

INFRASTRUCTURE RESTORATION BOND FY2022-23

AN APPLICATION FOR SECURITY MADE UNDER S4.17(6) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND CLAUSE 157 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT

An Infrastructure Restoration Bond is a refundable security 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 or non-compliant works that occurs during or non-compliant works.

APPLICANT DETAILS

First name

Surname

Street number

Street name

Suburb

Postcode

Phone number

Company

Email

APPLICATION DETAILS

Street/lot number

Street name

Suburb

Postcode

DA/CDP number

Type of works

CONDITION INSPECTION OF PUBLIC INFRASTRUCTURE

The applicant is to inspect public road reserve infrastructure around the work site for damage prior to work starting. Any damage must be provided as a minimum via photos, or alternatively with a Dilapidation Report and be attached to this form.

I, the applicant (as above), 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:

No prior damage exists

Prior damage exists documented as a minimum via photos attached to this form or a Dilapidation Report.

Signature

Date

.....●
Download the application prior to signing digitally, if filling it out from an Internet browser

DILAPIDATION REPORT - COUNCIL INFRASTRUCTURE

It is highly recommended that pre-construction dilapidation photographs be provided as an attachment to this application.

BOND CALCULATION

DEVELOPMENT WORKS	BOND PAYABLE
<p>Residential Select Minor works under a DA (or CDC works greater than \$25,000) with value of works up to \$100,000 limited to:</p> <ul style="list-style-type: none"> • swimming pools • sheds • car ports • awnings • retaining walls • minor house extensions and renovations only 	\$500.00
<p>Residential Building Works under a DA (or under a CDC with the cost of development greater than \$25,000) with value of works up to \$500,000 but not limited to:</p> <ul style="list-style-type: none"> • single dwelling occupancies • dual occupancies • duplexes • granny flats • demolitions • major excavations over 1m deep • major house extensions and renovations) 	\$2500.00
<p>Residential Building Works under a DA or CDC (including the works listed above) with value of works greater than \$500,000</p>	0.5% x Value of Works Minimum Bond \$2,500
<p>Development Works under a DA (or under a CDC with the value of works greater than \$25,000) with cost of works up to value \$500,000</p> <ul style="list-style-type: none"> • commercial • industrial • subdivision • medium/high density residential 	\$5,000
<p>Development Works under a DA or CDC with value of works greater than \$500,000 including but not limited to:</p> <ul style="list-style-type: none"> • commercial • industrial • subdivision • medium/high density residential 	1.0% x Value of Works Minimum Bond \$5,000 Maximum Bond \$100,000

Has the \$250 Bond Administration Fee been paid?

Yes, it has already been paid

Value of Works \$

No, apply \$250 Bond Administration Fee

Bond applicable \$

Total Amount Payable \$

See Council's adopted fees and charges at penrith.city. All fees subject to change

IMPORTANT

If you are emailing payment details, please include the Credit Card Authorisation Form as a separate attachment to your Application or any other information.

Please do not merge forms together.

PAYMENT METHOD

Application fees can be paid by cash, cheque or credit card.

- cash, cheque or credit card payments can be paid in person
- cheque or credit card payments are accepted by post
- only credit card payments are accepted by email

Please submit this application via email to council@penrith.city.

PAYING BY CREDIT CARD?

Please complete the [Credit Card Authorisation Form](#) located in the list of [Downloadable Forms](#) and ensure that you provide the full details of the purpose of your payment on this form.

If you are sending your payment by email, please ensure the Credit Card Authorisation Form is included in your email as a separate attachment to your Application or any other information.

OFFICE USE ONLY

Raise ram charge on DA/CD or 50 item 519 & update custom fields

Application number

Receipt number

Amount \$

Date

Signature Requested

Approved by

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 \$250 Bond Administration 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.

This fee covers the administrative functions associated with the processing of IRBs – it covers the relevant inspections required for the particular development relating to the IRB as well as validates the Application Form for processing – without this fee being paid, we cannot accept nor process the Form in the first place. This Fee is non-refundable. (CDCs) must comply with Clause 157 of the Environmental Planning and Assessment Regulation 2021 and apply for a Roads Act Approval.

CONDITIONS

This Infrastructure Restoration Bond is to be paid to Council before a Construction

Certificate is issued or any demolition works start. The applicant is responsible for maintaining the Road Reserve Area in a safe condition. Any damage to the footpath, roadway or associated infrastructure caused by development activities must be made safe until permanent restoration works are completed.

Further permits may be required for activities on Council land such as a road opening, road reserve occupancy or driveway.

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, non-compliant works due to the development 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 Dilapidation 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 and non-compliant works due to the development has been reinstated to Council's satisfaction.

Please note that it may take up to 30 days for the applicant to receive a response from Council after submitting the refund application form.

DAMAGE: New damage, existing damage exacerbated by the development and non-compliant works due to the development 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.

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

CONTACT US

Penrith City Council
601 High Street
PENRITH NSW 2750

PO Box 60
601 High Street
PENRITH NSW 2751

PHONE: (02) 4732 7777
FAX: (02) 4732 7958
EMAIL: council@penrith.city
WEB: penrith.city