

AUS-SPEC FOR ASSET DELIVERY

INTRODUCTION

Local government plays an important role in land use planning, the development approval process and construction of infrastructure in all Australian states. AUS-SPEC assists Councils in this role by providing documentation templates and guidance material for a systematic approach to the planning, design and construction of new infrastructure assets. AUS-SPEC also provides documentation related to the maintenance of existing assets.

BENEFITS OF AUS-SPEC FOR ASSET DELIVERY

AUS-SPEC provides a documentation system for the delivery of assets, to meet the essential services required by the community and delivers the following benefits:

- **Local government focus:**
 - Planning, design, construction and maintenance contract documentation requirements for local government assets.
 - Simple and easy to use.
- **For minor civil works:**
 - Specification requirements limited to the standard of minor civil works.
 - Addresses minimum best practice requirements.
- **A national document:**
 - Applicable across all Australian jurisdictions.
 - Accommodates variations for metro/regional location, climate zone or locally available materials.
- **A reference type specification:**
 - Minimal customisation required.
 - Addresses the shortage of in-house technical expertise and reduces need for outsourcing.
 - Consistency for contractors specialising in local government work.
 - Performance and technical requirements separated from contract management requirements.
- **An industry standard:**
 - Improved productivity and quality.
 - Good quality outcomes at project level.

AUS-SPEC FOR PLANNING

TECHguide *TG 201 Process and procedures for the development and subdivision of land* is applicable to the planning approval process and design requirements for the development and subdivision of land within a Council area. TECHguide *TG 201 NSW Process and procedures for the development and subdivision of land in NSW* has been developed specifically for NSW, in collaboration with the IPWEA NSW and ACT Development Engineering Panel and includes information and requirements relating to development in NSW. Both TECHguides provide guidance on infrastructure requirements for subdivision and development in urban and rural areas, covering development applications, submission requirements, process (assessment, determination and appeals), development application submission documentation requirements (developer contributions and fees), certificates, bonds and environmental considerations.

These TECHguides are a reference for developing or updating documents and forms, which set out Council requirements for development and subdivision of land. The guidelines are intended to assist Councils to achieve the following objectives:

- To provide a functional, attractive and safe environment for residents that is consistent with community standards and needs.
- To minimise adverse effects on the natural environment.
- To provide for the needs of future users of the land with respect to building requirements, vehicular and pedestrian access, provision of services and an amenity appropriate to the zoning of the land.
- To economically utilise the land resource of the area.
- To achieve a balance between the development/subdivision of residential, commercial and industrial land and the amenity of existing occupants/residents.
- To provide for an equitable and efficient distribution of public amenities and services.
- To minimise Council's future maintenance costs for roads, services and open spaces.



Process and procedures for development and subdivision of land
This TECH guide is applicable for the design requirements and planning approval process for development and subdivision of land within a Council area.

PREPARED BY
NATSPEC
NATIONAL ASSOCIATION OF
TOWN PLANNING ENGINEERS



TG 201 Process and procedures for development and subdivision of land



Process and procedures for development and subdivision of land in NSW
This TECH guide is applicable to the design requirements and planning approval process for development and subdivision of land within a Council area in NSW.

PREPARED BY
NATSPEC
NATIONAL ASSOCIATION OF
TOWN PLANNING ENGINEERS



TG 201 NSW Process and procedures for development and subdivision of land in NSW



Subdivisional development underway at Dubbo Regional Council

AUS-SPEC FOR ASSET DELIVERY

AUS-SPEC FOR DESIGN

The AUS-SPEC Design worksection *Templates* provide guidance, design criteria and documentation requirements for the execution of local government infrastructure projects, including open space, road reserves, bridges and public utilities. They complement the AUS-SPEC Construction worksection *Templates*.

The *Templates* can be customised to reflect a Council's specific requirements and are used to document Council subdivisional guidelines for internal use (Council design staff), or as a design reference document/Design Manual for developers and external consultants. This uniform approach provides the following benefits:

- Infrastructure associated with any Council works is designed to be fit for purpose and of a standard maintainable by Council.
- Clear records of key design processes are documented.
- Data relevant to the asset maintenance is available for future use by the Council.
- Specification requirements for development by external developers are same as the specifications used for construction of Council's own contract works.
- Quality requirements at the design stage are covered in *0010 Quality requirements for design*. The checklists included in this worksection provide a valuable tool to achieve the following objectives:
 - Outline design criteria for designers.
 - Provide a record of quality for the design process.
 - Allow additional criteria to be integrated into Council's design process.

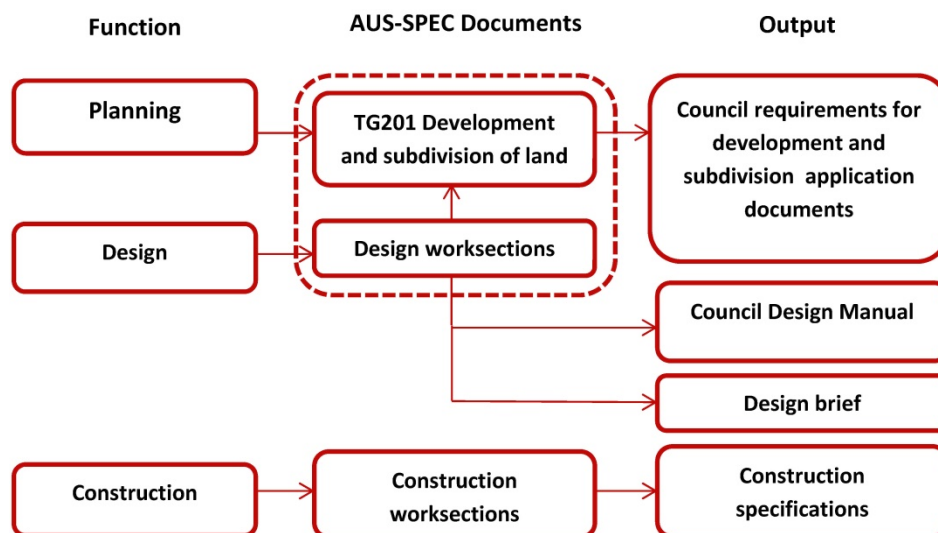
AUS-SPEC FOR CONSTRUCTION

The AUS-SPEC specification system includes specification *Templates* for the construction of local government roads, public utilities, buildings and landscape works.

For construction of minor civil works select worksections from Workgroups: 01 to 03, 11 and 13.

For construction of building works use Workgroups: 01 to 10 and 20.

TECHguides: *TG 101 to 103* provide guidance on the compilation of tender and contract documentation for either Quality control or Integrated management contracts. *TG 104* provides information and guidance on Sample contract documentation.



Infrastructure asset delivery using AUS-SPEC

Relevant publications

Austrroads AGRD01 Guide to road design - Objectives of road design

Relevant TECHguides

General

TG 101 Guidelines for compiling documentation for contracts.

TG 102 Guidelines for Principals – standard contracts.

TG 103 Guidelines for Principals – period supply and service contracts.

TG 104 Guidelines for Principals – sample documents.

Planning and design

TG 201 Process and procedures for development and subdivision of land

TG 201 NSW Process and procedures for development and subdivision of land in NSW

Relevant Design workgroup

00 PLANNING AND DESIGN

Relevant Construction workgroups

01 GENERAL
02 SITE, URBAN AND OPEN SPACES
03 STRUCTURE
04 ENCLOSURE
05 INTERIOR
06 FINISHES
07 MECHANICAL
08 HYDRAULIC
09 ELECTRICAL
10 FIRE
11 CONSTRUCTION – ROAD RESERVE
13 CONSTRUCTION – PUBLIC UTILITIES
20 CONVEYING

Further information

For further information see the following,

www.aus-spec.com.au

and refer to the

[National Worksection Matrix](#)

for selection of worksections.