

Protecting public infrastructure

When residential and commercial areas are being developed, there is a risk of damage to the council-owned public infrastructure. This damage can not only cause inconvenience and financial costs but also pose a safety risk to the community.

What is public infrastructure?

The City of West Torrens is the owner of all public roads and footpaths within this local council area. This ownership also extends to:

- kerb and water tables
- kerb ramps
- side entry pits
- signs
- spoon drains
- verge/nature strip - including vegetation and trees.



Damage to public infrastructure during development

Damage to infrastructure is commonly caused by:

- Using heavy machinery to cross from the road to the development site, which can easily damage kerb and footpaths.
- Reinstatement of trenching works with materials that are not to standard can lead to sinking and tripping hazards after the development is finished.
- Old/redundant crossover inverts not re-instated back to the kerb.
- Rectification works not done to standard and resulting in failures.



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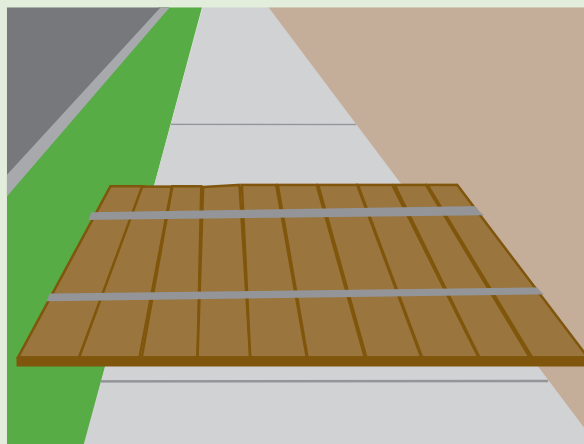
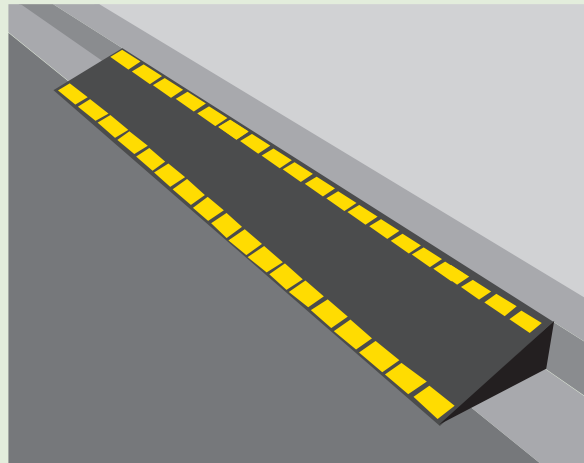
Key definitions



Preventative measures

There are actions that can be taken to minimise damage to public infrastructure. Here are some of the actions that can be taken, but this is not a complete list.

- Use existing entry and exit points when accessing site.
- Park parallel to kerb to off-load materials.
- Install a ramp at the kerb edge when existing crossing place can't be used, to minimise contact with the kerbing.
- Install wooden slats that can be laid down and removed when traversing footpaths and removed when not in use.



Your responsibility as the land owner and developer

Developers and landowners have a series of roles and responsibilities during the building process.

As the developer you need to be aware of the following:

- Any and all damage/ destruction to footpaths/ driveways which occurs as a result of the development of the site must be reinstated to the condition that existed prior to the development.
- Damage and destruction includes, but is not limited to, cutting channels made by various utility and service providers on instruction from the owner/builder during the development of the site. This includes electrical, water and gas supply channels.
- Any redundant crossing places (i.e. old driveways which will no longer be used) must also be reinstated to kerb and footpath unless otherwise agreed with Council.
- The footpath and verge area must be kept clear at all times of all obstructions including but not limited to vehicles, building supplies, materials and debris.
- All building work and activities associated must be undertaken in a manner that will not pollute the environment or cause an environmental nuisance. Your activities shouldn't cause dust, noise, waste and odour problems for neighbouring properties.
- All building materials must be contained on site and must not be positioned where they are likely to enter the stormwater system during inclement weather.
- Mud, gravel, sand and concrete should not be dragged onto the road where it can enter the stormwater system.
- All practicable and reasonable measures are required to prevent or minimise dust during building work; this includes demolition and preparation work on the site.

Council's verge management policy

Local footpaths are both constructed and maintained by the City of West Torrens. Property owners are responsible for maintaining in good condition the area of footpath that is integrated within the driveway.

This section is technically called the vehicular crossing place and consists of both a driveway section and a crossover invert section.

When footpaths are constructed, replaced or maintained, the vehicle crossing place may be required to be altered or reconstructed. Where this is the case, a charge to the property owner may be made according to section 218 of the Local Government Act 1999.

Charging the property owner for such works is typically considered when the vehicular crossing place is:

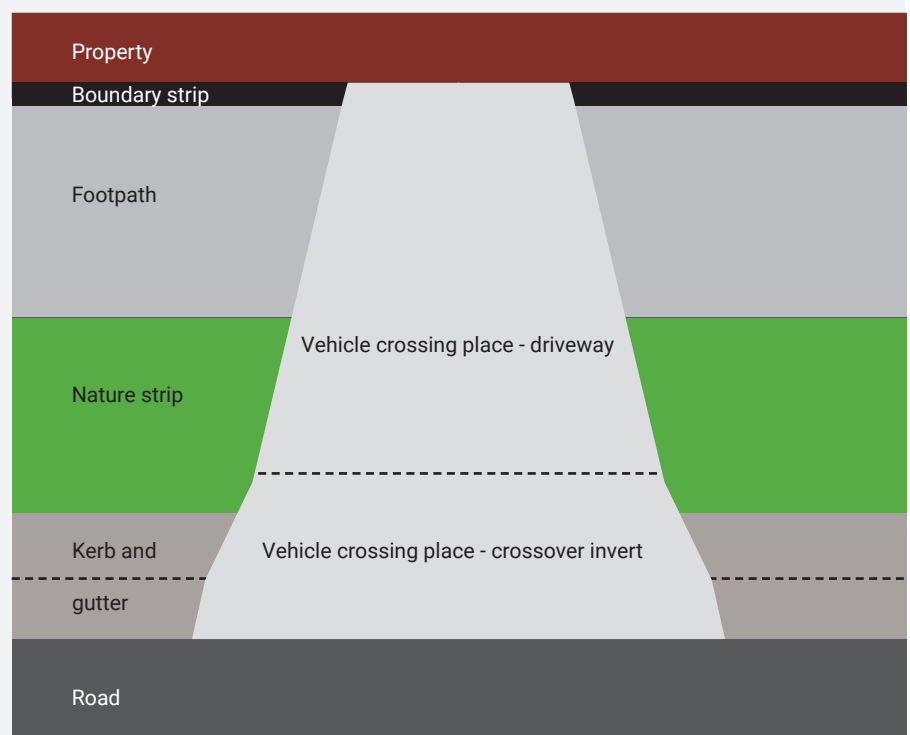
- in poor condition
- was built without appropriate approval

- is redundant
- is not compliant with Council's standards.

The City of West Torrens also encourages property owners to enhance their verge by planting ground covers and small shrubs. Many residents have undertaken this and have made their street

more attractive as a result. For advice on what to plant, visit westtorrens.sa.gov.au and search 'verge'.

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Council engineering standards

Reinstatement works are to be completed to Council standards. For further information on standards, phone 8416 6333.

Obtaining relevant permits

Driveways and crossovers

Council approval is needed if you plan to install a new driveway or crossover from the boundary of your property to the road (kerb). You will also need approval to remove any street trees in the path of the driveway. For further information visit westtorrens.sa.gov.au and search 'driveways'.

Stormwater and service connections

You need Council approval to install stormwater drainage pipes and underground consumer mains from the boundary of your property to the road. For further information visit westtorrens.sa.gov.au and search 'stormwater'.

Hoarding, scaffolding, fencing

Sometimes organisations and businesses may need to erect temporary hoarding, scaffolding or fencing over a public footpath while undertaking building or other work on their property. The erection of structures on, or over, the footpath can impede pedestrian access, potentially block traffic sight lines and can pose a risk to the community. It therefore needs to be regulated so as to protect public safety and amenity and enable the free flow of traffic.

For further information visit westtorrens.sa.gov.au and search 'using footpaths and roads for business'.



Generally, the responsibility to reinstate assets falls to the party responsible for the damage. Council has power under the Local Government Act 1999 to recover costs for roadworks or require roadworks to be undertaken. With this in mind, advise your builders/contractors of your responsibilities as the land owner in relation to public infrastructure.

We appreciate your assistance in maintaining our infrastructure for the benefit of the whole community. If you have any questions regarding this information, please contact the City Assets team - phone 8416 6333 or email info@wtcc.sa.gov.au