

1. Policy Purpose

There are a number of properties within the Region where dwellings are situated in relatively close proximity to unsealed sections of roads and as a result of these circumstances, suffer considerable dust ingress.

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

Wherever possible a dust seal shall be a 7 metre wide seal to maximize the benefit of the seal to the property owner and to minimise edge breaks and deterioration of the seal. The seal shall have a minimum length of 200m.

2. Policy Scope

This policy provides the community with some opportunity to voluntarily partially or wholly self-fund the dust sealing of roads adjacent to their property and provides property owners with the guidelines for the sealing of unsealed rural roads, under the care and control of Council, to minimise dust.

This policy does not propose to substitute or offer an alternative to the requirements of Council's Town Planning Schemes or development approvals.

This policy applies to all requests made to Council for the application of seals in front of residences in close proximity to unsealed rural roads under the care and control of Maranoa Regional Council.

This policy does not relate to the sealing of driveways.

This Policy applies to all community members.

3. Definitions

Nil

4. Policy Details

4.1 Requests and Processes

1. Requests for the sealing of gravel roads are to be made to Council in writing. A responsible officer of Council will inspect the dust seal location and provide a report on the construction requirements and cost estimate to Council for a resolution.
2. The location of the dust seal is to be taken into account when reporting to Council. Consideration is to be given to the proximity to existing and future planned sealed sections and the difficulty and costs associated with maintenance and renewal of sections distant from other sealed sections.

3. Following the resolution, Council will formally respond to the applicant, advising of its consideration of the request, and if work is planned to proceed, the cost estimate of the works.

4.2 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. The road is to be constructed to a standard that is consistent with the speed environment of the road where the seal is being applied. Wherever practical roads will be sealed to a width of 7m or that which is consistent with Council's standards.
3. Before applying any dust seal, the length of road must meet the following standards:
 - a. The existing gravel road alignment must be both vertically and horizontally "acceptable" such that no realignment in the future is required;
 - b. The existing gravel pavement is generally sound and stable following many years of compaction by traffic;
 - c. Only a thin layer of surface preparation gravel is necessary in order to enable a surface to be prepared for a bitumen seal; and
 - d. That the seal width be the minimum required to cater for the expected traffic level.

If the road does not meet all of these standards, then upgrade works shall be undertaken and recovered in accordance with section 3.

4. The seal is to have a minimum length of 200 metres.
5. Dust sealing of longer lengths of roads may be achieved by a group of residents cooperatively working together.
6. Council will manage the works. A contractor working directly for the property owner is not permitted.

4.3 Costs, Subsidies and Allocation

1. The total cost, from which the voluntarily self-funded portion will be calculated, will include the dust seal as well as formation reconstruction, pavement reconstruction and drainage reconstruction, where considered necessary.
2. Council may offer a subsidy of up to 50% of the total costs of the works with the actual percentage of subsidy to be determined on an annual basis as part of Council's budget deliberations.
3. The value of total funds allocated to subsidise dust seal projects shall be determined on an annual basis as part of Council's budget deliberations.

4. 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.
5. Council's cost estimate will be calculated using all appropriate overhead costs (i.e. on-costs) however Council will not seek a profit from the delivery of the dust seal.
6. Council will not accept any offer that is conditional on Council making a contribution exceeding 50%.
7. The priority decisions of Council's works program will be made without regard to the potential or otherwise of a contribution under this policy.

4.4 Scheduling of Works

1. The voluntary, partially or wholly self-funded dust seal, if approved, will be included in Council's works program to suit resources and programming.
2. The voluntary, partially 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.

4.5 Conditions and Obligations

1. Council accepts the voluntary partially or wholly 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. All future maintenance work will be at Council's expense except where damage can be attributed to the property owner.
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 policy.
6. Acceptance of a contribution does not imply acceptance by Council of the work as satisfying any existing or future condition of development consent.

5. Special Provisions (e.g. *Privacy Provisions* etc)

Nil

6. Related Policies and Legislation

Nil

7. Associated Documents

Nil