



## Residential Land Division Statement of Requirements Policy

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<b>Strategic Plan:</b>	
<b>Classification:</b>	<i>Environmental &amp; Inspectorial Policy</i>
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<b>Relevant Policies:</b>	
<b>Related Procedures:</b>	
<b>Delegations:</b>	

**KINGSTON DISTRICT COUNCIL**  
**RESIDENTIAL LAND DIVISION**  
**STATEMENT OF REQUIREMENTS POLICY**

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**1. Purpose**

The purpose of the policy is to establish minimum criteria to be satisfied by developers/applicants of 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**

Streets to be surfaced with a two coat bitumen seal of 14mm seal overlay with a 7mm seal, with a total seal width of 7 metres.

**2.1.2 Pavement Construction – Base**

The following minimum standards will apply:

- To comply with Transport SA Standards Specification pm32.
- To be compacted to 98% dry density ratio in accordance with current Australian Standards.
- Minimum soak CBR at above compaction to be 80.
- Minimum thickness of 200mm.
- Level tolerance on completed course - 10mm, + 10mm.

**2.1.3 Seal for Intersections**

Intersections shall be sealed with 25mm 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 12.5metre 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) radius	12.5 metres
Cul-de-sa Ends (other)	to be negotiated with Council

**2.2 Footpaths**

- Provide a 2 metre asphaltic concrete (hotmix) surface footpath complete with neat edge restraints/treatment to the satisfaction of the Council.
- 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 Water Tables and Kerbing**

- 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 day strength of 20mpa.

## 2.4 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 Manager of Environmental and Inspectorial Services.
- 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 (i.e. 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 Manager of Environmental and Inspectorial Services.
- 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 Manager of Environmental and Inspectorial Services.
- 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 not be constructed across a through street. Generally, spoon drains are not to be used unless approved by the Manager of Environmental and Inspectorial Services.
- All stormwater storage basins are to be provided with appropriate warning signs to the satisfaction of the Manager of Environmental and Inspectorial Services.
- 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 (10) 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 Kingston District Council.

## **2.5 Cross Overs**

- Paved crossing places between kerbing and allotment boundary are 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 Council.
- 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 with a minimum thickness of 100mm for residential allotments, or
  - c. Block work of suitable strength and design for the expected vehicle movements (full design details to be submitted with engineering drawings).
- Crossing place relocation due to inappropriate sighting for a specific building design/development shall be the responsibility of the then owner of the allotment.

## **2.6 Street Lighting**

- Provide street lighting throughout the subdivision. The following minimum categories will apply:
- Roads B2.
- 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.

## **2.7 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.

**2.8 Landscaping and Tree Planting**

All landscaping and tree planting proposed as part of the development is to be provided to the complete satisfaction of the Council.

**2.9 Electricity Supply**

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

**2.10 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.

**2.11 Common Wastewater Management Scheme**

- 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.
- 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.
- Any easement to be created as part of the design and construction of the CWMS shall be 3m in width and made out in favour of the Kingston District Council.
- 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 appropriated to the CWMS Reserve Fund held by the Kingston District Council.

**2.12 Reserves and Easement for Storm Water 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 storm water retention basin, settling pond, gross pollution trap or like structure, not located on a road reserve.

### **2.13 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 State 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 2000m<sup>2</sup>. 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.

### **2.14 Construction Record**

The developer/applicant shall supply the Kingston District Council with complete records 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 storm water drains, base, top of kerb etc

### **2.15 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 inspect 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 storm water and effluent drainage.
  - Prior to placing seal coat.

### **2.16 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 Kingston District Council 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.

### **4. Council Endorsement of the Policy**

The policy was endorsed and adopted by Council on Friday 22 August 2003, resolution number 1779.

The policy was reviewed and adopted by Council on Friday 16 December 2005, resolution number 3385.

This policy was reviewed by Council on 18 May 2007, resolution number 4202.

This policy was reviewed by Council on Friday, 25 February 2011, resolution number 7131.

This policy was reviewed by Council on Friday, 17 April 2015, resolution number 9262.



**5. Review and Evaluation**

The effectiveness of this policy will be reviewed and evaluated once during the term of the Council. The Chief Executive Officer of the Council will report to the Council on the outcome of the evaluation and make recommendations for amendment, alteration or a substitution of a new policy.

**6. Availability of the Policy**

The policy will be available for inspection at the Council's principle office during ordinary business hours. Copies will also be provided to interested members of the community upon requests, and upon payment of the fee set by Council.