



INFORMATION SHEET - CROSSOVERS

RESIDENTIAL

These specifications are for the construction of residential crossovers. The City will allow for concrete, brick or segmented paved crossovers to be built where traffic is predominantly of passenger car types (operational with a C Class Driver's License) with only occasional light service or commercial vehicles. Where waste collection vehicles are required to enter private properties for collection purposes, the City may require that the crossover be designed to withstand a higher weight loading. For industrial or commercial developments where vehicle traffic loadings are in excess of the residential traffic movements, please refer to the City's 'Industrial and Commercial Crossover Specifications'.

Crossovers shall be constructed in accordance with the City's standards and specifications. Any deviation from the City's standards and specifications without written approval from the City may result in the City requiring the crossover to be removed and replaced correctly, or the City may take action against the applicant under Section 17 of the *Local Government (Uniform Local Provisions) Regulations 1996*. This document shall be read in conjunction with the City of Canning 'Residential Crossover Standard Details'.

WHAT IS THE MINIMUM WIDTH PERMITTED FOR AN INDIVIDUAL CROSSOVER?

3m at the front property boundary. Refer to Clause 5.3.5 of the Residential Design Codes of Western Australia.

WHAT IS THE MAXIMUM WIDTH PERMITTED FOR AN INDIVIDUAL CROSSOVER?

6m at the front property boundary. Refer to Clause 5.3.5 of the Residential Design Codes of Western Australia.

WHAT IS THE MAXIMUM AGGREGATE WITH PERMITTED FOR CROSSOVERS FOR A PROPERTY?

9m at the front property boundary. Refer to Clause 5.3.5 of the Residential Design Codes of Western Australia. The City works towards reducing the impact of access points on the streetscape by minimising crossovers. Therefore applications for a 2nd crossover will only be approved in exceptional circumstances.

Above all - Service

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HOW MANY CROSSOVERS CAN BE ON ONE APPLICATION?

An applicant may apply for multiple crossovers in one application, however for only one property per application.

CAN I APPLY FOR A SECOND CROSSOVER

As per State Planning Policy 3.1 Residential Design Codes, the City needs to reduce the impact of access points on the streetscape by minimising crossovers. Applications for a second crossover will therefore only be approved in exceptional circumstances.

IS MY PROPERTY ENTITLED TO A CONTRIBUTION FROM THE CITY?

Each lot within the City, including strata titled lots, qualifies for a contribution from the City for the first crossover to the lot and on the condition that the crossover meets the City's crossover standards and specifications.

On completion of crossover works, the applicant shall contact the City to arrange an inspection. Where the crossover has been constructed to the City's standards and specifications, the City shall, where applicable, organise for the payment of their contribution.

ARE THERE ADDITIONAL REQUIREMENTS FOR PROPERTIES WITHIN THE CITY CENTRE AREA OR BENTLEY REGENERATION AREA

For proposed crossovers within the Canning City Centre and the Bentley Regeneration Area, the applicant shall contact the City's Engineering Department to ascertain the type, pattern, colour and pavement requirements of the crossover.

DO I NEED TO GET FORMAL APPROVAL TO CONSTRUCT A CROSSOVER?

Prior to commencement of works, an application for approval to construct a crossover together with a sketch or plan of the proposed crossover must be submitted to the City. The Application to Construct Crossover form may be obtained via the City's website at www.canning.wa.gov.au. An application fee in accordance with the City's Schedule of Fees and Charges applies to each application.

This fee covers the cost of processing the application and two inspections by the City. The inspections will be conducted initially at the time of processing the application and again after

the applicant has advised the City that works have been completed. A permit will not be issued until the application fee has been received by the City.

WHEN SHOULD I MAKE MY APPLICATION FOR A CROSSOVER?

Where the crossover forms part of a new development it is preferred that the application is made at the same time. The application form and supporting documents can be attached to the Building Permit Application in order to expedite the crossover approval process.

WHAT IF SOMETHING IS IN THE WAY OF WHERE I WANT MY CROSSOVER?

Where any modification to the City's infrastructure is required to accommodate the position of a crossover an Application for Private Works (APW) is required. A quote for the required works will be sent to the applicant by the City. Payment for these works is required in advance in order for the works to be carried out.

Where any modification to the infrastructure of other service providers are required to accommodate the position of the crossover, the applicant is to liaise with the relevant service provider.

WILL STREET TREES BE REMOVED TO ACCOMMODATE THE PREFERRED LOCATION OF MY CROSSOVER?

The City's preference is for street trees to be retained, and you may be required to modify the proposed width or location of a crossover to allow for retention of a tree. New crossovers require a minimum clearance of 2 metres from the outside of a trunk of a street tree to the outer edge of the crossover. In some instances, a greater clearance may be preferable.

Policy ET525 *Trees in Streets, Thoroughfares and Parks*, states that when the value of a tree is assessed, the environmental and aesthetic contributions it provides to the community will be considered in addition to its effect on any individual resident or property owner.

Should the City approve removal of a street tree to construct an approved crossover, all costs associated with the removal and replacement of the tree shall be at the applicant's expense. Should the City determine that there is insufficient room on the verge to replant a replacement street tree, then the tree will be planted in another location at the City's discretion.

