

Vehicle Crossover Policy E3

Introduction

A crossover is a constructed crossing giving access from a road carriageway to the property boundary. This policy and the related specifications are intended to provide property owners, builders and designers with the information required to ensure that crossovers meet the requirements of the Shire of Toodyay.

Application

This Policy applies to the construction of all new crossovers, and the modification to an existing crossover for the purpose of accessing a property within the Shire of Toodyay.

Policy Intent

- To provide conditions that enable the property owner to construct a crossover;
- To ensure crossovers provide safe access/egress for residents, patrons, pedestrians and drivers with minimal impact on assets in the road reserve;
- To create uniformity of crossover construction and appearance across the Shire of Toodyay;
- To mitigate ongoing maintenance issues for the resident and/or the Shire of Toodyay;
- To ensure crossovers are constructed to the minimum specifications required for longevity and are fit for purpose.

Glossary

Name	Definition
Crossfall	Gradient across a surface, necessary for adequate drainage
Constructed Crossover	A constructed crossing giving access from a public thoroughfare to private land or a private thoroughfare serving the land
Crossover wings	The flared edges of a driveway as it abuts the road edge
Culvert	Sections of pre-cast, reinforced concrete pipe and appropriate structures to channel stormwater beneath a road or crossover
Footpath	A walkable surface of generally asphalt or concrete that is intended to be used by both pedestrians and bike riders
Gutter	The edge of a road where it meets the kerb
Kerb	A concrete beam designed to keep vehicles on the roadway and control stormwater
Obstructions	An object that constitutes an obstacle to crossover/path users
Sightlines	The visual envelope of vehicles and path users (defined in Austroads Guide to Road Design Part 4A: Unsignalised and signalised intersections)

1. When to Construct a Crossover

Developed lots with existing dwellings may apply to construct a crossover at any time and should be encouraged so the property can conform with the Policy intent.

Vacant residential lots that are to be developed shall require a constructed crossover as a condition of planning approval.

Vacant commercial lots that are to be developed shall require a constructed crossover as a condition of planning approval.

2. Approval to Construct or Modify Crossovers

The property owner is required to complete and submit a Crossover Application to the Shire before a crossover is constructed or modified.

The Shire of Toodyay has a large network of sealed and unsealed roads, as such two definitions for a constructed crossover apply:

- For properties adjoining a sealed road, the term “constructed crossover” shall refer to a drained, crossover finished with a suitable wearing surface (concrete, asphalt, brick paving, spray seal) constructed to a size conforming to the specification.
- For properties adjoining a gravel road, the term “constructed crossover” shall refer to a compacted, drained gravel pavement constructed to a size conforming to the specification.

On receipt of the application, Assets & Services officers will assess the proposal and, if needed, discuss any modifications with the applicant. An approval notice letter will then be issued. Any relevant conditions unique to the construction of the crossover, specifications and a list of local suppliers is included. It is then the Owner/Developers’ responsibility to arrange and issue the works.

The approval to construct a crossover is valid for two years from the date of issue. If this time elapses without construction, a new application shall be submitted to the Shire.

The following roads fall under the care and maintenance of Main Roads Western Australia and as such will be the approving body for crossover construction and maintenance.

- Toodyay Road
- Northam Toodyay Road
- Goomalling Toodyay Road

For more information regarding crossovers on designated state roads, contact the Main Roads Regional Office on (08) 9622 4777

3. Number of Crossovers

In residential areas, one crossover per lot is permitted unless approved in writing by the Shire of Toodyay. Additional crossover requests will be assessed on a case-by-case basis.

In rural areas, one crossover per lot is permitted, with additional crossovers (e.g. paddock access) generally accepted at an additional crossover per 20ha or 500m of road frontage.

4. Crossover Conflict with Infrastructure Assets and Vegetation in Road Reserve

Where the location of a new crossover, requested by the property owner, conflicts with existing road reserve infrastructure assets, the cost to relocate the assets or avoid the conflict shall be borne by the property owner. Modifications to any road infrastructure assets will require approval from the Manager Assets & Services and may be completed as a private works request.

If utility assets are likely to be endangered by the crossover construction process it is advisable to contact the relevant public utility service authority.

In rural and semi-rural areas with significant vegetation on the verge, the crossover will need to be located to achieve sight distances and avoid unnecessary removal of vegetation. Any clearing proposed must be detailed on the crossover application and will be assessed by the Shire of Toodyay on a case-by-case basis. Permission must be obtained from the Manager Assets & Services prior to the commencement of any vegetation clearing. Any clearing of vegetation shall comply with *Environmental Protection Act 1986* and the Shire's *Verge Maintenance Policy*.

5. Footpath in Verge

Under the *Road Traffic Code 2000*, pedestrians and cyclists have priority over vehicles leaving properties. Existing paths shall continue through and must be clearly defined in the crossover by either of the following methods:

- Leaving the existing concrete path in place
- Removing the existing concrete path and installing matching control joint edge lines in the new crossover to line up with the edges of the path (Material and finish to match footpath unless approved otherwise)

No part of the footpath may be removed or modified without written approval from the Shire of Toodyay.

6. Crossover Construction

It is the Owner/Developers' responsibility to arrange and award the construction of a crossover. To ensure construction conforms to the Shire of Toodyay's specifications, hold points are nominated depending on the final surface material;

- **Concrete Crossover:**
At completion of box out and compaction of subbase, formed, prior to pouring.
- **Asphalt, Brick Pave & Spray Seal Crossover:**
At completion of box out and compaction of subbase
Prior to installation of final wearing surface

Concrete is generally the favoured material for crossover construction as it presents best value for money both in terms of quality of and longevity.

Providing the appropriate specifications can be met, the Shire of Toodyay encourages the use of recycled materials in concrete or asphalt crossover construction. (e.g. recycled rubber, glass, fly ash)

Single coat spray seals do not meet the specification for a sealed crossover.

7. Shire Subsidy to Crossover Construction

At the completion of works the property owner may advise the Shire that works are complete and, upon inspection from Assets & Services officers, a subsidy toward the construction of the crossover shall be paid into the nominated account providing:

- The crossover is constructed in accordance with the Shire's Crossover Policy and associated Specifications
- The completed crossover has not been in place for more than three years
- A subsidy has not previously been paid to the property
- The crossover subsidy applies to the primary (first) crossover access only

The crossover subsidy is based on the area of a constructed crossover. Subsidy rates cover 50% of the cost of the construction up to an approved amount outlined in the Shire's Schedule of Fees and Charges. This amount is reviewed annually by Council.

The contribution applies to industrial, commercial and grouped dwellings as well as single residential developments. In the case of strata titles, a contribution will apply to each separate crossover which connects the development to the gazetted road. Crossover subsidies apply both to crossovers abutting Local Authority roads and roads under the control of Main Roads Western Australia.

Crossovers constructed to satisfy a condition of subdivision approval will not be eligible for Shire subsidy.

8. Maintenance of Crossovers

Maintenance and renewal of crossovers is the responsibility of the property owner.

Any footpath or kerbing that abuts the crossover is the responsibility of the Shire of Toodyay.

Requests for vegetation removal/pruning to improve safe sight distance will be assessed by the Shire on a case-by-case basis. Vegetation required to be removed for sight distance on constructed crossovers will be completed by the Shire of Toodyay.

Requests for cleaning of culverts beneath crossovers will be assessed by the Shire on a case-by-case basis taking into account whether the crossover has been approved, the impact of the blockage on road safety, and if appropriate measures have been taken by the resident to reduce run off and erosion within the property.

9. Reinstatement of Crossovers

Where Shire of Toodyay works conflict with an approved crossover, access will be reinstated on a like-for-like basis where possible. However in the event of coloured/decorative concrete, Council will not accept responsibility for matching an exact colour or finish.

If a public service authority or Contractor removes part or all of a crossover, they will be responsible for its reinstatement to the condition prior to works. The Shire of Toodyay will not take responsibility for any damages to crossovers caused by parties other than the Shire of Toodyay.

10. Technical Specifications and Standard Drawings

For technical specifications and standard drawings, refer to the relevant Shire of Toodyay *Vehicle Crossover Specification* document.

Reference Information

Shire of Toodyay – Vehicle Crossover Specifications

Related Documents

Related Legislation *Local Government Act 1995 (WA)*
Local Government (Uniform Local Provisions) Regulation 1996, Sections 12, 13, 14, 15 & 16
Road Traffic Code 2000
Environmental Protection Act 1985

Associated Forms and Attachments

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