentation over time. Information on the adopted rate, including its source, should be submitted with the design.
- 1.4.14 Where acceptable batter slopes are not possible, a fenced basin shall be installed.
- 1.4.15 In a fenced basin, the batter slope shall be the natural angle of repose but shall not exceed 1 in 2.
- 1.4.16 For stand-alone basins, fencing shall be a minimum height of 1800mm and can be constructed of masonry seated colourbond metal, supersix fibro-cement (capped and painted both sides), brick or masonry. Piers shall be provided for all types of fencing and shall be no more than 300mm above the fence line and be at no greater than 7.5m centres for brick and masonry and 6m for all other fences. For basins incorporated in passive recreation areas the fencing shall be acceptable to Council's Parks Manager.
- 1.4.17 The basin shall be provided with a matching lockable, theft proof gate, a concrete crossover and a constructed ramp of 150mm compacted limestone to the base.
- 1.4.18 It shall be planted with suitable native trees and shrubs between the fence and the design top water level.

2.0 Earthworks and Site Regrading

2.1 Earthworks and site regrading shall be undertaken to: -

- 2.1.1 Prevent the flooding of low-lying areas.
- 2.1.2 Provide an overland flow path for major storm events.
- 2.1.3 Regrade slopes to facilitate the proposed development.
- 2.1.4 To provide adequate cover over stormwater drainage pipes as recommended by the manufacturers.
- 2.1.5 To provide the required freeboard for major storm events.
- 2.1.6 The protection of significant site features.

2.2 Design Requirements

- 2.2.1 The plan must show existing and proposed contours.
- 2.2.2 Measures to protect the existing environment are to be detailed and to be supplied to the City by digital means.
- 2.2.3 Any trees proposed for removal are to be clearly shown.
- 2.2.4 Topsoil is to be removed stockpiled and respread at completion of works.
- 2.2.5 The proposed stabilisation details are to be shown on the plan.
- 2.2.6 A dust management plan, including the protection of surrounding properties, is to be submitted for approval with the earthwork drawings.
- 2.2.7 Finished lot levels are to be no less than 1.2m above the AAMGL or the control ground water level as the case may be.

2.3 Guidelines

- 2.3.1 Prior to placing fill material, existing ground conditions are to be investigated by a Geotechnical Engineer, as a minimum by mechanical intrusion, and any material unsuitable for purpose is to be mapped and then removed (All details to be supplied to the City by digital means).
- 2.3.2 Fill material is to be clean, free draining, sand, free from large rocks, stumps, organic matter and other deleterious debris. Not less than 35% of the material by weight shall pass the 4.75mm sieve and not more than 5% by weight shall pass the 75-micron sieve. The plasticity of the material passing the 435-micron sieve shall not exceed 6.

- 2.3.3 Fill material is to be prevented from spilling over onto surrounding properties.
- 2.3.4 The fill material shall be placed in layers no thicker than 300mm and each layer shall be compacted to 95% standard dry density when measured with a calibrated penetrometer. (All details to be supplied to the City by digital means).
- 2.3.5 Stockpile areas are to be treated with erosion and dust control measures.
- 2.3.6 Retaining walls are to be designed and certified by a practicing structural engineer and signed detail drawings are to be submitted for Council's records.
- 2.3.7 The design engineer is to provide a certificate with supporting documentation and test results signed by a professional Geotechnical Engineer confirming that the land to be released is suitable for its intended purpose.

3.0 Road design and layout

3.1 General design criteria

3.1.1 Minimum road reserve width for residential streets is 15m except roads abutting POS road reserve width can be reduced to 13.5m (reduced verge width on POS side).

3.1.2 Pavement widths are to conform to the standards set out in the document "Liveable Neighbourhoods" dated June 2000 or as amended except that the minimum carriageway width shall be 5.5m and the minimum intersection kerb radii shall be 12m to accommodate a "Design Single Unit Truck".

3.1.3 Cycle ways shall be as required by "Bikeplan"

3.2 Road pavements

3.2.1 The road pavement profiles shall be in accordance with IPWEA (Institute of Public Works Engineering Australia) Policy note "Pavement Profiles in Residential Streets" which is as below:

- 200mm average compacted thickness limestone.
- 40mm average compacted thickness 10mm or 14mm dense graded asphalt designed to 35 Marshall blows with a final surface of 25mm average compacted thickness of 7mm dense graded or gap graded asphalt designed to 35 Marshall blows for roads with design traffic less than 5E 5 ESA's

OR

- 35mm or 40mm average compacted thickness 10mm or 14mm dense graded asphalt designed to 35 Marshall blows with a final surface of 30mm of 10mm dense graded asphalt designed to 50 Marshall blows for roads with design traffic greater than 5 E5 ESA's but less than 1.0 E6 ESA's.

Notes:

- *This pavement depth is recommended only in residential streets with sand sub-grades with a minimum depth of 1m to the maximum water table level.*
- *In the case of soils containing silts, clays, peat or in cases closer than 1m to the maximum water table, specific pavement designs should be undertaken in line with Standards Australia/Austrroads Pavement Design Manual or APRG Report No 21, A guide to the design of new pavements for light traffic as applicable.*
- *Where the road carries traffic greater than 1×10^6 equivalent standard axles over a 20 year design life, the pavement profile should be subject to specific design.*

3.2.2 Road pavements are to be of the materials specified above. Brick paving and concrete beams are not allowed in road pavements, but are allowed in the following area; breaks in median islands, as infill in median and splinter islands and in parking nodes. All bricks are to be of an interlocking type and laid on a maximum 30mm sand bedding. Joint

infill sand shall be Pave-Lok or similar used to the supplier's specification. Differential settlement between the road pavement, the concrete beam and the paving bricks are to be addressed and nullified.

Red asphalt shall consist of 2% red oxide in a granite mix.

3.2.3 Compaction requirements:

Sub-grade = Sub-grade shall be compacted to not less than 95% of the maximum dry density obtained in the modified maximum dry density compaction tests in accordance with AS 1289.5.2.12003 to a min depth of 600mm below bottom of box levels

Limestone = Sub-base shall be compacted to not less than 95% of the maximum dry density obtained in the modified maximum dry density compaction tests in accordance with AS 1289.5.2.12003

Asphalt

Asphalt shall be compacted to the following average in situ air voids:-

Asphalt Mix Type	Average in situ air voids
35 blow mixes & gap graded mixes	2.5 to 8.0% (surface layers)
	2.5 to 7.0% (in bottom layers)
5 blow mixes	3.0 to 10.0% (in bottom layers)

3.2.4 Thickness Tolerance:

The average asphalt thickness of cores taken from the asphalt surfacing shall be within + or – 10% of the specified asphalt thickness.

Property	Mix Designation		
	AC7	AC10	AC14
	20 to 30mm thick	30 to 55mm thick	40 to 60mm thick
Grading Limits % passing AS Sieve			
26.5mm			
19.0mm			100
13.2mm		100	90 - 100
9.5mm	100	90 - 100	70 - 90
6.7mm	80 - 100	80 - 95	62 - 75
4.75mm	70 - 90	65 - 80	47 - 67
2.36mm	45 - 60	45 - 60	34 - 52
1.18µm	35 - 50	35 - 50	25 - 41
600µm	22 - 35	25 - 40	16 - 32

300µm		14 - 25	15 - 25	9 - 21
150µm		8 - 16	7 - 15	5 - 13
75µm		5 - 8	3 - 10	2 - 8
Bitumen Content		5.0 - 7.0	4.5 – 6.5	4.5 - 6.5
Marshall Voids (%)	35 blows	2.0 - 3.5	2.0 - 3.5	2.0 - 3.5
	50 blows	3.0 - 5.0	3.0 - 5.0	3.0 - 5.0
Minimum Marshall	35 blows	4.0 kN	4.0 kN	5.5 kN
Stability	50 blows	5.5 kN	6.5 kN	6.5 kN
Marshall Flow (mm)	35 blows	2.0 - 5.0	2.0 - 5.0	2.0 - 5.0
	50 blows	2.0 - 4.0	2.0 - 4.0	2.0 - 4.0
Marshall Quotient (min)	35 blows	1.0	1.0	1.0
(kN/mm)	50 blows	1.7	1.7	1.7

Recommendations for 20 year design traffic

Range/Type	Mix	Bitumen Type
Greater than 500,000 ESA	Use distributor mix	
Greater than 50,000 ESA	50 blows	Class 170
Less than 50,000 ESA	35 blows	Class 170
Maintenance	50 blows	Class 170

3.3 Gradients

Minimum longitudinal gradient – 0.5%

Turning circles in cul-de-sacs – less than or equal to 5%

Through intersections – where practical less than or equal to 4%

Absolute maximum longitudinal gradients:

Access Place/Way – 16%

Local distributor - 12%

District distributor – 8%

3.4 Vertical curves

Vertical curves shall be placed at all grade changes exceeding 1%.

Minimum lengths: -

	General	At intersections
Access Place/Way	25m	6m
Local Distributor	35m	12m

District Distributor	50m	20m
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3.5 Horizontal Curves

Horizontal curve dimensions are given as centreline measurements.

Design Speed	Curve – no tangents Min. Radii	Curve – with tangents Min. Radii
20	15m	10m
30	30m	20m
40	90m	40m
50	120m	60m
60	150m	80m

3.6 Crossfalls

- Crossfalls should be generally 3% either side of the crown
- One way crossfalls are acceptable in Access Place/Ways but around curves superelevation shall apply, with fall to the centre of the curve
- Cross falls may be varied at low points to ensure at least 0.5% gutter fall
- Crossfalls at intersections should be maintained on the priority road and adjusted on the minor road
- Crossfalls may be varied in the turning area of Access Place/Ways to allow for gutter outfall.
- Inverted crowns are prohibited in all roads except laneways.

3.7 Intersections

- Intersecting roads should be at right angles but not less than 70 degrees unless a roundabout treatment is applied.
- Opposing staggered intersections on a priority road should facilitate a left turn/right turn movement. Right turn/left turn movements are to be avoided.
- The minimum vehicle-turning path should be for a “design single unit truck”. (Min. 12m R)
- Kerbing shall be semi-mountable.
- Minimum kerb radii should be:

Access Place/Way	12m
Local Distributor	12m
District Distributor and Industrial	15m
- Sight distances are to comply with the “Austroads Design Guidelines”

3.8 Access Place/Way

- Turning circles should be 9m radius to the edge of the seal or be so configured to enable a “design single unit truck” to make a three point turn.
- Tapers at the turning circle should be 15m radius.
- Except at intersections kerbing shall be mountable.

3.9 Roundabouts

- Design approach speed 60kph
- Ensure adequate deflection to maintain low traffic speeds on through movements
- Central island to be minimum of 5m radius
- Kerbing around the central island is to be mountable
- Annulus to be minimum 2.5m wide
- Provide for adequate night time visibility
- Ensure visibility over central island (low plantings etc for long-term visibility)
- Provide safe facilities for cyclists and pedestrians
- Hard and soft treatments to the central island are to be frangible.
- Irrigation conduits shall be placed prior to the final seal and shall be 100mm dia. Class A PVC with 600mm cover.

3.10 Laneways

- Cross section is to be designed such that the carriageway is hard against one boundary (opposite side to street light poles) and, opposite, the gap between the flush kerb and the other boundary is to be infilled with concrete to serve as a pedestrian refuge and protection for street lighting poles. (No bollard lights to be installed).
- The kerbing of the Access Place/Way is to be continued across the intersecting pavement of the Laneway

3.11 Footpaths

- Footpaths and Dual-use paths are to be provided as required under the "Liveable Neighbourhoods" guidelines.
- Footpaths and Dual-use paths may be built as part of the subdivision works or an agreed amount may be paid to Council who will then undertake the works when most of the housing is completed (with preference being all paths to be bonded with the City for construction at a later date).
- Pram ramps are to be constructed as part of the kerbing works.
- Min width for all paths is 1.5m, and DUP's 2.1m
- To minimise maintenance costs footpaths in road reserves will be of plain concrete with a broomed finish or coloured broomed finish plain concrete with easily obtainable colouring or a combination of either of the previous with a brick header course edging and a brick cross band every second expansion joint. Where coloured paving is required for consistency, colours to be similar and consistent with the adjoining development and approved separately by the City. Red asphalt shall be 40mm thick dense graded.

3.12 Street Name Plates

- Street name plates be constructed using 200mm blades with 100mm or 150mm letters, coloured with blue letters on a reflective white background and, where practical, incorporating 50mm blue house numbers and Council's Corporate Logo (as per City of Cockburn Specification Policy).

3.13 Street Lighting

- Street lighting including suitable illumination of traffic management treatments, to the newly created subdivision is to be provided in accordance with Western Power Corporation specification for illumination levels, materials and installation. Lighting design shall be in accordance with the latest edition of Australian Standards AS 1158-2005 and light pole types, colours and light fixtures to be similar and consistent with the adjoining development and approved separately by the City.
- Council is moving towards sustainable street lighting, the developer will therefore be encouraged to use LED luminaires wherever possible, currently powder-coated standard light poles in WP decorative range colours are available with LED luminaires.
- Illumination is not to spill beyond the front building line of the adjacent properties unless required for security purposes.

3.14 “As Constructed” Information

The following “As Constructed” information, nominating the coordinate system used, is to be provided:

- A road and stormwater drainage layout plan, including footpaths, (if constructed) median islands etc., showing actual “as constructed” locations and levels on double matt polyester film marked and signed as such.
- A digital “As Constructed” copy on Australian MG94 Grid of the lot boundaries, road and stormwater drainage drawings in D-Spec and RSpec format is to be supplied on disc or by e-mail.
- A copy of all compaction tests results, including the asphalt and compliance certificates for the earthworks and road pavements are to be submitted.
- A Certificate of Compliance that the road and stormwater drainage infrastructure has been completed in accordance with the approved design drawings and specification is to be signed off by the developer’s project superintendent.

3.15 Standard Detail Design Drawings and Conditions

- The standard detail design drawings provided for download on the City of Cockburn’s website (click on Council Services, Engineering Services, then Engineering Guidelines) are to be used on all subdivisions design and constructed within the City of Cockburn
- Engineering conditions and accountabilities imposed on subdivision developments will be based on the template SUBDIVISION CONDITIONS TEMPLATE.

4.0 Public Open Space

4.1 Public Open Space Development Guidelines.

The City of Cockburn has introduced a separate set of guidelines for development of POS as follows;

- POS Development Guide,
- a three volume generic Irrigation Design Specification, and
- a sports pitch design specification document,

These are to be read in conjunction with this subdivision design guide.

These documents are available on the City's website at the following address;

[https://www.cockburn.wa.gov.au/getattachment/d1b66ef3-8232-4c9d-897c-f66a08982261/ecm_6946000_v1_public-open-space-\(pos\)-development-guidelines-october-2013-rev-i-pdf.aspx](https://www.cockburn.wa.gov.au/getattachment/d1b66ef3-8232-4c9d-897c-f66a08982261/ecm_6946000_v1_public-open-space-(pos)-development-guidelines-october-2013-rev-i-pdf.aspx)

XXXX
XXXX
XXXXX

Attention: XXXX

xxxx

Dear xxxx

SUBDIVISION – XXXX

Your drawings numbered xxxx incorporating the proposed roads and stormwater drainage construction in the above development have been checked against Council's requirements, and have been accepted subject to any amendments, additions, etc., indicated in red on the drawings being incorporated into the works, and compliance with the following conditions.

General

1. It is a requirement of the Local Government Act under Section 295 that plans of the development is submitted to Council to allow conditions and amendments to be assigned.
2. All drawings associated with the development are to be certified by a practising chartered engineer. The development works are not to commence until these drawings have been received by the City of Cockburn and acknowledgment given by Council for the development works to proceed.
3. The approval to construct the work is provided on the basis that the design has been carried out by a qualified practising engineer and that engineer will ensure the works are carried out to the letter and intent of the drawings and the specification.

For this project, it is confirmed that XXXX carried out the design and it is expected to be in accordance with Australian Standards and best engineering practice.

It is understood by the developers, owners of the land and the designers that no checking of the design has been undertaken by Council staff or its consultants.

As the maintenance of the road and drainage systems will become the responsibility of the City of Cockburn, it is important that the design engineers supply any requirements that they know are essential in the maintenance programme so as not to compromise the integrity of their design.

4. The staff of the City of Cockburn cannot give on site approval to work that is not within proposed road reserve or drainage easements/reserves.

Design and Construction Conditions

5. All works on existing City infrastructures (roads, footpaths, drainage, parks or verges) are to be completed and reinstated in accordance with the "Public Utilities Code of Practice 2000", "Restoration and Reinstatement Specification for Local Government 2002" and the City of Cockburn "Excavation Reinstatement Standards 2002" as a minimum. A Construction Management Plan (CMP) is required to be

submitted prior to carrying out any works. The City has developed attached CMP guidelines and checklist that is required to be completed and submitted to City's Development Engineer, (ATTN to: xxxx@cockburn.wa.gov.au) for review and approval. The CMP format is also available on the City's website (<https://www.cockburn.wa.gov.au/Building-and-Development/Town-Planning-and-Development/Land-Development-And-Subdivisions>). Please note the proponent is fully responsible for public liability, approved CMP and Traffic Management plans (TMP).

6. A joint inspection is to be carried out at the completion of each stage of the road and drainage construction and approval given prior to the commencement of subsequent stages (please contact Mr XXXX on xxxx to organise the inspection).
7. Compaction tests on all stages of the pavement construction, including the asphalt, are to be taken by an independent NATA approved laboratory and the results submitted to Council.
8. All service crossings are to be placed under roads prior to the placing of the final seal.
9. Dilapidation surveys must be conducted and dilapidation reports prepared by a *professional engineer* (structural) of all buildings on land whose title boundary abuts the site and of such further buildings located within the likely "zone of influence" of any excavation, dewatering and/or construction induced vibration. Where excavation of the site will extend below the level of any immediately adjoining building, the contractor must give the adjoining building owner(s) a copy of the dilapidation report for their building(s) and a copy of the *notice of commencement* not less than two (2) days prior to the commencement of any works.
10. No existing roads are to be used for parking, fuelling or stockpiling of materials. Any damage caused to existing roads is to be made good prior to practical completion.
11. Sight distances and turning movements at all intersections are to be designed to relevant Australian Standards. This is especially required where traffic management devices have been placed.
12. Combination pits are to be installed at all "trapped" low points.
13. The City of Cockburn requires, where practical, all service manholes to be removed from the road pavement, and the stormwater drainage design indicated is to be altered to reflect this.
14. The City of Cockburn standard detail drawings numbered 2423B03 – 01 to 16 are to apply (Available on Council's web site Land Development page).
<https://www.cockburn.wa.gov.au/Building-and-Development/Town-Planning-and-Development/Land-Development>
15. The attached Certificate of Compliance is to be completed and returned to this office at Practical Completion.

16. As-constructed drawings of roads and drainage works are to be provided at practical completion. An electronic "As Constructed" copy on Australian MG94 Grid of the lot boundaries, road and stormwater drainage drawings in D-Spec and R-Spec format is to be supplied on disc or by e-mail (xxxx@cockburn.wa.gov.au).
17. Line marking and signage drawings are to be sent to the City to forward to Main Roads WA for their review and approval. Please submit a set of updated civil drawing along with line/road marking and signage drawings directly to the City. Please do not proceed with civil construction, until City receives approval from MRWA for line marking and signage drawings.
18. Payment of engineering supervision fees of 1½% of contract price in accordance with Section 158(3)(b) of the Town Planning and Development Act 2005 to Council before clearance is requested.
19. Payment of a 2½% twelve-month maintenance bond on all works in the development appertaining to the Council before survey release.

In regard to Conditions 15 and 16 please advise the contract price of the works appertaining to Council so that engineering supervision fees and the maintenance bond can be assessed.

Environmental Conditions

20. No works are to commence until such time as:

A dust management plan in accordance with Council's Guidelines for the Preparation of Dust and Smoke Management Plans for the Development Sites within the City of Cockburn, and the Guidelines for the Prevention of Pollution from Land Development Sites in Western Australia published by the Department of Environmental Protection, July 1996, is approved by Council's Environmental Services Section.

21. No site works are to commence until a dust management plan complying with the City's policy is approved by the City's Health Services. The City's Health Services contact number is 9411 3589. The approved plan is to be implemented to its letter and intent. Failure to do so may result in a prosecution.
22. The works are to be carried out in such a manner that dust is controlled to prevent inconvenience.
23. All disturbed areas are to be stabilised to prevent sand drift prior to practical completion.
24. No activities are to be carried out after 6.00 pm or before 7.00 am Monday to Saturday and not at all on Sunday.
25. A notification sign of the proposed subdivision works is to be erected on site at least a week prior to the works. The sign shall include contractor's name and contact details for all queries/complaints. Also a notification to the local residents and business shall be issued (via mail drop) at least a week prior to the works.

Private Property/Retaining Walls Conditions

26. Please refer a separate set of retaining wall drawings to Council's Manager Building Services, Mr XXXX, for building license approval, prior to commencing works on the retaining walls.
27. Retaining walls are to be designed and certified by a practicing Structural Engineer and building licences are to be obtained for any proposed retaining walls to be constructed as part of the development. Please contact City's Building Department (Attn: XXXX) in this regard.
28. The design engineer is to provide a certificate signed by a professional Geotechnical Engineer confirming that all completed earthworks are fit for their intended purpose. (i.e. site classification according to AS2870 – 1996).
29. Any retaining over 2m internally and 0.5m where it abuts existing residential development, open space or public realm will require a Development Application in line with our Local Planning Policy for Retaining Walls.
30. The finished ground levels at the boundaries of the lots the subject of this approval are to match or otherwise co-ordinate with the existing/or proposed finished ground levels of the abutting land.
31. The abutting land finished levels must be maintained and any proposed works on adjacent land must be approved by the City by way of a separate development approval (DA).
32. Retaining walls shall comply with the City's Local Planning Policy 5.12 – Retaining Walls. The Policy can be found here:
https://www.cockburn.wa.gov.au/getattachment/852a05d3-c761-4bd1-b5e0-6d810b13d31b/ECM_4514320_v2_Retaining-Walls-LPP5-12-Policy-docx.aspx

Your attention is drawn to the City's Statutory Planning Services Team on 9411 3444 to verify whether the proposed retaining walls are subject to a separate application for Development Approval.

Street Tree Conditions

33. The City of Cockburn Parks Services require plans/documentation indicating the:
 - Option intended to establish street tree planting according to LPP 5.18; Subdivision and Development – Street trees. If accepting option 1,2 or 3 contribution or bond to be received by the City's Parks & Environment business unit before clearance is requested. (*Agreement regarding which option is most suitable should be sought with Parks Technical Officer before clearance is requested.*)
https://www.cockburn.wa.gov.au/getattachment/70411c3c-da47-4983-b2ba-9b1ebf1bbcf8/ecm_5670114_v1_subdivision-development-street-trees-lpp5-18-pdf.aspx

Plan indicating one street tree per lot, located on the verge, to be provided with the engineering drawing submission.

- Street tree species (for developments) or street tree masterplan (for subdivisions) to be provided.
- *Suggested tree species can be found in the City's Street tree Master plan. A copy can be found on the City website.*
- Completed *Street tree policy: developer details* form attached to be emailed to Jreidy@Cockburn.wa.gov.au

Landscape Conditions

34. Detailed landscape documentation of the public open space is to be provided to City's Parks Technical Officer for approval prior to landscape construction.

The following design guidelines are available on Council's website:

- POS Development Guidelines (including reticulation and irrigation appendices)
- Verge Development Guidelines 2014
- Street Verge Improvement
- Standard Irrigation System Guidelines

Specific Conditions

35. It is the sole responsibility of the developer to ensure that the interface of the subject land and the adjoining land and road levels are satisfactory and acceptable to the adjoining landowner. Please submit a copy of the consent letter from the adjoining landowner/s in this regard.

36. Please ensure that the selected contractor for these works reads your plans in conjunction with Council standard drawings (available on Council's web site). Please note Council has recently updated its pavement construction and kerbing profile standards. All pavements, kerbs and drainage structures should be as per Councils standards.

37. Please supply an electronic copy of the revised construction drawings both in pdf and autocad (dwg) format on a disc, along with a A3 size hard copy for council's record.

38. The developer shall provide street lighting including suitable illumination of traffic management treatments, to the newly created subdivision in accordance with Western Power (WP) specifications for illumination levels, materials and installation. Lighting design shall be in accordance with the latest edition of Australian Standards AS 1158-2005 and light pole types, colours and light fixtures to be similar and consistent with the adjoining development and approved separately by the City. City's preference is to use LED luminaires wherever possible, currently powder-coated standard light poles in WP decorative range colours are available with LED luminaires. Please send a copy of the street lighting drawing as soon as it becomes available for City's review and approval.

39. Please note that developers are responsible for all temporary signs/lines on roadways until MRWA signage and line markings are officially installed by MRWA's contractor.
40. Please provide a street tree plan as per City's policy guidelines.
41. Please construct bin pads for Lots 1166, 1167 and 1168 as per approved LDP/City's requirements.
42. As per approved LDP- Lots 1168 & 1169 also should have designated carport locations.
43. Please submit the Developer's details form (attached) to Ms Julie Reidy.
44. The City will require option 1 to be taken in regard to LPP 5.18; Subdivision and Development, Street trees policy: due to the uncertainty of the final crossover location which may in turn impact the street tree location. Please refer to the hyperlink in condition 28 for a full copy of the policy.

An invoice will be issued based on 1 tree per lot at a cost of \$600+ GST. This contribution will be for the provision of 1 x 45lt verge tree to be planted and watered at residential occupation or at the most optimal time in the opinion of the City. The trees will be truck watered for a 3 years establishment period.

In the instance where the developer is providing a front yard landscape package which includes a verge tree, then Option 3 may be considered. Please contact Julie Reidy (Parks Technical Officer) on 9411 3540 on receipt of this letter to discuss this option.

The required modifications/comments are marked on the attached plans in red. Whilst the City issued the conditional approval, works should not commence until those points raised above have been adequately addressed.

If you would like to discuss this matter further, please contact the undersigned.

Yours faithfully

SENIOR DEVELOPMENT ENGINEER

Enclosed:

- 1) Plans
- 2) Certificate of Compliance
- 3) Street Tree Policy (developer's details)
- 4) CMP Guidelines



City of Cockburn Engineering Services

Certificate of Compliance

WAPC Ref No:..... **Location:**.....

Developer Name:.....

We, the undersigned, certify that the road and stormwater drainage infrastructure for the subdivision above have been completed in accordance with the approved design drawings and the specification.

Project Superintendent

Superintendents

Representative

Signature:..... Signature:.....

Name: Name:.....

Date: Date:.....

Company:..... Company:.....

The aforesaid works were undertaken by:

Contractor Roads

Company:.....

Address:.....

Contact person:.....

Phone No:

Contractor Stormwater Drainage

Company:.....Address:.....

Contact person:

Phone No: