

POLICY NAME: CONTRIBUTIONS FOR DUST SEALING OF ROADS
POLICY REF: C11
MEETING ADOPTED: 22 October 2015
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OBJECTIVE

This policy allows Council to accept voluntary monetary contributions from residents to allow the self-funding of dust sealing of unsealed (gravel) roads, subject to the rules and conditions contained within this policy.

BACKGROUND

Council has some 20% of its road network as gravel/unsealed roads. This comprises approximately 115kms (2007).

Currently, Council's Management Plan does not provide funds for the upgrading and sealing of gravel roads.

However, Council has recently adopted a dust sealing trial program (Council reports April 2007 and August 2004) that allows for operational cost savings (achieved within the gravel road maintenance budget) to be used for the dust sealing of limited lengths of gravel roads.

The existing dust seal trial program is limited, with some 12 roads being assessed as suitable candidates for dust dealing in 2007, of which two have since been completed. The achievement of the program is subject to achieving operational cost savings.

This dust seal trial program has initiated interest from the community, and in some respect has increased an expectation, or desire, for more extensive sealing of gravel roads by Council.

This policy provides the community with some opportunity to voluntarily self-fund the dust sealing of roads adjacent to their property.

This policy includes rules and conditions, which, for example, continue to disallow the dust sealing of small lengths of isolated (discontinuous) sections of gravel road.

This policy does not propose to substitute or offer an alternative to the requirements of Council Policy "Development Applications Relying on Access from Unsealed Rural Roads".

DEFINITIONS

Dust seal A dust seal is a low cost technique which consists of a seal applied to the existing road configuration, with limited need for road drainage, road formation and road pavement reconstruction.

A dust seal is usually most suitable for low traffic roads where the cost of a dust seal can offer maintenance savings, improved amenity and/or environmental outcomes.

A dust seal is a risk-based solution for locations where road works to standard engineering specifications are non-economic.

SCOPE OF POLICY

This Policy applies to community members.

RELATED DOCUMENTATION

As a minimum this Policy should be read in conjunction with:

- The Ballina Shire Combined Development Control Plan (DCP) - Chapter 18 - Rural Lands
- Roads Act 1993.

POLICY

1. Road Condition and Restrictions

- 1.1 Council will assess the suitability of gravel road segments on a merit basis for suitability of the application of a dust seal.
- 1.2 Dust sealing will need to include formation reconstruction, pavement reconstruction and drainage reconstruction, where necessary.
- 1.3 Dust sealing of isolated segments of gravel road (ie; not being continuous with the existing sealed road network) is not permitted by this policy as it results in the ad hoc sealing of Council's road network. However, exceptions to this provision will be referred to Council for review where it is considered by the General Manager that such an exception is reasonable in the circumstances.
- 1.4 Dust sealing of longer lengths of roads may be achieved by a group of residents cooperatively working together. For example, this may apply to residents living on a gravel lane. (However, the gravel lane will need to link to a sealed road.)
- 1.5 Council will manage the works. A contractor working directly for the property owner is not permitted.
- 1.6 The discretion to reject or accept a contribution resides with the General Manager or delegate.

2. Costs

- 2.1 The voluntary self-funded dust seal cost will include the dust seal as well as formation reconstruction, pavement reconstruction and drainage reconstruction, where considered necessary
- 2.2 Council will provide a cost estimate for the works prior to commencement, however, the final costs of the works will be based on actual costs upon completion.
- 2.3 Council's cost estimate will be calculated using all appropriate overhead costs (i.e. oncosts), however Council will not seek a profit from the delivery of the dust seal.

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- 2.4 Council will not make any contribution to the works, nor will it accept any offer that is conditional on Council making a contribution.
- 2.5 The priority decisions of Council's works program will be made without regard to the potential or otherwise of a contribution under this policy.

3. **Schedule**

- 3.1 The voluntary self funded dust seal, if approved, will be included in Council's works program to suit resources and programming.
- 3.2 The voluntary self-funded dust seal will not take priority over existing public works programs.
- 3.3 Sealing works are generally undertaken during the summer periods, when warmer weather is experienced.

4. **Conditions and Obligations**

- 4.1 Council accepts the voluntary self-funded dust seal contribution without any preferential maintenance commitment, or obligation, in favour of the completed dust seal works.
- 4.2 Council will take ownership of the completed dust seal works and manage the improved road asset in accordance with Council's existing programs and practices.
- 4.3 The voluntary self-funded contributor will not have any authority or exercise any rights over the works by Council during or after construction.
- 4.4 Payment for cost of the works will be made prior to commencement of works and will be based on the cost estimate provided. Final costs shall be reconciled at completion of the works. Either party, as necessary, will adjust payment within 30 days of notification of final costs.
- 4.5 Prior to Council undertaking the work, it will be necessary for the landholder to sign and execute an agreement prepared by Council confirming the conditions and obligations of this policy.
- 4.6 Acceptance of a contribution does not imply acceptance by Council of the work as satisfying any existing or future condition of development consent.

REVIEW

This policy is to be reviewed every four years.

Appendix to RTAMP – Contributions for Dust Sealing of Roads

Background

Council can accept voluntary monetary contributions from residents to allow the self-funding of dust sealing of unsealed (gravel) roads, subject to the rules and conditions contained within this plan.

A dust seal is a low cost technique which consists of a seal applied to the existing road configuration, with limited need for road drainage, road formation and road pavement reconstruction.

A dust seal is usually most suitable for low traffic roads where the cost of a dust seal can offer maintenance savings, improved amenity and/or environmental outcomes.

A dust seal is a risk-based solution for locations where road works to standard engineering specifications are non-economic.

The following rules and conditions apply.

Road Condition and Restrictions

1. Council will assess the suitability of gravel road segments on a merit basis for suitability of the application of a dust seal.
2. Dust sealing will need to include formation reconstruction, pavement reconstruction and drainage reconstruction, where necessary.
3. Dust sealing of isolated segments of gravel road (ie; not being continuous with the existing sealed road network) is not permitted by this policy as it results in the ad hoc sealing of Council's road network. However, exceptions to this provision will be referred to Council for review where it is considered by the General Manager that such an exception is reasonable in the circumstances.
4. Dust sealing of longer lengths of roads may be achieved by a group of residents cooperatively working together. For example, this may apply to residents living on a gravel lane. (However, the gravel lane will need to link to a sealed road.)
5. Council will manage the works. A contractor working directly for the property owner is not permitted.
6. The discretion to reject or accept a contribution resides with the General Manager or delegate.

Costs

1. The voluntary self-funded dust seal cost will include the dust seal as well as formation reconstruction, pavement reconstruction and drainage reconstruction, where considered necessary.
2. Council will provide a cost estimate for the works prior to commencement, however, the final costs of the works will be based on actual costs upon completion.
3. Council's cost estimate will be calculated using all appropriate overhead costs (i.e. oncosts), however Council will not seek a profit from the delivery of the dustseal.

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4. Council will not make any contribution to the works, nor will it accept any offer that is conditional on Council making a contribution, except for the circumstances discussed in point 6.
5. The priority decisions of Council's works program will be made without regard to the potential or otherwise of a contribution under this plan.
6. Council will consider making a contribution to the works in circumstances where the voluntary contribution is greater than \$100,000 and the pay back period for Council's contribution compared to its avoided gravel maintenance costs is less than 7 years. The authority to make this contribution is not delegated, meaning a staff report to Council is required to assess the merits of the proposal. Council will reserve the right not to make a contribution, even if the above criteria are met, as the Council will also need to consider the availability of funds and the strategic merit of the proposal compared to the other priorities with our road asset management planning framework.

Schedule

1. The voluntary self funded dust seal, if approved, will be included in Council's works program to suit resources and programming.
2. The voluntary self-funded dust seal will not take priority over existing public works programs.
3. Sealing works are generally undertaken during the summer periods, when warmer weather is experienced

Conditions and Obligations

1. Council accepts the voluntary self-funded dust seal contribution without any preferential maintenance commitment, or obligation, in favour of the completed dust seal works.
2. Council will take ownership of the completed dust seal works and manage the improved road asset in accordance with Council's existing programs and practices.
3. The voluntary self-funded contributor will not have any authority or exercise any rights over the works by Council during or after construction.
4. Payment for cost of the works will be made prior to commencement of works and will be based on the cost estimate provided. Final costs shall be reconciled at completion of the works. Either party, as necessary, will adjust payment within 30 days of notification of final costs.
5. Prior to Council undertaking the work, it will be necessary for the landholder to sign and execute an agreement prepared by Council confirming the conditions and obligations of this plan.
6. Acceptance of a contribution does not imply acceptance by Council of the work as satisfying any existing or future condition of development consent