

<b>POS</b>	<b>STREETSCAPE BONDS</b>	<b>PSEW22</b>
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<b>POSITION STATEMENT CODE:</b>	PSEW22
<b>DIRECTORATE:</b>	Engineering & Works
<b>BUSINESS UNIT:</b>	Parks & Environment
<b>SERVICE UNIT:</b>	Parks Services
<b>RESPONSIBLE OFFICER:</b>	Manager, Parks
<b>FILE NO.:</b>	182/002
<b>DATE FIRST ADOPTED:</b>	11 December 2014
<b>DATE LAST REVIEWED:</b>	9 March 2017
<b>ATTACHMENTS:</b>	N/A
<b>VERSION NO.</b>	3

<b>Dates of Amendments / Reviews:</b>	
DAPPS Meeting:	27 November 2014 27 August 2015 23 February 2017
OCM:	10 September 2015

**BACKGROUND:**

Current planning provisions allow in some locations a nil or minimal building setback enabling development to the property boundary. These provisions have led to an increase in developers accessing the verge area for storage of materials and equipment to facilitate construction.

In order to protect the City's verge infrastructure a *streetscape bond* shall be applied to developments according to location and building setbacks.

**PURPOSE:**

The purpose of this position statement is to inform all prospective developers seeking to utilise the road reserve to facilitate construction where minimal or a nil setback has been approved, that a Streetscape Bond will be applied in accordance with the following guidelines. A Streetscape Bond will be in the form of a Bank Guarantee or Cash Bond.

**POSITION:**

- (1) The determination of a *streetscape bond* will form part of the DA conditions (where applicable).
- (2) Prior to or upon the submission of a Building Permit, the Parks and Roads Service Units will complete a dilapidation report that will form the basis of the *streetscape bond*. The bond amount will be set according to the level of infrastructure within the road reserve adjacent to the development.

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- (3) The bond will be lodged with the City prior to the issue of a Building Permit and will be held in a trust account.
- (4) Following construction completion, the developer is required to reinstate the verge to its original condition or seek that the City performs any rectification works as required. Any rectification works will be withheld from the bond.