

SUBDIVISIONAL GUIDELINES AND OUTSTANDING WORKS BOND INSPECTION POLICY

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1. OBJECTIVE

To inform intending developers wishing to undertake subdivisional works within the City of Karratha of the subdivisional guidelines applicable to subdivisional activities during developments.

To clearly identify the fees and charges that are applicable.

2. PRINCIPLES

2.1 Policy Statement

That all works undertaken by developers within the City of Karratha be strictly in conjunction with the Institute of Public Works Engineering Australia (IPWEA) Local Government Guidelines for Subdivisional Development (Edition 2.2-2012) and the additional City of Karratha Subdivisional Guidelines Addendum.

All relevant fees and charges as identified in the adopted Annual Budget, must be received by the City of Karratha prior to commencement of work.

2.2 Early Clearance of Subdivisional Conditions

The City's preference is for subdivisional works to be completed as the basis of City subdivisional clearance. However, this policy provides alternative options should a developer wish to progress clearance prior to completion of works.

Prior to receiving the City's approval for early clearance, developers will be required to submit security in the form identified below: -

- cash guarantee, or
- unconditional bank guarantees

Value of the security will be calculated using the following formula: -

- cost of outstanding works plus 15% for City delivery of the works

All bonded moneys shall be released upon satisfactory completion of works.

2.3 Retention Moneys

Prior to clearance of any subdivisional conditions, the developer shall also provide the City security to the value of 2.5% of all works subject to a defects liability. This money shall be held by the City until such time as all defects have been rectified to the City's satisfaction.

Also, that developers involved in subdivisional developments within the City of Karratha be required to lodge, an inspection fee as per the adopted Subdivisional Guidelines. Inspection fee is non-refundable.

4.3. CONSEQUENCES

This policy represents the formal policy and expected standards of the City. Appropriate approvals need to be obtained prior to any deviation from the policy. Elected members and employees are reminded of

their obligations under the City's Code of Conduct to give full effect to the lawful policies, decisions and practices of the City.

5.4. ROLES AND RESPONSIBILITIES

The persons and groups that this policy is designed to be applied to are land developers.

6.5. REFERENCES TO RELATED DOCUMENTS

- *Local Government Act 1995*, sections 6.15 & 6.16

Policy Number:	TE05
Previous Policy Number:	N/A
Resolution Numbers:	152316- Nov 2012; XXXXXX - Jan 2017
Last Review:	Nov 2012AugOctober January Jul 2017
Next Review:	January 2018
Responsible Officer:	Coordinator Works & Technical Services

This Policy takes effect from the date of adoption by Council and shall remain valid until it is amended or deleted.

CITY OF KARRATHA

SUBDIVISION GUIDELINE ADDENDUM

The City of Karratha Subdivision Guideline Addendum contains additional subdivisional requirements which are to be incorporated within developments by developers undertaking subdivisional works in the City of Karratha.

This is an addendum to the “Institute of Public Works Engineering Australia (IPWEA) Local Government Guidelines for Subdivisional Development (Edition 2.2 - 2012)”.

1. Module 1 Legal Framework and Contract Administration

Hours of Work

Hours to be:

- 7.00am - 6.00pm ~~weekdays~~ Mondays to Saturdays.
- ~~Weekends~~ Sundays and Public holidays after application to at the City of Karratha's Environmental Health Department discretion.

2. Module 1 Legal Framework and Contract Administration

~~Bonding outstanding works~~

~~Bonding to be that the City of Karratha requires that all bonding works are indexed and increased at 10% annually, to compensate for price increases within the Pilbara District.~~

- ~~Bank Guarantee for ongoing developments.~~
- ~~Cash for minor works.~~
- ~~Bond fee to be put in place.~~

3.2. Module 1 Legal Framework and Contract Administration

Defects Liability

The defects liability period for roads and drainage is to be two (2) years from practicable completion. The defects liability for parks and reserves to be two (2) years from practical completion, both active and passive.

Verge Reinstatement

The condition of the existing infrastructure located on the verge will be inspected and recorded by the City prior to commencement of development works. The Developer is responsible for the reinstatement of any Infrastructure damaged during the sub divisional works.

4.3. Module 3 Road Guidelines

The City of Karratha “Specification for Subdivision Construction of Roadworks and Drainage” apply. A copy of the specifications are available from the City's website or Technical Services on (08) 9186 8555.

Vehicle Crossover

All new crossovers shall be constructed in accordance with the City of Karratha crossover standard details and specifications

Storm water disposal

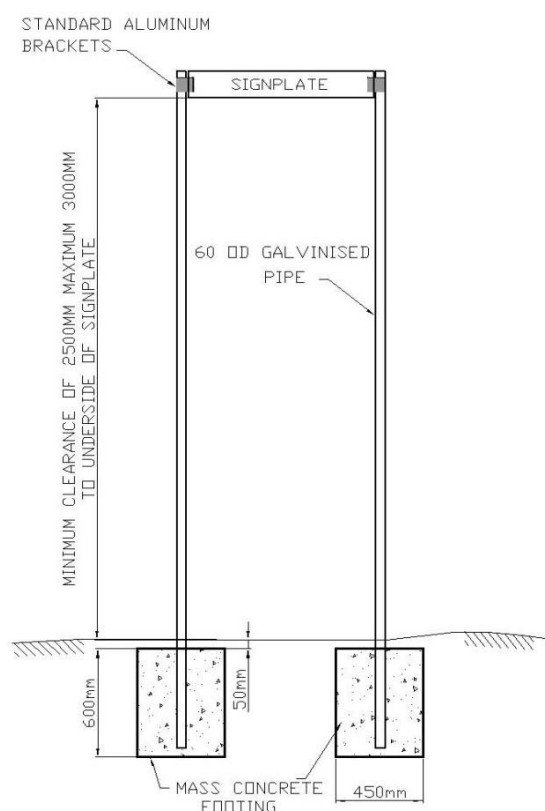
All storm water disposal to be approved by the City.

5.4. Module 5 Streetscape Guidelines.

Street name plates and Community signs.

The City of Karratha requires that street signs be made to the following specifications:

- All signs are to meet the current Australian Standards AS1742.5.
- Street name signs type G5 and MR-GS-5 – to be Class 1W reflective sheeting.
- Where speed limit is less than 70km/h – sign-plates to be 150mm hollow extrusion, 1000mm in length, unless otherwise approved.
- Sign-plates are to be double sided with 100mm black lettering, series DN or CN on white retro-reflective, Class 1 Prismatic or similar grade background with a 12 year or better warranty.
- Where speed limit exceeds 70 km/h – sign-plates to be 200mm hollow extrusion, 1000mm in length, unless otherwise approved. Sign-plates to be double sided with 130mm black lettering, series DN or CN on white retro- reflective, Class 1 Prismatic or similar grade background with a 12 year or better warranty.
- Wording to be centrally located on sign plate with abbreviation to be 50mm lettering at top right hand side of street name.
- Anti-graffiti film is to be applied.
- Signs are to be mounted either on two (2) 60 OD posts or onto ~~western power~~ [Horizon Power](#) poles where they are opposite an intersection.
- All brackets to be supplied with sign plate.
- Footings to be 450mm diameter x 600mm deep.
- Mounting height shall be no less than 2.5m and not more than 3.0m, measured from the ground level to the underside of the sign-plate.
- Lateral placement on urban roads to be on the 2.7m alignment unless otherwise approved.
- Lateral placement on rural roads to be at least 600mm clear of the outer edge of the road shoulder.



STREET SIGNPLATE DETAIL

N.T.S.

ABBREVIATION, WHERE USED SHALL BE SELECTED FROM THE FOLLOWING

ALLY	ALLEY	ARG	ARCADE	AVE	AVENUE
BLVD		CIR	CIRCLE	GRCS	CIRCUS
CL	CLOSE	CNR	CORNER	GT	COURT
CTYD	COURTYA	CR	CRESCEN	CRSS	CROSS
DR	DRIVE	ESP	ESPLANA	GDNS	GARDENS
GR	GROVE	HWY	HIGHWAY	L	LANE
LP	LOOP	MEWS	MEWS	PDE	PARADE
PWY	PARKWAY	PL	PLACE	PROM	PROMEN
RMBL	RAMBLE	RISE	RISE	RD	ROAD
ROW	ROW	SQ	SQUARE	ST	STREET
TCE	TERRRAG	TRL	TRAIL	VALE	VALE
WK	WALK	WY	WAY		

"The City of Karratha has a preferred road name listing that should be considered prior to road naming. Road names are to be agreed to by a council resolution prior to allocation".

6.5. Module 6 - Public Open Space Guidelines.

Public open space design will include cyclone rated shade structures over all play space/playgrounds and outdoor living areas, i.e. table seating combinations. All structures are to be approved by the City of Karratha.

Landscaping of verges to be to Council discretion and not to IPWEA guidelines.

The City of Karratha 'Irrigation Specifications' apply. A copy of the specifications are available from Parks and Gardens on (08) 9186 8555.

7.6. Road Design.

That road design undertaken within the City of Karratha is in compliance with the latest Austroads Road Design Series.