

Local Access Road Reserve Widths for Development

Requirements for local roads and typically configurations can be found in the Ballarat Planning Scheme, Infrastructure Design Manual, and Road Management Act Code of Practice providing guidance for road authorities, utilities, and providers of public transport in planning and managing their infrastructure in road reserves ensuring the amenity and livability of streets.

The City of Ballarat has established over many years a requirement that road reservations for local access roads are provided at 18 metres wide, which is more than the typical minimum of 16 metres adopted by a large majority of regional councils.

This differing requirement is based upon reserve widths needing to accommodate desirable carriageway widths and verge widths as outlined within the Infrastructure Design Manual but also the City of Ballarat having greater regard for implementation of blue-green infrastructure, achieving tree canopy targets and ensuring the challenges experienced from competing demands associated with road /drainage authority and service utility infrastructure, road user expectations and public realm amenity outcomes can be appropriately provisioned.

The City of Ballarat maintains that applying 18 metre road reserves for local access streets is a requirement for new development. However, it is acknowledged that there may exist instances where a typical minimum of 16 metres can be considered subject to suitable justification. Such instances are deemed to be assessed on a case-by-case basis where any one of the following development scenarios are apparent.

- An 'infill' site which is proven to not have feasible development potential using wider reserves.
- A court or 'no through road' with no likelihood of additional road connections in the future.
- Adjoining municipal reserves (i.e., drainage or open space) which can share the road functions.
- Forms part of a long-term planning strategy which ensures the ultimate width is implemented.
- Is privately owned (i.e., common property).

Assessment and acceptance will require information which confirms compliance with all the following:

- Ballarat Planning Scheme, Precinct Structure Plan and/or Development Plan.
- Austroads Guide to Road Design incorporating AGRD01 to AGRD07 and all sub-sections.
- Infrastructure Design Manual and standard drawings.
- Road Management Act Code of Practice – Management of Infrastructure in Road Reserves.
- Road authority, drainage authority, and service utility provider requirements.
- An endorsed streetscape / landscape plan.
- City of Ballarat Policies, Strategies, and Plans.