

## Introduction

In addition to lodging a Development Application and obtaining Council approval for any development on your own private property, it is necessary to lodge an application and obtain approval for any associated works proposed on Council owned land.

Associated works resulting from building work on your own private property can include works relating to driveways, footpaths, street trees, stormwater connections, and electrical connections. Council owned land includes the verge area – that is, the area between the front boundary of your property and the kerb and watertable.

This brochure details Council's requirements for driveways both within private property and on the verge area.

## Definitions

A driveway access is made up of the following parts:

- A *driveway invert* - a laid back section of kerb that allows vehicles to cross the kerb. (Note, driveway inverts are not required in streets where a mountable kerb exists).
- A *driveway crossover* - the section of the driveway located between the driveway invert/kerb and the front property boundary.

In addition to a driveway access, there is also the part of your driveway that extends from the front property boundary to a carport, garage or other parking space.

## Why Council has requirements for driveways

New driveways and alterations to existing driveways, are the subject of particular requirements that are necessary to:

- Minimise the risk of damage to standard passenger vehicles using the driveway (i.e. minimising scraping or 'bottoming out' that may occur)

- Ensure that the Council footpath and verge area is not a hazard (i.e. making sure that it is not uneven or too steep)
- Contain stormwater within the roadway (i.e. avoid levels that allow water to enter private property from the street via the driveway).
- Ensure the safe movement of vehicles and pedestrians using the road and footpath and avoid conflict with existing infrastructure such as signs, stobie poles, drains in the kerb, street trees and other road features such as roundabouts, medians etc.

## Requirements for Construction or Alteration of a Driveway Access

### Location and Placement

A driveway access must be constructed as near as practicable to 90° to the kerb alignment and must be situated wholly within the property frontage.

A driveway access must also be located sufficiently away from:

- existing infrastructure - such as street signs, stobie poles, drains in the kerb, street trees etc;
- traffic control devices - such as roundabouts, medians etc; and
- all corners and road junctions.

Council will also require all redundant driveway inverts to be replaced with kerbing to match the remainder of the street.

### Profile

Driveway crossovers must grade toward the road, with the level at the front property boundary being between 50mm and 150mm above the top of kerb and matching into existing footpath levels, unless otherwise approved by the Council.

### Construction and Materials

Driveway inverts must be constructed of concrete.

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Driveway crossovers should be constructed of either:

- concrete/concrete stamped paving with a suitable non-slip or broomed finish; or
- brick paving units.

Any existing kerb or footpath requiring removal to facilitate driveway construction must be vertically sawcut to the full depth of concrete prior to its removal and sawcutting of the kerb must be along the kerb face.

## Costs

All costs involved with the construction or alteration of a driveway access (including alteration of any Council infrastructure), are to be borne by the property owner.

All work must be carried out by an experienced contractor or by Council staff on a fee for service basis.

Council can provide you with a written quotation for the required work. Requests for quotations should be lodged through the Council's Customer Service Centre at 245 Sturt Road, Sturt, or alternatively by phone on 8375 6600. In all cases, quotations are determined and issued following a visit to the site by a Council officer.

However, any works associated with the relocation/alteration of non-Council (e.g. ETSA, SA Water etc) services or other constraints must be arranged by the property owner through those relevant authorities and will be the subject of separate costs, payable to those authorities.

## **Obtaining a Permit for Construction or Alteration of a Driveway Access**

It is necessary to obtain a permit from Council's Infrastructure Department, prior to any works being undertaken on Council owned land. This is in addition to gaining any necessary approvals for associated development on your own private property from Council's Development and Regulatory Services Division.

To obtain a permit for the construction or alteration of a driveway access from Council's Infrastructure

Department, a Permit Application Form must be completed by the property owner and submitted to the Council for approval. The original form must be submitted, as facsimiles will NOT be accepted.

Permit Approval must be gained before any construction starts. All work must be to the satisfaction of Council, in accordance with any conditions of the Permit, and shall only be carried out by a reliable contractor or, by Council staff on a fee for service basis.

For further information about submitting a Permit Form or obtaining a Permit, please contact City of Marion on 8375 6600.

## **Ongoing Maintenance**

Once installed, it is the responsibility of the property owner to repair and/or maintain the new driveway invert and/or crossover in a safe and serviceable condition at all times. This maintenance responsibility also extends to all existing driveway inverts and crossovers.

## **Existing Damage**

If damage to kerbs, watertables, footpaths etc is present prior to construction commencing on your own private land, it is advisable to supply Council with dated photos and measurements of defects; otherwise it will be assumed that all damage was caused during construction. Any damage during construction will be the responsibility of the builder/site owner to remedy. Failure to do so will result in such repairs being carried out by the Council and charged to the builder.

## **Requirements for driveways within private property**

The profile and slope of a driveway is affected by the location and floor level of the garage/carport of a proposed dwelling.

To assist owners, builders and designers in the design of dwellings and the associated driveways, Council has developed a quick reference chart providing information on the allowable height differences between the kerb and a proposed

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garage/carport floor level against their horizontal distance.

Council has also prepared a driveway profile standard drawing from which the information contained in the quick reference chart was taken. The driveway profile has been established using Australian Standard 2890.1, however the maximum allowable grade at any point on the driveway has been capped at 20% (1:5). These Driveway Geometry Specifications (driveway profile and quick reference chart) are available on request from Council's Administration Offices, or on Council's website.

All development applications lodged with the City of Marion involving a proposed new driveway must satisfy Council's specification on driveway profiles and slopes, and sufficient information must be supplied by the applicant to demonstrate this.

Particularly, the following must be supplied:

- a site plan showing spot levels on each side of the driveway at the front property boundary, allowing the Council to verify that the driveway profile interfaces correctly with the Council's footpath and verge, removing the risk of creating crossfalls or transitions that are potentially hazardous to pedestrians.
- a cross section of the new driveway indicating the proposed profile and gradients.

## Want to Know More?

The above information is advisory only and is intended to provide a guide and a general understanding of the key points associated with this particular topic. It is not a substitute for reading the relevant legislation or the Development Plan.

It is recommended that if you are intending to undertake development, you seek professional advice or contact the Council for any specific enquiries or for further assistance concerning the use and development of land.

## Contact Details - City of Marion Development and Regulatory Services Division

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