LIVINGSTONE SHIRE COUNCIL

Policy No. D1.23

GUIDELINES FOR

DEVELOPMENT WORKS

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1.0 INTRODUCTION

These Guidelines have been prepared to ensure that the design and construction of works associated with subdivisions and developments provide infrastructure assets that meet the needs of the community in Livingstone Shire.

The objectives behind these Guidelines are summarised below :-

- To provide good development by defining standards consistent with minimising asset life cycle;
- To provide a functional, attractive and safe environment for residents and users;
- To minimise Council's future maintenance costs for public roads and services;
- To minimise impact on the environment.

Whilst Council promotes the use of these Guidelines, Council is prepared to consider alternative approaches, if it can be proven to Council's satisfaction that these alternatives will achieve the above objectives with minimum risk.

These Guidelines should not be interpreted as relieving designers of their responsibility to properly assess all conditions and to use sound engineering practices in any design proposals.

Designers are encouraged to consider their proposals in detail, giving due regard to the topography of the land, retention of trees or other natural attributes, site stability, retention of natural drainage areas where possible and blending in with open space should be fully considered.

In the design preparation Council prefers the desirable minimum or maximum values to be adopted in all instances, however, it is prepared to consider absolute minimum or maximum values where circumstances justify. The overall design shall avoid the cumulative use/effect of all absolute minimum or maximum values. Where absolute values are used, the designer has to highlight its use and provide a justification.

The distribution of these Guidelines does not imply limitation in any way of Council's rights to impose differing conditions when approving proposals, nor limitation of Councils discretions to interpret engineering requirements in respect of a particular situation, having regard to good engineering practice.

Where a reference is made to other design guidelines etc and a conflict arises between this document and the reference document, this document takes precedence.

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