

Policy

Title: New Infrastructure – Roads and Stormwater

Category: Environment, Planning and Development Control

Date Last Adopted: 23 November 2020

1. Objectives

To establish a consistent standard for public assets in accordance with State Legislation and minimise the City's risk and legal exposure, provide environmental constraints and provide for property owner needs and expectations for many years into the future.

2. Background

This Policy was prepared as a result of a request from the Institute of Public Works Engineering Australia, Tasmania Division to adopt a new state-wide civil engineering standard for roads, water, sewerage and stormwater together with a model policy.

3. Policy

That:

1. The City will permit the design and construction of new public highway and stormwater assets within its jurisdiction (works) to a required standard by qualified and competent persons with appropriate insurance, where such works are required to be carried out pursuant to the
 - *Land Use Planning and Approvals Act 1993,*
 - *Local Government (Highways) Act 1982,*
 - *Local Government (Buildings and Miscellaneous Provisions) Act 1993,*
 - *Urban Drainage Act 2013 and/or*
 - *Building Act 2016,*

at the request of a property owner/developer, or at the request of another utility authority.

Detailed design plans must be endorsed by City's Stormwater and Roads Engineers before an application to commence construction.

2. A 'Permit to Occupy and/or Permit to Carry Out Works on a highway' is required for the above works and will be subject to conditions to ensure the City is receiving a suitably constructed and maintainable asset.

A 'Permit to Construct Public Infrastructure' may also be required.

3. **CONDITIONS:**

The following are conditions in the application of this policy:

- (i) The property owner/developer's consultants and designers, the City's workforce, contractors, or other utility authorities shall comply with the required standards in the performance of the works as stipulated in the publications of the Institute of Public Works Engineering Australia titled *Tasmanian Standard Drawings* and *Tasmanian Subdivision Guidelines 2013* and all the Australian Standards, legislation, By-laws and other policy requirements relevant to the works.
- (ii) The contractor must ensure that there is no damage to the City's infrastructure within or surrounding the works area.

Any damage caused by the contractor must be repaired at their full cost.

The permit holder is responsible for documenting the condition of all infrastructure, including underground assets, prior to commencement of works and on completion.
- (iii) Prior to the works being carried out in the highway reservation and/or in private property, the City will require security equal to 10% of the civil construction contract value for the works and compliance with the required standard pursuant to Section 86 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.
- (iv) The Permit requirements must include public safety and protection measures such as the:
 - a. appointment of the principal's engineer responsible for supervision of the works,
 - b. notifications to frontages,
 - c. provision of safe public access,
 - d. traffic and parking plans,
 - e. protective barrier installation,
 - f. signage,
 - g. lighting,
 - h. locating services,

- i. clearance from other utility services,
 - j. public relations communication plans, and
 - k. provision of and adherence to a Safe Work Method Statement for high risk tasks.
- (v) The Permit requirements must include provisions for the City's protection such as
 - a. insurance policies where the City is named as an interested party for public liability, the works itself, third party property, and employee insurance;
 - b. Council fees and charges
 - c. submission of contract documentation identifying the principal, the contractor, the principal's engineer responsible for supervision, and any nominated sub-contractors.
- (vi) The Permit requirements must include provisions for the City's asset protection including where applicable that connections to the City's infrastructure be carried out by the City's workforce or other approved persons.
- (vii) All new public infrastructure works are subject to a minimum 12 months maintenance period, with the security equal to 10% of the civil construction contract value (as per part (ii) and adjusted for variations) being held until any defects or maintenance issues identified during this period are rectified to the City's satisfaction.
- (viii) As-constructed drawings of newly created public infrastructure must be provided by a registered land surveyor on completion of works.
- (ix) The Permit requirements must include provisions that protect the developer and employees by the application of contractor/employee competency to ensure that properly qualified and competent persons are engaged on work sites.
- (x) The contractor must work to the endorsed plans and a certification must be provided by a suitably qualified supervising engineer that the works have been completed in accordance with the plans.

Any variation from the plans requires a written direction from the supervising engineer and approval from the City's delegated officer.
- (xi) The Permit requirements must include nuisance prevention, and property and environmental protection measures such as work hours, compliance with statutory emissions limits for noise, dust, erosion and sediment, and to coordinate with other utility authorities.

4. Legislation, Terminology and References

Land Use Planning and Approvals Act 1993

Local Government (Highways) Act 1982

Local Government (Buildings and Miscellaneous Provisions) Act 1993

Urban Drainage Act 2013

Hobart City Council Infrastructure By-Law 2018

Building Act 2016

Responsible Officer:	Director City Enablers
Policy first adopted by the Council:	26/11/2007
History	
Amended by Council	07/03/2016
Amended by Council	23/09/2019
Amended by Council	23/11/2020
Next Review Date:	Within 2 years of last review.
File Reference:	F16/65272