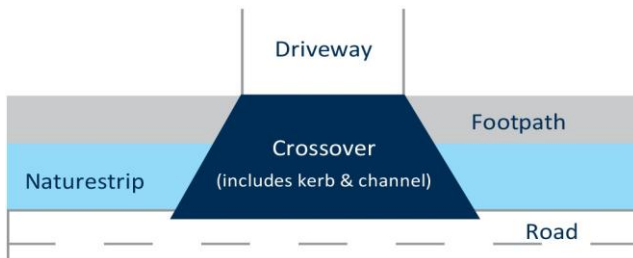


Building a Residential Crossover

What is a crossover?

A crossover provides vehicle access to your property from the property boundary to the road edge (refer diagram below). In most cases, when you purchase a residential property, it will come with a crossover that has been installed by the estate developer.



Who is responsible for a crossover?

The maintenance or modification of a crossover is the responsibility of the property owner for which the crossover services. This includes the engaging of a contractor to conduct works and the associated costs of those works. As the crossover is located within Council's road reserve, any maintenance or modification must be approved by Council and conducted to Council standards.

What if the crossover is in the wrong position?

If you are building a house and the existing crossover is unsuitable for the designed alignment of your driveway or garage, you must apply for relocation approval from Council. Relocation approval is subject to maintaining the required clearances from any Council or Service Utility infrastructure located within the road reserve.

If relocation approval is granted by Council, a condition of the approval will be that the existing crossover must be removed prior to the installation of the new crossover, with the nature strip and kerb to also be reinstated.

Council consultation before construction of your house is highly recommended as a crossover relocation may not be possible in all circumstances.

Can I extend a crossover?

A crossover can be extended up to a maximum total width of 6.0m at the property boundary. (eg. existing crossover + widening = 6.0m or less). Widening approval is subject to maintaining the required clearances from any Council or Service Utility infrastructure located within the road reserve.

How many crossovers can I have?

Council's policy is that each titled property is entitled to have one crossover only. All access to a property must be conducted via the crossover and not a nature strip.

Council will consider approval for an additional crossover in instances where there is:

1. A circular/horseshoe driveway proposed.
2. A corner allotment where there is access to the rear yard.
3. A property frontage where there is a clear unobstructed space of 3.0m between the side boundary and the house, to enable access to the rear yard.
4. A Town Planning approval.

Note: Scenario's 1 and 3 are subject to the property frontage being a minimum width of 17.0m and being able to maintain a minimum distance of 7.0m between the crossovers, measured at the kerb, to allow for on-street parking.

Can I use coloured concrete on the crossover?

The crossover must be constructed to match the colour and pattern of the crossovers approved as part of the original estate development. In most cases this will be plain grey concrete, however Council will confirm the requirement as part of the crossover approval process.

Building a Residential Crossover

What are the required clearances?

A crossover must maintain the following clearances from Council or Service Utility infrastructure located within the road reserve.

SCENARIO	DISTANCE
Between crossovers	7.0m at kerb
Drainage pits	0.75m
Traffic management devices	1.0m
Utility service assets	1.0m
Streetlights	1.0m
Intersections (Refer to AS 2890.1)	6.0m from kerb tangent point
Pedestrian pram crossings	2.0m
Street trees	2.5m
Fire hydrants	1.0m
Legal point of discharge	1.0m

If these clearance requirements cannot be maintained, subsequent approvals must be obtained from the affected infrastructure owner.

Where can I find Council's standard drawings?

Council's standard drawings are available for download from our website. There are two scenarios for residential crossovers:

Drawing **SD4-1** : Standalone Crossover.
Drawing **SD4-3** : Adjoining Neighbour Crossover.

How do I apply for a crossover approval?

A "Consent to Work in a Council Road Reserve" application form can be obtained from Council's website. When submitting the application, you must also provide the documentation noted on the form that is specific to your proposal for assessment.

Are there fees for a crossover approval?

If your proposal is approved, there will be a Consent fee applicable. The amount of the fee changes each financial year and is based on the footprint of the proposed works and the speed zone of the roadway.

Depending on your proposal and the effect to any Council infrastructure, there may also be fees for Tree Amenity, Additional Inspections and Consent Time Extensions.

Do I need Public Liability Insurance?

Contractors engaged to conduct crossover works must have a minimum Public Liability Insurance cover of \$10,000,000 to be able to work within the road reserve. The coverage will be noted as part of their Business Insurance.

How long is a Consent valid for?

A crossover Consent is valid for 6 months, or up until the expiry date of your contractors Public Liability Insurance (if less than 6 months). Once Council has received a copy of the contractors renewed Public Liability Insurance, we will extend the Consent for the remaining timeframe. (eg. Consent issued for 4 months will be extended for a further 2 months).

Does the crossover need to be inspected?

The crossover Consent document will note the conditions that need to be adhered to and will also include an inspection schedule. All crossovers must be inspected by Council before any concrete is poured. If concrete is poured without Council approval, you will be required to remove the unauthorised works and start again.