



<b>Policy Type:</b>	Administrative
<b>Date Last Adopted:</b>	12 May 2009
<b>Date Adopted:</b>	26 June 2012

<b>Policy No:</b>	<b>SRS226(O9)</b>
<b>Date Last Reviewed:</b>	26 June 2012

<b>Legal (Parent):</b>
1. Planning and Development Act 2005

<b>Legal (Subsidiary):</b>
1. Town Planning Scheme 40

ADOPTED POLICY	
<b>Title:</b>	<b>HIGH ROAD RIGHT OF CARRIAGEWAY (ROC)</b>
<b>Objective:</b>	<b>1. To secure a right of carriageway network which will ensure appropriate vehicular access to properties within the policy area; and 2. To provide for a safe and efficient movement of traffic along High Road and to minimize the conflict between through and local traffic.</b>

### 1.0 Interpretation

This Policy applies to the properties fronting the south side of High Road between Augusta Street and Herald Avenue.

### 2.0 Policy Requirements

- 2.1 A plan outlining the Right of Carriageway network and crossover location forms parts of the Policy.
- 2.2 A Right of Carriageway easement is to be created and location and design of vehicle crossovers be rationalised in accordance with the Policy Plan.

### 3.0 Application

- 3.1 The requirements of the Policy are to be implemented when an application for Council's development approval is received within the Policy area for:
  - i) a change of use within one of the properties affected by the policy (in accordance with plan 1);
  - ii) an alteration or addition to an existing building valued at more than \$50 000 (in accordance with plan 1 or 2 depending on the situation);
  - iii) modifications to car parking areas (in accordance with plan 1 or 2 depending on the situation);
  - iv) the redevelopment of a site (in accordance with plan 2).
- 3.2 In instances where there is a difference in alignment between the Right of Carriageway on two lots an appropriate transition between the two alignments is to be provided to the satisfaction of the Council.
- 3.3 Where there is a vehicle crossover permitted onto High Road, conditions may be imposed in regards to the width and design of the crossover and adjoining accessway.
- 3.4 Works relating to removing of existing crossovers and necessary modification to existing parking areas are to be at the landowner's expense.
- 3.5 Traffic calming devices may be required, where appropriate, within the Policy area to limit vehicle speed or control vehicle movements.
- 3.6 Alterations to the median strip are provided for by the Policy to allow right hand turning onto High Road from selected crossovers in accordance with the Policy Plan to the satisfaction of the City's Engineering Services. The modifications to the median strip would be paid for by the City.

### 4.0 Alternative Proposals

- 4.1 Council may consider departures from the provisions of this Policy, based on the merits of each proposal where:
  - (a) the proposal is determined to be consistent the objectives of the Policy; and
  - (b) the proposal would not preclude the development of adjoining properties.



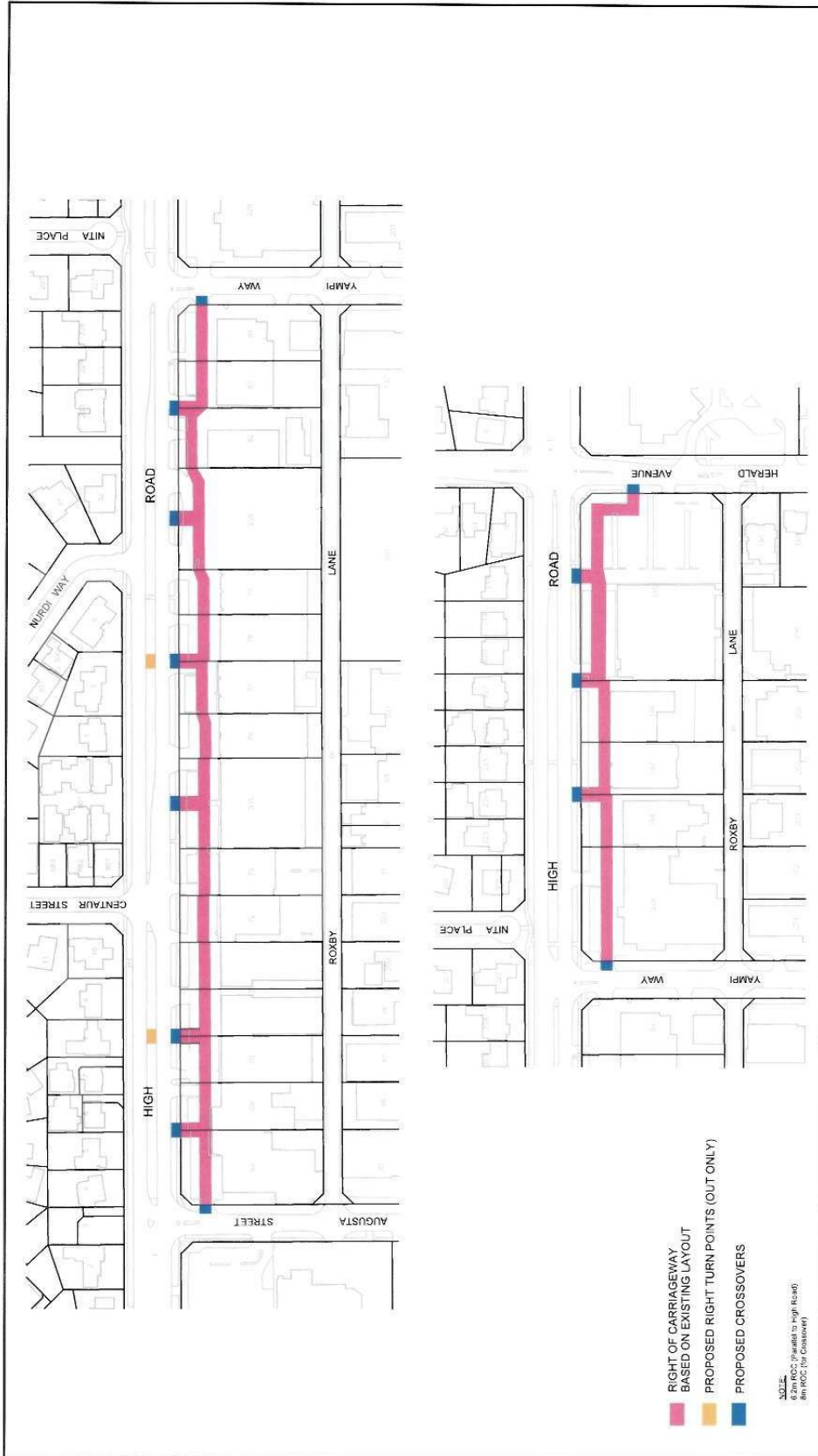
- 4.2 In considering such departures, where appropriate, owner(s) of properties adjoining or affected by the proposed development will be invited by Council to make comment on the proposal.

## **5.0 Delegation**

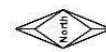
- 5.1 Should a variation to the Policy Plan be proposed, an approval for the variation may be given under delegation if the adjoining landowners have submitted no objection to the variation after being consulted for a period of no less than 14 days and the proposed variation is determined to satisfy the objectives and requirements of the Policy.
- 5.2 Should an adjoining landowner object or no response be received to a variation to the Policy Plan, the City is to determine the application at an Ordinary Council Meeting.



PLAN - 1



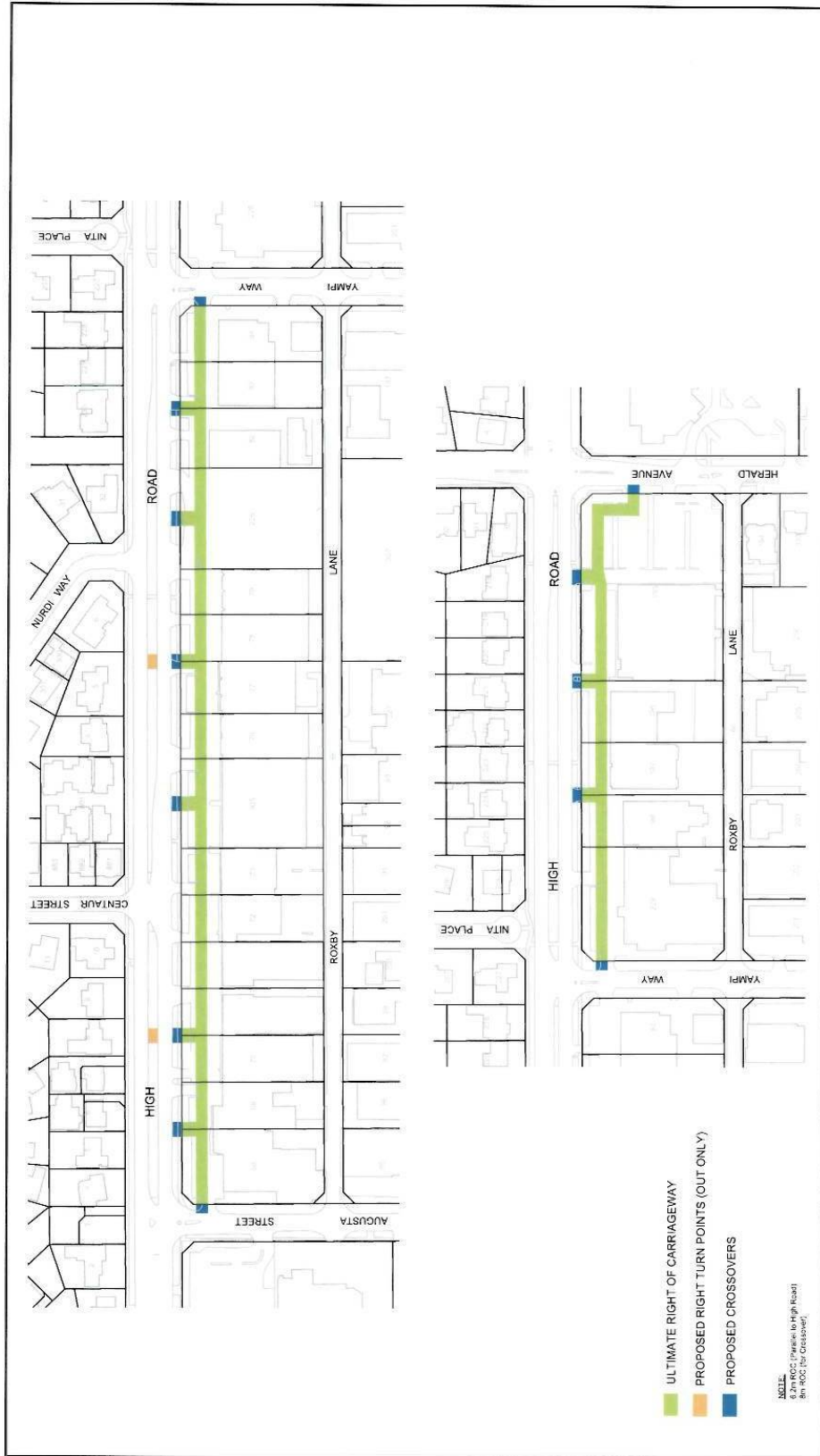
**HIGH ROAD RIGHT OF CARRIAGEWAY**  
**SCENARIO - 1 BASED ON EXISTING LAYOUT**  
**HIGH ROAD - AUGUSTA STREET TO HERALD AVENUE**  
**WILLETTON**



SCALE 1:2000  
 DATE 24/12/08  
 REF: 06051-B.DGN



PLAN - 2



**HIGH ROAD RIGHT OF CARRIAGEWAY**  
**SCENARIO - 2 BASED ON ULTIMATE LAYOUT**  
**HIGH ROAD - AUGUSTA STREET TO HERALD AVENUE**  
**WILLETTON**



SCALE 1:2000  
 DATE 24/12/08  
 REF: 06051-B.DGN