



ACCESS TO PROPERTIES DURING ROADWORKS

POLICY

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Version 1.0

Owner: Department of Transport

Manager: Transport Infrastructure Planning Division

BACKGROUND

Construction and maintenance works in road reserves can often require extensive traffic management that can inconvenience property accesses and roadside businesses.

This policy places requirements on designers, constructors and maintainers to allow for adequate property and business access via public notification, traffic management and good practice in carrying out the works.

REQUIREMENTS

Clear access implies either an alternative temporary access is provided, or works are carried out in parts to ensure the existing access is maintained.

- 1) Signage must be provided to indicate and warn of change in access location and / or condition and provide additional advertising where construction works may conceal existing signage.
- 2) Businesses and affected property owners need to be shown plans, drawings and proposed works superimposed on photographs. The extent of 'interference' to the business or property owner as a result of the works needs to be explained. Timing for the project should be presented in a detailed project plan identifying the primary components of the work - especially those components that will have a direct impact on business or property owner, prior to work commencing. During construction, businesses or property owners should again be reminded of specific components, their timing and the relative affect that they might have.
- 3) Contractor's progress shall be closely monitored and businesses or property owners shall be advised of any changes in timing. When changed, ensure new timing is mutually acceptable to the businesses or property owners.
- 4) Staged construction or methods involving higher expense may be appropriate in lieu of the contractors preferred method or the methods of construction usually adopted to minimise impact to businesses or property owners.
- 5) Contract documents shall include sufficient clauses to enforce any additional requirements, including possible monetary deductions, should the contractor fail to comply with any such requirements. The deduction shall reflect all costs, including loss of business or reputation of the business or cost incurred by property owners.
- 6) To indicate businesses or property owners have been advised and appropriate measures have been put in place to accommodate their needs, a set of plans and conditions shall be signed and dated by a delegated representative from each business.