



STEEP DRIVEWAY POLICY

AIMS

1. Provide suitable access to all sites.
2. Provide information to proposed developers of the requirements for access to the site.
3. Develop a format for approval and conditioning of building approvals.

PREAMBLE

Problems associated with access from the property boundary to the proposed garage vary considerably with site conditions and the design of the proposed development.

It has been demonstrated that many developments have inadequate access to the garage through lack of consideration of driveway levels and garage floor levels.

The primary aim of this policy is to provide effective access to any proposed garage by providing details and approving gradients and turning circles.

REQUIREMENTS

1. Access to the garage or vehicle parking area is to be determined prior to the submission of the building application.
2. Sites with slopes greater than 1 in 6 are to have designed driveways.
3. Designed driveways are to be from the property boundary to the garage floor.
4. The driveway level at the property boundary is to be determined from levels supplied by the Council's Engineering Department following submission of a driveway application.
5. The proposed garage floor level is to be determined and indicated in relation to the property boundary level.
6. The recommended maximum grades of driveways and the recommended minimum distances for the following grades are:
 - i) 1 in 6 grade 2.8 metres
 - ii) 1 in 4 grade 2.8 metres
 - iii) 1 in 6 grade 2.8 metres before connecting to a level surface (garage.)
7. Sufficient turning space should be provided.