Minimum Requirements for Engineering Siteworks Plans in New Land Divisions

Prepared: 04/04/2024 – Version 1

Ensuring that each of the following items are addressed on Engineering Siteworks Plans submitted as part of Planning Applications will help to avoid delays in the Planning Approval process:

1. The layout of all infrastructure located on Council land shall be shown on plans and be determined by either site survey, or if not yet installed at the time of survey; shown conceptually, precisely in accordance with approved engineering plans prepared for the Land Division. This includes; footpaths, driveway crossovers, sewer and stormwater connections, stormwater pits, light poles, street trees, service pits, and any other structures located on Council land.

2. Existing site levels shall be shown on plans and be determined by either site survey, or if civil works (i.e. roads, footpaths and allotment benching) are not yet complete at the time of survey; design levels shall be shown which are interpolated from engineering plans prepared for the Land Division

3. It is critical that levels be provided at the following minimum locations:

    - Top of kerb, water table, boundary / back of footpath. Levels shall be provided on each side boundary and on either side of driveways.

    - Proposed garage, carport and finished floor levels.

    - Top, bottom and overall height of any retaining walls.

4. Minimum finished floor levels:

    - Should be consistent with those specified on FFL and benching plans prepared for the Land Division. FFL's should only vary where driveway or stormwater gradient requirements cannot be met, or where split level homes are proposed.

    - Allotments with a carport or garage immediately adjacent a laneway: FFL's should be set at least above the highest top of kerb or boundary level adjacent to garage or carport to ensure the verge and driveway drains away from buildings.

    - Allotments with a driveway, with carport or garage set-back from the road: FFL's should be at least 300mm above the lowest top of kerb forward of the dwelling, unless a rear of allotment stormwater connection is available.

5. All levels shall be nominated to Australian Height Datum (AHD). This allows a coordinated assessment between different plans.

6. Driveway grades shall be shown on plans and comply with the requirements of AS2890.1:2004 *"Off-street car parking*". Proposed driveway levels shall match precisely with as-constructed or design back of footpath / verge levels. Changes to verge or footpath levels will not be accepted. Garages and carports may need to be setback from the boundary to provide a level transition area when abutting laneways.

7. The width and layout of private driveways should be shown on plans and match as best-possible to the layout of crossovers shown on the approved engineering plans prepared for the Land Division.

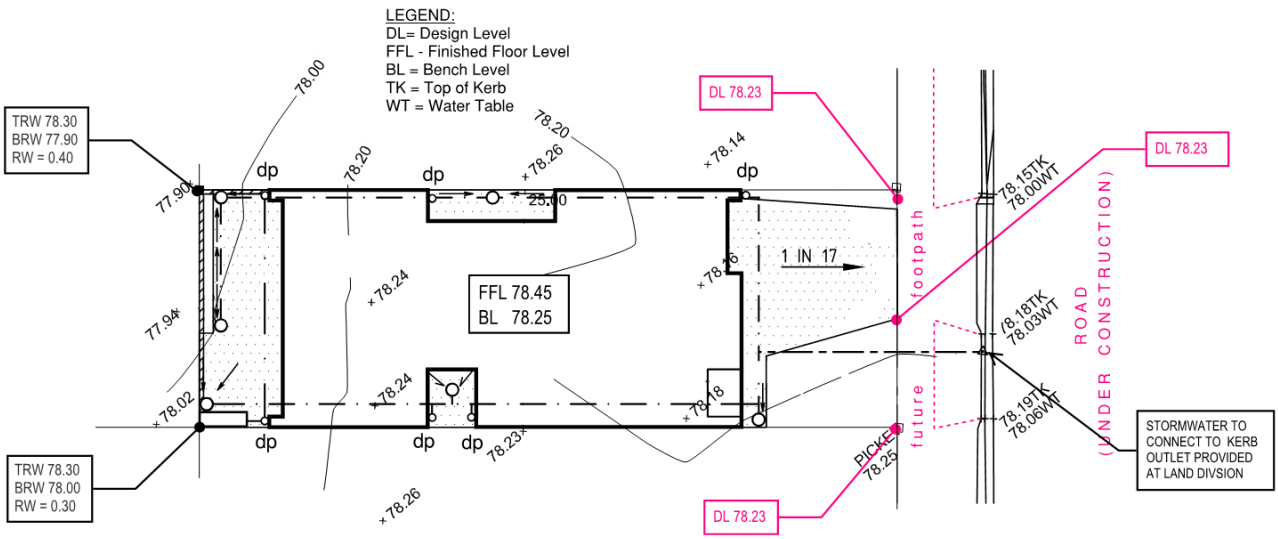
8. On-site stormwater drains shall be shown on plans and connect to the designated kerb outlet or underground stormwater connection point locations shown on the approved engineering plans prepared for the Land Division. The location of the proposed stormwater connection point or outlet shall be shown precisely on plans.

9. Any retaining walls that are required should be shown on plans in accordance with City of Port Adelaide Enfield standard detail SK1024 *"Example Retaining Wall Layout":* https://www.cityofpae.sa.gov.au/__data/assets/pdf_file/0019/412633/SK1024.pdf

The approved engineering plans for the Land Division can be obtained by contacting the Developer. A general guide to the preparation of Engineering Siteworks Plans can be found on Council's website: https://www.cityofpae.sa.gov.au/__data/assets/pdf_file/0022/411925/Engineering-Siteworks-Plans.pdf

EXAMPLES:

Allotments with a driveway, with carport or garage set-back from the road:



Allotments with a carport or garage immediately adjacent a laneway:

