

1. POLICY PURPOSE

To provide guidelines for the assessment of applications to seal gravel roads near rural property dwellings.

2. POLICY SCOPE

This Policy applies applications from owners of rural properties seeking to have the gravel road sealed adjacent to the road frontage of the residence on that property.

3. LEGISLATIVE REQUIREMENTS

Residential Tenancy Act 1987

4. POLICY STATEMENT

4.1 Objectives

To provide Shire Staff and Councillors with a consistent process to assess requests for gravel road sealing near driveways to the residential premises on a rural property.

To guide Shire Staff dealing with community requests to seal sections of unsealed roads where driveways and residences are deemed to have frontage close to the road and report issues of dust affecting their residences.

4.2 Guidelines

The following principles shall apply to any application:

Applications

- i. Requests from individual landowners will be assessed on a case by case basis.
- ii. If considered compliant with the provisions of this policy, the application will be referred to Council for endorsement.

Existing road condition and status

- i. Shire staff will undertake a road condition assessment to identify defects including surface, shape, pavement depth as per the WALGA Road Condition Assessment Manual
- ii. A determination will be made to identify whether suitable alternatives are available, including gravel re-sheet, water binding and compacting, or inclusion of additives such as "Claycrete".
- iii. Applications will only be considered where:
 - The road hierarchy level is an FHR category of 4 or above (ie Local Access Road type A, Local Distributor Road, Regional Distributor Road);
 - Where a road has a RAV rating of RAV4 or higher;
 - Where the road has a Traffic count of greater than 30 Average Daily Traffic (ADT) or greater than 20 Equivalent Standard Axles (ESA);
 - House to be within a minimum of 200m of road reserve boundary.

Funding Responsibility and Delivery

- i. The Shire will source quotes for the seal contract as listed in "Charges" below.
- ii. The Shire cannot guarantee the longevity of the construction works relative to a full reconstruction and seal and cannot predict how long the proposed works will last

before requiring renewal.

- iii. Landholder is to source and provide gravel and water as an in-kind cost.
- iv. The Shire will undertake preparatory works to make the surface suitable for seal, including pavement preparation at the Shire's cost.
- v. Council will undertake routine maintenance work including shoulder grading and bitumen patching. Cost of renewal will be as per the above.
- vi. Unless the whole road is sealed by the Shire as part of its roads program, all future preservation and maintenance works to the sealed surface will be subject to the landowner making a 75% contribution to the seal repairs/maintenance.

Standard of construction

- i. Wet mix and compact existing pavement to a minimum depth of 150mm.
- ii. In order to reduce ongoing maintenance to pavement and seal, it would be required that a "two coat primer seal 14mm & 10mm aggregate/cutback bitumen seal" is applied to a minimum width of 6-7m depending upon pavement width.
- iii. Maximum length of 500m (250m either side of the centre of the driveway.)

4.3 Charges

Given the works are over and above the normal asset management responsibilities of the Shire it is reasonably considered that the landowner is responsible for funding 75% of the total construction works.

An indicative price is to be provided by Shire in advance of approval, with final price to be determined by formal quotation process as per Shire procurement policy.

Payment must be made by the landowner prior to commencement of works.

5. KEY POLICY DEFINITIONS

N/A

6. ROLES AND RESPONSIBILITIES

The Executive Manager Infrastructure Services is responsible for the implementation of this policy. All requests will be referred by the EMIS to Council for consideration where the assessment deems the application suitable against the provisions within this policy, and the land owner has confirmed in writing that they will provide their financial and in-kind contributions.

The Manager Works and Services is responsible for implementing the decision of Council, where Council approves the request.

7. MONITOR AND REVIEW

This policy is monitored by the Executive Leadership Team.

The review will be undertaken by Executives and presented to Council biennially.

Document Control Box				
Document Responsibilities:				
Owner:	CEO	Decision Maker:	Council	
Reviewer:	Governance Officer			
Compliance Requirements				
Legislation	Residential Tenancy Act 1987			
Document Management				
Risk Rating	Medium	Review Frequency	Biennially	Next Due August 2028
Version #	Action	Date		Records Reference
1.	Adopted	XX August 2026		

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