

WANNEROO
DEVELOPMENT DESIGN
SPECIFICATION

WD6

SITE REGRADING

**DEVELOPMENT DESIGN SPECIFICATION WD6
SITE REGRADING**

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DEVELOPMENT DESIGN SPECIFICATION WD6 SITE REGRADING

GENERAL

WD6.01 SCOPE

1. This design specification sets out requirements that have traditionally been used throughout the City of Wanneroo for the site regrading involved in land development and subdivision. Conceptual requirements are presented as necessary considerations when preparing designs for site regrading.

2. This specification is to be read in conjunction with the Aus Spec Design document D6. Designers seeking to undertake site regrading shall outline the impacts of the proposal on the following;

- Drainage of the site
- Adjacent road network
- POS Design
- Aesthetics
- Adjacent properties
- Future Maintenance
- Environmental Impacts
- Future property Access

***Familiarity
with other
Specifications
Required***

WD6.02 OBJECTIVES

1. The objective of this specification is to provide designers with information in respect to the traditional standards used by the City when considering recontouring works associated with subdivisional design.

2. The specification supports the requirements of the AusSpec design specification D6 "Site Regrading"

WD6.03 REFERENCE AND SOURCE DOCUMENTS

(a) Council Specifications

Construction Specifications

- C211 - Control of Erosion and Sedimentation
- C212 - Clearing and Grubbing
- C213 - Earthworks

Design Specifications

- D1, WD1 - Geometric Road Design
- D5, WD5 - Stormwater Drainage Design
- D7, WD7 - Erosion Control and Stormwater Management
- D6 - Site Regrading

(b) Standard Drawings

- TS 07-5-0 - Residential – Verge Grades & Rises at Road Reserve Boundary
- TS 07-6-0 - Residential – Driveway Gradings with Standard 2% Verge (Maximum level above and below Kerb)
- TS 07-7-0 - Residential – Driveway Gradings with Standard 2%/10% Verge (Maximum level above Kerb)
- TS 17-2-0 - Stone Pitching up to 2.0m – Typical Details

(c) Other

- IMEA (W.A) - Guidelines for Subdivisional Development (Section 2.6)

WD6.04 SITE REGRADING CONCEPT (See AusSpec D6.04)

WD6.05 SPECIAL TREATMENT OF PARTICULAR AREAS

1. Where the development requires recontouring and earthworks of the existing land designers shall ensure that such is designed to be compatible with road, stormwater and POS design requirements and that the resultant land form is aesthetically compatible with adjacent and surrounding land and or developments. **General**
2. Where recontouring or earthworks impact on adjacent land the developer shall ensure that approvals from the adjacent land owners are obtained in accordance with town planning requirements prior to submitting designs for approval **Adjacent Landowners**
3. Earthworks for Public Access Ways (PAW) and Battleaxe Entries (BE) shall have a general level cross-section from boundary to boundary. The maximum longitudinal grade of PAW's shall be 1 in 6. The maximum grade on a BE shall be 1 in 6. Consideration shall given to minimising grades to accommodate access by the elderly or people with disabilities in accordance with Australian Standards. **PAW's**
4. Recontouring of land adjacent to arterial roads shall match the boundary levels for that arterial road based on the standard cross section for that road as specified by the City. **Arterial Roads**
5. Where the recontouring includes the construction of an arterial road or earthworks to an arterial road, the arterial road shall be graded level across its width to the specified profile. Earthwork batters adjacent the road reserves shall be limited to the maximum of 1 in 3 grade where road frontage or access is not required and/or batter stabilisation is the only criterion.
6. Recontouring and earthworks on Public Open Space (POS) shall be to a maximum grade of 1 in 8. Under certain circumstances, the City may approve grades up to 1 in 6. All works within POS areas are to be approved by the City's Manager Infrastructure Services. **POS**

WD6.06 GENERAL STANDARD OF LOT PREPARATION

1. All areas of natural heritage, monumental sites and protection of natural vegetation areas must be clearly identified and marked as such on plans submitted to City for approval prior to clearing. Procedures for the protection and retention of these area must be clearly outlined. No work is to commence on site until such time approval is granted. **Clearing**

Where bulk clearing and earthworking is proposed and approved, the whole area of recontouring and earthworks including roads, blocks, POS (where approval is granted for clearing POS areas), PAW's, etc, shall be cleared of trees, shrubs and vegetation and grubbed out to clear roots and stone.

All earthworks and batters are to be contained within the approved subdivision area and shall not encroach into adjacent areas without the relevant approvals being obtained.

Earthworks

No earthworks or road batters are to encroach into areas planned for Public Open Spaces without the prior approval of the City.

2. Topsoil shall be removed, stockpiled and respread on batters, embankments, POS and other earthworked areas to encourage vegetation re-growth. Clearing, however, should be restricted generally to those areas that require earth working. Where limestone is encountered during recontouring, the top 600mm is to be ripped and raked to remove all stone over 150mm in size.

Disposal

3. All timber and other materials cleared from lots shall be removed from the site. Such requirements shall be shown on the design plan. No burning off of cleared vegetation shall be permitted on site.

No Burning

4. Where it is necessary to fill in areas where existing natural specimen trees may be affected by the fill, the designer shall outline a management strategy to the City that will ensure the long term impact of the fill operations is minimised on the vegetation. The management plan must meet the satisfaction of City.

***Overfilling
Area of Trees***

All tree stumps must be removed as part of the recontouring operation.

5. Selected trees shall be preserved by approved means to prevent destruction normally caused by placement of conventional filling or other action within the tree drip zone. City's representative shall be consulted for advice and all specific requirements noted on the design plans.

***Preservation
of Trees***

WD6.07 STANDARD OF FILL FOR LOTS

1. Where retaining walls are not proposed as part of recontouring, the maximum grade across blocks and developed areas shall be 1 in 8, property boundary to property boundary. (This equals a broad area recontouring including roads of 1 in 10).

***Maximum
grade***

2. Where overall recontouring is not required the maximum block grading for the first 6.0 metres from the property boundary shall not be greater than 1 in 6 extending from the design verge levels at the property boundary. The City may approve a variation to this requirement under special circumstances.

3. Where designers intend to utilise retaining walls across a subdivision as part of the recontouring Plan, the proposal shall be subject to specific negotiation with City. Lots created in this manner shall be developed to minimise future site works. The blocks shall be designed to have minimal falls alleviating the need for additional retaining walls to be constructed at the time of future development of the block.

***Retaining
Walls***

4. All work shall be in accordance with AS 3798. Fill is to be placed in layers not exceeding 300mm compacted thickness. All fill is to be compacted to 95% standard maximum dry density. Maximum particle size shall be $\frac{2}{3}$ of the layer thickness

***Compacted
thickness***

5. Topdressing of filled areas should be accommodated using existing top dressing material on site. Where there is insufficient top soil available on site, designers shall indicate areas that will not be top dressed and how filled areas will be managed to provide desired outcomes.

Top Dressing

WD6.08 TEMPORARY DIVERSION DRAINS (See AusSpec D6.08)

WD6.09 CONCURRENCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) (See AusSpec D6.09)

WD6.10 WORK AS CONSTRUCTED PLANS

1. The Consultant shall annotate on the site regrading plan, the site specific detail to be shown on the Work-as-Constructed plans. Such detail shall include certifications, testing and survey data, as required in the AusSpec specification and these standards. Where nominated by the City, a geotechnical report certifying the works to be suitable for the intended purpose shall also be provided by the Consultant.

Certificates and Reports

WD6.11 CARTAGE OF SOIL (See AusSpec D6.11)

WD6.12 EFFECT ON ADJOINING PROPERTIES

1. The developer's engineer and the contractor shall be responsible for sand drift and dust control measures at all times for the duration of the subdivision works. All appropriate measures shall be undertaken to minimise impacts on adjoining properties in accordance with the requirements of the Department of Environmental Protection. All disturbed areas must be stabilised on completion of the works.

Sand Drift and Dust Control

WD6.13 RURAL SUBDIVISIONS

1. Designers shall undertake earthworks and contouring generally as outlined for urban developments taking into account any special aesthetic appeal of the rural landscape.

General

Where approved, the whole area of recontouring and earthworks shall be cleared of trees, shrubs and vegetation and grubbed out to clear roots and stone. Topsoil shall be removed, stockpiled and respread on batters, embankments, Public Open Space (POS) and other earthworked areas to encourage vegetation re-growth. Clearing, however, should be restricted generally to those areas requiring earthworking.

2. Where recontouring and earthworks abut arterial roads and existing or future roads, then the relevant clauses for Urban Areas shall apply

Arterial Roads

3. The maximum batter on roads and properties shall be 1 in 3 in either cut or fill, extending from the table drain in cut or the edge of formation in fill. Table drains, run-off drains and drainage disposal areas shall be provided to the grades specified previously.

WD6.14 INDUSTRIAL SUBDIVISIONS

1. Industrial areas shall be recontoured and earthworked to provide suitable grades for sewerage disposal and large diameter stormwater drainage pipes, accommodate large structures and storage areas requiring level pads and meet the grade requirements for large and overlength and overwidth commercial vehicles.

Special Needs

2. The whole area requiring recontouring and earthworks shall be cleared of trees, shrubs and vegetation and grubbed out to clear roots and stone. Topsoil shall be removed, stockpiled and respread on batters, embankments, POS and other earthworked areas to encourage vegetation re-growth. Clearing, however, should be restricted generally to those areas requiring earthworking.

General

3. The maximum grade across blocks shall be 1 in 15, rear property boundary to front property boundary.

Maximum Grades

In areas not requiring overall recontouring or earthworks, the City may approve a grading

up to a maximum of 1 in 10 from the +2% verge to natural surface inside the property extending no further than 6 metres back into the property

4. Where recontouring and earthworks about Arterial roads and existing or future roads then the relevant clauses for Urban Areas shall apply **Arterial Roads**

WD6.15 RETAINING WALLS

1. Retaining walls that are constructed as part of the subdivision development are to be designed and certified by a Practising Structural Engineer. **Structural Engineer**

Retaining wall heights are to be minimised wherever possible. However if retaining walls are to be utilised particularly in steep terrain, the subdivisional lots shall be designed to have minimal falls or gradients to minimise future site works. This will alleviate the need for additional retaining walls to be constructed at the time of future development of the block.

Retaining walls located alongside road reserves, pedestrian accessways and public open spaces shall be minimised wherever possible. If retaining is absolutely necessary, the height shall be limited to a maximum of 1.5 metres. Safety rails may be required for safety reasons at the discretion of the City. **Reserves and POS**

2. Plans showing location, elevations and structural details are to be submitted to the City for approval. All retaining walls shall be subject to a Building Licence application. The approved plans shall be included within the set of approved subdivision construction drawings. Retaining walls over 2.0 metres located adjacent existing residences shall require neighbour consultation. **Building License**

Retaining walls over 3.0 metres in height will require submission to Council for special approval. Designers must liaise with City officers to determine the meeting time lines for presentation to Council. **Report to Council**

3. All lot boundary retaining walls are to be designed to withstand, as a minimum, the foundation loading of either a single storey house on standard setbacks as defined by the Residential Planning Code or as otherwise defined by the City, or the loading of a standard residential driveway, whichever is the worse case. Notwithstanding this, all walls are to be designed to accommodate loadings associated with standard subdivisional fencing or where appropriate industrial standard type fencing. **Design Loadings**

4. Retaining walls constructed in small lot subdivisions will be subject to constraints imposed by the impact of amenity on adjoining lots and designers shall clearly demonstrate how amenity and safety will be maintained by their design. **Small Lots**

5. Non-sacrificial anti-graffiti coating shall be applied to all walls exposed to publicly accessible areas; like adjacent road reserves, public open spaces, pedestrian access ways, school sites, etc. **Anti-graffiti coating**

Confirmation that coating has been applied and cleaning specifications shall be provided to the City as part of 'As-Constructed' provisions. **As-Constructed**

WESTERN AUSTRALIA
DEVELOPMENT DESIGN
SPECIFICATION

D6

SITE REGRADING

Amendment Record for this Specification Part

This Specification is Council's edition of the AUS-SPEC generic specification part and includes Council's primary amendments.

Details are provided below outlining the clauses amended from the Council edition of this AUS-SPEC Specification Part. The clause numbering and context of each clause are preserved. Traditional Standards are added at the rear of the specification and are transcribed onto yellow paper for ease of identification.

The requirements of the yellow pages are to be read as additional to those prescribed in the relevant section of the Aus Spec document.

The following outline amendments to the Aus Spec document that brings that document in line with industry practice in Western Australia or specific requirements of the City of Wanneroo. Amendment code indicated below 'M' for modification to script and 'O' for omission of script.

Amendment Sequence No.	Key Topic addressed in amendment	Clause No.	Amendment Code	Author Initials	Amendment Date
01	General Standard of Lot Preparation – Clause relating to overfilling of areas of trees removed. See yellow pages.	D6.06 (3)	MA	GFM	03-07-00
02	“Blue Metal” bags to be amended to read metal aggregate filled bag to reflect current terminology.	D6.08 (b) &(c)	M	GFM	03-07-00
03	Clause relating to provision of geotechnical reports adjusted. See yellow pages.	D6.10 (1)	M	GFM	03-07-00
04	Clause added relating to sand drift and dust control.	WD6.12	A	BC	18-07-01
05	Additional Clauses to account for City of Wanneroo requirements.	WD6.14 to WD6.15	A	GFM	03-07-00

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**DEVELOPMENT DESIGN SPECIFICATION D6
SITE REGRADING**

GENERAL

D6.01 SCOPE

1. This design specification sets out requirements for the site regrading involved in land development and subdivision. Conceptual requirements are presented as necessary considerations when preparing designs for site regrading.

2. The scope of this specification assumes that the Designer is familiar with requirements cited in the various construction specifications, specifically those related to earthworks, clearing and grubbing, erosion and sedimentation. Additionally the Designer needs to make reference to the associated design specifications related to stormwater drainage design, geometric road design and erosion control and stormwater management.

***Familiarity
with other
Specifications
Required***

D6.02 OBJECTIVES

1. This specification aims to assist the Designer in achieving:

- efficient and economical design
- enhancement of the environmental character of the site whilst maintaining the natural features of the site
- provision of safe conditions for construction commensurate with the proposed purpose of the development
- equality of building conditions for residential development
- a minimal impact on adjoining properties and developments.

Efficient

***Environmentally
Sound***

***Safe for
Construction***

***Impact on
Adjoining
Properties***

D6.03 REFERENCE AND SOURCE DOCUMENTS

(a) Council Specifications

Construction Specifications

- C211 - Control of Erosion and Sedimentation
- C212 - Clearing and Grubbing
- C213 - Earthworks

Design Specifications

- D1 - Geometric Road Design
- D5 - Stormwater Drainage Design
- D7 - Erosion Control and Stormwater Management

SITE REGRADING

(b) Australian Standards

- AS 3798 - Guidelines on earthworks for commercial and residential developments
- AS 2870.1 - Residential slabs and footings - Construction.

D6.04 SITE REGRADING CONCEPT

1. Areas of a site proposed for building or recreational purposes may not be suitable in their natural state for their intended function without improvement works to:

- (a) Alleviate flooding of low-lying ground
- (b) Fill gullies or create emergency flowpaths after underground stormwater piping has been installed
- (c) Allow improved runoff from flat ground
- (d) Regrade excessively steep slopes that would preclude economical construction of dwelling foundations
- (e) Allow effective recreational use or give reasonable access

The Consultant shall review the natural surface contours and where necessary shall design finished surface levels that ensure the land is suitably prepared

2. Where practical, areas should be regraded to minimise the necessity for underground drainage systems with surface inlet pits, and allow surface water to flow naturally to roads or drainage reserves without excessive concentration.

Drainage

3. The Consultant shall consider the implications of site regrading in relation to the existing natural environment. Generally site regrading shall be minimised in heavily treed areas.

Natural Environment

4. Care shall be taken to provide depressions for overland flow from low points and over major drainage lines, to direct stormwater for storms up to a 100 year average recurrence interval.

Overland Flow

5. The design of site regrading areas in conjunction with the design of roadworks shall be considered with the objective of balancing cut to fill and achieving both an economical development and minimising haulage of imported fill or spoil to and from the development site. Bulk haulage should always be considered an adverse effect on adjacent development, and infrastructure.

Minimal Road Haulage

D6.05 SPECIAL TREATMENT OF PARTICULAR AREAS

1. Areas abutting the 100 year ARI flood levels shall be site regraded to a minimum level of 0.5 metres above the 100 year ARI flood levels. In doing so, the Designer shall ensure that other areas are then not affected by flooding. The site shall be identified on the Drawings with appropriate notation of site specific requirements or as directed by the Water and Rivers Commission.

Flooding

2. In the event that an area is known to be affected by or inundated by local stormwater flows, the Designer shall investigate the existing conditions as they relate to the proposed development and advise the Developer in the preliminary design report on all data obtained in the investigation and recommend appropriate contour adjustments. The report should normally be accompanied by sketch plans to clarify recommendations.

Inundation Areas

- | | |
|--|---|
| <p>3. Site constraints either natural or otherwise may be required to be identified as a burden on developed property. It is recommended that the designer take this into account when preparing the design. The property may ultimately be affected by a "restriction as to user", which may be controlled by a covenant placed on title to the land advising prospective purchasers of any restrictions affecting the land.</p> | <p><i>Restrictions on Land Use</i></p> |
| <p>4. The finished surface of filled areas shall be designed to levels allowing an adequate cover depth over the pipeline (if piped) and permitting surface stormwater flow to be guided to inlet pits if depressions are retained in the finished surface contouring.</p> | <p><i>Piped Gullies or Depressions</i></p> |
| <p>5. The location of such features shall be clearly defined on the site regrading plans and defined by distance to corner boundaries, monuments, etc for purposes of relocation at the geotechnical testing stage for work as executed plans. A geotechnical report specifying the site specific preparation and compaction requirements will be required to be incorporated with the site regrading plan. A description of the minimum acceptable quality of the fill shall also be specified on the plans, supported by geotechnical recommendations. All documentation necessary from various authorities to support the filling of dams and watercourses shall be supplied with the design plans.</p> | <p><i>Dams and Water Courses</i></p> |
| <p>6. The finished level of any building area shall be designed to ensure a desirable surface grading of 1.5% (1% minimum) oriented in the direction of the drainage system designed to cater for its catchment.</p> | <p><i>Flat Ground</i></p> |
| <p>7. Building areas containing natural ground slopes of an excessively steep nature, ie greater than 15% shall be brought to the attention of a Geotechnical Engineer for investigation of compatibility with dwelling types proposed. Specific requirements shall be noted on the design plans.</p> | <p><i>Steep Slopes</i></p> |

D6.06 GENERAL STANDARD OF LOT PREPARATION

- | | |
|--|--|
| <p>1. Special requirements will apply where necessary but generally lots are to be cleared of low scrub, fallen timber, debris, stumps, large rocks and any trees which in the opinion of Council are approaching the end of their functional life or are dangerous or will be hazardous to normal use of the development. Prior consultation with Council's Representative is necessary. Such requirements shall be shown on the design plan.</p> | <p><i>Clearing</i></p> |
| <p>2. All timber and other materials cleared from lots shall be removed from the site. All roots, loose timber, etc which may contribute to drain blockage shall be removed. Such requirements shall be shown on the design plan.</p> | <p><i>Disposal</i></p> |
| <p>3. In areas to be filled over butts of trees, allowance is to be made for clearing of all trees and replanting with a minimum of six (6) advanced suitable species to each lot; planting to be clear of probable future building location, and not to be commenced until filling has been completed and graded, with provision for watering and maintenance for duration of the contract. These specific requirements shall be shown on the design plans.</p> | <p><i>Overfilling Area of Trees</i></p> |
| <p>4. Selected trees shall be preserved by approved means to prevent destruction normally caused by placement of conventional filling or other action within the tree drip zone. The Council's Representative shall be consulted for advice and all specific requirements noted on the design plans.</p> | <p><i>Preservation of Trees</i></p> |

D6.07 STANDARD OF FILL FOR LOTS

1. The following notations are to be incorporated in the design plans. "Filling is to be of sound clean material, reasonable standard and free from large rock, stumps, organic matter and other debris." "Placing of filling on the prepared areas shall not commence until the authority to do so has been obtained from the Council".

2. All work shall be in accordance with AS 3798. Fill is to be placed in layers not exceeding 150mm compacted thickness. All fill is to be compacted to 95% standard maximum dry density. Maximum particle size shall be 2/3 of the layer thickness.

Fill Quality

3. Fill comprising natural sands or industrial wastes or by-products may only be used after the material type and location for its use is approved by Council and will be subject to specific requirements determined by prevailing conditions.

Restricted Fill

4. It is essential that prior advice be given of intended use of such materials. It should be noted that failure to obtain Council's approval may lead to an order for removal of any material considered by Council or other relevant authorities as unsuitable or in any way unfit for filling.

Prior Approval

5. All areas where filling has been placed are to be dressed with clean arable topsoil, fertilised and sown with suitable grasses. This work shall be carried out in accordance with the Construction Specification for LANDSCAPING.

Top Dressing

D6.08 TEMPORARY DIVERSION DRAINS

1. Where temporary drains are required to divert surface flows away from the site regrading area, the location and silt/erosion control treatment shall be clearly identified on the engineering plans. The scale of such works shall reflect the volume of water to be diverted.

Erosion

The objective will be to ensure minimal soil disturbances and material loss off the site.

Control measures will include, but not be limited to:

- (a) Provision of trench stops every 30m along a trench, with provision for overtopping to be directed to the kerb.
- (b) Placement of "blue metal" bags along kerb at maximum 30m spacings.
- (c) Placement of "blue metal" bags around downstream drainage pits.

The requirements identified in Council's Specification D7 should be addressed for any additional requirements.

D6.09 CONCURRENCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)

1. The Consultant is recommended to refer to the DEP with regard to any items requiring specific consideration when preparing a site regrading plan. Such plans may need to incorporate sediment/siltation/erosion control devices with specific reference to the stage at which these are to be provided. The responsibility shall rest with the consultant/ developer to make enquiries with DEP and subsequently obtain Council approval to proposed measures.

DEP

D6.10 WORK AS EXECUTED PLANS

1. The Consultant shall annotate on the site regrading plan, the site specific detail to be shown on the Work-as-Executed plans. Such detail shall include geotechnical report certifying the works to be suitable for the intended purpose and any other certifications, testing and survey data, as required in this specification.

D6.11 CARTAGE OF SOIL

1. The Consultant shall refer to Council for acceptable haul roads with applicable load limits. This detail shall be required to be shown on the site regrading plan. The payment of a Bond may be required by the developer/contractor where Council has some concern about the ability of a haul road to sustain the loads without undue damage or maintenance requirements.

Possible Bond Requirement

2. Unless specific application is made to Council and approval obtained, the plans will be annotated as follows:

Topsoil

"All topsoil shall be retained on the development site and utilised effectively to encourage appropriate revegetation."

D6.12 EFFECT ON ADJOINING PROPERTIES

1. Where it is proposed to divert or direct piped stormwater into adjoining properties, drainage easement rights are to be created over the adjoining lots in accordance with the Specification for STORMWATER DRAINAGE DESIGN.

Stormwater Easement

2. A written agreement shall also be sought to carry out construction work on adjoining properties and all such agreements are to be submitted to Council.

Construction Agreement

SPECIAL REQUIREMENTS

D6.13 RESERVED

D6.14 RESERVED

D6.15 RESERVED