



KERB AND GUTTER CONSTRUCTION

Urban Street Facilities

RESPONSIBLE OFFICER: Director Engineering Services
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CONTENTS

1.	POLICY OBJECTIVES	3
2.	APPLICABILITY.....	3
3.	LEVYING OF CHARGES	3
4.	LAYBACKS	4
5.	STEEP ACCESSES	4
6.	REINSTATEMENT	4
7.	CREDIT FOR EXISTING LAYBACKS.....	4

1. POLICY OBJECTIVES

The objective of this policy is to outline the construction of new kerb and gutter in existing streets.

2. APPLICABILITY

- 2.1 This policy applies to all urban areas within Junee Shire where Council elects to construct new kerb and gutter in an existing street.
- 2.2 Any new fees for works to which the policy applies are included in Council's annual fees and charges.
- 2.3 This policy applies to work that form part of Council's construction program.

3. LEVYING OF CHARGES

- 3.1 Contributions towards the cost of kerbing and guttering works shall be levied pursuant to Section 217 of the Roads Act, 1993.
- 3.2 The unit rate estimate for kerb and gutter construction is subject to the location, road type or kerb and gutter type and the levied percentage amount on property owners is set in Council annual fees and charges.
- 3.3 The contribution for kerb and gutter construction shall be set annually in Council's Fees and Charges and comprise the construction of kerb and gutter sub-base, kerb and gutter, 450mm of road shoulder (including bitumen sealing) and the refurbishment of the nature strip.
- 3.4 Contributions shall be based on property boundary frontages.
- 3.5 The contribution levied shall be 50% of the unit rate for the frontage to the street address shown in Council's rate records; 25% for side frontage and 25% for rear frontage.
- 3.6 Contributions towards the cost of kerb and guttering may be made by instalments:
 - 3.6.1. Where a landowner faces financial difficulty, they may choose to pay charges in equal instalments over a maximum three year period with interest charges applicable.
 - 3.6.2. Where, because of extreme financial hardship a landowner is unable to meet instalments, the outstanding costs by mutual agreement will be logged as a "charge against the land" (with interest charges being applicable).

- 3.7 Where a property owner requests new kerb and gutter, the Council may approve such a request. Where that work is not nominated or scheduled in a works program the property owner may be responsible for meeting 100% of the cost.
- 3.8 Applications for multi lot subdivisions require the applicant to meet 100% of the cost for the provision of kerb and gutter.

4. LAYBACKS

Where upright kerb is constructed, Council will provide one standard 4m wide layback per block. Additional laybacks or wider laybacks shall be charged at 100% of the cost to provide the layback (measured per lineal metre).

5. STEEP ACCESSES

5.1 Standard Vehicles

Council will provide adjustments to access during kerb and gutter construction to allow access for a standard vehicle only (as defined by AUSTRROADS).

Following a request in writing special requirements to accommodate long or low vehicles will be constructed at full cost to the property owner.

5.2 Bitumen Sealing

Accesses that are caused to be steepened beyond 16% by the construction of kerb and guttering will be sealed with a two coat bitumen seal to the property boundary at no cost to the owner. Maintenance thereafter shall be the responsibility of the property owner.

6. REINSTATEMENT

Driveways shall be reinstated with similar material as existed prior to the kerb and gutter construction. Driveways will only be constructed to the point of providing access to a standard vehicle as defined in 5.1 above.

7. CREDIT FOR EXISTING LAYBACKS

Credit for existing laybacks shall only apply where the concrete layback has been constructed with Council approval to levels set by Council.

VERSION CONTROL

Version	Date	Action
V1.0	21/05/2019	Adoption of Policy