CROSSOVER CONSTRUCTION SPECIFICATION & APPLICATION BOOKLET

WHEN IS AN APPLICATION FOR CROSSOVER REQUIRED

Council requires an application for approval to construct a crossover to be completed and approved before any work may commence, including re-surfacing an existing crossover.

BOOKLET CONTENTS

1. Town of Mosman Park 11.2.2 Crossover Policy
2. Specifications for Crossovers in Mosman Park
3. Crossover Application Checklist
4. Crossover Application Form

PROCEDURE

1. Read the following Policy and Specifications
2. Complete Application Form with Sketch and submit to the Town
3. The Town will respond within …. With approval or refusal of the Crossover
4. Construction of crossover may commence only when approval is received from the Town

REBATE

If you are entitled to the crossover rebate (refer to section 7 of 11.2.2 Crossover Policy) and a contractor constructs the crossover, on completion of construction you are required to forward a copy of the invoice for the final cost of the crossover construction accompanied by a letter requesting the rebate. The Town will calculate the rebate which will be issued following a satisfactory inspection of the crossover by the Manager of Works.

TOWN OF MOSMAN PARK

TSADM TF34 V1.1

POLICY NAME:	CROSSOVER
POLICY NUMBER:	11.2.2
ADOPTION DATE:	7 MARCH 2014
POLICY OWNER:	EXECUTIVE MANAGER TECHNICAL SERVICES
STRATEGIC ALIGNMENT:	

Objective

To provide the criteria for construction of crossovers in the Town of Mosman Park.

Statutory Provisions

Regulation 15 of the Local Government (Uniform Local Provisions) Regulations 1996

Policy

1. General

All crossovers to properties within the Town of Mosman Park will be constructed in accordance with the Town of Mosman Park "Specifications for Crossovers" and the drawings "Standard Concrete Crossover Details" and "Standard Paved Crossover Details". These can be accessed in our "Crossover Construction Specification & Application Booklet" available on our website and from administration.

- A standard crossover is an in-situ concrete crossover, 19.14m² in area, 3.0m wide with 1m radius kerb returns.
- Any application for crossovers that do not comply with the specifications may be placed before the Council for determination.
- Applicant must be in receipt of payment of Bond dee as outlined in Town of Mosman Park Fees & Charges document prior to approval given.

2. Application

Contractor to Construct

If the landowner elects to have the crossover constructed by a Contractor and approval is granted;

- The crossover may be constructed in in-situ concrete, brink paving, and concrete block paving, asphaltic concrete, or other material approved by the Council in accordance with Council's Specifications.
- Council may require inspecting and approving the subbase pavement prior to installation of concrete, pavers, asphaltic concrete etc.
- The landowner/ applicant indemnifies the Town of Mosman park against all actions, claims, damages, costs and expenses whatsoever in respect of damage to property and the death of or injury to any person arising out of the construction of the landowner/ applicant or its employees or contractors of the crossover the subject of this application.

Landowner to Construct

If the landowner elects to construct his or her crossover and approval is granted;

- The crossover may be constructed in in-situ concrete, brink paving, and concrete block paving, asphaltic concrete, or other material approved by the Council in accordance with Council's Specifications.
- Council may require inspecting and approving the subbase pavement prior to installation of concrete, pavers, asphaltic concrete etc.
- The landowner/ applicant indemnifies the Town of Mosman park against all actions, claims, damages, costs and expenses whatsoever in respect of damage to property and the death of or injury to any person arising out of the construction of the landowner/ applicant or its employees or contractors of the crossover the subject of this application.

3. Other Than Concrete Surfaces

A landowner may be given approval to construct their own crossover using a surface other than in-situ concrete, e.g. asphaltic concrete, brick paving, decorative concrete, or other approved material in accordance with Council's Specifications. Concrete footpaths shall take precedence over other crossover surfaces; alternative surfaces must be stated on the application plan and approved by Council.

Such approval shall be given on the basis that Council will not be responsible or carry out any further maintenance or reinstatement works.

4. Height of Crossover at Property Boundary

The height of the crossover at the property line is to be in accordance with Council's Specification and accompanying drawings, except where the lay of the land cannot accommodate these requirements. Where the lay of the land prevents compliance with the specifications for gradient, the applicant must demonstrate the ability of the proposed crossover to accommodate the passage of vehicles.

In new subdivisions, the crossover at the property line is to be higher than the crown of the road to attempt to overcome the problem of stormwater run-off from the roadway onto private property and that in respect to existing road situations, crossovers will be constructed in such a manner which will attempt to prevent stormwater from flowing from the constructed road into private property. Where the internal driveway is higher than the road, drainage shall be provided to retain stormwater on the property.

Where the crossover height is not in accordance with Council Specification, the applicant will indemnify Council in writing against any future claims of damage resulting from the crossover.

5. Width of Crossover

The maximum width of a crossover at the property boundary is 6.0m with a minimum clearance from the boundary of 0.5m, the maximum width of a crossover at the kerbside is 6.0m exclusive of kerb returns. Generally, the width of the crossover will not exceed 50% of the length of the total boundary facing the street (battle-axe access and narrow cul-de-sac frontages are expected). Over width crossovers require approval from Council.

6. Number of Crossovers

The maximum number of crossovers to any one property is two subject to combined width of the crossovers not exceeding 50% of the length of the total property boundary facing the street. Numbers of crossovers exceeding the maximum two require approval from Council.

7. Contribution

In accordance with regulation 15 of the Local Government (Uniform Local Provision) Regulations 1996, Council will contribute a maximum of 50% of the value of a standard crossover or 50% of the value of a crossover that is constructed at a lesser cost than the standard crossover subject to;

- The crossover being the first crossover in respect of the land both numerically and historically.
- The crossover being constructed in accordance with Council Specification.

A standard crossover received a Council contribution at a unit rate in accordance with the Town of Mosman Park Fees & Charges.

There will be NO contribution to crossovers constructed prior to Council approval.

8. Location

Where property is on a corner or at a road intersection, no new crossover will be constructed within 6.0m of the kerbing transition point, the side boundary alignment or the front boundary truncation peg whatsoever is furthest from the alignment of the adjacent side road unless the size and/or shape of the property prevents the preferred locality.

Where the crossover has no corresponding driveway or internal parking facility, it is treated as an alternative verge treatment (Policy 11.2.6 (e)), and approval is subject to there being no conflict with pedestrian traffic and compliance with the Austroads requirements for parking.

9. Clearances to other objects

Crossovers shall be constructed a minimum 1.5m from the edge of trunk of adjacent street trees. This distance may be increased at the discretion of the Authorised Officer. Applicants may request approval for small street trees to be relocated, however this will be at the discretion of the Authorised Officer taking into account the health of the tree in such a process. Protective root barrier shall be installed along the nearest edge to a depth of 400mm where crossovers are proposed to be within 3m of a street tree to reduce risk of cracking or lifting of the crossover by tree roots.

Minimum clearance to power poles and street light poles is 0.5m to reduce the risk of collision by vehicles. Reflective tape should be wrapped around the pole to make it more visible at night.

10. Non-Approved Crossovers

Where a crossover is constructed without application and approval, the following applies;

- If the crossover complies with the specifications, the landowner may apply retrospectively.
- If the crossover does not comply with the specifications, the landowner may be required to rectify the crossover or remove it.

11. Council Discretion

Council reserves the right to use its discretion on decisions made regarding the aforementioned notes on a case by case basis to ensure satisfactory condition of Council assets.

CROSSOVER SPECIFICATIONS

1. GENERAL

1.1 This specification is made pursuant to Regulation 15 of the Local Government (Uniform Local provisions) Regulation 1996.

1.2 Vehicle crossovers shall be constructed under the supervision of, and to the satisfaction of, the Councils nominated officer in accordance with Councils Policy 11.2.2 Crossovers.

1.3 Protection of the works and the public shall be the responsibility of the contractor who shall supply and install all necessary warning signs, barriers, lights, temporary bridges or any other action necessary or as may be directed by Councils Officer. Failure to do so shall constitutes an offence under Section 377 of the Local Government Act.

1.4 Any damage which may occur to Councils facilities or to private property during the course of the works or arising from them shall be the sole responsibility of the contractor, who shall be held responsible for the replacement or repair of such property, and for any other claim or liability arising out of the works.

1.5 A person wishing to construct a crossover should contact the relevant service authorities including (but not limited to) the Water Corporation, Western Power, Alinta Gas and Telstra. The Council shall not be responsible for any damage or interference with the crossover caused by service authorities.

1.6 Any Application for crossovers that do not comply with the specifications will be place before Council for determination.

2. EXCAVATION AND SUBGRADE PREPARATION

2.1 The subject for the crossing place shall be cut to the line and grades shown on the standard drawings.

2.2 All grass, roots, other vegetation matter, clay or any other deleterious matter shall be removed for a depth of not less than 300mm below the finished subgrade level.

2.3 The subgrade shall be compacted by watering and rolling so as to achieve a uniform compaction over the whole of the crossing place. Compaction as measured with a standard Perth sand penetrometer shall not be less than 8 blows per 300mm.

2.4 Where in the opinion of Councils nominated officer the subgrade is incapable of withstanding the anticipated loads, a sub-grade base comprising 200mm compacted thickness of limestone shall be placed prior to the base course. The sub-base hall be compacted to 95% MDD.

3. WIDTH/HEIGHT

3.1 The maximum width of a crossover at the property boundary is 6.0m with a minimum clearance from the side boundary of 0.5m. The maximum width of a crossover at the kerbside is 6.0m exclusive of kerb returns. Generally the width of the crossover will not exceed 50% of the length of the total boundary facing the street (battle-axe access and narrow cul-de-sac frontages are accepted). Crossovers that are wider than 6.0m require approval from Council.

3.2 The crossovers width and height are to be in accordance with the specifications as shown on accompanying drawings “Standard Concrete Crossover Details” or “Standard Paved Crossover Details”.

4. MATERIALS

4.1 Crossovers may be constructed in one of the following materials;

i) Asphaltic Concrete (Asphalt)
ii) In-situ concrete and decorative in-situ concrete
iii) Clay brick paving
iv) Concrete brick paving

5. ASPHALTIC CONCRETE

5.1 Asphaltic concrete (AC) crossovers shall comprise a compacted subgrade as specified above, crushed rock base course and AC seal. The sides of the crossover shall be retained by timber or concrete kerbing.

5.2 The base course shall comprise a layer of sound crushed rock (“rock base”) minimum 150mm thick supplied from an approved quarry and compacted to the finished thickness. The base shall be placed so as not to disturb the subgrade, then graded to the required shape and levels, watered and rolled to produce a layer of uniform thickness and density. The density shall be not less than 95% MDD.

5.3 The seal coat shall comprise a minimum 20mm (+5-0) thickness of 7mm nominal mix AC for residential crossovers, and 25mm (+5-0) of 10mm nominal mix AC for commercial and industrial crossovers. The AC shall be applied over a tack coat of emulsion applied at a rate of 0.5 litre/m^2. AC shall be applied evenly and rolled with a smooth drum vibrating roller to attain a smooth dense uniform surface

6. IN-SITU CONCRETE

6.1 An in-situ concrete crossover shall consist of a slab of 100mm thick concrete placed on a compacted subgrade in accordance with specifications.

6.2 Concrete strength shall be N25 in accordance with Australian Standard 3600. Maximum aggregate shall be 20mm, and clump shall not exceed 80mm.

6.3 The slab may be reinforced with F-62 mesh, located centrally within the slab thickness.

6.4 Expansion joints shall be placed at the boundary and between the slab and the kerb (refer to drawings). The expansion joint shall consist of 12mm saw cut the full depth of the slab filled with approved rubber or plastic foam and sealed with butyl centres.

6.5 Contraction joints shall consist of 12mm grooves tooled into the surface of the slab at 2.5m centres.

6.6 The surface of the slab shall be screeded to correct levels, then broom or trowel finished to provide a dense uniform non-slip surface. The surface shall be free of depressions, jointing marks, honeycombed sections or dusty sections which may cause excessive wear. On steep crossovers the Councils Officer may direct that the surface be grooved in order to provide sufficient non-slip properties.

7. BRICK OR BLOCK PAVING

7.1 Paving bricks shall be clay brick or concrete pavers from an approved manufacturer.

7.2 Pavers shall be laid on a prepared base comprising of crushed limestone or rock base overlaid with a bedding layer of clean coarse sand, in accordance with the following;

Brick Pavers:	75mm minimum thickness on 125mm compacted sub-base
Concrete Pavers:	60mm minimum thickness on 140mm compacted sub-base

Bedding sand to be 20 to 40mm thick included in the sub-base layer.

7.3 Pavers shall be laid in a herringbone pattern, stretcher bond or similar. Where non-interlocking bonds are utilised the crossover must have concrete kerb. (refer drawing)

7.4 Brick or block paved crossing places shall be provided with mountable kerb or in-situ concrete apron between the road and the crossover at a minimum 300mm and a maximum 1300mm depth as shown on the drawings.

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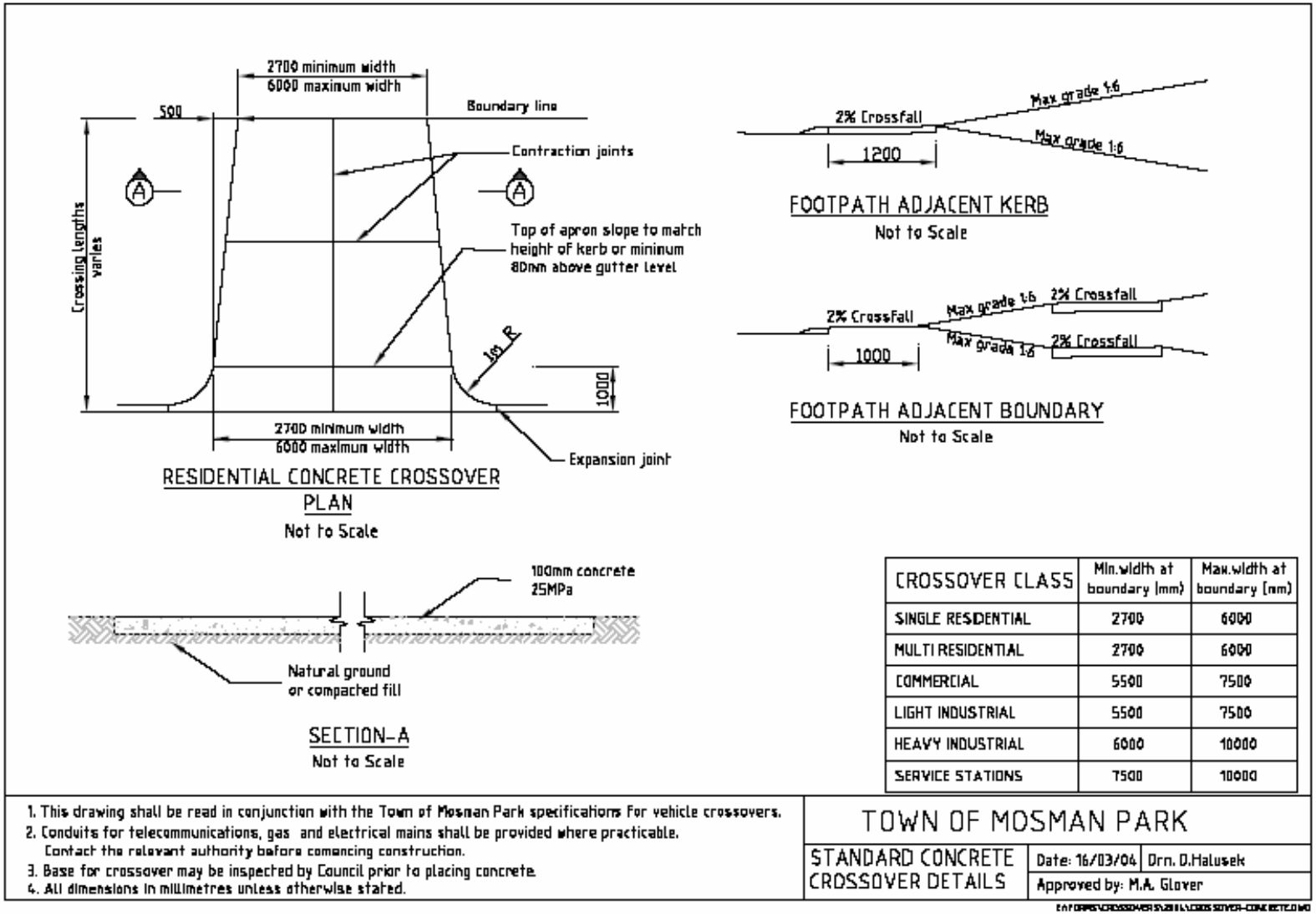
CONCRETE CROSSOVER



CROSSOVER CLASS	Min.width at boundary (mm)	Max.width at boundary (mm)
SINGLE RESIDENTIAL	2700	6000
MULTI RESIDENTIAL	2700	6000
COMMERCIAL	5500	7500
LIGHT INDUSTRIAL	5500	7500
HEAVY INDUSTRIAL	6000	10000
SERVICE STATIONS	7500	10000

1. This drawing shall be read in conjunction with the Town of Mosman Park specifications for vehicle crossovers.
2. Conduits for telecommunications, gas and electrical mains shall be provided where practicable. Contact the relevant authority before commencing construction.
3. Base for crossover may be inspected by Council prior to placing concrete.
4. All dimensions in millimetres unless otherwise stated.

TOWN OF MOSMAN PARK

STANDARD CONCRETE CROSSOVER DETAILS

Date: 16/03/04 | Drn. D.Halusek

Approved by: M.A. Glover

TOWN OF MOSMAN PARK

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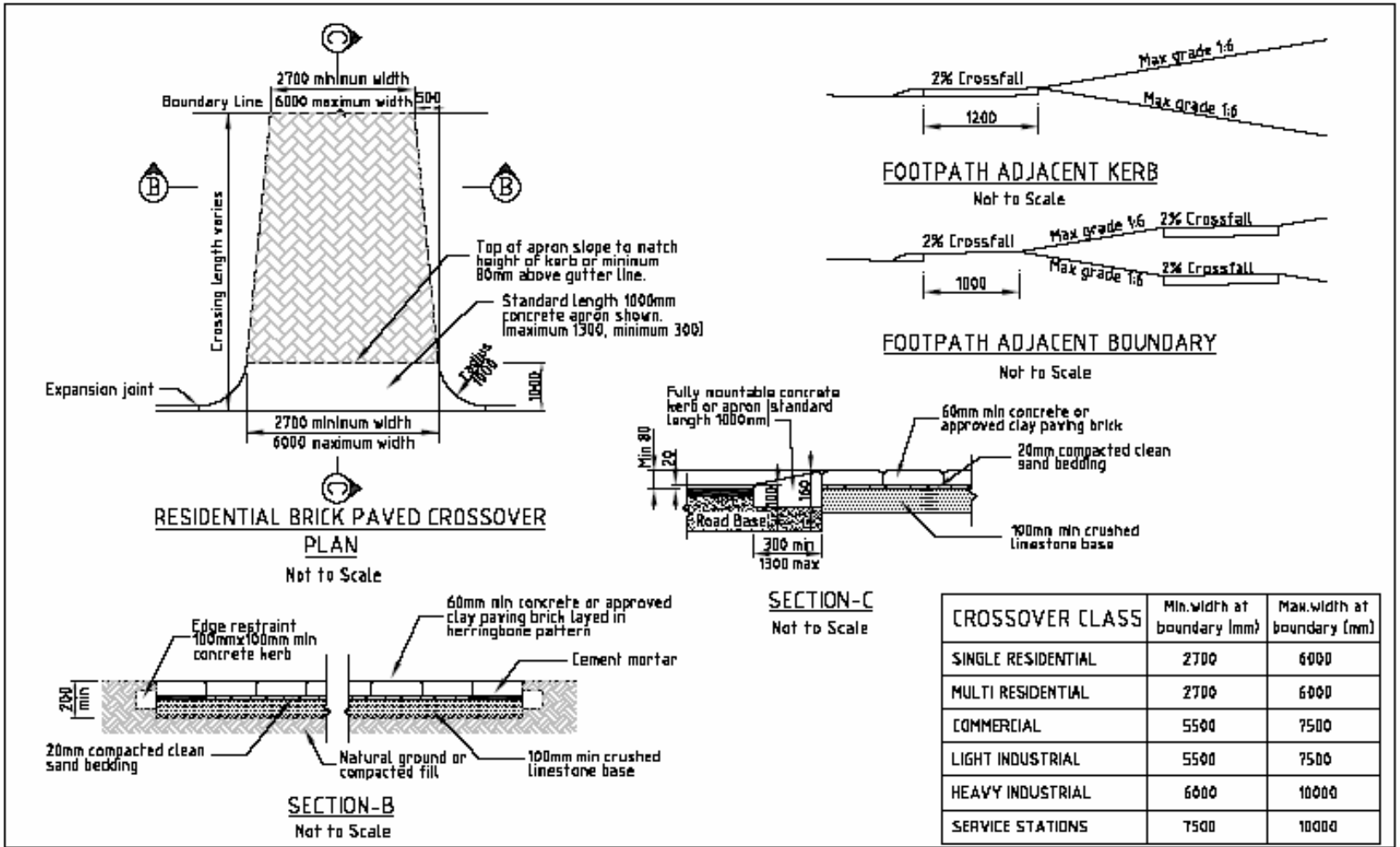
PAVED CROSSOVER



CROSSOVER CLASS	Min.width at boundary (mm)	Max.width at boundary (mm)
SINGLE RESIDENTIAL	2700	6000
MULTI RESIDENTIAL	2700	6000
COMMERCIAL	5500	7500
LIGHT INDUSTRIAL	5500	7500
HEAVY INDUSTRIAL	6000	10000
SERVICE STATIONS	7500	10000

1. This drawing shall be read in conjunction with the Town of Mosman Park specifications for vehicle crossovers.
2. Conduits for telecommunications, gas and electrical mains shall be provided where practicable. Contact the relevant authority before commencing construction.
3. Base for crossover may be inspected by Council prior to placing paving.
4. All dimensions in millimetres unless otherwise stated.

TOWN OF MOSMAN PARK

STANDARD PAVED CROSSOVER DETAILS

Date: 16/03/04 | Drn. D.France

Approved by: M.A. Glover

TOWN OF MOSMAN PARK

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TECHNICAL SERVICES

CROSSOVER APPLICATION FORM

APPLICANT INFORMATION

Applicant Name: ……..

Postal Address: ……

Contact No: ……Mobile: ……

Email: ……

CROSSOVER DESCRIPTION

Crossover Location: ……

……

CONSTRUCTION INFORMATION

Will the crossover construction be completed by?

☐ Owner ☐ Contractor

Contractor Public Liability Policy Number: ……..

Insurance Value: ……

TYPE

☐ Concrete ☐ Asphalt ☐ Brick Paving

☐ Concrete Block Paving

☐ Other (Please specify……..

CHECKLIST

1.	2.7m – 6.04m width (residential)	☐ Yes	☐ No
2.	Minimum 0.5m from side boundary	☐ Yes	☐ No
3.	Crossover grade less than 1:6	☐ Yes	☐ No
4.	Minimum 1.5m distance from street tree	☐ Yes	☐ No
5.	Minimum 6.0m from street corner truncation	☐ Yes	☐ No
6.	Does paved crossover show concrete apron?	☐ Yes	☐ No
7.	Is there existing infrastructure that has to be relocated/amended?	☐ Yes	☐ No
8.	Does it back onto a Laneway?	☐ Yes	☐ No
9.	Are there any services? (Water Corp, Alinta, Telstra, Synergy)	☐ Yes	☐ No
10.	Any Street lights, Hydrates (1m) or other infrastructure?	☐ Yes	☐ No

Please complete both sides

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DIAGRAM

Please insert diagram below to locate crossover and include the following information.

Name of Street Frontage: ……

Distance from the nearest side boundary: ……

Dimensions of proposed crossover: ……

I hereby accept the conditions as set out in the Town of Mosman Park's Technical Services Policy 11.2.2 Crossovers.

Signature: ……

Name: …… Date: ……

Please return all applications to admin@mosmanpark.wa.gov.au , PO Box 3 Mosman Park WA 6012 or Drop into the Administration Centre, Memorial Drive Mosman Park