

Engineering Standards

1. Objectives

The objectives of these controls are to:

- identify and establish the relevant Council engineering standards applying to new development
- identify key engineering standards and policies for other activities by Council

2. General

The Engineering Standards set out in these controls provide for the desired level of service for the provision of new infrastructure within Temora Shire. **Council approval is required for all engineering works.**

Council's current key objective is to protect existing assets. Council's expectation is that all services are developed to be consistent and uniform in standard. Those standards are set out in these controls.

Council has adopted as a minimum specification for design and construction of infrastructure works ***Aus-Spec # 1 - Part 1 – Development Specification Series – Design and Part 2 – Development Specification Series – Construction***. All applications and submissions shall be prepared in accordance with these specifications. Attention is drawn to Council guidelines regarding easements and design presentation.

Council will only consider, on a case by case basis, alternative solutions to specific engineering works. Alternative solutions will only be considered where it can be demonstrated to provide for appropriate access and performance, protect existing assets and diminish adverse community effects

3. Standards by development type

Table 1 aims to provide guidance to the relevant engineering standards required by Council based on development type.

This table also cross references to those relevant sections within this DCP that contain key planning and design elements that are relevant to those applicable engineering standards.

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Engineering Standards include:

- *Activities in Public Places*
- *Bed and Breakfast Accommodation*
- *Car Parking*
- *Commercial Development*
- *Development Applications*
- *Industrial Development*
- *Landscaping*
- *Large Lot Residential Development*
- *Multi Unit Housing*
- *Subdivision*
- *Temora Aerodrome Estate*
- *Village Development*

Table 1 – Engineering standards by development type – Temora Shire

SINGLE DWELLING (RESIDENTIAL)	
Driveway and Access	<p>The driveway access to the site is to be sealed and constructed to Council's standards, to a width suitable for the vehicles anticipated to use the site.</p> <p>The driveway, both outside and within the property is to be graded to the stormwater system</p> <p>Only two (2) driveway crossings per street frontage are permitted</p> <p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is 0.5m</p>
Sewerage	<p>The development will be located and designed to ensure connection to Council's sewer mains</p> <p>Structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the sewer main</p> <p>Each dwelling will have separate internal drainage lines, with independent connections to external mains</p>
Water	<p>An adequate reticulated potable water supply will be connected to all new developments.</p> <p>Back flow prevention devices will be provided in conjunction with the water supply to all proposed developments, and the type and installation shall be in accordance with the <i>NSW Code of Practice – Plumbing and Drainage and AS3500</i>.</p> <p>A separate water connection and water meter is to be provided in accordance with Goldenfields Water County Council requirements</p>
Stormwater	<p>All roof water will be directed into rainwater tanks for reuse on site where desired by the applicant, or required by BASIX.</p> <p>All tank overflow and surface stormwater will be directed to Council's stormwater system</p> <p>An interceptor drain will be provided across all driveways at the street boundary. All water from the interceptor pit is to be directed to the stormwater drainage system.</p>
Other	<p>Each dwelling will have a separate underground power supply</p>
SINGLE DWELLING (LARGE LOT RESIDENTIAL)	
Driveway and Access	<p>Access to the dwelling from a Council maintained road is to be constructed to the following standards:</p> <p>A minimum of 125 mm DGS20 ridge gravel from a source approved by Council.</p> <p>The driveway, both outside and within the property is to be graded to the stormwater system</p> <p>Only two (2) driveway crossings per street frontage are permitted</p> <p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is 0.5m</p> <p>Council will require the installation of a 500mm wearing strip at the time of any new access to the public road</p> <p>Council will require the maintenance of driveways in order to manage the generation of dust</p>

	due to vehicle movements
Sewerage	<p>Sewage management is to be undertaken in accordance with <i>Section C Development Controls - Sewage Management</i></p> <p>Where reticulated sewer services are available, residents will be required to connect their dwelling to such services.</p>
Water	<p>An adequate reticulated potable water supply will be connected to all new developments.</p> <p>Back flow prevention devices will be provided in conjunction with the water supply to all proposed developments, and the type and installation shall be in accordance with the <i>NSW Code of Practice – Plumbing and Drainage and AS3500</i>.</p> <p>A separate water connection and water meter is to be provided in accordance with Goldenfields Water County Council requirements</p>
Stormwater	<p>All roof water will be directed into rainwater tanks for reuse on site where desired by the applicant, or required by BASIX.</p> <p>All tank overflow and surface stormwater will be directed to Council's stormwater system</p> <p>An interceptor drain will be provided across all driveways at the street boundary. All water from the interceptor pit is to be directed to the stormwater drainage system.</p>
Other	<p>Each dwelling will have a separate power supply</p> <p>Dwellings shall be sited with regard to any building envelope that has been included in a relevant plan of subdivision</p> <p>Residents are required to retain and maintain any landscape planting included as part of development consent for reasons of neighbour amenity.</p>

SINGLE DWELLING (RURAL)

Roads and Access	<p>Access to the dwelling from a Council maintained road is to be constructed to the following standards:</p> <p>A minimum of 275 mm of Class 3, 19 mm crushed rock, or equivalent placed to achieve 98% compaction, as specified by AS1289.</p> <p>Only two (2) driveway crossings per road frontage are permitted</p> <p>The maximum width per crossing is twelve (12) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is thirty (30)m</p> <p>The minimum separation between crossings is twenty (20) m</p> <p>The minimum distances for crossings from common property boundary is 0.5m</p> <p>Driveway access points will incorporate minimum 300mm pipes with headwalls</p>
Sewerage	<p>Sewage management is to be undertaken in accordance with <i>Section C Development Controls - Sewage Management</i></p>
Water	<p>An adequate potable water supply will be connected to all new developments.</p> <p>Where public water supply is not available each dwelling must be provided with a suitable rainwater tank of capacity based on dwelling size. Refer to NSW Government Health guidelines entitled <i>Guidance on the Use of Rainwater Tanks</i></p> <p>www.health.nsw.gov.au/publichealth/environment/water/rainwater.asp</p>
Stormwater	<p>All roof water will be directed into rainwater tanks for reuse on site</p>
Other	<p>Each dwelling shall have a separate power supply unless a secondary dwelling has been approved under dual occupancy provisions in the LEP</p>

MULTI UNIT DEVELOPMENT

<p>Roads and Access</p>	<p>All internal driveways will be sealed and constructed to a width suitable for the vehicles anticipated to use the site</p> <p>All internal driveways are to be suitably drained.</p> <p>All vehicles are to be able to enter and leave the site in a forward direction.</p> <p>Internal driveway a width of 6 metres is to be provided for two way traffic and 4.5 metres for one way traffic</p> <p>Consideration is to be given to pedestrian movement in and around the development.</p> <p>Kerb and guttering is to be provided along the street frontage.</p> <p>Road shoulders are to be sealed for the length of the site.</p> <p>All car parking spaces shall be line-marked using 100 mm wide lines, with a minimum length of three (3) metres.</p> <p>Disabled parking shall be provided in accordance with <i>AS 1428.1</i> and will be suitably marked.</p> <p>Signs indicating the location of car parking may be required to be erected.</p> <p>The dimensions of off-street car parking spaces will comply with the design standards contained within the NSW Roads and Traffic Authority's <i>Guide to Traffic Generating Developments</i>.</p> <p>Consultation with the NSW Roads and Traffic Authority Publication "<i>Policy and Guidelines for Traffic Generating Developments</i>" is recommended.</p> <p>Only two (2) driveway crossings per street frontage are permitted</p> <p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is 0.5m</p> <p>All footpaths will be concreted to a width of 1.5m across the entire frontage of the development.</p>
<p>Sewerage</p>	<p>The development will be located and designed to ensure connection to Council's sewer mains</p> <p>Structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the sewer main</p> <p>Each dwelling will have separate internal drainage lines, with independent connections to external mains or a private mains arrangement.</p>
<p>Water</p>	<p>An adequate potable water supply will be connected to all new developments.</p> <p>Back flow prevention devices shall be provided in conjunction with the water supply to all proposed developments, and the type and installation shall be in accordance with the <i>NSW Code of Practice – Plumbing and Drainage and AS3500</i>.</p> <p>A separate water connection and water meter is to be provided to the satisfaction of Goldenfields Water County Council</p>
<p>Stormwater</p>	<p>All roof water will be directed into rainwater tanks for reuse on site</p> <p>All tank overflow and surface stormwater will be directed to Council's stormwater system</p> <p>An interceptor drain will be provided across all driveways at the street boundary. All water from the interceptor pit is to be directed to the stormwater drainage system</p> <p>The layout and design of site drainage system is to be approved by Council prior to construction.</p> <p>That part of the site not built on will be graded and suitably drained so no stormwater is directed onto any adjoining property.</p>

Other	<p>Trees of an advanced age and species selected by Council will be planted along Council's road reserve/footpath, adjacent to the property boundary.</p> <p>Each dwelling will have a separate underground power supply, telecommunications and gas supply.</p>
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COMMERCIAL DEVELOPMENT

Roads and Access	<p>All internal driveways will be sealed and constructed to a width suitable for the vehicles anticipated to use the site</p> <p>All internal driveways are to be suitably drained.</p> <p>All vehicles are to be able to enter and leave the site in a forward direction.</p> <p>Internal driveway a width of 6 metres is to be provided for two way traffic and 4.5 metres for one way traffic</p> <p>Consideration is to be given to pedestrian movement in and around the development.</p> <p>Kerb and guttering is to be provided along the street frontage</p> <p>Road shoulders are to be sealed for the length of the site.</p> <p>All car parking located within Council's road reserve will be sealed.</p> <p>All unused laybacks servicing a site are to be removed as part of the development.</p> <p>All car parking spaces shall be line-marked using 100 mm wide lines, with a minimum width of three (3) metres.</p> <p>Disabled parking shall be provided in accordance with <i>AS 1428.1</i> and will be suitably marked.</p> <p>Signs indicating the location of car parking may required to be erected.</p> <p>The dimensions of off-street car parking spaces will comply with the design standards contained within the NSW Roads and Traffic Authority's <i>Guide to Traffic Generating Developments</i>.</p> <p>Consultation with the NSW Roads and Traffic Authority Publication "<i>Policy and Guidelines for Traffic Generating Developments</i>" is recommended</p> <p>Only two (2) driveway crossings per street frontage are permitted</p> <p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is 1.0 m</p> <p>All footpaths will be sealed.</p>
Sewerage	<p>The development will be located and designed to ensure connection to Council's sewer mains</p> <p>The operator of a business that produces potentially contaminated liquid, to be discharged to Council's sewer is to enter into a trade Waste Discharge Agreement with Council.</p> <p>All trade waste discharged to Council's sewer is subject to licensing conditions as set out in the Concurrence guidelines for liquid trade waste discharges to the sewerage system January, 2002, and will be dependent upon the volume type of discharge.</p> <p>All sumps wash down bays, floor wastes, and all other potentially contaminated liquid wastes, will be connected to Council's sewer main via a corrugated plate interceptor or similar depending on Trade Waste Agreement conditions.</p> <p>Structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the sewer main</p> <p>Each property will have a separate internal drainage line, with an independent connection to external mains</p>

Water	<p>An adequate potable water supply shall be connected to all new developments.</p> <p>Back flow prevention devices shall be provided in conjunction with the water supply to all proposed developments, and the type and installation shall be in accordance with the <i>NSW Code of Practice – Plumbing and Drainage and AS3500</i>.</p> <p>A separate water connection and water meter is to be provided to each occupancy, to the satisfaction of Goldenfields Water County Council.</p>
Stormwater	<p>All roof water will be directed into rainwater tanks for reuse on site. Where rainwater tanks are not practical roof and surface stormwater will be directed to Council's stormwater system</p> <p>An interceptor drain will be provided across all driveways at the street boundary. All water from the interceptor pit is to be directed to the stormwater drainage system</p> <p>The layout and design of site drainage system is to be approved by Council prior to construction.</p> <p>That part of the site not built on will be graded and suitably drained so no stormwater is directed onto any adjoining property.</p>
Other	<p>Trees of an advanced age and species selected by Council will be planted along Council's road reserve/footpath, adjacent to the property boundary.</p> <p>Each unit/premise will have a separate underground power supply, telecommunications and gas supply</p>

INDUSTRIAL DEVELOPMENT

Roads and Access	<p>All driveway crossings will be sealed and constructed to a width suitable for the vehicles anticipated to use the site</p> <p>All internal driveways are to be suitably drained.</p> <p>All vehicles are to be able to enter and leave the site in a forward direction.</p> <p>Internal driveway a width of 6 metres is to be provided for two way traffic and 4.5 metres for one way traffic</p> <p>Consideration is to be given to pedestrian movement in and around the development.</p> <p>Kerb and guttering is to be provided along the street frontage</p> <p>Road shoulders are to be sealed for the length of the site.</p> <p>All car parking located within Council's road reserve will be sealed</p> <p>All unused laybacks servicing a site are to be removed as part of the development.</p> <p>All internal site traffic movement areas will be constructed to the following standards:</p> <p>A minimum of 275 mm of Class 3, 19 mm crushed rock, or an equivalent placed to achieve 98% compaction, as specified by AS1289. The compaction test shall be certified by a NATA accredited laboratory.</p> <p>All internal traffic movement areas are to be properly graded to ensure that all stormwater is collected and directed to an approved silt trap structure prior to discharging to Council's stormwater system</p> <p>All car parking spaces shall be line-marked using 100 mm wide lines, with a minimum length of three (3) metres.</p> <p>Disabled parking shall be provided in accordance with <i>AS 1428.1</i> and will be suitably marked.</p> <p>Signs indicating the location of car parking may required to be erected.</p> <p>The dimensions of off-street car parking spaces will comply with the design standards contained within the NSW Roads and Traffic Authority's <i>Guide to Traffic Generating Developments</i>.</p> <p>Consultation with the NSW Roads and Traffic Authority Publication "<i>Policy and Guidelines for Traffic Generating Developments</i>" is recommended</p> <p>Only two (2) driveway crossings per street frontage are permitted</p>
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	<p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is one (1) m</p> <p>Footpaths will be concrete with a minimum width of 1.5m. Shared ways will be a minimum width of 2.0m</p> <p>Footpaths and shared ways will be constructed from 100mm thick concrete with F72 reinforcing mesh laid on 25mm chairs Concrete will be a minimum of 20mpa. At those locations where heavy vehicles will cross concrete thickness will be increased to 125mm and the reinforcement increased to F82.</p>
Sewerage	<p>The development will be located and designed to ensure connection to Council's sewer mains</p> <p>The operator of a business that produces potentially contaminated liquid, to be discharged to Council's sewer is to enter into a trade Waste Discharge Agreement with Council.</p> <p>All trade waste discharged to Council's sewer is subject to licensing conditions as set out in the Concurrence guidelines for liquid trade waste discharges to the sewerage system January, 2002, and will be dependent upon the volume type of discharge.</p> <p>All sumps wash down bays, floor wastes, and all other potentially contaminated liquid wastes, will be connected to Council's sewer main via a corrugated plate interceptor or similar depending on Trade Waste Agreement conditions.</p> <p>Structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the sewer main</p> <p>Each property will have a separate internal drainage line, with an independent connection to external mains.</p>
Water	<p>An adequate potable water supply will be connected to all new developments.</p> <p>Back flow prevention devices shall be provided in conjunction with the water supply to all proposed developments, and the type and installation shall be in accordance with the <i>NSW Code of Practice – Plumbing and Drainage and AS3500</i>.</p> <p>A separate water connection and water meter is to be provided to each occupancy.</p>
Stormwater	<p>All roof water will be directed into rainwater tanks for re-use on site.</p> <p>All tank overflow and surface stormwater will be directed to Council's stormwater system</p> <p>An interceptor drain will be provided across all driveways at the street boundary. All water from the interceptor pit is to be directed to the stormwater drainage system</p> <p>The layout and design of site drainage system is to be approved by Council prior to construction.</p> <p>That part of the site not built on will be graded and suitably drained so no stormwater is directed onto any adjoining property.</p>
Other	<p>Trees of an advanced age and species selected by Council will be planted along Council's road reserve/footpath, adjacent to the property boundary.</p> <p>Each unit/premises will have a separate underground power supply, telecommunications and gas supply</p>

SUBDIVISION (RESIDENTIAL)

Roads and Access	<p>A concrete driveway crossing will be constructed to provide access from the public road across the road reserve to the boundary of each new allotment</p> <p>Kerb and guttering is to be provided along all street frontages</p> <p>All public road shoulders are to be sealed to within the subdivision boundaries</p> <p>Subdivisions that propose to create or open public roads are to provide full details of road plans</p>
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	<p>and specifications</p> <p>Only two (2) driveway crossings per street frontage are permitted</p> <p>The maximum width per crossing is six (6) m.</p> <p>Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m</p> <p>The minimum separation between crossings is two (2) m</p> <p>The minimum distances for crossings from common property boundary is one (1.0)m</p> <p>Footpaths will be concrete with a minimum width of 1.5m. Shared ways will be a minimum width of 2.0m</p> <p>Footpaths and shared ways will be constructed from 100mm thick concrete with F72 reinforcing mesh laid on 25mm chairs Concrete will be a minimum of 20mpa. At those locations where heavy vehicles will cross concrete thickness will be increased to 125mm and the reinforcement increased to F82.</p> <p>Road pavements must be designed to withstand impact from a 6/8.5t axle loading.</p> <p>Road pavement design will be based on the provision of a flexible pavement in accordance with the following guides: <i>AUSTROADS pavement Design Guide, or</i> <i>AUSTROADS structural Design of Road Pavements</i></p> <p>Road ways are to be sealed the full width from kerb to kerb. The bitumen is to be class 170 bitumen with a two coat 14mm 7mm chip seal. Sealing work will be done in accordance with good industry practice and safety standards.</p>
Roads and Access	<p>All conduit trenches are to be at a grade not less than 1%. Trenches are to be backfilled using compacted gravel or 3% cement stabilised sand to sub grade level. Conduits will be installed by under boring sealed roads.</p> <p>Guide posts and guardrails are to be provided in accordance with AUSROADS Guidelines. Streets are to have street name signs installed at all intersections</p>
Sewerage	<p>All allotments will be located and designed to ensure connection to Council's sewer mains.</p>
Water	<p>An adequate reticulated potable water supply will be connected to all new developments.</p> <p>A separate water connection and water meter is to be provided to each new lot</p> <p>Where a public water supply is available, fire hydrants will be provided in accordance with AS 2419 and be delineated by blue markers in the centre of the road pavement.</p>
Stormwater	<p>The layout and design of subdivision drainage system is to be approved by Council prior to construction.</p> <p>All new allotments will drain to a road or piped underground drainage system.</p> <p>On road drainage shall be restricted to a maximum of 100 metres before being discharged to a piped system.</p> <p>All piped drains shall be sized to take a 1:5 year storm event with roads boxed or blocks raised to ensure that all storm events up to and including 1:100 year can be accommodated within the road or drainage system without flooding onto allotments.</p>
Other	<p>Trees of an advanced age and species selected by Council will be planted along Council's road reserve/footpath, adjacent to the property boundary.</p> <p>Documentary evidence must be provided from the relevant utility authorities, confirming that they can service the proposed subdivision and that arrangements have been made to supply underground electricity, gas and telecommunications services.</p> <p>Easements to benefit Temora Shire Council are to be provided over all stormwater drains, water and/or sewer services located within private land.</p>

Pedestrian public lighting will be provided where there is a constructed concrete or paved footpath.

Street lighting is to be provided in accordance with Australian Standards.

SUBDIVISION (LARGE LOT RESIDENTIAL AND RURAL)

Roads and Access

A driveway crossing will be constructed to provide access from the public road across the road reserve to the boundary of each new allotment

The driveway crossing will be constructed to the following standards:

A minimum of 125mm DGS 20 ridge gravel from a source approved by Council.

All public road shoulders are to be sealed to within the subdivision boundaries

Subdivisions that propose to create or open public roads are to provide full details of road plans and specifications

Only two (2) driveway crossings per street frontage are permitted

The maximum width per crossing is six (6) m.

Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m

The minimum separation between crossings is two (2) m

The minimum distances for crossings from common property boundary is 0.5m

Driveway access points will incorporate minimum 300mm pipes with headwalls

Table drains will be provided

Road pavements must be designed to withstand impact from a 6/8.5t axle loading.

Road pavement design will be based on the provision of a flexible pavement in accordance with the following guides:

*AUSTROADS pavement Design Guide, or
AUSTROADS structural Design of Road Pavements*

All conduit trenches are to be at a grade not less than 1%. Trenches are to be backfilled using compacted gravel or 3% cement stabilised sand to sub grade level. Conduits will be installed by under boring sealed roads.

Guide posts and guardrails are to be provided in accordance with AUSROADS Guidelines. Streets are to have street name signs installed at all intersections.

Council will require the installation of a 500mm wearing strip at the time of any new access to the public road

Sewerage

Sewage management is to be undertaken in accordance with *Section C Development Controls - Sewage Management*

Water

An adequate potable water supply will be connected to all new developments.

Where a public water supply is available, fire hydrants will be provided in accordance with AS 2419 and be delineated by blue markers in the centre of the road pavement.

Stormwater

The layout and design of subdivision drainage system is to be approved by Council prior to construction.

Other

A building envelope, shown on the plan of subdivision, may be required by Council for new development, for reasons of neighbour amenity or for other environmental reasons such as managing bushfire risk.

Trees of an advanced age and species selected by Council will be planted along Council's road reserve/footpath, adjacent to the property boundary. Tree planting is required for rural subdivision where new roads are constructed or no roadside vegetation exists.

Documentary evidence must be provided from the relevant utility authorities, confirming that they can service the proposed subdivision and that arrangements have been made to supply

electricity and telecommunications services.

SUBDIVISION (INDUSTRIAL)

Roads and Access

A concrete driveway crossing will be constructed to provide access from the public road across the road reserve to the boundary of each new allotment

Kerb and guttering is to be provided along all street frontages

All public road shoulders are to be sealed to within the subdivision boundaries

Subdivisions that propose to create or open public roads are to provide full details of road plans and specifications

Only two (2) driveway crossings per street frontage are permitted

The maximum width per crossing is six (6) m.

Corner allotments - minimum distance crossings are to be located from road intersection is six (6)m

The minimum separation between crossings is two (2) m

The minimum distances for crossings from common property boundary is 0.5m

Footpaths will be concrete with a minimum width of 1.5m. Shared ways will be a minimum width of 2.0m

Footpaths and shared ways will be constructed from 100mm thick concrete with F72 reinforcing mesh laid on 25mm chairs Concrete will be a minimum of 20mpa. At those locations where heavy vehicles will cross concrete thickness will be increased to 125mm and the reinforcement increased to F82.

Road pavements must be designed to withstand impact from a 6/8.5t axle loading.

Road pavement design will be based on the provision of a flexible pavement in accordance with the following guides:

*AUSTROADS pavement Design Guide, or
AUSTROADS structural Design of Road Pavements*

Road ways are to be sealed the full width from kerb to kerb. The bitumen is to be class 170 bitumen with a two coat 14mm 7mm chip seal. Sealing work will be done in accordance with good industry practice and safety standards.

All conduit trenches are to be at a grade not less than 1%. Trenches are to be backfilled using compacted gravel or 3% cement stabilised sand to sub grade level. Conduits will be installed by under boring sealed roads.

Guide posts and guardrails are to be provided in accordance with AUSROADS Guidelines. Streets are to have street name signs installed at all intersections

Sewerage

All allotments will be located and designed to ensure connection to Council's sewer mains

Water

An adequate potable water supply will be connected to all new developments

A separate water connection and water meter is to be provided to each new lot

Where a public water supply is available, fire hydrants will be provided in accordance with AS 2419 and be delineated by blue markers in the centre of the road pavement

Stormwater

The layout and design of subdivision drainage system is to be approved by Council prior to construction

All new allotments will drain to a road or piped underground drainage system.

On road drainage shall be restricted to a maximum of 100 metres before being discharged to a piped system.

All piped drains shall be sized to take a 1:5 year storm event with roads boxed or blocks raised to ensure that all storm events up to and including 1:100 year can be accommodated within the road or drainage system without flooding onto allotments.

Other	<p>Trees of an advanced age and species selected by Council will be planted along Council's road reserve/footpath, adjacent to the property boundary</p> <p>Documentary evidence must be provided from the relevant utility authorities, confirming that they can service the proposed subdivision and that arrangements have been made to supply underground electricity, gas and telecommunications services</p> <p>Easements to benefit Temora Shire Council are to be provided over all stormwater drains, water and/or sewer services located within private land.</p> <p>Pedestrian public lighting will be provided where there is a constructed concrete or paved footpath.</p> <p>Street lighting is to be provided in accordance with Australian Standards.</p>
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OTHER DEVELOPMENT

Roads and Access	<p>The layout and design of road and access system is to be approved by Council prior to construction</p> <p>All car parking spaces shall be line-marked using 100 mm wide lines, with a minimum length of three (3) metres.</p> <p>Disabled parking shall be provided in accordance with <i>AS 1428.1</i> and will be suitably marked.</p> <p>Signs indicating the location of car parking may required to be erected.</p> <p>The dimensions of off-street car parking spaces will comply with the design standards contained within the NSW Roads and Traffic Authority's <i>Guide to Traffic Generating Developments</i>.</p> <p>Consultation with the NSW Roads and Traffic Authority Publication "<i>Policy and Guidelines for Traffic Generating Developments</i>" is recommended.</p> <p>Developments that propose to create or open public roads are to provide full details of road plans and specifications</p> <p>Footpaths will be concrete with a minimum width of 1.5m. Shared ways will be a minimum width of 2.0m</p> <p>Footpaths and shared ways will be constructed from 100mm thick concrete with F72 reinforcing mesh laid on 25mm chairs Concrete will be a minimum of 20mpa. At those locations where heavy vehicles will cross concrete thickness will be increased to 125mm and the reinforcement increased to F82.</p>
Sewerage	<p>All developments will be located and designed to ensure that connection to Council's sewer mains is possible.</p> <p>Structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the sewer main.</p>
Water	<p>An adequate potable water supply will be connected to all new developments.</p>
Stormwater	<p>The layout and design of subdivision drainage system is to be approved by Council prior to construction</p>
Other	<p>Documentary evidence must be provided from the relevant utility authorities, confirming that they can service the proposed subdivision and that arrangements have been made to supply underground electricity and telecommunications services</p> <p>Easements to benefit Temora Shire Council are to be provided over all stormwater drains, water and/or sewer services located within private land.</p>