

INFRASTRUCTURE RESTORATION BOND 2013-14

Office use Only
B13/ _____

This restoration bond is a refundable bond applied as a condition of development consent and is payable prior to the issue of a Construction Certificate or any site works starting. It is a form of guarantee to protect Council's kerbing, footpaths and verges and may be used to repair or reinstate any damage that occurs during development works.

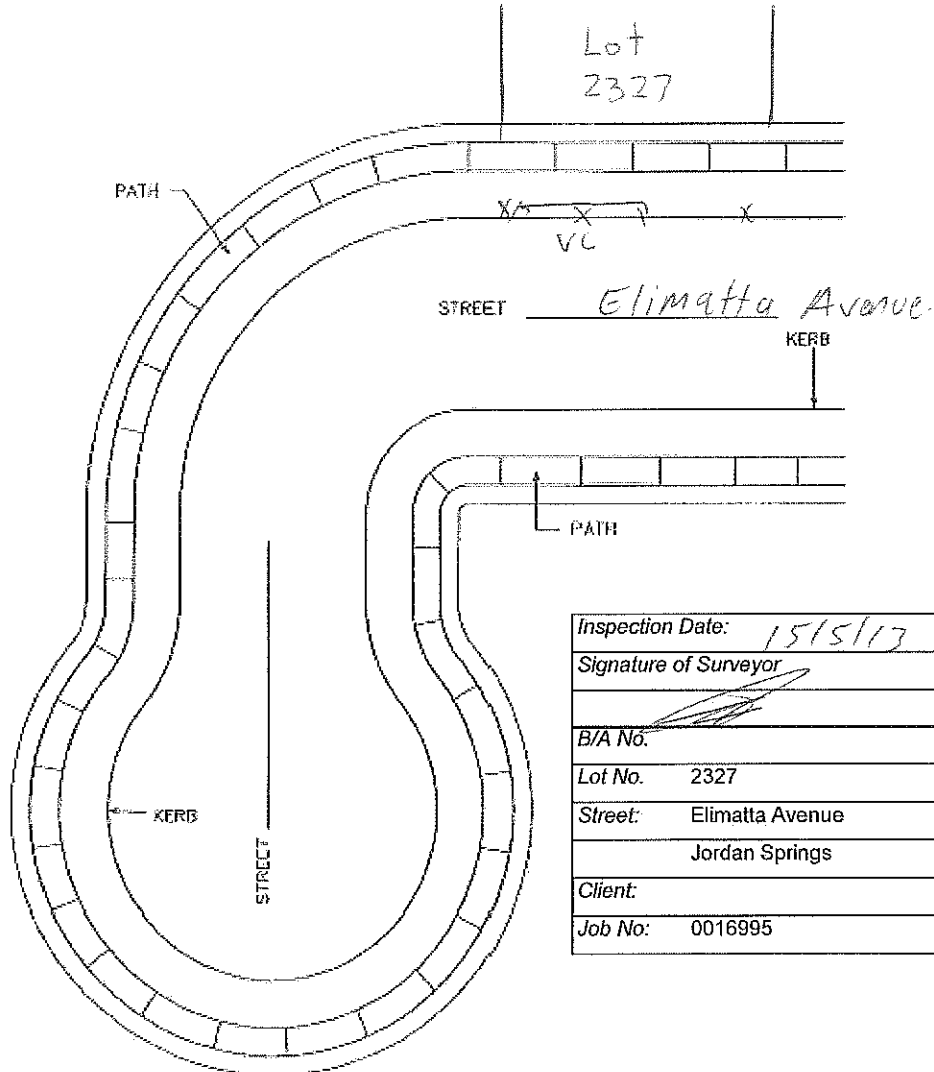
APPLICATION DETAILS				
At DA/CDC application stage an Infrastructure Restoration Fee of \$168 should have been paid. You will need the original receipt to obtain the following information: DA details and Fee receipt number.				
Address:	LOT 2327, EUMATTA AVE, JORDAN SPRINGS			
DA/CD/CDP No:		Type of works	Vehicular Crossing.	
Infrastructure Restoration fee (\$168) receipt No.				
APPLICANT DETAILS				
Name	CONNECT HOMES, Tiziana.			
Company				
Address	PO Box 7210, BAULKHAM HILLS NSW 2153			
Phone	8860 9352	Mobile		
Email	thassarati@edenbraehomes.com.au			
CONDITION INSPECTION OF PUBLIC INFRASTRUCTURE				
The applicant is to inspect public infrastructure around the work site for damage prior to work starting. Any damage must be documented on the supplied <i>Prior Damage Report</i> and supported by documentation (photographs, maps, descriptions) and be attached to this form.				
I, the applicant,	Tiziana Hassarati			
Have THOROUGHLY inspected Council's (Public) Infrastructure, (including, but not limited to, footpaths, vehicle crossovers, road pavement, kerb and gutter, laneways, car parks, bridges, utilities, stormwater drains, drainage pits, nature strip, landscaping, street trees, street furniture) and have found:				
<input type="checkbox"/> no prior damage exists <input checked="" type="checkbox"/> prior damage exists as marked on the attached <i>Prior Damage Report</i> and supporting documents.				
Signature			Date	06 / 11 / 2013
BOND CALCULATION				
Works			2013-14 Bond Structure	
Development/building works that will NOT involve access over or through the Public Infrastructure Assets (as above)			Not Applicable	
Residential building-new and/or additional (excluding multi-unit housing), construction of swimming pool, retaining walls, major excavations, demolition and resite of building up to \$400,000.			\$500	
Development (including commercial, industrial, subdivision, dual occupancy or equivalent-up to the value of \$400,000.			\$1000	
Development application over \$400,000 (0.5% of value). All types of development including subdivision, dual occupancy, residential, commercial, industrial or equivalent.			Minimum \$2000	
Value of Works	\$	Bond Applicable	\$ 500 -	
CREDIT CARD PAYMENTS (All credit card transactions attract a surcharge of 0.6%)				
Card Type	MC / VISA			
Name on Card				
Card No.	- - - - -			
Signature		Expiry	/ /	
OFFICE USE ONLY (Raise ram charge on DA/CD or 50 item 519 & update custom fields)				
Amount	\$	Receipt No	Date	/ /
Payment options fax or email this bond payment.				
Penrith City Council Civic Centre, 691 High Street, Penrith 2750 - PO Box 60, Penrith NSW 2751 Phone 4782 7777 - Fax 4782 7958 - Email council@penrith.nsw.gov.au - DA 8147 Penrith				

Aspect Development & Survey

Condition of Footpath / Kerb & Gutter Prior to Commencement of Building Works

To: Council/Engineers Department

Any Kerb & Gutter: Yes No Damage: Yes No
 Any Footpath: Yes No Damage: Yes No



Inspection Date:	15/5/13
Signature of Surveyor	
B/A No.	
Lot No.	2327
Street:	Elimatta Avenue
	Jordan Springs
Client:	
Job No:	0016995

Note: Each damaged section must be indicated by a cross (X)

INFRASTRUCTURE RESTORATION BOND

INFORMATION SHEET AND CONDITIONS

GENERAL INFORMATION

This **Infrastructure Restoration Bond** is needed to minimise the likelihood of damage to Council property as a result of building (including demolition) work being carried out. The bond allows Council to make sure any damage to public assets can be fixed.

The **Infrastructure Restoration Fee** is payable on lodgement of a DA or a Complying Development Certificate (CDC) and will be used to make a final inspection after notification of completion of all works.

The **Infrastructure Restoration Bond** is NOT applicable for minor works such as: awnings, carports, sheds, internal shop fitouts etc – unless major excavations are required.

CONDITIONS

This Infrastructure Restoration Bond is to be paid to Council before a Construction Certificate is issued or any demolition works start.

Further permits may be required for activities on Council land such as a road opening, road closure or vehicle crossover.

It is the applicant's responsibility to inform Council (using this form and additional written and/or photographic evidence) of any pre-existing damage/defects to Council's infrastructure before work starts. If works start prior to payment of this Infrastructure Restoration Fee and Bond, all damage to Council's infrastructure assets will be attributed to these works and reinstatement will be the responsibility of the Owner/Builder.

Council reserves the right to undertake all rectification works for damage to Council's assets and will deduct these costs from the security bond. Council will seek to recover the actual cost, as per the adopted Fees and Charges – Restoration rates, from the applicant where the cost exceeds the bond held.

REQUESTING REFUND OF BOND

When all demolition building and associated works are finished, the applicant must request a refund from Council (either in writing or using Council's *Refund of Cash Bond or Bank Guarantee form*) and provide a copy of the relevant **Occupation Certificate** (not applicable to demolition only works). The *Request for Refund of Cash Bond or Bank Guarantee form* is available on Council's website or by calling 4732 7777.

Once Council has this written request (with relevant certificate), we will do a final inspection to compare the condition of Council's Infrastructure to the Prior Damage Report submitted by the applicant. The bond will be refunded once the Council Officer confirms no damage has occurred during works or that any damage has been reinstated to Council's satisfaction.

DAMAGE: New damage must be reinstated to Council specifications within 28 days of *receiving written notification* from Council. If work is not complete within the specified time, all or part of the Bond will be used to pay for the repairs to be completed without any further notice. If the cost of reinstatement exceeds the Bond held, the Applicant will be invoiced for the additional cost.

NO DAMAGE: Provided there has been no new damage to Council's infrastructure OR any new damage has been reinstated to Council specifications, the Infrastructure Restoration Bond will be refunded to the original payee by cheque within 30 days of the final inspection.

Where refunds are to be forwarded to another party, written consent is needed from the original bond payee.