

Protecting Community Infrastructure During Property Demolition & Development



CITY OF
Port Adelaide Enfield

The City of Port Adelaide Enfield is the owner of all public roads within its area. This includes all land between property boundaries, and infrastructure within that land, such as:

- Crossovers and inverts
- Footpaths
- Kerb and water tables
- Kerb ramps
- Side entry pits
- Signs
- Spoon drains
- Verge (including vegetation/trees)

During building work on land, it is possible for this infrastructure to be damaged, such as by the inappropriate use of trucks, excavators other heavy equipment entering and exiting building sites where the following activities are taking place:

- Demolition
- Construction of new structures, including houses, swimming pools, sheds, pergolas
- Building renovations
- Utilities (Gas, Water, Sewerage, Electricity)

Therefore, the Council has developed a protocol to ensure that any damage to its infrastructure during such work on land is repaired by, or paid for by, the person who causes the damage.

Once a development application has received development approval from the Council, a site inspection will be carried out by Council officers to assess and document the condition of Council's infrastructure in the vicinity of the development site. At the completion of the development works, Council officers will again inspect the site, to see if any damage to the Council's infrastructure has occurred.

If appropriate care was taken during building works, there will be little change to the condition. However, if there is evidence of damage caused during the building works, and the Council forms the belief that the damage was caused by the property owner, the Council will require that the property owner either undertake works to repair the damage themselves, or pay the Council's costs in undertaking the repair work.

Property owners are encouraged to ensure that contracts with builders/developers include clauses which require the builder/developer to take action to protect the Council's infrastructure before works commence, including by installing temporary fencing.

Council is committed to ensuring our community enjoys a safe and high standard of infrastructure, by working with residents, builders and developers, during this process.