

Council Policy

Pavement and Drainage for Residential, Commercial and Industrial Areas



Legislation/local law requirements	<i>Local Government Act 1995</i>
Relevant Delegation	Please see Delegated Authority Register
Related policy procedures and documents	Specifications for Pavement and Drainage of Non - Trafficable areas in industrial areas Specifications for Pavement and Drainage of Trafficable areas in industrial areas

Introduction

The "Pavement and Drainage for Residential, Commercial, and Industrial Areas" policy outlines the standards and procedures required for the construction and maintenance of paved areas, such as yards, driveways, and car parks, within the City. The policy along with its related documents is intended to address issues related to dust control and drainage management, ensuring that these areas are serviceable and do not negatively impact adjacent properties.

Purpose

To set down standards for yards, driveways, car parks, and other paved areas in order to standardise controls required by the City's Manager of Engineering Services.

Objective

The primary objective of this policy is to establish clear and consistent standards for the construction and maintenance of trafficable and non-trafficable paved areas in residential, commercial, and industrial developments.

Scope

Provide direction for the construction of traffic and non-trafficable areas in residential, commercial, and industrial developments to manage dust and drainage, referring to the City's specifications to be adhered to.

Policy Provisions

Definitions

Nil.

Policy

1. Car parks and driveways on all private properties are to be maintained so as to be dust free and drained on site.
2. In addition, car parks and driveways on commercial and industrial Lots are to be constructed and maintained in accordance with the City's:
 - 2.1. "Specification for Pavement and Drainage of Trafficable Areas in Industrial Areas";
or
 - 2.2. "Specification for Pavement and Drainage of Non-Trafficable Areas in Industrial Areas",as appropriate for that Lot or part of that Lot so as to be serviceable and not be detrimental to adjacent properties.
3. All stormwater within private property is to be contained within the property boundaries to the satisfaction of the City's Manager Engineering Services.

Risk Assessment

A risk assessment conducted as part of this Policy review indicates that the risk to the City by not providing an adequate Policy for the Pavement and Drainage for Residential, Commercial and Industrial Areas would result in a high risk rating.

Associated risks would include drainage infrastructure not being installed or sealing and paving of parking, traffic and laydown areas not being undertaken and adequately maintained. This would potentially result in dust emission from sites, loose sand, gravel or rock material discharging from sites and stormwater flow off sites. This may present a safety and health hazard, contamination or flooding issue to neighbouring properties or road reserves/public land.

It is assessed that the risk rating following implementation of this Policy would result in a low risk rating.

OFFICER USE ONLY

Officers may amend this section without council approval.

Responsible Team	Engineering Services	
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