

Driveway Fact Sheet

What is a driveway or crossover?

These crossings provide vehicle access between the carriageway of a road and a property and are more commonly referred to as driveways in urban, rural, and commercial areas.

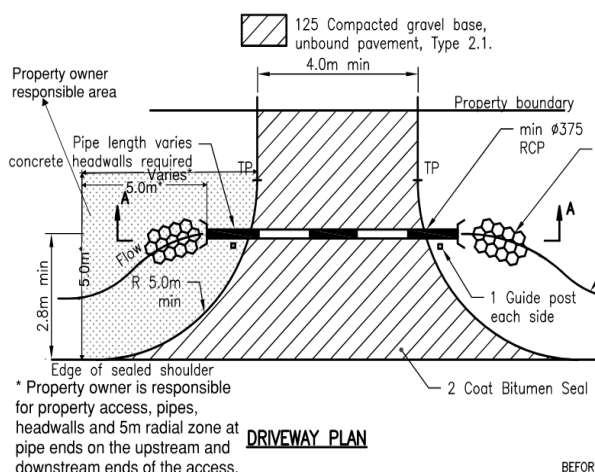
Your property must have more than 30 metres of frontage to be eligible for a second driveway.

What is your responsibility for a driveway?

Property owners are responsible for the construction and ongoing maintenance of a driveway.

Ongoing maintenance areas include, but not limited to

- Residential Property Access – Property access and any modifications or alterations to areas of kerbs
- Rural Property Access – Property access, pipes, headwalls and 5m radial zone at pipe ends (both upstream and downstream of the access)



You must ensure the driveway is safe for pedestrians to walk across.

It is also the property owner's responsibility to ensure gravel or debris does not wash from the driveway onto the carriageway or road surface.

Property owners could be liable if there is an incident caused by the improper construction, or lack of maintenance, of a driveway.

Council has the discretion to issue a compliance notice or remove or modify features of any driveway, **at the expense of the property owner**, if they are not constructed or maintained to Council's standards, or if a public utility provider or other raises a reasonable objection.



What does Council require?

Vehicular crossings or driveways must provide safe vehicular access to the property ensuring:

- a safe and accessible footpath environment
- no impact on Council's stormwater system
- no damage to road infrastructure or public utilities
- safe and unobstructed vehicle access to the property
- no hindrance to the road operation and maintenance activities
- minimal loss of on-street parking
- to be constructed at a right angle to the road

Vehicular crossings must be designed and constructed in accordance with Council current standards. The standards to which driveways are to be constructed include:

- Rural access with pipe crossing or invert
 - IPWEA standard drawing RS-056 and Logan City Council standard drawings 8-00396 or 8-00397
- Driveway and verges with kerb and channel
 - IPWEA standard drawings RS-049, RS-050 and RS-065

- Industrial, commercial, or multi-unit residential driveway
 - Please contact Council's Development Assessment branch on 07 3412 5269 for further information.



Location

Driveways should be located a minimum clearance of 12 metres (measured from the cadastral boundary) from intersections, unless otherwise approved by Council.

Width

Driveways for residential properties shall be constructed with a maximum width of 5 metres and is preferred where roads are narrow.

When is approval required from Council?

Approval is only required for driveways within Council-controlled Road reserves, not within private roads or community title developments.

Driveways on State-controlled roads require approval from Department of Transport and Main Roads (TMR). An application for Road Corridor Permit is available online at rcp.tmr.qld.gov.au or by contacting TMR using details found at www.tmr.qld.gov.au.



Do I need to apply?

If there is kerb and channel on the road outside your property you may need to apply to install a driveway/crossover.

If you answer YES to all the following questions you do not need to submit an application .

- Will the driveway be constructed in line with the Standard drawings provided on our website?
- Will the be the only driveway/crossover for the property?
- Will there be a clear view of passing pedestrians and vehicles from the driveway?
- Will the driveway levels match the existing concrete footpaths (if present)?
- Will the driveway be 600mm clear of the nearest stormwater pit?
- Will the driveway be 800mm clear of any power or light poles?
- Will the driveway be in a location where there are no road signs or trees?
- Will the driveway be in a location where there are no concrete traffic islands, parking bay / pad or double unbroken centre line on the road in front of the driveway?
- Is the driveway at least 6 metres from the tangent point (TP) of an intersection (see Standard Drawing RS-049)?
- Will the driveway be in a location where there are no water meters, fire hydrants or valves in the path of the driveway?
- Will the driveway be in a location where it will not cover the water supply pipe between the main and the meter?

- Will the driveway be in a location where there are no sewerage or stormwater manholes in the path of the driveway?
- Will the driveway be in a location where it will not be built over a Council easement?
- Will the driveway be in a location where it will not be within 10m of the approach side of a bus stop?

If you answered NO to any of the questions above, you will need to submit an application. You can apply online or fill in a Residential driveway application (PDF 77 KB) and return it to us.

If there is no kerb and channel on the road outside your property, you will need to apply to install a driveway/crossover. You can apply online or fill in Residential driveway – no kerb and channel application (PDF 97 KB) and return to us.

A fee and inspection are required for this application. We will forward an invoice to you when we approve your application.

What fees are involved?

Residential driveways where kerb and channel exist: no fees currently apply.

Residential driveways where kerb and channel does not exist: \$438.00* (subject to annual review). This covers one inspection by Council officers.



How do I apply for Council approval of my driveway?

You can apply by:

- Completing residential driveway application online; or
- Downloading and submitting the application for residential driveways **with kerb and channel** or **without kerb and channel** on the block frontage.

This factsheet is to be read with application forms and policy. Each application form has a checklist of criteria we ask you to complete as part of the application process.



Other References

Subordinate Local Law No 11.1 (Interference with Local Government Roads) 2003.

Council Policy - Vehicular Access to Premises.

Council Policy - Sealing of Crossovers



More Information:

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www.logan.qld.gov.au