

P10 PERFORMANCE BONDS

PURPOSE

To ensure planning conditions imposed by Council are complied with. To secure the satisfactory completion of developments which would normally involve the construction of buildings, car parks, accessways, landscaped areas or any other relevant matter.

POLICY

Other than the exemptions detailed below, all development with an estimated cost of over \$50,000 (including Caretaker’s Dwellings, Secondhand Dwellings and relocated buildings) must have a Performance Bond condition applied on the Planning Approval. The condition must be complied with prior to the commencement of development.

The following bond format will apply:-

Estimated cost of development	Amount
Less than \$50,000 (small development)	Set annually in the Shire’s Schedule of Fees and Charges
Between \$50,000 and \$500,000 (medium development)	
Estimated development cost is over \$500,000 (large development)	

If the development is not completed within the timeframe specified by the condition of approval, the Performance Bond shall be forfeited to Council. Such forfeiture does not change the applicant’s obligation to comply with the conditions of the approval.

EXEMPTIONS

The following types of development are exempt from this policy: temporary development, shade sails, pergolas, water tanks, flag poles, solar arrays, Single Houses, a maximum of 2 Group Dwellings, Ancillary Accommodation/Dwellings, and Outbuildings.

STANDARD PLANNING CONDITION

The following standard condition of approval shall be applied where in accordance with the above provisions:

Prior to the commencement of the development, a Performance Bond of \$_____ will be required to be paid to the Shire of Irwin, with such Performance Bond only being returned upon satisfactory compliance with the relevant Planning Approval conditions.

Date of Last Amendment –15 December 2015 (reviewed 27 June 2017 Minute 140617)