



5.03 PRIVATE PROPERTY ACCESS AND CROSSOVERS

Distribution:	Elected Members, Executive Management
Responsible Officer:	Chief Executive Officer
Date Adopted:	2015 – Version 1 – Resolution 8.1.4 032017.OM
Last Review:	17 November 2025 V2 – Resolution 20251107

Purpose

To provide directions to staff when receiving requests for access to private property.

Scope

Elected Members, Executive Management

Standard

Access to Private Property on Land outside the Townsite Boundary

Council will provide culvert access or other appropriate access to property within the Shire and outside of the townsite boundary, where it is considered necessary, appropriate or practicable, subject to:

- Access to provide owner with access from a Council owned road or property to the owner's property.
- Only one access per location will be provided.
- Any additional access required on a location or on locations that are contiguous to a location where Council has provided access, to be at the owner's expense.
- Limitation on size of rural access is capped at 12 metres.

Access to Rural/Residential Property on Land within the Town Boundary:

Council will provide culvert access or other appropriate access to property within the townsite, where it is considered necessary, appropriate or practicable to do so, subject to:

- Access to provide owner with access from a Council owned road or property to the owner's property.
- One access per lot will be provided subject to an approved building being constructed on the lot or planning approval and building license issued for the construction of an approved building on the lot
- Any additional access or access to vacant land to be at the owner's expense.
- Limitation on size of Rural/Residential within the Town Boundary is capped at 6 metres.

Townsite Lot Crossovers:

On application by the owner of land adjoining a Council road/street/way Council will contribute 50 % toward the construction of standard crossover, subject to the following:



- a. A standard crossover is deemed to be constructed to a maximum width of 6m to concrete standard or equivalent. Crossover to be constructed from the edge, or as near as practicable to the edge of a sealed road or the anticipated edge in the event the road is unsealed, to the owner's property boundary.
- b. Any extra width required on the crossover to be at the owner's expense.
- c. Additional cost for crossovers being constructed in brick paving, concrete or other similar material to be at the cost of the owner.
- d. Only one crossover per lot will be contributed to where there is an approved building on it. Crossovers on vacant land to be at the owner's expense.
- e. Additional crossovers to be at the owner's expense.

Vehicle Crossover Specifications

- a. All new crossovers shall be constructed in accordance with this specification and either Diagram 1 Drawing No: C0.01 or Diagram 2 Drawing No: C0.02.

Any variations to this specification must be submitted for approval by the Chief Executive Officer.

- b. Once constructed, the crossovers are to be maintained at the expense of the owner/s, who shall ensure that council's adjacent property such as the adjacent road pavement, its kerbing, footpaths, landscaping or irrigation services are neither damaged nor reduced in serviceability by the installation of the crossovers.
- c. Liaise with Telstra, the Water Corporation and Western Power and any other service authority prior to construction to ensure no damage or disturbance to their services or appurtenances by virtue of the proposed location or construction of the crossover.
- d. Where it is proposed to install crossovers, liaise with the Shire who shall determine the acceptable locations in regard to road junctions and the like.
- e. Where vehicular access is proposed to cross an existing footpath, the owner/s is required to remove the path to the width of the proposed vehicle crossover and centered about the centerline of the crossover, (or property gateway, as the case may be). Cuts in existing pathways shall be perpendicular to the alignment of the path and sawn to full depth to provide a neat joint.
- f. Protect the work area with barriers to ensure that the public are fully protected from injury prior to opening the new pathway for public use.
- g. No concrete shall be placed before inspection and approval by a Council representative (24hours notice must be given).



Diagram 1 Drawing No: C0.01

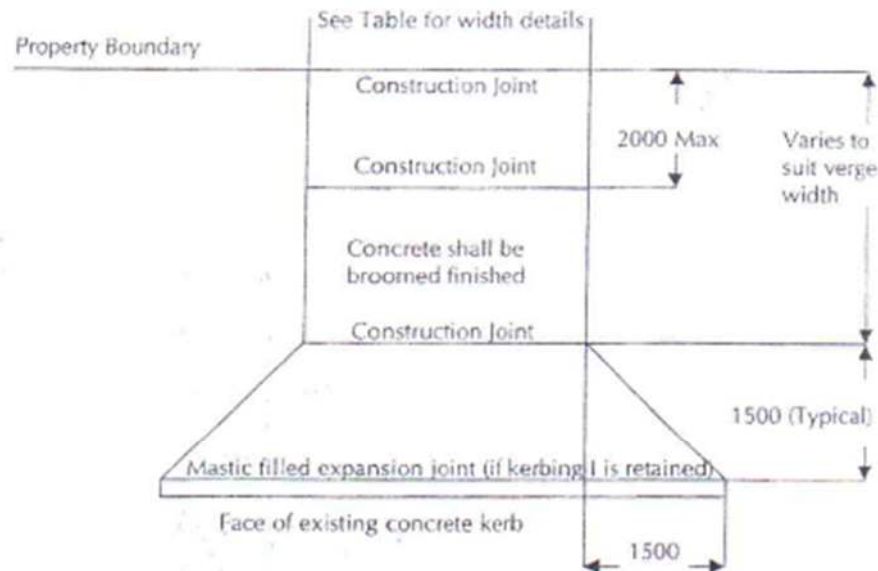
STANDARD TOWNSITE CROSSOVER

Drawing N° – CO - 01

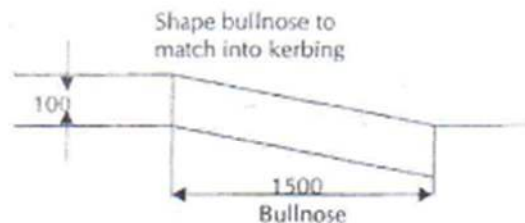
Standard Crossover Widths

Commercial, Industrial & Grouped Housing
Minimum 6m for two way access
Minimum 4m wide for one way access
Maximum 10m wide for one or two way access

Residential
Minimum 3m wide (restricted to a maximum of 6m)



1. Concrete slab to be 100mm thick with F82 reinforcement on a 75mm compacted sand bedding.
2. Concrete kerbing shall be removed and replaced with 1.5m wide bullnose. Brick pavers may be used as an alternative. The pavers shall be placed in accordance with the manufacturers specifications and shall abut the existing kerb or new bullnose. Existing concrete footpaths are to be retained.
3. Concrete shall have a min compressive strength of 25mpa at 28 days



SECTION N.T.S.



Diagram 2 Drawing No: CO.02

STANDARD TOWNSITE CROSSOVER

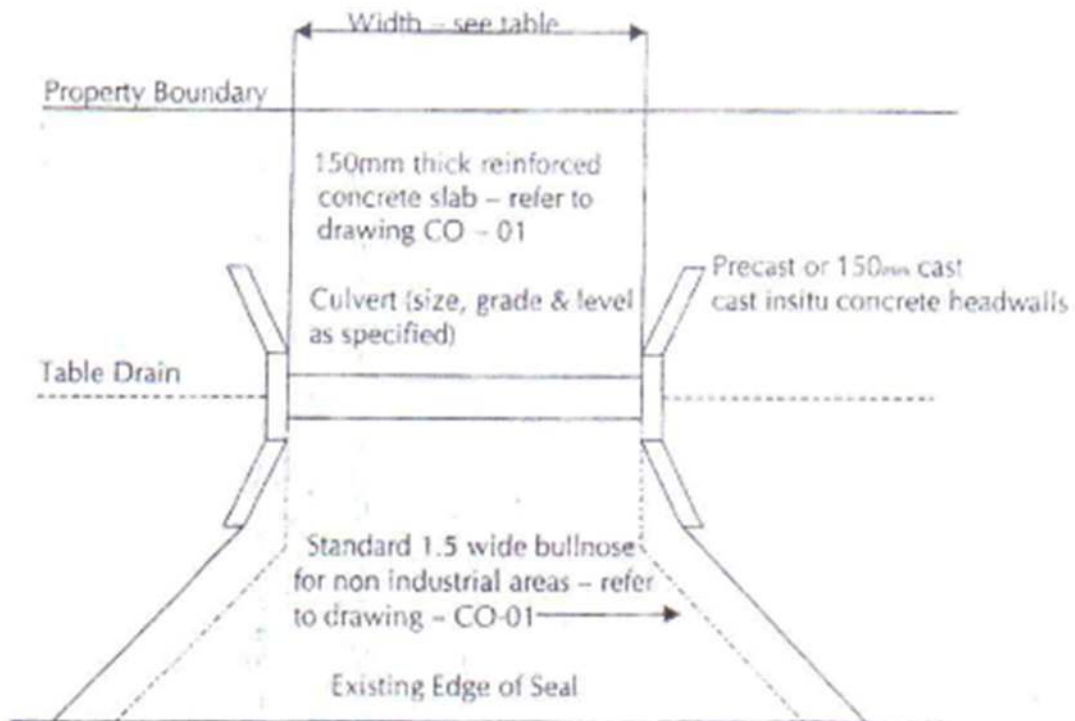
Drawing N^o – CO - 02

Standard Crossover Widths

Commercial, Industrial & Grouped Housing
Minimum 6m for two way access
Minimum 4m wide for one way access
Maximum 10m wide for one or two way access

Residential
Minimum 3m wide (restricted to a maximum of 6m)

PLAN VIEW





Roles and Responsibilities

Elected Members

- Annual review of policy

Chief Executive Officer

- Ensure compliance with the policy

Executive Management

- Ensure compliance with the policy

Legislation

Nil

Resource Documents

Nil

Local Law

Nil

Delegation

Not Applicable