



Guidelines for the Lodgement and Construction of Dwellings on Unregistered Land

1. Introduction

This guideline outlines criteria to enable the lodgment of development applications (DA) and/or Construction Certificate (CC) for dwellings on unregistered lots that are pending the registration of a Subdivision Certificate.

2. When Do these guidelines Apply?

- (a) where the applicant is both the developer responsible for the subdivision of the land and the builder responsible for the construction of the subject dwelling; or
- (b) where the applicant is a developer responsible for the subdivision of the land enters into an arrangement with one or more builders/building companies for the construction of dwellings; or
- (c) where the applicant is the both the developer responsible for the subdivision of the land and is organising the construction of exhibition homes for the purposes of an exhibition village.

3. Lodgment Requirements

The lodgement of a DA on unregistered land will only be accepted on the basis it meets the above and following criteria:

- (a) The subdivision works as approved have been substantially completed and the following has occurred:
 - (i) road subgrade and drainage construction is completed for the subject lot and road access is provided;
 - (ii) final lot levels have been completed for the subject lot; and
 - (iii) Lot staking has been set out for the subject lots by a registered surveyor and the lot numbers have been marked on site either on the survey pegs or on the curb; and
 - (iv) Installation of Service Providers infrastructure has occurred
- (b) A dwelling DA which forms part of a future exhibition village can only be lodged if it meets the above criteria and a DA for the overall use of land as an exhibition village has been approved.
- (c) Lodgment information to support the DA must include the following:

- (i) a geo-technical report covering the subject allotment;
- (ii) architectural site plan is to include a draft 88B instrument and draft Deposited Plan;
- (iii) a salinity report and any other such constraints on the land such as Bush Fire Prone, Acoustics report;
- (iv) a copy of the subdivision consent; and
- (v) a master plan of the subdivision that shows the location of the proposed lot and its dimensions as approved by Council.

The applicant must demonstrate that all of the above requirements have been met to ensure the acceptance of a dwelling DA on unregistered land. In the instance the above requirements are not met, the DA will be automatically rejected by Council's Duty Planner at the counter and a re-lodgement required once all the aforementioned requirements are met.

4. Construction Requirements

The following requirements must be satisfied prior to the issue of a Construction Certificate:

- (a) Approval of the subdivision DA to create the specific lot on which the dwelling is to be constructed.
- (b) Approval of the dwelling via a Development Consent.
- (c) Evidence of advice from the servicing authorities stating that:
 - I. Services can be provided to service the subject dwelling.
- (d) Subject to the satisfaction of the above criteria, the certifying authority may issue a construction certificate while the remaining subdivision works are carried out.

5. Occupation Requirements

The following requirement must be satisfied prior to the issue of an Occupation Certificate:

- (a) Dwellings must not be occupied prior to proof of registration of the land has been presented to the Principal Certifying Authority.