

## FACT SHEET - DEVELOPMENT & BUILDING ADVICE

This fact sheet is intended to provide general advice to owners, builders and contractors on matters which may influence development and building projects, which are not necessarily within the jurisdiction of Council.

Advice from a professional adviser (such as a solicitor) should be sought if there is doubt as to the applicability of this information to individual circumstances.

### Dial Before You Dig

In the interests of health and safety, and in order to protect damage to third party assets, please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of infrastructure. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property by contacting the Dial before you dig service in advance of any construction activities.

### Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on 1800 810 443.

### Aboriginal Heritage

Should any aboriginal artefacts or places be discovered during construction, all works should cease immediately. The NSW Office of Environment and Heritage should be contacted immediately and any direction or requirements complied with.

### European Heritage

Should any relics be uncovered during excavation on site, the applicant should ensure that works cease in that area and the Heritage Officer is immediately notified in accordance with Section 146 of the *Heritage Act 1977*.

### Dividing Fences

Advice in relation to an owner's rights and responsibilities under the *Dividing Fences Act 1991* should be sought from private solicitors or the local court.

### Other Authorities

Public authorities may have separate requirements to those of Council, including:

- Australia Post for the positioning and dimension of mailboxes.
- Essential Energy or other energy provider for the provision of electricity to the site.
- New South Wales Office of Water in relation to farm dams and sinking of bores.
- Northern Tablelands Local Land Services for clearing of native vegetation.
- WorkCover for requirements including the *Work Health and Safety Act 2011* and other rules, codes of practice and guidelines that control and regulate the development industry.

### Keep the Neighbours Happy

It is the little things that matter. Make sure all workers:

- Work within the permissible hours of work;
- Use proper site toilets;
- Refrain from swearing;
- Limit noise;
- Park vehicles legally;
- Keep the site clean; and
- Keep the footpaths safe and clear of any material.