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7. PLANNING

Policy 7.1

Filling and Levelling of Land

Version 3

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7. PLANNING

7.1 FILLING AND LEVELLING OF LAND

OBJECTIVE:

To define when a development application will be required to fill land.

POLICY:

Unless otherwise provided by an Environmental Planning Instrument or Development Control Plan, a development application be required in the following circumstances:

1. Where land is subject to inundation by floodwaters, or
2. Where excavation or the depth of fill exceeds 900mm.

Separate development applications are not required where the cut and/or fill is identified in a development application for a structure on the land.

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Maintained by Department:	Development	Approved by:	Council		
Reference:	Dataworks: Policy Register	Council Policy No:	7.1	Effective Date:	11/5/09
Min No:	V1 - 06-349 V2 - 09-189 V3 - TBA	Version No:	3	Reviewed Date:	October 2013
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Policy 7.3

SUBDIVISION – RELEASE OF SUBDIVISION PLANS

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7. PLANNING

7.3 SUBDIVISION - RELEASE OF SUBDIVISION PLANS

OBJECTIVE:

To determine circumstances to permit release of the plan of subdivision prior to the completion of work.

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POLICY:

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- Council will endorse subdivision certificates prior to completion of subdivision works only on the following basis:

- Subdivision works must be substantially complete. “Substantially complete” means that all civil works have been completed including roads, water supply, sewerage and drainage. Minor outstanding works refers to installation of street signage, final rectification/seeding of excavations & batters and landscaping.
- Works as executed plans must have been submitted to Council and accepted.
- Security for incomplete works must be provided to Council prior to the endorsement of the subdivision certificate, either by cash deposit or unconditional bank guarantee.
- The amount of the security must be 100% of the estimated cost of completion of the outstanding works.

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- The General Manager is authorised to determine the amounts of security deposits for outstanding subdivision work and to release security upon satisfactory completion and to vary the time periods for completion of works as deemed necessary.

- The General Manager is authorised to decline to allow bonding of outstanding subdivisions works where the deferred completion of works would not be in the best interest of Council and the community.

- The owner of the land to which the subdivision relates must provide written authority allowing Council to enter the site and make all necessary arrangements to have outstanding works completed within six (6) months of the date of the subdivision certificate.

- The General Manager may sub delegate any function under this policy including the issue of a Subdivision Certificate.

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Reference:	Dataworks: Policy Register	Council Policy No:	7.3	Effective Date:	11/5/09
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Policy 7.4

PLANNING – EXHIBITION HOMES ON LAND ZONED RESIDENTIAL

Version 3

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7. PLANNING

7.4 PLANNING - EXHIBITION HOMES ON LAND ZONED RESIDENTIAL

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OBJECTIVE:

To provide guidelines for the development of exhibition homes within residential areas to ensure minimal disruption to neighbourhood amenity.

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To mitigate any conflict that may arise from the development of exhibition homes in residential areas.

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GUIDELINES

- Off-street car parking for a minimum of two vehicles shall be provided for Exhibition Homes.
- Exhibition homes shall only be permitted in residential release areas.
- Exhibition homes will only be open for inspection between 10am and 6pm daily.
- Development consent shall be time-limited to twelve (12) months from the issue date of an occupation certificate. Twelve (12) month extensions to consent will be considered on merit.
- Upon expiry of development consent the building shall revert to normal residential use.
- One (1) advertising sign is permitted, which is to have a maximum area of 2 square metres.

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Min No:	V1 - 06-349 V2 - 09-189 V3 - TBA	Version No:	3	Review Date:	
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