

Policy

Pavement and Drainage for Residential, Commercial and Industrial Areas



Pavement and Drainage for Residential, Commercial and Industrial Areas

Adopted:	26/02/92 #347
Last reviewed:	27/09/2006 #519 28/04/2010 #105 11/07/2012 #163 09/09/2015 #562 14/02/2018 #088
New review date:	14/02/2020
Legal Authority:	Local Government Act Section 2.7 – The Role of Council
Directorate:	City Infrastructure City Regulation
Department:	Engineering Services Environmental Health
Related documents:	Acts/Regulations Local Government Act 1995 Section 2.7 – Role of Council Plans/Strategies Nil Policies Policy - Crossovers Work Instructions Nil Other documents Specifications for Pavement and Drainage of Non-trafficable areas in Industrial Areas

	Specifications for Pavement and Drainage of Trafficable areas in Industrial Areas
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Note: Changes to References may be made without the need to take the Policy to Council for review.

Policy:

1. Title

Pavement and Drainage for Residential, Commercial and Industrial Areas.

2. 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.

3. Scope

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

4. Definitions

Nil.

5. Policy Statement

- 5.1 Car parks and driveways on all private properties are to be maintained so as to be dust free and drained on site.
- 5.2 In addition, car parks and driveways on commercial and industrial Lots are to be constructed and maintained in accordance with the City's:
 - i. "Specification for Pavement and Drainage of Trafficable Areas in Industrial Areas"; or
 - ii. "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.
- 5.3 All storm water within private property is to be contained within the property boundaries to the satisfaction of the City's Manager Engineering Services

6. Financial/Budget Implications

There are no specific financial or budget implications associated with this Policy.

7. Asset Management Implications

There are no specific asset management implications associated with this Policy.

8. Environmental Implications

There are no specific environmental implications associated with this Policy.

9. Strategic/Social Implications

Strategic Community Plan 2017 – 2027

Objective 2.4: The Western Trade Coast Precinct is developed with maximum leverage being gained from investments in new infrastructure.

Objective 3.2: Achieve high levels of environmental protection in new developments

10. Occupational Safety and Health Implications

There are no specific OSH implications associated with this Policy.

11. 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.