



Asset Acceptance

ENGINEERING ADVISORY NOTE

EAN 04

Title: Criteria for approval of second Driveway for residential blocks in the ACT

Background:

Territory and Municipal Services Directorate (TAMS) is currently receiving an increased number of applications for a second driveway. This Engineering Advisory Notice is prepared to inform applicants of:

- a) TAMS requirements that need to be adhered to when considering an application for a second driveway; and,
- b) how to lodge an application for a second driveway for single residential blocks across the ACT.

Advice:

The standard TAMS position is to allow one driveway and vehicular crossing per single residential block up to three dwellings.

In some circumstances more than one driveway may be permitted, however the approval of these driveways are primarily granted to improve safety and other operational requirements under one or more of the following circumstances

- 1. *Where forward entry and exit is required to avoid reversing onto roads carrying more than 3000 vehicles per day. (The information in relation to the traffic volume can be obtained from Traffic Management and Safety, Roads ACT, TAMS).***

Note: This can only be supported if the proposed driveway is at least 12m clear from the existing driveway and it is feasible to construct a circular path within the block boundary connecting the two driveways.

- 2. *A corner block where the proposed driveway in the adjoining road is considered a safer alternative operationally than the existing driveway.***

Note: Some examples of safety issues may be, high traffic volume, inadequate line of sight, pedestrian crossing and refuge islands in close proximity to the existing driveway etc. The final determination of "safety" remains with TAMS.

- 3. *The Block is steep with grade more than + or – 12.5% and it is unsafe to reverse on to the road.***

Note: Adequate land must be available within the block to provide a circular path. Alternative engineering solutions would be taken into consideration if adequate land for a circular path is not available.

4. To improve safety and assist a disable person.

Note: Proof will be required in such cases of specific disability and residency of the disable person at the location. The final determination of the eligibility remains with TAMS.

5. Dual occupancies or extension to existing dwellings within a single residential block:

Note: As a general principle, TAMS will not support a second driveway for these purposes unless it can be clearly established that it is not feasible to utilise the existing driveway. In such cases, consideration will be given for a second driveway under the following situations:

- a. In the case of dual occupancy, if the layout of the dwellings in the block is such that it could be subdivided into two separate leases in future without any major changes.
- b. In the case of extension to the existing dwelling, if the frontage is more than 20m and the proposed second driveway is 12m clear from the existing driveway.

Second driveways will not be supported if :

- a. the access is not permitted in the Territory Plan, Lease and Development Conditions, Estate Development Plan or Planning Control Plans for the block;
- b. the second driveway is expected to cause safety issues to pedestrians and traffic or adverse impact on the stormwater runoff;
- c. the second driveway is for the sole purpose of providing additional parking space within the block;
- d. the second driveway creates any potential conflict with the existing driveway on the neighbouring block;
- e. the block already has two driveways;
- f. the width of the existing driveway is 6.0m or more at the block boundary.
- g. there is adequate space available within the block boundary to reverse safely within the property and exit in a forward direction to the fronting road.

Please note all second driveways if approved, must comply with Rules in the current Estate Development Code including the Single Dwelling Housing Development Code and TAMS Design Standard for Driveways (DS5) or its successors.

Please do not lodge an application if any of the items (a) to (g) is applicable to your driveway.

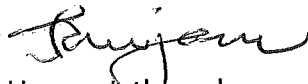
Administrative Arrangement

If the second driveway is approved the cost of design, construction and ongoing maintenance will be borne by the lessee.

Construction of unapproved driveways may lead to legal actions including removal of the driveway at the cost of the lessee and financial penalties imposed by TAMS

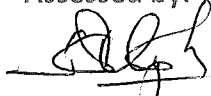
This policy takes effect from the Date of Endorsement by the Directors below

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Date: 13/1/14

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