

OVERVIEW

The Shire of Northam has previously experienced damage to its roads, footpaths, verges and kerbs during periods of building and construction. To enable the Shire to protect its assets the Shire will require an infrastructure permit and a refundable bond to repair any damage to its original condition if required.

Under the *Local Government (Uniform Local Provisions) Regulations 1996* all building work that meets the below requirements will need to obtain an Infrastructure Permit and pay a Refundable Bond.

TOWNSITE BOND

- All building permits in a town site with a building value of more than \$20,000
- All demolitions
- All in ground pools
- All earthworks of any value when building permit obtained separate from building work

ROAD BOND (applies to all rural areas where there is a bitumen road)

- All building permits with a building value of more than \$20,000
- All demolitions
- All in ground pools; and
- All earthworks of any value when building permit obtained separate from building work

In order to protect Council's infrastructure including the verge, kerb, footpath and road a non-refundable infrastructure permit administration fee is required at the time of application for all building work where a bond is applicable.

BOND FEES AND CHARGES	
Infrastructure (Verge/Road) Permit Fee (non-refundable)	\$183.00
Townsite Bond - Residential Work >\$20 000 & all demolitions, In-ground Pools & Earthworks)	\$1,000.00
Townsite Bond - Commercial Work >\$20 000 & all demolitions, In-ground Pools, Earthworks)	\$1,500.00
Road Bond - Residential & Commercial Work >\$20 000, all demolitions, In-ground Pools, Earthworks	\$1,000.00

The bond is refundable to the responsible person/bond payee provided there is no new damage to the Shire's infrastructure assets. If the works do cause damage, the Shire will advise the person responsible for the works and provide them with an estimated cost to rectify the damage.

The Shire will give the responsible person/bond payee the opportunity to carry out the works (at their expense) in accordance with the Shire's current infrastructure standard drawings or to the Shire's satisfaction.

If the Shire is to carry out rectifications the Shire will arrange for work to be carried out as soon as possible after written approval and agreement to pay costs are received. If the cost of works is less than the bond, the Shire will refund the balance. However if the total costs are more than the bond, an invoice will be issued for the outstanding balance (total costs – bond = invoice total) for payment by the responsible person/bond payee.

Information Sheet INFRASTRUCTURE BOND

BEFORE THE WORKS BEGIN

The responsible person/bond payee for the works should provide the Shire with pre-construction photos or report prior to work starting. If the report includes photographs, these should be date stamped to show when they were taken. The report should be submitted to the Shire via records@northam.wa.gov.au as evidence of pre-construction damage with the building permit number as a reference. The report/photos may be used as a comparison with the post-construction report for evidence of additional damage (new or deterioration of existing).

The Shire may also do a pre-construction inspection of the infrastructure assets.

FOLLOWING COMPLETION OF WORKS

Once the works are completed a fully completed 'bond refund application form' must be submitted to the Shire with the building Notice of Completion (BA7).

To allow for a speedy return of the bond, the responsible person/bond payee should also consider supplying a post-construction report similar to the pre-construction report, which would enable a comparison between reports.

Once the Shire has received the application for refund the pre and post reports will be compared and an inspection of the area will be carried out, including adjacent properties. If no pre-construction report was submitted to the Shire, it will be assumed that all damage identified has been caused during the construction work carried out on the property.

REQUIREMENTS

To ensure that the bond is returned in full, the responsible person/bond payee must ensure that all damage done to the Shire's infrastructure assets during the construction phase is rectified to the satisfaction of the Chief Executive Officer or his representative and complies with the Shire's current infrastructure standard drawings and requirements.

A refund of the bond (if applicable), may take up to approximately 6 weeks.

RELATED ITEMS

https://www.northam.wa.gov.au/profiles/northam/assets/clientdata/document-centre/shire_of_northam_local_laws/activities_on_thoroughfares_and_public_places_and_trading_local_law_2008.pdf

<https://www.northam.wa.gov.au/council-business/general-building-information.aspx>