

INFORMATION SHEET

Infrastructure and Verge Asset Protection

The City of Kwinana works to ensure that road infrastructure and road verges are developed to provide a high level of amenity, accessibility and safety for pedestrians and motorists. This includes minimising the likelihood of damage, ongoing maintenance costs and creation of hazard to pedestrians during civil construction works within the verge.

Find information about how to protect City's infrastructure assets within the road verge during civil construction activities (building construction, demolition, renovation or redevelopment). All builders and their contractors are expected to comply with the following City's requirements:

- Pay the infrastructure inspection fee of \$156.00 in accordance with the City adopted 2023/2024 Fees & Charges.
- Prior to commencement of works pay or deposit a refundable infrastructure protection bond money of \$2000.00 minimum for every building permit in accordance with the City adopted 2023/2024 Fees & Charges.
- Material (such as sand, soil, cement or other materials) stored on road verge should not be more than 2m in height and must not encroach closer than 0.5m from the footpath.
- If there is no footpath, all stored construction material (such as sand, soil, cement or other materials) should set back 1m from the kerb.
- Existing footpath should not be obstructed without prior approved Traffic Management Plan (TMP).
- Materials such as sand, soil, cement or other materials are to be contained and should not leach into the City's drainage system or damage the drainage infrastructure.

Any damage to City infrastructure should be repaired as per City's standard drawings or as per Utility Providers Code of Practice (WA)

- Portable toilets, storage sheds or site office must be placed within building site and are not permitted on the verge.
- The owner/builder undertaking the works is responsible for all the rubbish generated by their activities. Road verge and road are to be swept neat and tidy in an acceptable condition after finishing the works.
- As condition of verge permit, you may be required to install a temporary fence on verge around the materials to protect the public from hazards associated with building materials.



Street Tree protection

- All trees located on the verge are the City's asset and are not to be pruned, relocated or removed.
- If a street tree is located on the verge, then a Street Tree Bond will be included in the asset protection bond collected by the City prior to construction.
- Street trees are required to be protected from any damage for the duration of the works by complying with the Australian Standard relating to the protection of trees on or adjacent to development sites (AS 4970–2009).
- A Tree Protection Zone (TPZ) must be erected and maintained for the duration of construction. The minimum TPZ's required size is 2m x 2m. Nothing is to be stored, driven or parked within the TPZ.
- The condition of the street tree will be inspected following construction. If the street tree has been removed or damaged then the street tree bond amount will be retained by the City and a new street tree will be installed during the City's planting season.

Existing Irrigation and Landscaping

- If construction is adjacent existing City maintained irrigation and landscaping, then the Infrastructure Protection Bond may include an amount to cover damage to this.
- The bond will be calculated at the cost of replacement, plus GST, plus 25% contingency.
- At the completion of construction, the landscape and irrigation assets will be inspected by the City.
- The bond will be returned if the assets are in a satisfactory condition or instruction provided on what remediation works are required.
- An Inspection (dilapidation) Report is to be submitted to the City by the Builder before entering the construction site otherwise consideration will be that no pre-existing damage exists to existing infrastructure and verge.
- Inspection report should include the photos and signed as described in the following table.



Infrastructure Protection Bond refund process

2

City of Kwinana conducts a pre-inspection before build

4

City of Kwinana conducts a final inspection

6

Bond retained, refunded or invoice (damage more than 2K)

1

Building Fees Paid

3

Notice of Completion builder sends through (BA7)

5

Inspection passed
Bond returned or inspection failed - builder given the option to repair.

7

City of Kwinana to repair – if bond retained or Invoiced

Administration

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