

OPENING OF UNCONSTRUCTED ROADS POLICY

(COMMUNITY POLICY)

1. Scope:

This Policy applies to all unconstructed roads under the jurisdiction of Rockhampton Regional Council, but is not applicable to the opening of an unconstructed road required as a result of an application under the *Sustainable Planning Act 2009*.

2. Purpose:

Council receives requests for an applicant to construct a road in an undeveloped road reserve at their own expense. This Policy outlines:

- the exemptions to these requests;
- considerations of requests; and
- funding responsibilities.

3. Related Documents:

Primary

Nil

Secondary

Local Government Act 2009

Sustainable Planning Act 2009

ARRB Group Unsealed Roads Manual – Guidelines to Good Practice (3rd Edition March 2009)

Design Standards for Roads Guideline – Appendix 1 Main Geometric Design Standards for Unsealed Roads

Opening of Unconstructed Roads Procedure

Corporate Improvement and Strategy use only

Adopted/Approved: Adopted 12 March 2013
Department: Regional Services
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4. Definitions:

To assist in interpretation, the following definitions shall apply:

Authorised Officer	means the Chief Executive Officer of the Council or a person delegated by the Chief Executive Officer as being authorised
Council	Rockhampton Regional Council
Dwelling	means a building or structure which has been approved for use as a habitable building or structure.
Dedicated Road	Has the same meaning as road in the Local Government Act 2009
Unconstructed road	includes: <ul style="list-style-type: none">• 'formed road' which means a dedicated road that does not have gravel paving, but which is formed using a grader so that stormwater will drain off laterally.• 'unformed road' which means a dedicated road that has been cleared and open to, and customarily used by the public.• 'unmade road' which means a dedicated road that has had no capital improvements including clearing, formation and gravel paving. Notwithstanding, an unmade road may be trafficable or untrafficable in all weather.

5. Policy Statement:

Opening of unconstructed roads is concerned with providing access to land parcels with dwellings to the standard shown in the Design Standards for Roads Guideline – Appendix 1 Main Geometric Design Standards for Unsealed Roads.

5.1 Exemptions

This Policy does not apply to driveway accesses from the road to the property boundary. Responsibility for the construction of a driveway access is the full responsibility of the property owner.

This Policy does not apply to the road reserve beyond the point adjacent to nearest property boundary of the applicant's property. Construction of a road/driveway beyond the nearest property boundary may be considered.

5.2 Heads of Considerations

Applications for the opening of unconstructed roads will be considered by an Authorised Officer. The provision of access to a dwelling will be the primary consideration.

5.2.1 Construction Standards

The standard of road to be constructed shall be in accordance with the Design Standards for Roads Guideline – Appendix 1 Main Geometric Design

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Standards for Unsealed Roads, based on an estimate of six vehicle movements per day, per lot, for all individual lots for which the road will pass.

5.2.2 Alternative Access

If an alternative access is available via another constructed road, whether it is within a dedicated road reserve or not, approval is unlikely.

If a road could be constructed on the applicant's private land, providing the same access as the proposed road in the road reserve, approval is unlikely.

For the section of road reserve beyond the nearest boundary of the applicant's property, Council may allow the road to be constructed as a driveway. This will only be considered in situations where the road is utilised by very few users and it looks like a private access that does not invite the public to make use of it as a road.

5.2.3 Terrain/Vegetation/Environmental/Erosion/Visual Amenity

If the construction of the road to the appropriate standard will be severely affected by terrain, approval is unlikely. (For example, in very steep country, or in areas subject to frequent floodwater inundation).

Applications may also be refused if the removal of protected, significant or marine vegetation is required for the construction of the road.

5.2.4 Impact on Road Network/Connectivity

In some cases the opening of a road (particularly a connecting road) may lead to undesirable effects on the road network and may require that the proposed road be constructed to such a high standard that approval is unlikely.

5.2.5 Planning Scheme/Integrated Local Transport Plan Compliance

5.2.6 Future Development Potential/Provisions

5.2.7 Legal and Statutory Requirements

This includes such aspects as Native Title and Cultural Heritage.

5.3 Funding Responsibilities

Construction must be undertaken by an approved/suitably qualified contractor.

5.3.1 Applicant:

- Payment of any associated fees (eg. permit fees);
- Formation and construction of the road;
- Installation of drainage structures;
- Road furniture;

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- Cartage, spreading and compaction of gravel paving; and
- If part of the road is constructed as a driveway the applicant is responsible for maintenance of the driveway section.

5.3.2 Council:

- Gravel paving materials of a standard nominated by an Authorised Officer of Council (the quantity to be supplied shall be as per the coverage nominated in the Design Standards for Roads Guideline – Appendix 1 Main Geometric Design Standards for Unsealed Roads); and
- Maintenance of the road to the standard set out in Councils Asset Management Policy, (following completion of the works to the satisfaction of an authorised officer).

6. Review Timelines:

This Policy is reviewed when any of the following occur:

1. The related information is amended or replaced; or
2. Other circumstances as determined from time to time by the Council

7. Responsibilities:

Sponsor	Chief Executive Officer
Business Owner	General Manager Regional Services
Procedure Owner	Strategic Manager Civil Operations
Procedure Quality Control	Corporate Improvement and Strategy

**EVAN PARDON
CHIEF EXECUTIVE OFFICER**

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