



WHAT DO I NEED TO DO? 2 Lot Subdivisions, Strata, Green Title or Grouped Housing Developments

Introduction

Application forms for the subdivision of land can be obtained from the Department of Planning and need to be lodged with and assessed by the Western Australian Planning Commission. To obtain an Application Form and learn more about the application process, please contact the Department of Planning. www.planning.wa.gov.au or phone: 9273 7373

As part of the process, the City of Gosnells, along with all service providers, recommend certain conditions that are placed on the application.

This sheet provides guidance on the three conditions that will need to be fulfilled in whole or part, depending on your circumstances.

1. A Geotechnical Report

Subdivision and Development applications will be required to provide a geotechnical report. These reports need to be submitted in accordance with the relevant Australian Standards, detailing site conditions with respect to soil, groundwater and stormwater disposal.

In particular the report must:

- a Identify the site classification.
 - Council Policy 2.4.1-Earthwork Conditions for Subdivisions and Developments requires that all new lots need to meet a minimum site foundation classification of Class S.
 - If the site is not currently classified as Class S, or better, then the Geotechnical report needs to recommend measures to be implemented so that the site will be classified as Class "S".
 - It is important that you investigate the costs involved to obtain Class S. The lot may need filling with clean fill and/or removal of unsuitable material and/or compaction.
 - This could result in the need for retaining walls at the boundaries of the lots.
- b Nominate whether the site is suitable for on-site disposal of stormwater based on the soil and groundwater levels.
- c If remedial works are required to be carried out in order to achieve site foundation classification of Class S then a further report confirming the site classification upon completion of the remedial works is required.

2. Drainage

Any development of land brings about an increase in impervious or slow draining areas, when compared to the previous natural condition of the land. Therefore developers are required to manage the stormwater runoff that will come from the developed site. For this reason as part of the development submission, a drainage design needs to be prepared and submitted to the City for assessment and the drainage for both the rear and front lots needs to be installed. In doing so you need to consider the following:

- All subdivisions require a drainage assessment based on the geotechnical report.
- Lots smaller than 350m² will require a drainage connection to the City's drainage system irrespective of the suitability of the soil for infiltration.
- If the ground is unsuitable for on-site infiltration then a connection for each lot to the City's drainage system will be required. The City's drainage system may require modification or extension at the developers cost in order to be able to accommodate the drainage from the developed site.
- All drainage works on the property and in the street is to be arranged by the developer. Refer to the City's Standard drawing for Stormwater connection at www.gosnells.wa.gov.au.



- If the existing house is to be retained then its drainage will need to meet the current standards. You can determine the drainage requirements by using the Residential Stormwater Drainage Design Calculator that is provided on the City's web site, www.gosnells.wa.gov.au. You need to provide a copy of the completed calculations along with the drainage design drawing together with your application for development for assessment and approval by the City.
- The drainage connection for the rear lot is to be installed in the battleaxe or common property access. See Drawing 1.
- Due to the small size of some rear lots, the drainage storage for the rear dwelling can be designed to be installed in the battleaxe or common property access.
- Note that in clay soils, the depth of drainage pits will be limited by the depth of the City's drainage system where stormwater is to be discharged. Pits need to completely empty after rainfall events. If the pits are deeper than the street drainage levels then they will not empty and therefore there will not be sufficient storage space for the next rainfall event.
- For further information go to the City's web site, www.gosnells.wa.gov.au and refer to the following documents:
 - Engineering Guidelines information sheets – Development Approval - Frequently asked questions & information about drainage requirements and Frequently asked questions about Drainage.
 - Residential stormwater disposal in sandy soil sites > (greater than) 350m² without a lot connection refer to drawing and notes ES 39.
 - Residential stormwater disposal in sandy soil sites ≤ (less than or equal to) 350m² with a lot connection refer to drawing and notes ES 40.
 - Residential stormwater disposal in clay / silty sandy soil sites ≥ (greater than or equal to) 350m² with a lot connection refer to drawing and notes ES 41.

3 Battleaxe access / Common Property access

When the subdivision is creating one lot behind another, then there will be a requirement to design and drain the battleaxe access or common property access.

There are three requirements to this process: Accessway, Drainage and Hardstand
Accessway design

Considerations of the accessway design are:

- What the final surface shape will be and how will it drain?
- Is it kerbed?
- Does it drain to the centre or to the sides?
- Does it provide for above ground stormwater storage?
- Does it drain towards the street or to the rear of the property?

Drainage design and installation

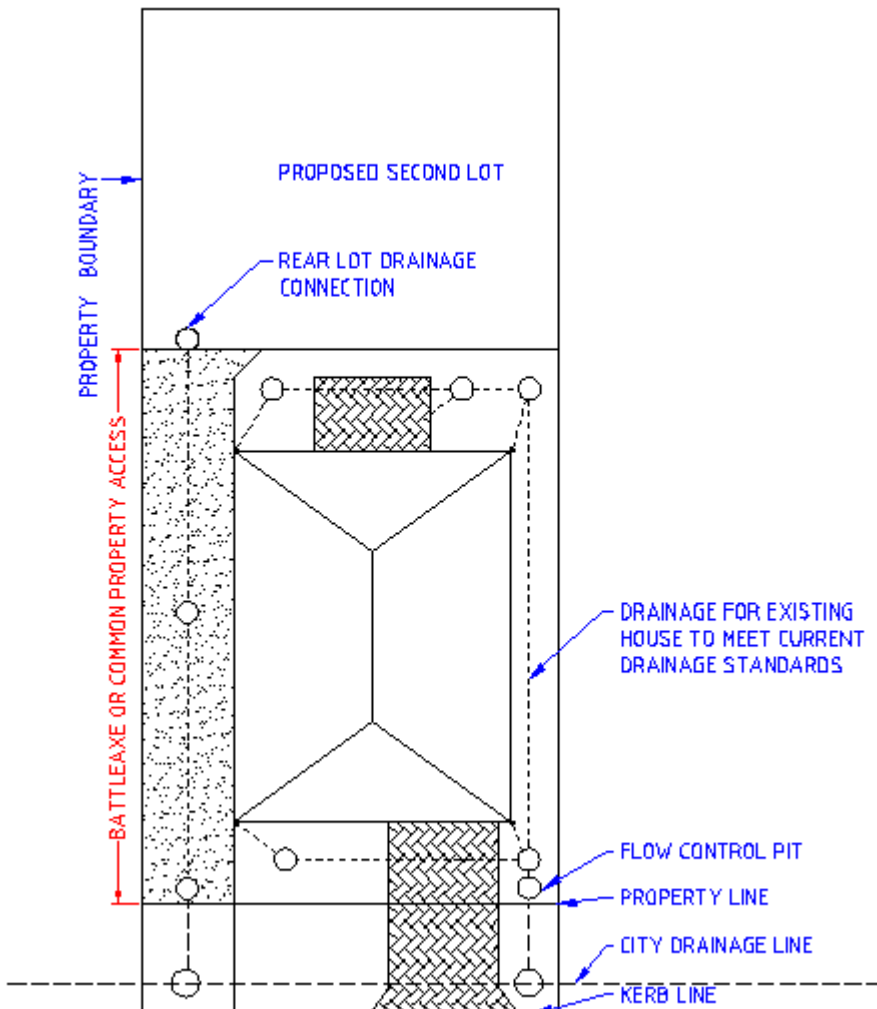
- The drainage design for the battleaxe can be determined by using the Residential Stormwater Drainage Design Calculator that is provided on the City's web site, www.gosnells.wa.gov.au. An information sheet to advise you on how to use the calculator is also available on the City's website. A copy of the completed calculations needs to be provided to the City for assessment and approval.
- The drainage design drawing that needs to be provided to the City for assessment and approval must show the following:
 - location of all the soakwells/pits
 - the details of all pipework required to connect the soakwells/pits with each other and to the nearest street drainage system - this includes the size, length, invert levels and ground levels.
 - the location of all utilities / services.



- The design for the accessway must show the drainage connection for the rear property. This connection is to extend beyond the end of the accessway, for ease of connection.
- Once the accessway design is approved by the City, the construction of the drainage connection for the rear property is to be installed in accordance with the approved design from the front property boundary line to the end of the accessway.

Hardstand in accessway

- Install a hardstand in the accessway to provide construction access to the rear lot
- The hardstand can be constructed from 100mm minimum compacted road base or limestone and should be installed in accordance with the approved design levels.
- The City does not require the accessway being constructed to the finished standard or take a bond to the value of completing the construction of the access.
- Prospective purchasers must be provided with the accessway design and advised of the requirement to complete the construction of the accessway to an approved standard after the dwelling on the rear lot is built.



Drawing 1. Not to scale

Further information

You may consider employing a consulting Engineer to assist you with your application. Further information from the City will incur a fee - see current fees and charges on the City's website www.gosnells.wa.gov.au



Information Sheet