



Access Roads to Subdivisions

1. Intent of Policy

An access road may be required to be constructed as a condition of a development consent for a subdivision. Various requirements are detailed in Council's Development Control Plan, 2001 for the construction of Public Roads and Rights of Carriageway.

In many subdivision applications Crown Roads are nominated as the legal and practical access for subdivisions. The Department of Lands currently requires Council as a road authority, to accept dedication of Crown Roads Reserves as Public Roads prior to any upgrade of works, which includes construction of the road. Council feels that this State Government policy has the effect of cost -shifting and has the potential to burden Council in the future

The intention of this policy is to inform staff and the public who Council intends to bear the costs and responsibilities associated with access roads to subdivisions with the aim of reducing any initial and on-going burden of an ever expanding road network

2. Scope of Policy

This policy will apply to all development applications that require a legal and practical road access to be provided and existing accesses that have been accepted because of a previous Council Policy.

3. Guidelines

Crown Road Reserves

Any existing property having sole access from an unconstructed Crown Road Reserve, as a result of a previous Council policy will be accepted as a publicly dedicated Council Road, provided construction is completed to Council standard's and the cost of construction is borne by the applicant.

Right of Carriageways

Council's preference for new subdivision developments is to have access provided by a legal Right of Carriageway which is to be constructed to Council's standard listed in the Development Control Plan 2001 and the cost of construction is borne by the applicant. The road is to be maintained by the individual lot owners by a legal "owners in common" stipulation attached to the land title (subdivision plan). These access roads are to be bitumen sealed in areas considered "environmentally sensitive" by Council. Council may require management plans to address other issues arising from the rights of carriageway such as control of access and protection of properties from trespass.

. Approving Authority	Oberon Council
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