

**POLICY NO. CP 2.4.23****POLICY STATEMENT****SUBDIVISION AND DEVELOPMENT WORKS****PURPOSE**

To establish Council's requirements regarding the standard of earthworks and upgrading of existing roads associated with subdivisions and developments.

POLICY**1. GENERAL STANDARD**

Unless otherwise provided for in this Policy, the City's minimum engineering standards for design and construction of any infrastructure works required to satisfy conditions of subdivision and development, is to be in accordance with the Institute of Public Works Engineering Australia (WA Division) Local Government Guidelines for Subdivisional Development and associated City of Gosnells Standard Drawings.

2. UPGRADING OF EXISTING ROADS

2.1 Where a landowner is required by a condition of subdivision or development approval to upgrade a portion of an urban road, the upgrading shall include as a minimum, piped drainage and stormwater management, asphalt pavement, kerbing, pedestrian path, lighting and street trees. Where determined appropriate by the City, it shall also include shared paths, linemarking, signage, traffic management treatments and road safety devices in accordance with the relevant standards, City endorsed traffic management plans and Main Roads Western Australia endorsed signs and line plans.

2.2 Where a landowner is required by a condition of subdivision or development approval to upgrade a portion of a rural road, the upgrading shall, as a minimum, include drainage and stormwater management, seal and pavement. Where determined appropriate by the City, works shall also include lighting, paths, linemarking, signage, traffic management treatments and road safety devices in accordance with relevant standards, City endorsed traffic management plans and Main Roads Western Australia endorsed signs and lines plans.

2.3 If considered appropriate to defer these works, the City may accept a financial contribution in lieu of the works required by Clauses 2.1 and 2.2 above.

3. EARTHWORKS

3.1 Where a condition for a geotechnical report is applied to a subdivision or development approval, subsequent earthworks are to be completed in compliance with the report to achieve a minimum site foundation standard of Class 'S', as defined in the Australian Standard for Residential Slabs and Footings (AS 2870), and certified by a NATA registered geotechnical consultancy.

3.2 All filling material is to be properly consolidated clean, coarse, clay-free sand that is free from foreign matter in accordance with Australian Standard



Guidelines on earthworks for commercial and residential developments (AS 3798).

- 3.3 Where fill is required to be imported, the material shall be certified as “Dieback” free.

GOVERNANCE REFERENCES

Statutory Compliance	<i>Planning and Development Act 2005 Part 3 Division 3 Section 3.52, Local Government Act 1995</i>
Industry Compliance	Institute of Public Works Engineering Australia, Local Government Guidelines for Subdivisional Development (As amended) Liveable Neighbourhoods 2007 Austroads Guidelines Main Roads Western Australia's Standards and Guidelines Relevant Australian Standards -AS1158, AS3725, AS 3798, AS4058, AS1289 Residential Design Codes of Western Australia (Element 6.8)
Organisational Compliance	City of Gosnells Thoroughfares and Public Places Local Law 2021 City of Gosnells Policies - 2.3.9 and 2.4.17
Process Links	Nil.

POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Planning and Development		Coordinator Subdivision Assessment		9397 3000	
Risk Rating	High	Review Cycle	Biennial	Next Due:	2024
Version	Decision Reference	Synopsis			
1.	OCM 386/25/10/2016	New policy replacing policies 2.4.1 - Earthwork Conditions for Subdivisions and Development and 2.4.5 - Upgrading of Existing Roads as a Condition of Subdivision.			
2.	OCM 302/11/09/2018	Reviewed with amendments			
3.	OCM 254/08/09/2020	Reviewed with no changes			
4.	OCM 281/08/11/2022	Amended to clarify that the policy only relates to earthworks and road upgrades.			