

### P16 PROTECTION OF KERB/FOOTPATH & CLEANING OF ROAD AND/OR DRAINS

#### PURPOSE

To protect Council's verges and footpaths, and, to ensure those causing damage pay for remedial works.

#### POLICY

- i) In the granting of approvals for building demolition and/or building development, a deposit payable by bond or bank guarantee is required to be lodged by the builder. The amount of the deposit shall be based on an estimate of the cost of reinstating the footpath and/or kerbing abutting the allotment. The deposit will also cover the cost for cleaning the road and/or drain caused by sand drift from the building site.
- ii) It is the responsibility of the builder and/or owner to record evidence (photos) to identify the condition of the footpath, kerbing, road and drainage prior to any works commencing.

Further to this a pre building inspection shall be carried out by an Officer from the Works Technical Services Department to determine any pre-existing damage to the kerb, footpath and drainage once a building permit has been approved by the Shire of Irwin. A copy of the Pre- Building Inspection Form will be sent to the builder before construction work commences, this is to be retained by the builder for future reference.

Upon completion of construction works, the builder is responsible for lodging a Bond Reimbursement Form with the Shire of Irwin. A post work inspection will then be carried out, by an Officer from the Works Technical Services Department to determine the extent of damage to the footpath and/or kerbing (if any), and the amount of cleaning (if any) of the road and/or drain caused by the builder.

The builder is required to pay the cost of reinstating the footpath and/or kerbing damaged or removal of sand and debris from the road pavement and reserve or drains as a result of the demolition or building activity.

- iii) Upon payment of the cost of reinstatement, the bond or bank guarantee will be returned. Failure to pay reinstatement costs will result in Council utilising the deposit to carry out the works.
- iv) The amount to be lodged for Kerb, Footpath and Road Drainage Bond will be as set in the schedule of fees and charges.

#### Requirements for Protection of Footpath and Kerbing

1. Where property development is proceeding and an existing footpath is damaged, warning signs should be placed at each boundary to warn pedestrians that an unsafe condition exists until repairs can be completed. Should the builder not undertake this requirement, the signs will be placed and maintained by Council, with costs debited against the footpath deposit.
2. Where a path is in existence, the builder must provide a temporary crossover to the site to the satisfaction of Council.

*Date of Last Amendment – 27 June 2017*

*(reviewed 27 June 2017 Minute 140617)*