

APPROVED AT THE COUNCIL
MEETING HELD ON
19TH SEPTEMBER, 1984.

(1)

GATTON SHIRE COUNCIL

POLICY ON SUBDIVISIONAL REQUIREMENTS

FOR ENGINEERING SERVICES

Engineering Road Design

As per Albert Shire Council Design Manual.

Engineering Stormwater Design

As per the Toowoomba City Council Stormwater Design Manual.

Engineering Survey

In accordance with M.R.D. Survey Manual.

Specification

In accordance with Council Specification.

The Plan of Survey will not be sealed until all relevant services are provided to Council's requirements.

SHIRE ZONES (As per Schedule of Zones)

- * 1. Residential Low Density
- * 2. Residential Medium Density
- * 3. Business
- * 4. General Industry
- * 5. Light Industry
- * 6. Heavy Industry
- * 7. Noxious & Hazardous Industry
- * 17. Village

For the above zones Council will require the subdivider to provide the following services, all to Council's requirements:-

I (a) Internal Roads

Full road construction, including pavement, kerb and channel, footpaths, underground stormwater drainage with gullies as per Design Manual. The width of roads and bitumen seal types to be as determined by the Shire Engineer.

I (b) External Roads

Should the subdivision abut one side only of a Shire road, one side kerb and channel only with the width of bitumen sealed pavement to be as determined by the Shire Engineer.

I (c) External Road Access

The external road access for the subject site must be of a bitumen road standard to the width considered necessary by Council.

II Water Supply

Mandatory (unless by special consent)

III Sewerage

Mandatory (unless by special consent)

IV Electricity Supply

Mandatory

SHIRE ZONES (As per Schedule of Zones)

14. Rural Hobby Farming (4 hectare minimum subdivision)
Rural Hobby Farming "B" (When gazetted)

For the above zones Council will require the subdivider to provide the following services, all to Council's requirements:-

I (a) Internal Roads

Road construction to be generally a 5.6 metre wide by 2 coat bitumen spray seal. All to Shire standard cross sections and specifications. Culvert drainage across roads and drainage easements for outlets.

I (b) External Roads

Where the subdivision abuts one side of a Shire road only, the construction may be reduced to a 3.8 metre wide, 2 coat bitumen sealed pavement, centred in the road reserve. Council may require widening of the external road to a width of 5.6 metres for the frontage of the subject property where considered necessary by Council.

I (c) External Road Access

The external road access for the subject site must be of a bitumen road standard to the width considered necessary by Council.

II Electricity Supply

Mandatory

SHIRE ZONES (As per Schedule of Zones)

15. Rural Residential (1 hectare minimum subdivision)

For the above zone Council will require the subdivider to provide the following services, all to Council's requirements:-

I (a) Internal Roads

As per Rural Hobby Farming zone requirements.
(See page 2 of this policy)

I (b) External Roads

As per Rural Hobby Farming zone requirements.

I (c) External Road Access

As per Rural Hobby Farming zone requirements.

II Electricity Supply

Mandatory

III Water Supply (Where more than four lots are involved)

The water supply proposed must be accompanied by an Engineer's report that a supply suitable in quality and suitable in quantity is available.

SHIRE ZONES (As per Schedule of Zones)

11. Rural Conservation (100 hectare minimum subdivision)
12. Rural General Farming (40 hectare minimum subdivision)
13. Rural Agriculture (16 hectare minimum subdivision)

For the above zones Council will require the subdivider to provide the following services, all to Council's requirements:-

I Road Construction

Generally to have a 4.4 metre wide gravel pavement, with culvert cross drainage and a 2 coat bitumen seal coat on sections steeper than 10% grade. Drainage easements for culvert outlets.

II External Roads

Where external roads are involved, construction to be the same standard as the Shire road to which the abutting road joins.

III Electricity Supply

Mandatory (unless by special consent)
