



7. PLANNING

Policy 7.1

Filling and Levelling of Land

Version **43**

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~~is 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 or in relation to a subdivision where such works are identified.

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| Reference: | Dataworks: Policy Register | Council Policy No: | 7.1 | Effective Date: | 11/5/09 |
| Min No: | V1 - 06-349 V2 – 09-189 V3 - 14-280 <u>V4 -</u> | Version No: | 43 | Reviewed Date: | July 2014 <u>April 2018</u> |
| Attachments: | | | | | |



7. PLANNING

Policy 7.2

| SUBDIVISION – RELEASE OF SUBDIVISION PLANS

| **Version 43**

7. PLANNING

7.2 SUBDIVISION - RELEASE OF SUBDIVISION PLANS

OBJECTIVE:

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

POLICY:

1. Council will endorse subdivision certificates prior to completion of subdivision works only on the following basis:
 - a) 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 may include to~~ installation of street signage, -final rectification/seeding of excavations & batters and landscaping.
 - b) Works as executed plans must have been submitted to Council and accepted.
 - c) 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~~.
 - d) The amount of the security must be 100% of the estimated cost of completion of the outstanding works as agreed to by Council.
2. The General Manager or delegated officer 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.
3. The General Manager or delegated officer 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.
4. 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~~ a time period of from the date of the subdivision certificate agreed to by Council.
5. Prior to Council accepting a bond for outstanding works an agreement in writing from the developer/applicant is to be provided which details:
 - a. The works to be covered by the bond
 - b. Condition of consent that the bond relates
 - c. A quote or documentation of costs of works that are to be covered by the bond
 - d. Timing on works to be completed
 - e. Statement from the applicant/developer that they agree the bond cannot be refunded after the agreed date completion date and permission for Council to undertake the works using the bond monies is provided.

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6. That Council retain a register on bonds accepted and the current status.

~~5. The General Manager may sub delegate any function under this policy including the issue of a Subdivision Certificate.~~

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7. PLANNING

Policy 7.3

PLANNING – EXHIBITION HOMES ON LAND ZONED RESIDENTIAL

Version 34

7. PLANNING

7.3 PLANNING - EXHIBITION HOMES ON LAND ZONED RESIDENTIAL

OBJECTIVE:

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

POLICY:

AIM

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

GUIDELINES

- Off-street car parking for a minimum of two vehicles shall be provided for Exhibition Homes. If the garage of the home is used as a sales office during its time as an exhibition home, two parking spaces are to be provided for on the driveway and signposted as such.
- 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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7. PLANNING

Policy 7.4

RAINWATER STORAGE FOR DOMESTIC USE – NON URBAN AREAS

Version 3

7. PLANNING

7.4 RAINWATER STORAGE FOR DOMESTIC USE – NON URBAN AREAS

OBJECTIVE:

1. To provide sufficient potable water for normal domestic use on non urban properties which are not connected to a reticulated water supply maintained by the Council.
2. To provide the Rural Fire Service a known quantity of water in the event of a fire emergency.

POLICY:

1. That storage for a minimum of 60,000 litres of rainwater for domestic purposes for all new dwellings is to be erected in the non urban parts of the local government area where access to a reticulated water supply is not available.
2. In conjunction with this installation, an appropriate sized and installed "First Flush" system is to be provided between the roof gutter system and the inlet to the storage tanks.
3. All surplus roof water must discharge a minimum of 3 metres clear of any structure and incorporate protection against scouring of the ground surface at the point of discharge and be disposed of without nuisance.
4. The draw off point for water use for domestic purposes shall be located to allow a minimum of 10,000 litres of stored water for use in fire fighting, to remain in the tank/s at all times.
5. An illuminated marker shall be provided adjacent to (preferably above) the "Starting" fitting to allow easy identification of its location by NSW Rural Fire Service personnel.
6. Water storage tank(s) shall have fitted an outlet capable of being coupled to Fire Brigade fire fighting equipment. Fittings shall include the provision of a 65mm Gate valve and a 65mm "Stortz" fitting with blanking cap. The Stortz fitting draw off point shall be located at the base of the storage tanks (or connecting line). Reasonable vehicular access for fire tenders shall be available to the water supply.
7. Water storage tank(s) should be located within the Asset Protection Zone (APZ) where practical. Where tanks are to be located outside the APZ they are to be constructed of steel, concrete or other non combustible material and provided with underground interconnecting pipe work (including the 65mm Stortz fitting) to a location accessible by fire tenders within the APZ.
8. That the use of bore water shall be restricted to the following purposes:
 - Flushing of toilets.
 - Watering of gardens.
 - Stock purposes.

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5. COMPLIANCE

Policy 5.1

BUILDING OVER EASEMENTS

Version ~~42~~ 43

5. COMPLIANCE

5.1 BUILDING OVER EASEMENTS

OBJECTIVE:

To provide a policy in regard to existing and proposed structures over easements.

POLICY:

1. That no building or structure of any type be permitted to be constructed over water, sewer or drainage easements without the express written consent of the party benefited by the easement the Council.
2. That where existing buildings or structures are found to be located within a water, sewer or drainage easement where Council is the party benefited by the easement, the property owner may be requested to remove the building or structure if and when Council needs to access the infrastructure.
3. That the General Manager is delegated authority to adjudicate any exception to this policy in extreme or unusual circumstances. Extreme or unusual circumstances include:
 - No other reasonable alternative to relocate the structure away from the easement
 - Unreasonable cost to the applicant to relocate the infrastructure and the easement
4. Council staff will review the alignment of infrastructure compared to the documented location of easements whenever reviewing a particular easement and undertake the appropriate actions to correct easement notation if required.
5. Wherever possible new easements for Council infrastructure are to be located in land owned or controlled by the Council.

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