

FILE NO: PSC2009-06551

TITLE: CONTRIBUTION TO WORKS FOR KERB AND GUTTER CONSTRUCTION

POLICY OWNER: ASSETS SECTION MANAGER

PURPOSE:

The purpose of this policy is to allow Council to charge residents a contribution to works for the construction of new kerb and guttering built adjacent to their property.

This policy provides a framework to apply a contribution based on land zoning.

CONTEXT/BACKGROUND:

Kerb and gutter provides a clear boundary between the road pavement and the footpath reserve. It functions to collect and control stormwater runoff from both private properties and the roadway. Landowners, especially in urban areas, consider kerb and gutter an integral and necessary part of any road network.

Kerb and gutter improves the environment by reducing sediment transfer to improve water quality. Kerb and gutter reduces road shoulder scouring as well as the ability for water to pond on the road shoulder and roadside verge area which allows water to penetrate the pavement causing road failure.

The Roads Act allows Council to recoup the cost of installing kerb and gutter from the adjacent property owner. A repayment system outlined in the policy statement enables property owners to repay contributions to works over a period of time if they cannot afford the lump sum payment. This is time limited based on the amount owing and is broken into pensioner and non-pensioner schedules. Aged pensioners who satisfy to eligibility criteria can also make application to defer any contributions to works under Councils Debt Recovery and Hardship Policy.

SCOPE:

- 1) That the contribution structure be fair and equitable and accepted by the general community.
- 2) When constructing new kerb and gutter for the community within a public road, Council will require a contribution from those adjoining property owners that benefit directly from these facilities.
- 3) That Council makes every endeavour to notify the property owners affected prior to commencing the work and provides details of work to be carried out and an approximate amount of any contribution to be paid. In exceptional circumstances when Council is unable to notify property owners prior to works and of costs, the owners are still liable to pay the contribution.
- 4) That this policy details all of the different situations and that contributions are consistently applied, to prevent any exceptions occurring.
- 5) Fees are to be reviewed annually through the fees and charges process reviewed by Council.
- 6) The amount charged is not to be more than half of the actual cost of construction.
- 7) The owner of the property becomes liable to pay the amount on receiving the notice. If the property is sold after notification has been given, the liability to pay the contribution will be the responsibility of the new owner.
- 8) Council will advise potential new property owners by indicating what liabilities exist when issuing a certificate under section 603.
- 9) Contributions are not applicable when the Group Manager of Facilities & Services determines that no direct benefit can be derived from the construction.

Contributions may be repaid over a period of time provided payments are made fortnightly in accordance with the following schedule:

Non Pensioners

Contribution amount (\$)	=<\$500	>\$500 to \$1,000	>\$1,000
Time to Pay	Up to 12 months	Up to 2 years	Up to 4 years
Minimum fortnightly repayments	\$20	\$20	\$20

Pensioners

Contribution amount (\$)	=<\$500	>\$500 to \$1,000	>\$1,000
Time to Pay	Up to 2 years	Up to 4 years	Up to 5 years
Minimum fortnightly repayments	\$10	\$10	\$10

Regardless of the original source of funding for the construction of kerb and gutter (original source must be less than 100% of the total cost of construction), Council will require owners' contribution in all cases where such construction fronts privately owned land as zoned below.

Aged Pensioners who satisfy the eligibility criteria may make application to defer any contribution towards kerb & gutter construction under Council's Debt Recovery & Hardship Policy.

ASSESSING THE APPLICATION BASED ON LAND ZONING

The applicability of any contribution is based on the land zoning of the property.

List of land zones where a contribution is applicable for Kerb and Gutter:

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B7 Business Park
- IN1 General Industrial



IN2 Light Industrial
IN4 Working Waterfront
E4 Environmental Living
RE2 Private Recreation
SP2 Infrastructure
RU5 Village

BOUNDARY LOCATION & CALCULATIONS OF CONSTRUCTION COSTS

There are three different rate structures to be applied once the zone applicability has been established:

Front boundaries:	50.0% of the average construction cost
Corner Lots - Side & Front boundaries:	33.3% of the average construction cost
Rear boundaries:	25.0% of the average construction cost

The length used in the calculations is the length of the property boundary, but not more than the actual length of the kerb and gutter being constructed.

In the case of properties with strata title or community title the cost shall be shared equally between all strata title or community title holders.

DEFINITIONS:

Kerb and Guttering - A concrete barrier used to define the edge of a road and drainage purposes.

Land Zone - As prescribed in Councils Local Environmental Plan (LEP) 2013. This Plan aims to make local environmental planning provisions for land in Port Stephens in accordance with the relevant standard environmental planning instrument under section 33A of the Environmental Planning and Assessment Act 1979.

Contribution – A payment or levy to give in order to help achieve or provide something.

POLICY STATEMENT:

The contribution of works for Kerb and Gutter Policy is to:

- 1) To improve stormwater runoff water quality and control.
- 2) Improve the character of the area in which kerb and gutter is being installed.

- 3) Create an additional source of income for projects allowing more kerb and guttering to be constructed.
- 4) To be fair and equitable for the ratepayers of Port Stephens Council.

POLICY RESPONSIBILITIES:

- 1) Assets Section Manager is responsible for the implementation and administration of the policy and procedures (notification of work notices to property owners, calculation of fees etc).
- 2) Financial Services Section Manager is responsible for the invoicing and collection of contributions for the works

RELATED DOCUMENTS:

That Council maintains consistency with other relevant policies including Council's Local Environmental Plan and Schedule of Fees for the current period.

- 1) To comply with the provisions of Section 217 of the Roads Act 1993.

Section 217 of the Roads Act 1993

Division 3 Kerbing and guttering etc by roads authorities

217 Roads authority may recover cost of paving, kerbing and guttering footways

- (1) *The owner of land adjoining a public road is liable to contribute to the cost incurred by a roads authority in constructing or paving any kerb, gutter or footway along the side of the public road adjacent to the land.*
- (2) *The amount of the contribution is to be such amount (not more than half of the cost) as the roads authority may determine...[except as provided by S217].*

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