

DRIVEWAYS AND PROPERTY ACCESSES CROSSING ROAD RESERVES

APPROVALS

POLICY NUMBER	EI-POL-102	DOC.ID	4589073
CATEGORY	Community		
POLICY OWNER	Manager Infrastructure Planning and Technical Services		
APPROVAL DATE	26 June 2024	RESOLUTION NUMBER	8779

OBJECTIVE

The purpose of the policy is to set out guidelines for the construction of both urban and rural property accesses in relation to Capricorn Municipal Development Guidelines (CMDG) and relevant Department of Transport and Main Roads (TMR) standards.

SCOPE

This policy sets out guidelines for the location, size, number, and standards for construction in relation to both urban and rural property accesses.

DEFINITIONS

TERM / ACRONYM	MEANING
CMDG	Capricorn Municipal Development Guidelines.
IRC	Isaac Regional Council.
IRC Road	Means Roads governed and managed by IRC.
TMR	Department of Transport and Main Roads.

POLICY STATEMENT

This policy provides guidelines for the construction of driveways and property accesses that cross road reserves in order to achieve a uniform standard and safe access to roads.

PRINCIPAL GUIDELINES

Guidelines in relation to the construction of new and modified driveways and property accesses are as follows:

General

No alteration or improvements shall be constructed (including obstructions placed on the road reserve) unless an approval is obtained by submitting an application for permission to construct in the road reserve. All work must be in accordance with IRC standards and conditions and to the satisfaction of the Director Engineering and Infrastructure (or representative). The cost of construction of any access crossing or driveway shall be borne by the property owner. The cost of maintenance of any access crossing shall be borne by the property owner.

Urban Driveways Where Kerb and Channel Exists

All driveways leaving kerb channel shall be constructed in accordance with IRC Standard Drawing

CMDG-R-041 Residential Driveway Slab and Tracks. Any variation to the standard detail will require the approval of the Director Engineering and Infrastructure.

Commercial Driveways where Kerb and Channel Exists

All driveways leaving kerb and channel shall be constructed in accordance with CMDG-R-042 Commercial Driveway Slab, Type A - Two Way Access and CMDG-R-043 Commercial Driveway Slab, Type B - Two Lane Access. Any variation to vary the standard detail will require the approval of the Director Engineering and Infrastructure.

Alternate Design

If the CMDG Standard Drawings are to be varied, the applicant must submit an alternate plan, including a long section and cross section of the driveway, showing distances and heights with respect to the top of the kerb and required offsets to services (where services exist in the footpath) to IRC for approval. The driveway design shall be submitted for approval prior to the issue of a building approval over the site. The alternate design will require certification by a Registered Professional Engineer Queensland (RPEQ) and all associated costs are to be borne by the applicant. The design must demonstrate unrestricted ingress and egress of a CDMG designed vehicle.

POLICY PROVISIONS

The technical details are as referred to in Driveways and Property Accesses Crossing Road Reserves Technical Specification Guideline.

APPLICATION FEES

Application fees only apply to new driveway installations (not required for replacement or repair current structures) with costs charged as referred to in Council's "Schedule of Fees and Charges".

DRIVEWAY CHANGES DURING IRC ROAD CONSTRUCTION WORKS

Urban Areas

When IRC Road construction/reconstruction activities are being undertaken where:

- Concrete tracks and concrete driveways exist to the extent of the proposed kerb line, IRC will provide a full concrete driveway from the kerb to the property line for that property.
- No concrete track or driveway exists, IRC, upon agreement with the property owners, will provide a full concrete driveway from the kerb to the property line on a 50% property owner, 50% IRC shared cost basis. This is subject to one (1) access only per property being provided under this arrangement.

Rural Areas

When IRC Road construction/reconstruction activities are being undertaken where:

- No access exists or existing access is not piped, and a new property access is required across the road table drain, and a culvert is needed to manage the normal table drain flow, then, if the property owner provides the nominated culvert, IRC will install it as part of the road works scheme. Only a single standard crossing will be provided to each parcel of land. Should additional crossings be required, the property owner will be responsible for the full cost of such crossings.
- A property which has an existing piped access, and the planned road construction requires the relocation of an existing property access which has an adequately sized culvert, all works will be undertaken as part of the road works scheme and at no cost to the property owner. Should the planned road construction require the relocation of an existing property access which has a culvert of inadequate size, then it will be the property owner's responsibility to provide the culvert of the nominated size, and this will be installed in place of the road works scheme at no cost to the property owner.
- The road works involves major longitudinal drainage and a property access existed at the time of road construction, then a single standard property access will be provided as part of the road works scheme to each property. Major longitudinal drainage is deemed to occur only when the waterway of the required culvert would be greater than 0.65 square metres. Only one such access will be provided to each property.

LEGISLATIONS AND RELATED GUIDELINES

- *Local Government Act 2009 (LGA)*
- *Transport Operations (Road Use Management—Road Rules) Regulation 2009*
- Capricorn Municipal Development Guidelines

REFERENCES

ID	NAME
IPTS-FRM-177	Application to Install/Replace/Repair Driveway
EI-GDS-173	Driveways and Property Accesses Crossing Road Reserves Technical Specification Guideline