

POLICY DOCUMENT

14.63.11

Policy Name	CIVIL WORKS
Policy No.	14.63.11
Version:	1
Strategic Reference:	3.5 Implement business excellence and continuous improvement, including service reviews for relevance, efficiency and effectiveness.
Responsible Department:	Environment & Infrastructure
Policy Adopted:	16 May 2022
Last revised date:	03 July 2017
Minute reference:	CO 22/077
Next review date:	This policy shall be reviewed by the City of Port Lincoln within four years from 'last date adopted', or on significant change to legislation or aspects included within this policy.
Applicable Legislation:	SA Fences Act 1975
Related Policies:	
Related Documents:	City of Port Lincoln's Standard Planning Conditions 93 & 93a City of Port Lincoln Fees and Charges Schedule Australian Standard AS/NZS 3000:2007 Template 14-19-T1 Driveway Crossover Approval Form

1. **INTRODUCTION**

The City of Port Lincoln is committed to providing services relative to civil works in a manner that meets objectives in the Strategic Directions Plan. The purpose of this policy is to provide clear and accurate guidance on installation requirements and respective financial contributions for the following civil works services associated with non-Council property or development

2. **FOOTPATH CONSTRUCTION AND CONTRIBUTION**

2.1. ***Commercial Premises***

Council will financially support approved footpath development by contributing 50% of the cost of constructing the footpath up to a maximum Council share as set by Council's annual Fees and Charges Schedule.

Footpath Development must meet the following conditions:

- (a) New footpaths to be upgraded from bitumen/concrete only, not the replacement of existing paved footpaths.
- (b) Pavers shall consist of size 230 x 114 x 50 "Austral Grove Range" – Golden Copper for internals and 'Austral Earth' – Charcoal for headers or similar unless otherwise approved by the Manager Civil Assets & Operations.
- (c) Pavers shall consist of clay and be not less than 50mm thick in all areas.

- (d) The levels of all footpaths and entranceways to premises shall be designed to Australian Standards and approved by the Manager Civil Assets & Operations.
- (e) All cross drains shall be upgraded to as new standard. i.e. galvanized box drains across footpaths in commercial areas.

2.2. Existing Residential Premises

Council will contribute 50% towards the cost of constructing a footpath (including the section of footpath that extends across driveways) up to a maximum width of 1.5m. Costs shall be up to a maximum Council share as set by Council's Annual Fees and Charges Schedule. Footpath type to be approved by the Manager Civil Assets & Operations.

Ongoing maintenance of footpaths and gravel driveways shall remain with Council.

Upgrading of driveways (and future maintenance of such) shall be the sole responsibility of the property owner. Council will consider minimum seal coat treatments to resolve ongoing maintenance issues associated with storm water runoff.

2.3. New Land Divisions

In new land divisions, the development of associated footpaths will be the responsibility of the developer.

3. FOOTPATHS AND LAYING ELECTRICAL CABLES

3.1. General Policy Statement

This policy section is aimed at providing uniformity in the positioning of electrical cables laid in Council's footpaths and road reserves.

3.2. Duties

3.2.1. Electrical Contractors

- a) Electrical Contractors are to comply with Australian Standard: AS/NZS 3000:2007 for the purposes of laying cables in Council's footpaths and Road reserves.
- b) Council will require an application from the property owner and their electrical contractor requesting permission to install the electrical wiring in the road or road reserve. Plans for approval are to be submitted to Council before commencement of work being carried out.
- c) Where it is impracticable for the consumer's main to enter the customer's property directly opposite the pole from which it originates, a square route from the pole along a strip in the footpath reserve between the lines 0.4m to 0.9m out from the building line and across to the property at 90° to the property line shall be followed.
- d) At all changes in directions of the cable, cable markers will be installed in the footpath or road reserve. Where the pole providing the electrical service is located either on the alignment of the property boundary or in front of the property, the underground consumers' mains are to be installed across the footpath at 90° to the property line.

4. DEVELOPMENT DRIVEWAY ACCESS

4.1. *Planning Conditions*

The following Standard Planning Conditions No. 93 and 93a shall apply, individually or together if applicable, where a subdivision of land into two or more blocks requires that suitable access is to be provided to all blocks:

93- 'The applicant shall, at his/her expense, provide a safe and convenient access to the satisfaction of the Manager Civil Assets & Operations from each allotment delineated on the plan of division to the carriageway of any existing road'.

93a - 'The Applicant shall, at his/her expense, provide a safe and convenient access to the satisfaction of the Council's Manager Civil Assets & Operations from each allotment delineated on the plan of division to the carriageway of any existing road'.

4.2. *Deferred Crossover Installation*

Where there is existing upright kerbing and land is subdivided, the applicant may choose not to install a crossover at the time of development, to enable a future purchaser to establish the preferred and suitable location for the driveway access crossover. Council will then, on application from the purchaser/new owner, arrange to construct the driveway crossover.

To reimburse Council for this expenditure, the initial applicant will be invoiced an amount as per Council's Fees and Charges Schedule per crossover at the time of the subdivision.

5. PRIVATE WORKS

All private works is to be charged as per Council's Fees and Charges Schedule which can be located on Council's website www.portlincoln.sa.gov.au.

6. STORMWATER DRAINS

The provision and maintenance of stormwater connections from a private property to Council's stormwater system is the responsibility of the property owner.

Should repairs be necessary to existing drains from a private premises, the owner of the property will be given notice to carry out repairs to Council's satisfaction and advised that if they are not carried out within the specified period, Council will arrange for the repairs to be carried out and debit the owner.

7. FENCES

The City of Port Lincoln will contribute half of the cost of the construction, repair and replacement of a standard fence of up to 2.1m adjoining Council-owned property, which is less than one hectare in area (with the exception of road reserves, drainage reserves, streets and walkways), in accordance with the provisions of the Fences Act 1975.

Where a landowner proposes a fence which, in Council's opinion, exceeds the scope or specification of a standard fence, the contribution payable by Council will be limited to the amount determined for a fence of standard scope and specification.

8. RELEVANT DELEGATED POWERS AND DUTIES

Any actions or decisions made regarding this policy, will be enacted upon as per Council's current Delegations Register.