

GENERAL LOCAL LAW NO. 1
 NOTIFICATION OF COMMENCEMENT OF BUILDING WORKS
 REQUEST FOR ASSET PROTECTION



SITE ADDRESS:

APPLICANT'S DETAILS (Person responsible for reinstatement of damaged assets)

Name:	Phone:
Address:	
Email:	

PROPERTY OWNER'S DETAILS

Name:	Phone:
Address:	
Email:	

BUILDER'S DETAILS

Builder's Name:	Phone:
Contact Person:	
Email:	

NATURE OF BUILDING WORKS (please tick)

New Dwelling <input type="checkbox"/>	Addition to Dwelling <input type="checkbox"/>	Demolition <input type="checkbox"/>
Multi-Dwelling Development <input type="checkbox"/>	Commercial Development <input type="checkbox"/>	Swimming Pool <input type="checkbox"/>
Other:		

BUILDING DETAILS

Expected Commencement Date of Works	/ /
Expected Completion Date of Works	/ /
Value of Works	\$

ASSET PROTECTION FEE*
\$315 (non-refundable) - 1 frontage
\$480 (non-refundable) - 2 or more frontages

*Please do not send payment with this application form. An invoice for the fee will be forwarded to you once your application has been processed.

I, being the Person in Charge, hereby apply to Banyule City Council for an Asset Protection under General Local Law No. 1.

APPLICANT'S SIGNATURE **DATE**

Please complete and return this form:

- In person:** Council Offices, Level 3, 1 Flintoff St, Greensborough
- By email:** civilworks@banyule.vic.gov.au
- By post:** PO Box 94, Greensborough VIC 3088

More information overleaf

NEXT STEPS

- A refundable bond is required to be paid to cover the cost of Council undertaking repair, restoration or replacement works of existing infrastructure abutting the development site.
- Council officers will assess the Asset Protection application and determine the security bond **amount** to be paid.
- The bond will be calculated based on the potential impact to the following infrastructure adjacent to the development site:
 - » Length and width of road pavement including kerb and channel
 - » Length and width of footpath
 - » Length and width of nature strip
 - » Number of trees
 - » Number of vehicle crossings
 - » Other roadside furniture such as bus stops, signs, power poles etc.

IMPORTANT INFORMATION

Banyule City Council is required to work under Council's Road Management Plan in conjunction with the Road Management Act of 2004 / General Local Law No1.

When asset inspections are carried out on a development site, during the inspection there might be minor existing cracks on the surface of the footpath or kerb/channel or any other Council's assets, under the Council's Road Management Plan, Council's intervention levels, deem that assets are safe and serviceable and do not require to be removed or replaced.

The builder, developer or owner of the property will be required to replace the damage asset if additional damage has occurred. This means any displacement over the intervention level Council will deem the asset unserviceable. Council will require the asset to be replaced at the cost of the builder, developer or owner of the property.

In accordance with Council's General Local Law No. 1 a developer is required to obtain an Asset Protection Permit prior to the commencement of works on the development site.

Council's Asset Protection Permit and inspection process maintains Council's infrastructure both during and after building and construction activities on the development site for community safety.

In the event that the applicant or developer of a site does not comply with Council's General Local Law No. 1 regarding asset protection, Council has the power to take enforcement action and stop works.