

Infrastructure and verge protection

Development Bonds

The City of Subiaco applies Infrastructure and Verge Protection Bonds to all development sites ensuring the city's assets are not damaged as a result of private development and construction, as authorised in the city's published schedule of Fees and Charges.

Bond Fees and Charges

- Residential Bond Fee (Refundable) \$3000
- Parks and Infrastructure combined pre-inspection fee (Non-refundable) \$210
- Parks and Infrastructure combined post-inspection fee (Non-refundable) \$210
- Additional combined inspection fee (Non-refundable) \$210

All commercial developments are assessed individually with the final bond amount determined upon application. The city's standard residential bond is based on the surrounding asset replacement value, which includes, but is not limited to, roads, footpaths, kerbing, drainage and street trees. Pre-development images are taken of the site and adjacent surrounds and kept with the license and development file. The bond is to be paid following approval and prior to the issue of a Building License/Permit.

It is important to understand that the person or party paying the bond is responsible for ensuring the protection of the city's infrastructure and verge landscapes, in accordance with *Local Government Regulations 1996*

This includes any damage to the soft or hard landscaping, inclusive of irrigation, that will be required to be reinstated to the pre-existing standard and specification which was originally approved and accepted by the City of Subiaco.

All identified hazards on city property arising from building works must be rectified within 24 hours of notification. Should the owner/developer fail to do so, the city will rectify the situation and all associated costs will either be deducted from the Infrastructure and Verge Protection Bond or invoiced to the permit holder.

After building works are complete, a **Notice of Completion - BA7** and a **Bond Refund Application** must be submitted. Prior to releasing the Infrastructure and Verge Protection

Bond, site inspections are undertaken to determine if damage has occurred as a result of the approved development works, and if there are any reinstatement requirements or unauthorised works that have been undertaken on council land.

Based on this assessment, the city will advise the items requiring reinstatement and an estimate of the costs to repair. They will also inform of any breaches or fines as a result of unauthorised works or damages.

There are two options regarding reinstatement:

- 1) the person who lodged the bond may undertake the reinstatements ensuring the works meet the original standard and specification
- 2) with the party's consent, the City of Subiaco will arrange for the reinstatement to be undertaken, and the costs of reinstatement will be deducted from the bond.

If reinstatement works are undertaken by the person who lodged the bond, then a second inspection is conducted following notice to reinspect. All additional inspections are charged at \$210 per site visit. Inspection fees will either be deducted from the bond or invoiced.

If the reinstatement works meet the standard and specification originally approved and accepted by the City of Subiaco, the bond, less the costs of reinstatement incurred and applicable inspection fees, will be refunded to the original payee of the bond. The city's bond refund process takes approximately four weeks.

Sediment Control

Developers are required to implement sediment control measures on their development sites. The migration of sediment onto the road reserve and into drains not only affects the amenity of the area, but has major negative environmental impacts on the city's waterways and parks. On-site benefits to builders who adopt appropriate sediment control measures include savings from reduced stockpile losses, reduced clean-up costs, improved Occupational Health and Safety and fewer complaints from the public. Please refer to the Sediment Control for Building Sites brochure for six practical ways to achieve compliance and avoid being charged with sediment migration offences under *the Environmental Protection (Unauthorised Discharges) Regulations 2004* and the *Local Government Act 1995*.

Redundant Crossings / Crossovers

Crossings (also known as crossovers) provide vehicle access to properties through city verges. Crossings are to be maintained by the owner of the property. If development works cause any existing vehicle crossing to become redundant (that is, no longer giving access from a thoroughfare to a lot), then that crossing is to be removed and the affected infrastructure reinstated to the satisfaction of the city at the cost of the owner. For more information, refer to Activities in Thoroughfares and Public Places Local Law 2014 Part 2.5 Removal of Redundant Crossing.

Development works resulting in a new carport or garage, or amendments to an existing crossover require a crossover application to be completed.

Tree protection

The contractor shall protect the city's street trees from any damage that may be caused by the scope of works covered by the Development Application or Building Licence/Permit 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) is to be established and maintained around each street tree for the life of the application/permit. The minimum TPZ required is two (2) metres x two (2) metres.

Nothing is to be stored, driven or parked within the TPZ. Should any essential work or variation to the Australian Standard be required within the TPZ, the contractor is to contact Technical Services to arrange an onsite meeting to discuss

the city's requirements.

No tree branches or roots from the verge tree are to be cut without the authorisation of the city's arborist. Roots approved for cutting are to be cut in accordance with the appropriate arboricultural standards. Where one or more structural roots are identified within the work zone and root pruning is not recommended, alternatives are to be considered in consultation with the city's Parks Technical Officer – Urban Forest and/or Coordinator Infrastructure.

To minimise the risk of tree damage/death a minimum construction clearance of two (2) metres is required from the base of an existing street tree. Where excavation to a depth greater than 100mm is proposed the clearance should be greater than three (3) metres from the base of an existing street tree.

All site work will be regularly monitored to ensure compliance with this specification.

Verge preservation

The underlying principle of the city's approach to managing verges in the road reserve is to encourage residents to:

- install and maintain soft landscaping which contributes to the aesthetic presentation of the streetscape
- apply sound environmental consideration to verge development through utilising low water demand plantings of species indigenous to the local area
- minimise the use of impervious surfaces to encourage infiltration of ground water

- and meet the communities requirements for safety.

Residents do not require approval to install the following verge treatments, provided the verge policy management guidelines are adhered to:

- organic mulch
- low growing water wise verge gardens
- a natural lawn at a grade consistent with existing kerbs and footpaths.



Residents require pre-approval for the following verge treatments:

- excavation to any portion of the verge to any depth greater than 100mm
- installation of any paving or hard surface
- planting a street tree.

Verge paving applications

In order for verge paving proposals to be assessed the property owner is required to submit a proposed paving plan with a diagram that illustrates the location, alignment, and materials.

Proposals for verge paving will be considered by the City of Subiaco:



- when the property cannot accommodate two vehicles within the property
- where there is a legitimate requirement for verge parking with no reasonable alternative
- where the installation of paving to the verge will not compromise the longevity of an existing street tree
- where the paving is proposed to provide a footpath between the property boundary and the kerb line, the proposed path is 1.5 metres wide.

Only compliant applications will be approved.

Further information can be obtained from the city's website www.subiaco.wa.gov.au or by calling Operations and Environment on 9237 9222.