

 <p>Mackay REGIONAL COUNCIL</p>	COUNCIL POLICY	
	Driveways and Property Accesses Crossing Road Reserves	
	POLICY NO	024
	DEPARTMENT	Engineering & Commercial Infrastructure
	PROGRAM	Technical Services
ENDORSED BY COUNCIL 12 December 2018, Folio 60446		

1.0 Scope

To define guidelines to be applied to applications for the construction of driveways and property accesses crossing road reserves such that a uniform standard is achieved and safe access to roads is maintained.

2.0 Purpose

Mackay Regional Council (MRC) receives applications for approval to construct urban and rural accesses to private property under its *Subordinate Local Law 1.16 (Carrying out Works on a Road or Interfering with a Road or its Operation) 2011*. The purpose of the Policy is to set construction standards for those works.

The Policy sets out guidelines as to the location, size, number and standards for construction in relation to both urban and rural property accesses

3.0 Reference

- Standard Drawings A3-773, A3-8252 & A3-8323 as Amended

4.0 Definitions

Council shall mean the Mayor and Councillors of Mackay Regional Council.

MRC shall mean Mackay Regional Council.

5.0 Background

MRC receives applications for the construction of property accesses at various stages of the development of urban and rural properties. These applications are processed in accordance with *Local Law 1* and *Subordinate Local Law 1.16 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011*.

These guidelines have been established to avoid instances of sub-standard construction affecting road safety and generating maintenance impacts.

6.0 Policy Statement

6.1 General

No alteration or improvement to a road shall be constructed or obstructions placed on the road reserve unless an approval under *Local Law No. 1 & Subordinate Local Law No. 1.16* is obtained and the work is undertaken in accordance with MRC's standards and conditions.

The owner of the affected property will be responsible for the application for approval, design, construction, upgrading and ongoing maintenance of the property access.

6.2 Applications

Applications are to be made using Council's *Minor Works Permit Application* form and must:

- 6.2.1 Include a site plan indicating location details and dimensions of the proposed works, drawn to scale (1:100);
- 6.2.2 Be accompanied by those documents and materials stated in section 3 of Schedule 1 of *Local Law No. 1.16*;
- 6.2.3 Where the applicant considers that any of the conditions outlined in section 6.3 below are inapplicable to the proposed works, provide reasons justifying why the condition/s should not be imposed;
- 6.2.2 Be accompanied by payment of the applicable application fee as outlined in Council's *Cost Recovery Fees and Charges*.

6.3 Approval Conditions

Other than in exceptional circumstances, the conditions referred to in paragraphs 6.3.1 – 6.3.5 below will be imposed on approvals under *Local Law 1 and Subordinate Local Law No. 1.16* to construct driveways and accesses to urban and rural properties. These conditions will be in addition to any other conditions that would ordinarily be imposed on an approval under section 6 Schedule 1 of *Local Law No. 1.16*.

6.3.1 Urban Driveways where Kerb and Channel Exists

All driveways leaving kerb and channel shall be constructed in accordance with MRC's Standard Drawing A3-773. Approval to vary the standard detail must be sought from the Manager Technical Services.

- (1) The number and size of crossings to any lot shall not exceed the following: -
 - (i) Where the frontage of the Lot is fifteen and one-half (15.5) metres or less, one crossing only having a maximum width of 4.0 metres.

- (ii) Where the frontage of the Lot exceeds fifteen and one-half (15.5) metres but is less than twenty (20) metres, one crossing having a maximum width of 8.0 metres or two (2) crossings each having a maximum width of 4.0 metres.
 - (iii) Where the width of the Lot exceeds twenty (20) metres in the urban areas, one additional crossing having a maximum width of 8.0 metres in respect of each twenty (20) metres of frontage in excess of the first twenty (20) metres.
 - (iv) Where the Lot has more than one frontage to dedicated and constructed roads, each frontage may be treated as a separate frontage.
- (2) Multiple crossings shall be separated by a clear space of not less than six and one half (6.5) metres, measured at the face of the kerb.
 - (3) Wherever practicable, the siting of crossings in relation to other crossings to the Lot, or to neighbouring Lots, shall be such as to preserve the maximum amount of kerbside parking space.
 - (4) Driveways shall be offset from property boundary lines by a minimum of one half (0.5) metre from the property boundary to the driveway flare.
 - (5) Where the site is a corner Lot, no crossing shall be situated closer than six (6) metres from the prolongation of the property boundary on the opposing street frontage, or in the case of a channelised intersection, such greater distance as may be determined by the Manager Technical Services or his representative. Distances may also be determined as beyond the influence of normal queue lengths for the intersection.
 - (5) No crossing shall be approved unless there exists a clear space of not less than six (6) metres within the property boundary on which a vehicle may park.
 - (6) Unless otherwise approved in the special circumstances of a particular case, all crossings shall be set square to the kerb line, and directly opposite the point of entry at the property boundary.
 - (7) For the purposes of determining the number, size and disposition of crossings, a number of adjoining Lots in the one ownership and used for a single purpose shall be regarded as being a single Lot.

6.3.2 Urban Driveways where No Kerb and Channel Exists

In this scenario all conditions in 6.3.1 shall apply however contact is to be made with the Manager Technical Services or his representative to determine future kerb alignments and verge levels and the driveway shall be constructed to match these future requirements.

6.3.3 Industrial and Commercial Accesses

The crossing shall not exceed the maximum width of nine (9) metres unless approval for such increase has been received.

6.3.4 Property Accesses Outside of Urban Areas where there is No Kerb and Channel

Accesses outside of urban areas shall be constructed in accordance with MRC's Standard Drawing A3-8252 & A3-8323.

6.3.5 Accesses and Driveways General

- (i) The costs of construction of any access crossing or driveway shall be borne by the property owner.
- (ii) The cost of maintenance of any access crossing shall be borne by the property owner.
- (iii) The applicant is required to lodge a *Minor Works Permit Application* and an application fee for permission to construct in the road reserve. The value of the fee will be determined by Council from time to time and established in the annual fees and charges.

7.0 Review of Policy

This policy will be reviewed when any of the following occur:

1. The related documents are amended or replaced.
2. Other circumstances as determined from time to time by a resolution of Council

Notwithstanding the above, this policy is to be reviewed at intervals of no more than three (3) years.

Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date
2	Modified Template	Nil		
3	Reference Plan Changes	Plan numbers changed	Council	23.08.17
4	Dimensional approval changes to clarify council requirements	Dimensions changed for allowable installation and inclusion of section for areas with no kerb and channel	Council	12.12.18