

Introduction

This policy outlines principles and guidelines relating to the road network with respect to unmade roads in road reserves. This policy assists Council in determining the extent to which it will contribute to new roads on existing unmade road reserves. This policy is relevant where land parcels are sold off, creating “land locked” land holdings resulting in a need for access.

This policy also assists Council to determine whether approval should be given to the development of a dwelling on rural land which does not have access to a constructed public road (Refer: Town Planning Scheme No 7, Clause 5.7.3 (d)).

Purpose

To establish criteria for the expansion of the road network in relation to unmade roads in road reserves.

Policy statement

When a written application is submitted to Council for the provision an access to a property along an existing unmade road in a road reserve, the applicant shall be advised of the following.

1. Council is not obliged to construct a road.
2. Each application is based upon merit and priority.
3. Approval for a single dwelling which does not have access to a constructed public road may not be issued until resolution of any access issues.
4. Council may provide landowner(s) with survey data and information that is currently held within Council’s records as requested.
5. Survey work required by the landowner may be undertaken at the landowner’s expense.
6. Council shall provide, where possible, information on alternative options available to landowners which will assist in resolving an access situation.
7. Where the construction of a new public road is required, the design of the road shall be submitted for Council’s approval before the commencement of construction. No physical work shall take place before written approval is issued by Council. The landowner is to obtain all other statutory approvals (for example Clearing Permits and Traffic Management Plans).
8. Works will be undertaken by a suitably experienced independent contractor under the direction of Council’s Director Infrastructure & Development.

9. Council may not contribute financially towards the design and construction of any road unless it has specifically indicated its willingness to do so.
10. Council may provide a nominal amount in the annual budget to accommodate requests for contributions to roads.

Application

This policy applies to all unmade road reserves in the Shire of Capel Local Government area.

Procedure

Department:	Infrastructure & Development	Next review:	December 2021
Reviewer:	Director Infrastructure & Development	Legislation:	Local Government Act 1995, s2.7(2) (b) Town Planning Scheme No.7; Clause 5.7.3 (d)
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