

Moreton Bay Regional Council

Planning Scheme Policy for the *PineRiversPlan*

PSP10 Simplified Application, Approval and Construction  
Process for Subdivision Only Involving Private  
Residential Driveways



## Planning Scheme Policy for the *PineRiversPlan*

### PSP10 Simplified Application, Approval and Construction Process for Subdivision Only Involving Private Residential Driveways

#### ADOPTION

Moreton Bay Regional Council adopted this planning scheme policy on 18 November 2008.

#### COMMENCEMENT

This planning scheme policy took effect from 28 November 2008.

I, John Rauber, Chief Executive Officer, of the Moreton Bay Regional Council, hereby certify that this document is a true copy of the original.

John Rauber  
Chief Executive Officer

---



# PSP10 – SIMPLIFIED APPLICATION, APPROVAL AND CONSTRUCTION PROCESS FOR SUBDIVISION ONLY INVOLVING PRIVATE RESIDENTIAL DRIVEWAYS

## HEAD OF POWER

This policy is a document that supports the *PineRiversPlan* and has been made by Council using the process prescribed in the *Integrated Planning Act 1997*.

## OBJECTIVE

The purpose of the policy is to provide a simplified development application, approval and construction process for operational works for Subdivision developments that only involve **Private Residential Driveways**.

## DEFINITIONS/APPLICATION

### Application

This policy only applies to residential subdivisions where the only operational works is a **Private Residential Driveway/s** where all of the following criteria are met:

- (1) Each **Private Residential Driveway** serves no more than two lots; and
- (2) The catchment for any cross drainage to the driveway does not exceed 0.5 hectares<sup>1</sup>; and
- (3) The longitudinal grade of the driveway is less than 12%<sup>1</sup>; and
- (4) The depth of cut or fill for driveway construction does not exceed 0.5m; and
- (5) Safe sight distance<sup>2</sup> is available at the driveway / road intersection without the need for earthworks in the road; and
- (6) No services alterations or extensions are required in respect of the subdivision works.

### Definitions

Unless otherwise indicated in this policy, all terms used have the meanings prescribed in the *PineRiversPlan*.

**Private Residential Driveway** A driveway to be constructed on privately owned residential land pursuant to the requirements of a development permit for reconfiguring a lot

## POLICY STATEMENT

Council is prepared to adopt the following simplified development application, approval and construction process for operational works applications that meet the policy application criteria:

On receipt of a development application for operational works comprising:

- (1) The mandatory IDAS forms;
- (2) A certificate from the developer's Registered Professional Engineer, Queensland (RPEQ) confirming that items 1 to 6 (inclusive) of the policy application criteria have been complied with;
- (3) Preliminary design<sup>3</sup> showing stormwater catchments for driveway cross drainage; and
- (4) Preliminary design<sup>3</sup> long sections for the driveway/s.
  - (a) Council will issue a development approval with appropriate standard conditions.
  - (b) The developer is to construct the driveway under supervision of the developer's RPEQ.

<sup>1</sup> Preliminary design information is to be supplied with the application confirming compliance with this restriction.

<sup>2</sup> In accordance with Section 7.2.5 of Part 1 of Planning Scheme Policy PSP28 Civil Infrastructure Design

<sup>3</sup> Final detailed operational works drawings are not required.

- (c) Pavement design is to be submitted to Council by developer's RPEQ and approved by Council before construction of pavement.
- (d) Council officers must attend proof rolling of pavement with developer's RPEQ and subsequent approval to proceed is obtained from Council prior to sealing of the pavement.
- (e) The developer's RPEQ is to undertake an 'On Maintenance' inspection, certify that defects (if any) have been rectified and provide Council with as-constructed drawings of the works including written certification that the works comply with Council's adopted design and construction standards.
- (f) The works are accepted 'On Maintenance' from the date the certified 'as constructed' drawings and quality assurance documents<sup>4</sup> are received by Council.
- (g) Not more than 4 weeks prior to the end of the 'Maintenance Period' the developer's RPEQ is to inspect the driveway works and identify any defects.
- (h) All defects (if any) are to be rectified prior to the completion of the 'Maintenance Period' and acceptance of the works 'Off Maintenance' by Council.
- (i) Council will accept the works 'Off Maintenance' from the date that the developer's RPEQ provides written advice to Council that the works have been inspected and any defects in the works have been rectified.

## REVIEW TRIGGERS

This policy is reviewed internally for applicability, continuing effect and consistency with planning scheme and other legislative provisions when any of the following occurs:-

- (1) the planning scheme is amended;
- (2) the planning scheme is replaced by a new planning scheme;
- (3) amendments which affect the allowable scope and effect of a planning scheme policy are made to the *Integrated Planning Act 1997*; and
- (4) other circumstances as determined from time to time by a resolution of Council.

## RESPONSIBILITY

This policy is to be:-

- (1) implemented by the Senior Manager, Development Services; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Senior Manager, Regional and Environmental Planning in consultation with the Senior Manager, Development Services.

---

<sup>4</sup> Quality assurance documents includes documents such as test reports, test certificates etc. All testing must be in accordance with Pine Rivers District, Subdivisions Section – Technical Note No.8, September 1996.