

POLICY NO: 3.5.19

AMALGAMATION CONDITION ON PLANNING APPROVALS

OBJECTIVE

- 1) To define the criteria in which the City of Vincent will require the amalgamation of land when planning applications are received and approved and where the subject development straddles two or more lots.

POLICY STATEMENT

- 1) The following standard condition will be imposed on any Planning Approvals requiring the amalgamation of land prior to development:

"prior to the issue of a Building Licence, the subject land shall be amalgamated into one lot on Certificate of Title; OR alternatively, prior to the issue of a Building Licence the owner(s) shall enter into a legal agreement with and lodge an appropriate assurance bond/bank guarantee to the satisfaction of the City, which is secured by a caveat on the Certificate(s) of Title of the subject land, prepared by the City's solicitors or other solicitors agreed upon by the City, undertaking to amalgamate the subject land into one lot within 6 months of the issue of the subject Building Licence. All costs associated with this condition shall be borne by the applicant/owner(s). Amalgamation of the lots is not required if it can be demonstrated that the proposed development complies with the relevant requirements of the National Construction Code Series;"

This condition is subject to amendment without notice.

- 2) The amalgamation condition is to be imposed on a Planning Approval in the following instances:
 - i) where any proposed development straddles a lot boundary; or
 - ii) where any proposed development does not comply with the relevant requirements of the National Construction Code Series; or
 - iii) where car parking bays and car parking manoeuvring areas straddle a lot boundary. Alternatively, the car parking bays and car parking manoeuvring area can be dealt with as a grant of easement in favour of the City registered on the certificate of tile.
- 3) The amalgamation condition is not to be imposed on a Planning Approval in the following instance:
 - i) where the existing building or proposed new development does not straddle a lot boundary and is compliant with the relevant requirements of the National Construction Code Series.

Date Adopted:	23 May 2006
Date Amended:	6 December 2011