

## Specification for the Construction of City of Armadale Approved Crossover

### Introduction

This document is designed to assist property owners, (hereinafter referred to as the "Property Owner"), and their contractor(s) to construct an appropriate crossover to the satisfaction of the City of Armadale, allowing the Property Owner upon request to receive the City's 'Crossover Contribution'.

In this regard, it is the Property Owner's responsibility to ensure that their contractor is in possession of these documents. A crossover not constructed to these specifications will not be eligible for the City's contribution.

### Approval for construction of a Crossover

To receive a subsidy the completed Crossover Application form must be lodged at least seven (7) working days before work commences and the constructed crossover must meet the City of Armadale's minimum requirements.

The following applies:

- No crossover shall be installed without prior written approval from the City, (hereinafter referred to as the "Approval").
- To receive a subsidy, invoice(s) or receipt(s) for materials and works must be presented. Subsidies will only be paid after the City's nominated officer has inspected the work.
- A crossover subsidy will only be paid to the Property Owner, for the property which is accessed by the vehicle crossover in question and provided that, a subsidy has not been paid previously for the same property. The City of Armadale will provide a 50% subsidy of the total cost for the construction of the City of Armadale's minimum required standard crossover as per the Crossover Policy.
- Approved building plans and subdivision construction drawings do not include Approval for the construction of a crossover.
- Materials – Approved materials are concrete or brick paving for residential applications and reinforced concrete for commercial/industrial applications -refer to Drawing List below. Asphalt may be considered acceptable in certain rural areas. A concrete crossover, as per the specifications below, is the City's preferred material. Liquid limestone will not be accepted for the construction of a crossover unless supported by registered NATA test results showing materials reaching a minimum strength of 32 MPa at 28 days. A subsidy will only be paid where approved materials are used.
- Gravel is not an approved material for crossovers and such constructed crossovers will not be eligible for a subsidy.
- The applicant is to notify the City of the registered contractor who will be undertaking the works.
- Construction, and future maintenance, of crossovers are the responsibility of the Property Owner.

### Site Plan

- A site plan shall be submitted for the City's approval prior to any construction works showing the location of the crossover, noting that the following minimum clearances of 800 mm are required for:
  - Side entry gullies;
  - Streetlight & Power poles;





- Verge trees; and Pedestrian (Pram) Ramps.
- The proposed location of the crossover shall not encroach past the elongated property side boundary at the road edge.
- The crossover plan must clearly indicate the following statement: "The crossover is to be built in accordance with the City of Armadale's specifications".

### **General Specifications and Conditions for all Crossovers**

The specifications below set out the minimum standards for the construction of a crossover under the provisions of Schedule 9.1 Section 7 of the Local Government Act 1995, as may be amended.

- The Property Owner is to obtain Main Roads WA approval for crossovers accessing Main Roads WA controlled roads. Approval from the City of Armadale is also required.
- The Property Owner is to liaise with other Authorities regarding the location of services or utilities infrastructure, relocation of existing services and provision of trafficable lids. Any expense incurred will be the Property Owner's responsibility.
- Damage that may occur to City of Armadale facilities or to private property during the course of, or arising from works, shall be the responsibility of the Property Owner who shall be held responsible for the repair, replacement and legal claims.
- Redundant crossovers are to be removed and the kerb, footpaths and verge are to be reinstated to match existing infrastructure.
- No crossover is to be detrimental to neighbouring properties, e.g. shall not cross extended property lines and storm water runoff is to flow away from properties.
- All verge reinstatement is to comply with IPWEA's Restoration and Reinstatement Specification.
- Crossovers must be constructed to an equal or higher standard than the adjoining road.
- Sight distances for all crossovers onto existing roads are to comply with Austroads standards.
- Kerbing of crossovers or the creation of sharp changes in levels in the verge constitutes a pedestrian hazard and are not permitted except in exceptional circumstances. Kerbing for internal driveways must be terminated at the property boundary and shall not extend into the crossover or road reserve.
- Crossovers on roads other than urban/residential shall be designed as per Main Roads WA specifications.
- No more than two crossovers per lot are permitted (as per the Thoroughfares Local Law) unless otherwise negotiated with and approved the City in writing.
- **Traffic Management and Control:** - Traffic management shall be in compliance with the Australian Standards-1742.3 Traffic Control Devices for Works on Roads and the Main Roads Western Australia Code of Practice - Traffic Management for Works on Roads (Current version).
- **Extractive Industry / Tree Plantations:** - Crossovers for Extractive Industry and Tree Plantation sites are to be as per Main Roads WA specifications and designed appropriately to accommodate the types of vehicles travelling to and from the lot.
- **Native Vegetation:** - The City of Armadale does not support the removal of native vegetation from the road reserve for crossover construction unless there are no cleared areas along the property boundaries that could be used for this purpose. Where native vegetation must be removed to accommodate a crossover, all



vegetation to be cleared must be approved by the City in writing prior to the commencement of any work and all works will be at the Property Owner's cost. Disturbance of the vegetation shall be kept to a minimum. Where native vegetation must be removed to establish sight lines the vegetation should be slashed and trees trimmed in preference to disturbance of soil and tree removal. Clearing for sight lines must be kept to a safe minimum. A database search will be undertaken by the City of Armadale to determine the presence of any Declared Rare Flora (DRF) in the proposed crossover site. If any DRF are located within 100 m of the proposed site the Department of Biodiversity Conservation and attractions (DBCA) will be consulted on the best course of action.

- **Protection of the Works:** - The Property Owner's contractor(s) is responsible to protect the work at all stages and for the erection of barricades along the kerbs or road alignment as well as barricades across any footpath. Any surface damage due to inadequate protection or damage by rain shall be rectified by the Contractor at his expense.
- **Protection of the Public:** - In addition to being responsible for protecting the work at all stages, the Property Owner's contractor(s) shall exercise precautions to protect the public during the progress of work. Adequate provisions shall be made for the safe passage of pedestrians and vehicles in the vicinity of the work. The conditions of the Occupational Safety and Health Act 1984 and Occupational Safety and Health Regulations 1996 shall be applicable.
- **Verge Reinstatements:** - The Property Owner's contractor(s) shall neatly reinstate the adjoining verge and taper same to mould with the new crossing. The maximum slope of tapers shall be 1:6. Any sand used in this process shall be clean and free from any foreign material.
- **Minor Works:** - Any footpath removed to accommodate the new crossover shall be reinstated to City's satisfaction. Where Utility Services' lids cannot be accommodated outside the crossover area, such lids must be trafficable, provided at the Property Owner's expense and in consultation by /approval from the Utility provider.
- **Clean-up of the Site:** - The Property Owner or his/her contractor shall clean up and dispose of all removed material as soon as possible after removal. No material shall be left on site over a weekend or public holiday. Following completion of all works the Property Owner or the contractor shall ensure that all material is removed and the site left in a safe, clean and tidy condition. Material removed is to be disposed of at an approved disposal site.
- **Defects Liability:** - The Property Owner's contractor(s) shall repair any defects in the completed crossover for a period of six (6) months from the date work is accepted by the City.

All material provided and work carried out shall be in accordance with Australian Standards listed below, including relevant Australian Standards referenced in these documents:

- a) AS 1742.3 'Traffic control devices for works on roads';
- b) AS/NZS ISO 31000-2009 'Risk management'
- c) Main Roads Western Australia Standards, including Main Roads Western Australia Code of Practice - 'Traffic Management for Works on Roads';
- d) Occupational Health and Safety Act 1984;



- e) Occupational Health and Safety Regulations 1996
- f) The City of Armadale Work Health and Safety policy
- g) The City of Armadale typical/standard drawings and details

**Note:** - Local Government has the power under the Local Government Act 1995, as amended, to make good any non-standard crossover at the Property Owner's expense.

## Drawing List

The following drawings must be read in conjunction with one another (where applicable) as well with the City of Armadale standard drawings and details. Where there is any contradiction or doubt, please contact the City's nominated officer for clarifications.

- 09-08-L CROSSOVER LOCATIONS
- 09-08-P CROSSOVER ARRANGEMENTS
- 09-08-C CROSSOVER DETAILS – CONCRETE
- 09-08-B CROSSOVER DETAILS – BRICK PAVING
- 09-08-A CROSSOVER DETAILS – ASPHALT