POLICY 7.10
Development
A Guide for Developers
Version: 4 | Next Review: August 2030

DISTRICT COUNCIL of TUMBY BAY

1. INTRODUCTION

This policy is prepared to provide developers and their engineers with information on the expectations of the Council in relation to the provision of infrastructure necessary to fulfil the mandatory requirements of an approved land division.

2. **POLICY OBJECTIVE**

This policy's objective is to:

a) provide clear guidance to developers, surveyors and engineers,

b) distinguish Council's policy position from technical standards and statutory assessment processes,

c) ensure new infrastructure is safe, durable, maintainable and compatible with Council's existing assets,

d) support consistent coordination with the State Commission Assessment Panel, referral agencies and service authorities, and

e) enable efficient updating of technical requirements as state standards and agency requirements change.

3. **POLICY STATEMENT**

This Policy applies to land division and associated civil infrastructure that may be vested in, accepted by, connected to, or otherwise affect Council assets, services or operations. It applies to roads, kerbing, footpaths, stormwater infrastructure, reserves, public lighting, easements, landscaping, Community Wastewater Management Scheme infrastructure, and any works undertaken within road reserves or other land under Council care, control or management.

This policy does not remove or replace the need for compliance with the *Planning, Development and Infrastructure Act 2016*, the *Planning and Design Code*, conditions of any development approval, infrastructure agreements, Land Management Agreements, service authority requirements, or any applicable Australian Standards, Austroads guidance, SA Water requirements, SA Power Networks requirements, or other relevant statutory instruments.

4. ROLES & RESPONSIBILITIES

4.1 The *Council* will

a) assess applications and engineering submissions within its role under the statutory planning system and under this policy,

b) identify infrastructure, access, stormwater, CWMS, open space and asset handover requirements relevant to a development,

c) review submitted designs, specifications and certifications,

d) determine whether infrastructure, development, bonding, maintenance or Land Management Agreements are required, and

e) decide whether infrastructure or reserves are to be accepted by Council following completion and satisfactory certification.

4.2 The *Developer* must:

a) engage suitably qualified and experienced professionals to design, prepare, certify and supervise all required civil and related engineering works,

b) obtain all approvals from relevant authorities, service authorities and utility providers,

c) construct required infrastructure at the developer's cost in accordance with approved plans and specifications,

d) provide all certifications, testing, as-constructed information and security required by Council, and

e) maintain works during the defects liability or maintenance period until final acceptance by Council.

5. PRELODGEMENT & CONCEPT PLANNING

5.1 To assist early assessment of land division proposals, Council may require the following information at concept or pre-lodgement stage:

a) a site plan showing allotment layout, roads and road connections, reserves and open space, access points, pedestrian links, existing buildings, services, vegetation, levels and significant site features,

b) concept servicing information for roads, stormwater, water, wastewater, electricity and communications,

c) a concept stormwater management plan identifying catchments, overland flow paths, proposed pipe networks, flood risks and discharge arrangements,

d) identification of any off-site works, easements, reserve interfaces, utility augmentations or third-party approvals,

e) a preliminary assessment of native vegetation, site contamination, geotechnical conditions and any relevant environmental constraints, and

f) any other information reasonably required by Council to determine the suitability of the proposal.

5.2 Where works outside the development site are required, Council may require the developer to enter into an infrastructure or development agreement before the issue of relevant consents or before commencement of work. The developer will bear Council's reasonable legal, technical and administrative costs associated with preparing and administering that agreement.

6. DESIGN DOCUMENTATION & APPROVALS

6.1 Before any construction commences, the developer must submit detailed design documentation prepared by suitably qualified professionals and obtain written approval from Council for all works that are to be vested in Council, connected to Council systems, or undertaken in land under Council care, control or management.

6.2 Submitted documentation may include, as relevant:

a) road layout, geometry and pavement design,

b) parking, driveway, line marking, signage and traffic control plans,

c) public lighting plans,

d) footpath and verge treatment details,

e) stormwater management plans, flood assessments and water sensitive urban design measures,

f) CWMS design drawings and supporting calculations,

g) landscaping and irrigation plans for reserves or public realm areas,

h) erosion, sediment and environmental management measures, and

i) staging, temporary access and construction traffic management details.

6.3 Council may require revisions where submitted documents do not demonstrate compliance with current standards, acceptable asset outcomes or appropriate integration with existing infrastructure.

7. APPLICABLE TECHNICAL STANDARDS

7.1 Infrastructure must be designed and constructed in accordance with:

a) the current Planning and Design Code and any applicable state design standards or engineering requirements for land division,

b) current Austroads guides relevant to road design, intersections, active travel and pavement design,

c) applicable Australian Standards, including standards relevant to lighting, disability access, traffic control devices and public realm works,

d) LGA/SA Health/Water Services Association of Australia codes as relevant to the design and construction of wastewater management infrastructure;

e) requirements of SA Water, SA Power Networks, communications providers and any other relevant service authorities, and

f) IPWEA SA Infrastructure Guidelines (SA), standard drawings and any Council adopted technical appendices.

7.2 Where Council-specific technical requirements are amended from time to time, those current technical requirements apply without requiring amendment of this policy, provided they are formally approved under Council's governance framework.

8. ROADS, KERBING & FOOTPATHS

8.1 Where a land division proposes new roads, Council will generally require the following unless an alternative is approved through the design process:

a) all new roads created by land division within townships to be bitumen sealed, constructed with concrete kerb and water table, and provided with a hard-surfaced footpath to at least one road verge,

b) new roads created within rural living zones to be bitumen sealed, with at least one verge providing a suitably level and surfaced path for off-carriageway pedestrian movement,

c) road and road-related infrastructure to be contained within a road reserve of no less than 15 metres in width,

d) all necessary engineering survey, design plans and specifications for roads and footpaths to be provided to Council's satisfaction before construction,

e) all works to be carried out by the developer at the developer's expense in accordance with the approved drawings and specifications,

f) residential subdivision roads generally to be provided as 8.0 metre sealed and kerbed on both sides,

g) rural living or rural land division roads generally to be provided as 7.0 metre sealed roads with 1.0 metre unsealed shoulders,

h) roads serving commercial or industrial areas, or roads performing a collector function, to be designed to suit the specific needs of the road network and all users, including heavy vehicles, pedestrians and cyclists,

i) verges on both sides of a kerbed carriageway to be shaped to provide a minimum 2 metre width adjacent to the kerb with a 2.0% crossfall towards the top of kerb, with allotment batters no steeper than 1 in 6,

j) verges where no constructed footpath is provided to be finished with compacted crusher fines to Council's satisfaction,

k) verges on both sides of an unkerbed carriageway to have a batter slope no steeper than 1:6,

l) all kerbing to be rollback mountable style kerb,

m) roads to be designed and constructed generally in accordance with the current Austroads Guide to Road Design,

n) road pavements to be designed in accordance with the current Austroads Guide to Pavement Design,

o) pavement materials to conform with the current DIT Master Specification for Supply of Pavement Materials, including suitable basecourse and sub-base materials,

p) road surfacing to be either 2-coat spray seal or hotmix to Council's satisfaction, with all cul-de-sacs surfaced with a minimum 30mm AC10 hotmix,

q) a 1.5 metre wide footpath of concrete or block paving construction with a crossfall of not greater than 2.0% to be provided on one side of all proposed roads, with the side to be agreed with Council prior to construction,

r) footpaths to be located to avoid conflict with other services such as lighting columns,

s) all footpaths to be provided with kerb ramps in accordance with AS 1428.4,

t) safe and convenient access from each allotment to the carriageway of any existing or proposed road to be provided in accordance with the current Austroads Guide to Road Design and to Council's satisfaction, including provision for a vehicle standing area where access is on the low side of the road,

u) two galvanised kerb adaptors to be provided for all allotments draining toward the street, cast into the kerb approximately 1.5 metres from the boundary line with each adjoining property, and

v) where a footpath is installed, a 100 mm diameter sewer grade UPVC pipe with galvanised pipe cover to be provided under the footpath, with a minimum grade of 1% towards the kerb.

9. STORMWATER & FLOOD MANAGEMENT

9.1 The developer must provide a stormwater management solution demonstrating safe and lawful drainage for both minor (ARI = 10 years) and major (ARI = 100 years) storm events and no unacceptable increase in downstream or upstream flooding, nuisance, erosion, litter or pollution.

9.2 Council will generally require:

a) a stormwater management plan supported by survey, calculations and design plans based on the ultimate development of the site,

b) identification of minor and major flow paths, including protection of the development and downstream land,

c) demonstration that post-development runoff outcomes are no greater than the pre-development runoff flow, including through detention, infiltration, conveyance or other measures where required,

d) provision of drainage easements where overland flow or underground drainage traverses private land, and

e) consideration of water sensitive urban design where appropriate to improve water quality and moderate runoff impacts.

9.3 Stormwater drainage pipes and culverts shall generally be of reinforced concrete in accordance with the following criteria:

- Minimum pipe diameter 375mm
- Minimum culvert size 450 x 300
- Minimum grade 0.5%
- Clear cover over pipes or culverts minimum 600mm or in accordance with manufacturer's specification.

9.4 Where gravity drainage of allotments is not achievable, the developer must provide an alternative engineered solution acceptable to Council.

10. PUBLIC LIGHTING & UTILITIES

10.1 Public lighting must be designed and installed for roads, intersections, reserves or public spaces associated with the development. Public lighting is to be designed and installed to satisfy at a minimum the requirements for P5 lighting standard in accordance with AS1158. Luminaires shall be LED in accordance with current SA Power Networks specifications, or such other luminaire as required by the Council.

10.2 The developer must also provide electricity, water and communications services to all allotments and ensure service locations and trenching arrangements are coordinated to avoid unnecessary future disturbance of Council assets. Utility infrastructure must comply with the requirements of the relevant authority, service authorities and utility providers and any required infrastructure or development agreement.

11. CWMS & WASTEWATER INFRASTRUCTURE

11.1 Within townships serviced by Council's Community Wastewater Management Scheme, the developer must provide all required common effluent drainage and related infrastructure needed to service each allotment.

11.2 CWMS works must:

a) be designed by suitably qualified and experienced professionals,

b) obtain all approvals required by Council and relevant health or regulatory authorities,

c) be compatible with Council's existing operational systems where connection to Council infrastructure is proposed,

d) be supported by testing, commissioning and certification before acceptance, and

11.3 CWMS works are subject to developer contributions, augmentation charges or upgrade obligations where required under Council policy or an infrastructure or development agreement.

12. EASEMENTS, RESERVES & LANDSCAPING

11.4 The developer must provide easements in favour of Council wherever necessary for drainage, effluent infrastructure, access to public assets or other ongoing operational purposes. Easements containing a single service are to have a minimum width of 3m. Easements containing multiple services may require additional width at the discretion of the Council.

12.1 Where reserves or public open space are proposed to vest in Council, acceptance is subject to Council resolution. Council may refuse to accept land where it creates unreasonable maintenance burdens, or does not meet Council's strategic, financial, operational or recreational objectives. Where accepted, the developer may be required to provide landscaping, irrigation, fencing, paths, furniture or other improvements in accordance with plans approved by Council. Drainage reserves will not be accepted as meeting mandatory open space provisions.

13. CONSTRUCTION MANAGEMENT

13.1 Before construction, Council may require a construction management plan, traffic management measures, environmental controls, public safety measures, financial security and evidence of relevant insurances. Works within road reserves or other Council land must not commence until any required permits, approvals and agreements are in place.

13.2 All works must be supervised by suitably qualified professionals and carried out by competent contractors. Council may inspect works at any reasonable stage and may direct rectification of non-compliant works before practical completion is recognised.

14. PRACTICAL COMPLETION, HANDOVER & DEFECTS LIABILITY

14.1 Prior to Council accepting infrastructure, the developer must provide to Council's satisfaction:

a) certification of practical completion by the supervising professional,

b) as-constructed drawings and asset data in Council's required format,

c) test results and commissioning records for all relevant infrastructure,

d) evidence of approvals from any external authority where required,

e) operation and maintenance information for any non-standard assets, and

f) security for the defects liability period where required by Council.

14.2 Unless otherwise agreed, infrastructure works are subject to a 12-month defects liability or maintenance period commencing on the date of practical completion. Council may require security, including provision a bond or bank guarantee in favour of Council, of an amount determined by Council having regard to the value and risk profile of the works. Final acceptance will only occur once defects are rectified and all requirements of Council and any relevant agreement are satisfied.

15. AGREEMENTS & COST RECOVERY

The Council may require infrastructure agreements, bonding agreements, Land Management Agreements, deed arrangements or other instruments necessary to secure works, contributions, staged delivery, access, vesting, maintenance, rectification or cost recovery. The developer is responsible for Council's reasonable costs in preparing, reviewing and administering such instruments where those costs arise from the development

16. DELEGATIONS

General Manager Environmental Services and General Manager Works & Infrastructure.

17. POLICY REVIEW

This Policy will be reviewed every four (4) years. The Council has the right to review this policy at any time, if considered desirable.

This policy must be reviewed within 12 months of commencement of any State engineering design standard or similar state-wide reform materially affecting land division requirements, or at least once every four (4) years following a general Council election, whichever occurs first.

18. AVAILABILITY OF THIS POLICY

This Policy will be available for inspection at the Council's Office during ordinary business hours and via the Council's website, www.tumbybay.sa.gov.au. Copies will also be provided to the public upon request and upon payment of a fee in accordance with the Council's Schedule of Fees and Charges.

19. FURTHER INFORMATION

File reference	R26/9882
Responsibility	General Manager Environmental Services
Version	4
Effective date	11/08/2026
Last revised date	10/03/2020
Minutes reference	10c/82026
Next review date	August 2030
Applicable Legislation	*Planning, Development and Infrastructure Act 2016* Planning and Design Code and associated Practice Directions, Practice Guidelines and other instruments
Related Policies	Policy 3.01 – Road Names Policy 10.05 – Establishing Property Units for Community Wastewater Management Systems Policy 10.06 – Community Wastewater Management System (CWMS) Connections & Wastewater Disposal Policy 10.12 – Customer Charter – Sewerage Services
Related Procedures & Documents	Infrastructure & Asset Management Plans Engineering standards, standard drawings and specifications Relevant infrastructure, development or land management agreements Any adopted State engineering requirements or design standards for land division SA Water land development agreement requirements, where applicable

AUTHORITY:

Adopted by Council:	08/10/2013	{Motion 17c/102013}
Reviewed by Council:	10/11/2015	{Motion 7c/112015}
Reviewed by Council:	12/03/2020	{Motion 5c/32020}
Adopted by Council:	11/08/2026	{Motion 10c/82026}

SIGNED: 

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Responsible Officer