



Driveways, Crossovers and Driveway Tapers

What is a driveway?

The portion of the paved vehicle access way between a car parking area and the property boundary, excluding any associated landscaping or pedestrian path on either side.

What is a crossover?

The vehicle access leading from the road kerb to the lot boundary (i.e. on the verge).

Do I need Development Approval?

Development approval is not required for driveways and crossovers if the proposal is fully compliant with Deemed-to-Comply requirements of the City's Policy No. 7.1.1 Built Form and State Planning Policy 7.3 - Residential Design Codes (R-Codes).

Where an application does not meet the requirements as set out in the City's Built Form Policy or the R-Codes, written justification detailing how the development satisfies the relevant design principles is required to be submitted with the application. A Planning Officer will consider this variation and whether the application is considered to meet the relevant design principles or objectives of the City's Built Form Policy and/or R-Codes, to determine whether the variation can be considered. Where variations are not deemed appropriate or in line with the design principles, amended plans or reconsideration of the proposal will be required.

How long does the Development Application process take?

The City has 60 days in which to determine the application or 90 days if the application requires community consultation.

Clause 75(c) of the *Planning and Development (Local Planning Schemes) Regulation 2015* states that applications may take longer than 90 days where it is agreed to in writing between the local government and the applicant.

What are the design requirements for driveways?

The detailed design requirements for driveways are outlined in Clause 5.3.5 Vehicular access of the R-Codes – Volume 1 and *Australian Standard AS2890.1 Parking Facilities: Off street Parking*.

Some of the key requirements are summarised below.

If my property has multiple street frontages, from which street boundary should I gain vehicle access?

Access to on-site parking spaces is to be provided from a right-of-way (ROW) where available, a secondary street (where no ROW exists), or the primary street frontage (where no secondary street or ROW exists).

How wide can my driveway be?

Driveways and crossovers are required to be no less than 3.0m wide and no greater than 6.0m wide. Where more than one driveway and crossover is proposed on one property, the aggregate width should not exceed 9.0m.

Driveways serving five or more dwellings are to be a minimum width of 4.0m.

How far does my driveway need to be from a street corner?

Driveways are to be located no closer than 6m to a street corner or from the tangent point, which is the point at which the front property boundary begins to deviate around a corner.

In which circumstances does a driveway need to be designed for two way access?

- Where the driveway serves five or more dwellings;
- Where the distance from a car space to the street is 15m or more; or
- Where the street to which the driveway connects is designated as a primary distributor or integrator arterial road.

How far does a driveway/crossover need to be setback from a side lot boundary or street pole?

The minimum setback is 0.5m.

Can I remove a verge tree?

Driveways are to be located to avoid verge trees. Where this is unavoidable, the street tree is to be replaced at the applicant's expense. Verge tree cannot be removed without the prior approval of the City.

Please contact the City's Parks department for further information regarding verge trees.

What grade can I construct a driveway?

The maximum driveway grade is 25% (1:4).

Driveway grade is calculated as follows:

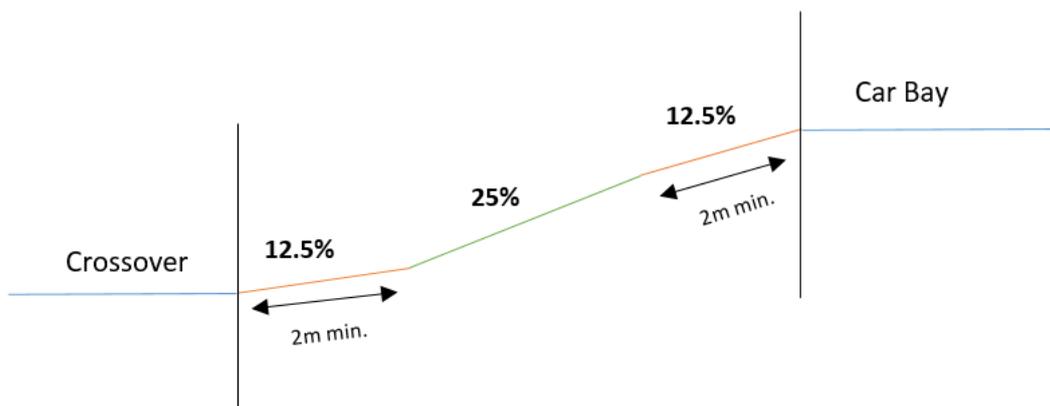
$$\text{Driveway Grade} = (A-B) / C \times 100$$

A: FFL of parking area.

B: Natural ground level at the front of the boundary.

C: Distance between the front lot boundary and front of the parking area.

If the driveway grade exceeds 12.5%, a 2.0m-long transition slope is required at the top and bottom of the driveway to reduce the chance of a vehicle "bottoming out". The transition slopes are required to be at a grade of 12.5% (1:8).



What is a driveway taper?

A driveway taper (or splay) is where the driveway widens from the lot boundary to the parking space.

What taper does the driveway need?

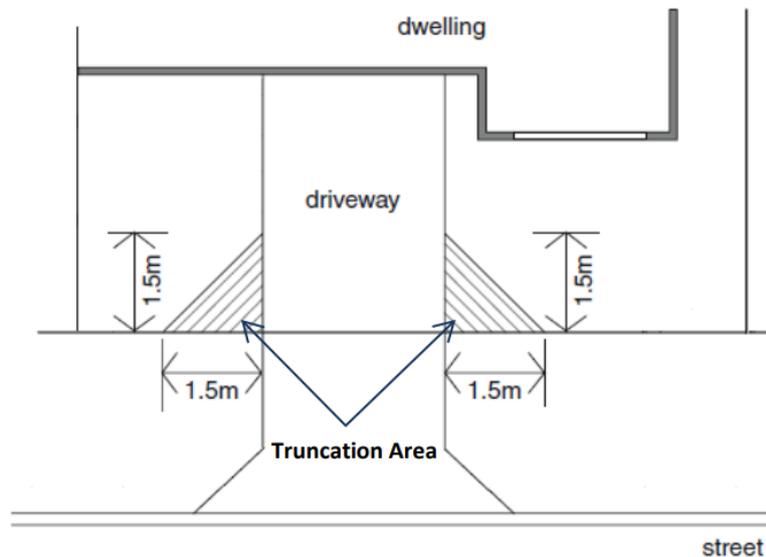
Generally, a 1:5 taper is permitted. This means that a driveway 5m long can splay 1m each side. Any taper less than 1:5 is generally considered too difficult for a vehicle to manoeuvre between the parking space and the road reserve.

What are the crossover design specifications?

Crossovers are to be constructed in accordance with the City's 'Specification for the Installation of Insitu Concrete Crossover', available on the City's website.

Can I build up to my driveway or my neighbours driveway?

Areas near a driveway within 1.5m of where the driveway meets the front property boundary are designated as the Truncation Area as per the R-Codes. The Truncation Area ensures safety by providing unobstructed sight lines at vehicle access points. Walls, fences and other structures within the Truncation Area shall be no higher than 0.75m.



Do you have more questions?

The City is unable to confirm if a proposal will be supported in the absence of a formal development applications. However, applicants can discuss planning proposals and preliminary plans with the City's Urban Planners. Urban Planners can provide general advice to applicants on a proposed development or land use and the information required to lodge a complete application.

A Duty Planner is available to talk to at the City's Administration Office Monday to Friday, 8.30am to 5.00pm, in person or on the phone.

Phone: 9273 6000

Email: mail@vincent.wa.gov.au

Address: Main Administration Building, 244 Vincent Street, Leederville 6007, WA

Disclaimer: This information is produced by the City of Vincent in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. Verification with the original Local Laws, planning schemes and other relevant documents is recommended for detailed references.