

HRCC INFRASTRUCTURE GUIDELINES

URBAN SUBDIVISIONS

Roads

- Link Road – (minimum requirements)
 - 20.0 metre road reserve
 - 12.0 metre formation (Seal between kerb lips) width back to back of kerbs
- Collector Road – (minimum requirements)
 - 18.0 metre road reserve
 - 10.0 metre formation (Seal between kerb lips) width back to back of kerbs
- Access Road – (minimum requirements)
 - 16.0 metre road reserves
 - 8.0 metre formation (Seal between kerb lips) width back to back of kerbs
- Private Access Road – (minimum requirements)
 - 16.0 metre road-way clearance fence to fence
 - 6.0 metre formation (Seal between kerb lips) width back to back of kerb

Court Bowls

- 11.0 formation (Seal between kerb lips) width metres back to back of kerb (minimum requirement)

Pavement Profile

- 300mm depth Class 3 Fine Crushed Rock sub-base
- 100mm depth Class 1 Fine Crushed Rock base
- Prime and two coat bitumen seal
- Asphalt in court bowls, minimum thickness to be 40mm type N

Kerb & Channel

- Semi mountable type in residential areas (HRCC Standard)
- Barrier type in commercial and parking areas (HRCC Standard)
- 150mm Class 3 Fine Crushed Rock base
- 170mm “Mega flow” subsoil drain

Nature-strip

- All street name plates and traffic control signs must be installed
- Permanent Survey Marks are to be installed at maximum 200 metres apart
- Street lighting is to be installed (HRCC to approve lighting layout)

- Fire hydrants are to be installed at a maximum 90 metres apart (CFA requirement)
- A 1.4 metre wide 100mm thick reinforced concrete footpath is to be provided on at least one side of the street in residential areas at an offset of 0.45 metre from building line
- A 1.4 metre wide 100mm thick reinforced concrete footpath is to be provided on both sides of the street in commercial areas at an offset of 0.45 metre from building line
- No footpath has to be provided in industrial areas
- All urban residential lots are to have a 150mm thick reinforced concrete vehicular crossing of a minimum width of 3 metres and maximum width of 6 metres and shall be constructed at right angles to the road as per HRCC Std. Drg. No: 3
- All commercial & Industrial (urban & rural) lots are to have a 200mm thick double reinforced concrete vehicular crossing of a minimum width of 3 metres and maximum width of 8 metres and shall be constructed at right angles to the road as per HRCC Std. Drg. No: 39
- A landscaping plan is to be submitted to and approved by the Responsible Authority

Drainage

- A drainage discharge plan with computations is to be submitted for approval by the Responsible Authority
- An underground drainage system is to be designed to cater for a 1 in 10 year storm event and overland paths need to be designed for 1 in 50 year storm events. Retardation basins to be designed for 1 in 100 storm events
- All future Council controlled drainage pipes are to be concrete with a minimum 300 mm diameter
- A legal point of discharge is to be created for each lot and drained to the underground drainage system

Wetlands

- Wetland design is to be reviewed by the Responsible Authority prior to permit approval. Developer / applicant to forward relevant information including computations to Responsible Authority for review

Traffic

- Traffic impact study report may be required for some development proposals for review by the Responsible Authority

Shared Path

- HRCC Bike Plan is now available for reference by potential developers for information in planning connectivity of shared / bike paths in subdivisions. Contact Manager Infrastructure to reference this document

Services

- All services are to be underground
Preferred service offsets from building line – one side of street
- Telecom 2.1 metre
- Power 2.5 metre
Other side of street
- Gas 2.1 metre
- Water 2.8 metre

Street Lighting

- Sustainability Strategy 2010 of the Council recommends, all new public lighting installations the use of energy efficient luminaires
- A number of proprietary brands of street lighting hardware is supported by the Council for P category Roads (i.e. Council Roads) for installation
- Where existing lighting networks are to be extended in older developments the Council seeks to match existing spacing and illumination levels
- All New developments are to comply with AS 1158 Standards, however final approval for lighting designs is at the discretion of the Director Technical Services
- A list of approved street lighting hardware is available by request from Council

Fees (Note: Check for applicable current fees / charge before payment)

- Plan checking fee @ 0.75% of cost of works
- Supervision fee @ 2.5% of cost of works
- Drainage Headwork Levy @ \$15,750 per hectare (A reducing scale will apply to large plot sizes)
- Maintenance Bond @ 5% of cost of works to be refunded 52 weeks after completion of works

RURAL SUBDIVISIONS

- Link Road – (minimum requirements)
 - 20.0 metre road reserve
 - 8.2 metre pavement width
 - 6.2 metre seal width
 - 6 metre clear Zone measured from edge of traffic lane, each -side
- Collector Road – (minimum requirements)
 - 20.0 metre road reserve
 - 6.0 to 8.2 metre pavement width
 - 3.7 to 6.2 metre seal width
 - 6 metre clear Zone measured from edge of traffic lane, each -side
- Access Road – (minimum requirements)
 - 20.0 metre road reserves
 - 6.0 metre pavement width
 - 0 to 3.7 metre seal width
 - 6 metre clear Zone measured from edge of traffic lane, each -side
- Private Access Road / Minor Rd – (minimum requirements)
 - 16.0 metre road-way clearance fence to fence
 - 6.0 metre gravel sheet or seal width subject to negotiation

Pavement Profile

- 300mm depth Class 3 Fine Crushed Rock sub-base
- 100mm depth Class 1 Fine Crushed Rock base
- Prime and two coat bitumen seal

Nature-strip

- All street name plates and traffic control signs must be installed
- Permanent Survey Marks are to be installed at maximum 200 metres apart
- Street lighting is to be installed
- Fire hydrants are to be installed at a maximum 90 metres apart (CFA condition)
- All lots are to have a vehicular crossing constructed with a concrete pipe, size dependant on the drainage discharge plan with a minimum of 300mm diameter,

concrete endwalls or driveable concrete endwalls, if pipe is within the clear zone, and a minimum 100mm compacted depth Class 3 Fine Crushed Rock or approved gravel and shall be constructed at right angles to the road as per HRCC Std. Drg. No: 32

- A landscaping plan is to be submitted to and approved by the Responsible Authority

Drainage

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- An underground drainage system is to be designed to cater for a 1 in 10 year storm event and overland paths need to be designed for 1 in 100 year storm events. Retardation basins to be designed for 1 in 100 storm events
- All future Council controlled drainage pipes are to be concrete with a minimum 300 mm diameter
- A legal point of discharge is to be created for each lot and drained to the underground drainage system

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Infrastructure Quality Assurance & Control (QA & QC)

Council's Infrastructure Department is responsible for all municipal assets including newly developed asset construction quality assurance and control. In order to assure the quality of new assets constructed, Developers & Contractors must provide the Infrastructure Department with their Construction Program, hold-points and material test reports for compliance with relevant Planning Permit Conditions & Infrastructure Design Standards, prior to commencing works.

As a minimum requirement please note the 'Hold-Points' listed below:

1. Site Established / Setting out
2. Sub Grade – Formation / excavation for pavement foundation. Inspections of 'soft-spots' and remediation works
3. Sub Base – Compaction test results and proof roll prior to placement of base course.
4. Base Course – Compaction test results
5. Kerb Bed – Prior to pouring of kerb
6. Sealing Preparation – Proof roll and inspection prior to sealing.
7. Concrete Works – Prior to concrete pour
8. Drainage Works – At hunching stage or as agreed on site.

9. Nature Strips – Prior to filling, agreed fill and when trimmed and seeded.

10. Traffic Management Plans – Where required

Certificate of Quality Assurance & Control signed by the Council's Contracts & Assets Services Officer must be produced for Subdivision Planning Permit Compliance Certificate to be issued by the Manager Infrastructure.

NOTE:

HRCC is committed to achieving 'best value' for its municipal infrastructure, particularly for new land development projects and is planning on moving towards adopting the Infrastructure Design Manual (IDM) as its standard in the future. Developers and Engineers, who are keen on using IDM or a higher design standard than the above minimum, are welcome to do so and invited to begin discussions with the Manager Infrastructure to discuss their proposed design principles.

Please contact Manager Infrastructure on Ph: 03 5382 9734 for further information.

Date: 15 / 08 / 2013

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