



# Information Sheet

## Engineering Technical Services - Subdivisional Development

Department: Engineering Technical Services	Next review: As required
Reviewer: ETO	Adopted: N/A
Amended:           Date: 29 June 2023	Version: July '23

The following is a summary of **Subdivisional Development** criteria relevant to Engineering Technical Services for the Shire of Capel.

This document will be updated annually or as required as this content changes, this at the discretion of the Shire of Capel.

### Part 1: Subdivisional Development in Western Australia – Statutory Requirements

The WAPC is the subdivision approval authority in Western Australia, acting under the *Planning and Development Act 2005*.

In Western Australia, planning development is guided by the Department of Planning, Lands and Heritage. Detailed guidance, manuals, and fact sheets on the application of Western Australian Planning Commission policies are found here:

[Planning fact sheets, manuals and guidelines \(www.wa.gov.au\)](http://www.wa.gov.au)

The Shire of Capel has adopted the Institute of Public Works Engineers Australia (IPWEA) Guidelines for Subdivisional Development in conjunction with other policies and legislation for innovative design and construction of roads, drainage, pathways, earthworks, and public open spaces. The Guidelines provide best-practice engineering design and construction standards for important community infrastructure such as roads and pathways, stormwater drainage, parks, and landscaping.

[https://secure.ipwea.org/Web/WA\\_Resources/Specifications\\_and\\_Guidelines/Local\\_gov\\_guidelines\\_sub\\_divisional\\_dev.aspx](https://secure.ipwea.org/Web/WA_Resources/Specifications_and_Guidelines/Local_gov_guidelines_sub_divisional_dev.aspx)

The Shire of Capel's Subdivision Development Information advice, Guidelines, and Forms should be used by developers, planners, engineers, technical consultants, and contractors involved in subdivisional design and construction.

### Part 2: Subdivision and Development - Guidelines

#### **Institute of Public Works Engineers Australia (IPWEA) Guidelines for Subdivisional Development**

The **IPWEA Guidelines** provide information on the minimum standards required by Local Governments for granting clearance of the conditions imposed on a subdivision by the Western Australian Planning Commission (WAPC).

The Guidelines encompass current legislation and best practice minimum engineering standards. They are intended to guide Local Government, asset owners, and the development industry through planning, design, construction, and handover phases.

[https://secure.ipwea.org/Web/WA\\_Resources/Specifications\\_and\\_Guidelines/Local\\_gov\\_guidelines\\_sub\\_divisional\\_dev.aspx](https://secure.ipwea.org/Web/WA_Resources/Specifications_and_Guidelines/Local_gov_guidelines_sub_divisional_dev.aspx)

### **Standard Specification for Subdivisions**

The **Standard Specification for Subdivisions** provides best practice construction standards for important Public Infrastructure and sets out the minimum standards required by Relevant Authorities to facilitate clearance of Development Permit conditions. This includes stipulating requirements for documentation to be submitted (Documentation Points) as well as inspections to be undertaken (Inspection Points), which are summarised in the attached tables.

[https://shireofcapel-my.sharepoint.com/:w:/g/personal/projects\\_engineering\\_assets\\_capel\\_wa\\_gov\\_au/EY8wp005\\_1pAmFmPhFcFGGwBM1f5HI8OZY13U8F2oBm2Bg?e=dy2bd4](https://shireofcapel-my.sharepoint.com/:w:/g/personal/projects_engineering_assets_capel_wa_gov_au/EY8wp005_1pAmFmPhFcFGGwBM1f5HI8OZY13U8F2oBm2Bg?e=dy2bd4)

### **Battle-axe Driveway Guidelines**

Where a **Battle-axe** lot has a driveway that forms part of the subdivision, the Consulting Engineer must submit detailed drawings and specifications for review and approval by the Infrastructure and Development Directorate.

[https://shireofcapel-my.sharepoint.com/:w:/g/personal/projects\\_engineering\\_assets\\_capel\\_wa\\_gov\\_au/EQFD7OvjOdxLnwVuSov0JtoBJkiz4DuqeQMRhYcku\\_cnQQ?e=YbnHwe](https://shireofcapel-my.sharepoint.com/:w:/g/personal/projects_engineering_assets_capel_wa_gov_au/EQFD7OvjOdxLnwVuSov0JtoBJkiz4DuqeQMRhYcku_cnQQ?e=YbnHwe)

### **Crossover and Driveway Guidelines**

A crossover is the extension of a driveway from the edge of the property boundary to the edge of the road. Its primary function is to provide access for vehicles across the verge which forms part of the road reserve.

Driveways and Crossovers are both subject to the requirements of the **Residential Design Codes of Western Australia (R-Codes)**.

<https://www.wa.gov.au/system/files/2021-10/SPP7.3-Residential-design-codes-Volume-1-computer-%20version.pdf>

**WALGA Guidelines** for planning and design of residential crossovers, includes an example construction specification in Appendix A and references statutory and best-practice guidance documentation:

Austrroads Guide to Road Design

Australian Standards AS2890.1:Off-street parking (2004)

<https://walga.asn.au/getattachment/Policy-Advice-and-Advocacy/Infrastructure/Roads/WALGA-Crossover-Guidelines-rev1-1.pdf.aspx?lang=en-AU>

## Shire of Capel Crossover and Driveway Information and Application

In accordance to Schedule 9.1, Clause 7 of the Local Government Act 1995 and Regulation 12, 13 and 15 of the Local Government (Uniform Local Provisions) Regulations 1996, an application to the Local Government must be made by the landowners to request approval to construct a crossover.

[https://shireofcapel-my.sharepoint.com/:b:/g/personal/projects\\_engineering\\_assets\\_capel\\_wa\\_gov\\_au/EVzJr9uuob1AgAqNAwr9xDUBj3Go2Kbh4cZ96zdWCKBX0w?e=0J4TSR](https://shireofcapel-my.sharepoint.com/:b:/g/personal/projects_engineering_assets_capel_wa_gov_au/EVzJr9uuob1AgAqNAwr9xDUBj3Go2Kbh4cZ96zdWCKBX0w?e=0J4TSR)

## Part 2: Utilities

Planning and designing subdivisions within the Shire of Capel includes street works associated with underground utility services like water, wastewater, and electrical infrastructure requirements.

The **Utility Providers Code of Practice for Western Australia** documents industry best practice and provides essential information and guidance in managing and undertaking street works associated with the provision of underground utility services in public road reserves.

<https://ablis.business.gov.au/service/wa/utility-providers-code-of-practice-for-western-australia/17363>

## Dial before you dig

BYDA is the newly established national organisation for Before You Dig members that provides the free pre-excitation referral service for the Australian community. BYDA provides a single point of contact to request information about any infrastructure networks at your planned project site without needing to contact utility organisations individually.

<https://www.byda.com.au/>

## Part 3: Standard Drawings

This part provides the standard drawings applicable to subdivision design and construction for the Shire of Capel.

- [Part 3: Reference Documents \(insert link\)](#)

## Part 4: Technical Specifications

This document specifies the standards of materials and workmanship required for subdivision works for the Shire of Capel..

- [Part 4: Reference Documents \(insert link\)](#)

## Land Information

To access a variety of Land information including the extent of area governed by the Shire of Capel, link to public [Intramaps GIS Mapping system \(insert link\)](#)

## 5. Variations

The Shire of Capel has a Schedule of Variations that are over and above the minimum prescribed standards in the Institute of Public Works Engineers Australia (IPWEA) Guidelines. Details of these variations are provided [here \(insert link\)](#).

For any queries regarding this listing please contact the Engineering Technical Services Department on:



T: (08) 9727 0222 • E: [info@capel.wa.gov.au](mailto:info@capel.wa.gov.au) • F: (08) 9727 0223 • W: [capel.wa.gov.au](http://capel.wa.gov.au)  
PO Box 369, CAPEL WA 6271

We wish to acknowledge the Wadandi people who are the traditional custodians of this land. We wish to acknowledge and respect their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their culture; and to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.