GUIDELINES FOR THE PROVISION OF RESIDENTIAL VEHICULAR ACCESS CROSSINGS (VACS) IN ROAD RESERVES

OBJECTIVES

These guidelines are to be read in conjunction with Gosford City Council Policy No.T1.10 "Approvals for Residential Vehicular Access Crossings".

The guidelines have been developed:

- To improve communications with the public by clarifying the responsibilities of the property owner in relation to the provision of vehicular access from private property to the road formation.
- To ensure safe and efficient access to properties with minimum disruption to other road users, including pedestrians.
- To ensure vehicular accesses are installed with minimum impact on Council's assets such as established trees, utilities, drainage and street furniture.
- To provide an outline of the process required for the installation of a vehicular access crossing (VAC) to Council's specifications.

DEFINITIONS

VAC – Vehicular Access Crossing

Approved VAC - A VAC that is constructed by Council or a VAC that is approved by a Council Access Officer and constructed to Council's Specifications.

Unauthorised VAC - A VAC constructed without prior permission by Council and not in accordance with Council's levels and specification or an access creating an obstruction to a road or stormwater drain.

Non-standard VAC - A proposed VAC that is unable to be built to Councils specification due to topographical or physical restrictions affecting the site.

Piped Crossing - A VAC over a drain or watercourse requiring the installation of a stormwater pipe.

CONSIDERATIONS WHEN APPROVING THE INSTALLATION OF A VAC

The property owner benefitted by a VAC is responsible for the full cost of the construction and maintenance of the VAC including any stormwater pipeline and headwall installations.

Any utility adjustments required to be undertaken to install the VAC are to be paid for by the property owner.

For individual properties with frontages of less than 20m, generally only one VAC is allowed.

For individual properties with frontages of more than 20m and/or where road safety or disabled access issues apply, the installation of two VACs may be considered in order to allow nose in - nose out vehicular movements.

For corner allotments, the installation of two VACs may be considered (where road safety is not compromised).

As a general principle Councils objective is to minimise loss of on street parking and the approved location of a VAC will reflect this requirement.

Generally, at intersections a VAC must be a minimum distance of 6 metres from the side road boundary corner. This distance may increase where a roundabout or traffic lights are installed, or if road safety is compromised by the location of the VAC (as determined by Council).

Where the road is not kerbed and final kerb alignment and levels are not known, the section of the VAC that is in the road reserve should be constructed using bitumen or asphaltic concrete so that if/when future road construction does occur, the access can be more easily excavated and modified in order to match in with the new road levels.

Council determines the future kerb alignment and road levels. Where that information is not readily available, the proponent of a VAC may be required to arrange for, and provide Council with survey information sufficient to determine future kerb alignment and levels.

Where the formed or partially formed section of the road finishes short of a property, an extended VAC may be constructed in the road reserve by the property owner in order to provide access to that property (subject to approval by Council). All costs associated with the extension of the VAC shall be borne by the property owner benefited by the VAC.

In steep locations where grades restrict the positioning of the VAC from commencing in the road at the proponent's property frontage the following may apply:

- A VAC may start from the formed road at the frontage of an adjoining or neighbouring property, as determined by Council.

- A VAC constructed in the road may be further extended in the road to provide access for other properties not already serviced by a VAC, as determined by Council. In such instances the maintenance and repair of jointly accessed VACs become the responsibility of property owners sharing the access.

UNAUTHORISED VACS

The improper installation of VACs can:

- Block or redirect the flow of road stormwater which may pose a risk of damage to public or private property.
- Create safety risks for pedestrians, the disabled and obstruct vehicular thoroughfare.
- Hinder future road construction or utility installations.

If an unauthorised VAC has been assessed as adversely affecting the public's or Council's use of the road, Council may at its discretion direct a property owner to remove, repair or modify the VAC. Costs shall be borne by the respective property owner, who will also be responsible for compensation to be paid for any damages that may result from the installation of the VAC.

NON-STANDARD VACS

Proposed VACs that are assessed generally as non-standard due to site constraints may require submission of plans of survey, cross section and longitudinal section and other requirements to enable Council to verify grades, cross falls, access widths, structural details, drainage requirements or other issues in order to properly review the proposal.

Non-standard VACs are not recommended and are only considered by Council to facilitate access when there are no other feasible options and as such Council cannot take responsibility for the performance, risk/safety and liability arising from the approval and construction of a non- standard VAC not withstanding its reviewing role.

Plans and certification from a suitably qualified engineering consultant are required as part of this process.

PIPED CROSSINGS

In un-kerbed roads where a VAC intersects a drainage flow path, a stormwater drainage pipe may be required to be installed as part of the VAC. The proponent is responsible for all costs associated with the installation and maintenance of the piped crossing

Pipes installed at piped crossings are required to:

- Be a minimum size of 375mm diameter or larger as determined in accordance with GCC Design Specifications.
- Be a minimum length of 3.5metres.
- Be of sufficient class to withstand vehicular loads.
- Have suitably sized headwalls installed at the inlet and outlet (where applicable).
- Be constructed in accordance with GCC Construction Specifications and certified by a suitably qualified engineering consultant or construction contractor.

APPLICATION PROCEDURES

The application form for the installation of a VAC is available via Gosford City Council website www.gosford.nsw.gov.au (enter access crossing in search bar) or at any Council Customer Service Centre.

The application form contains technical specifications and details of Council requirements such as sketches or drawings, and certificates for insurance cover in relation to the installation of the VAC.

The completed application form and applicable fee are to be forwarded to Gosford City Council, PO Box 21, Gosford, NSW 2250 or via email to goscity@gosford.nsw.gov.au, or submitted in person at a Council Customer Service Centre.

ENQUIRIES

Enquiries can be made by contacting Councils Access Crossing Overseer on 4325 8408 or via email goscity@gosford.nsw.gov.au.

Click for the following links:

T1.10 - Approvals for Vehicular & Access Crossing

GCC Civil Design Specifications

GCC Civil Construction Specifications