

POL	FILLING OF LAND	LPP 5.11
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POLICY CODE:	LPP 5.11
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
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DAPPS Meeting:	27 September 2012	2 June 2015
	27 February 2014	26 November 2015
	26 February 2015	
OCM:	9 April 2009	12 March 2015
	11 October 2012	11 June 2015
	13 March 2014	

BACKGROUND:

It is necessary to have guidelines for the filling of land within the district. This policy should be read in conjunction with the Western Australian Planning Commission's Planning Bulletin No. 10 (Jan, 1996) - "Geotechnical Reports for Subdivisions".

PURPOSE:

To establish a procedure for the Engineering certification of filled sites prior to future subdivision and/or development, recognising the proposed end use of the land.

POLICY:

(1) Certification

At the completion of the subdivisional earthworks, and in any event prior to applying for subdivision clearance or a Building Permit for any form of development, the Applicant/landowner shall provide the following form of certification.

A qualified Engineer's geotechnical report and a Certificate classifying the site as Class A in accordance with Section 2 of Australian Standard AS 2870-2011 (in respect of proposed residential sites); or a similar classification in respect of non-residential sites. Geotechnical reports are to be prepared by a

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member of the Association of Consulting Engineers Australia that specialises in geotechnical investigations.

- (2) Where the geotechnical report classifies the site other than Class “A” in accordance with AS 2870-2011 a notification under section 70A of the Transfer of Land Act is to be prepared in a form acceptable to the Council and judged with the Registrar of Titles for endorsement on the Certificate of Title for the subject lot. Class “P”, “H” and “E” sites will generally not be accepted by the City. Consideration or acceptance of “P”, “H” and “E” sites would only be given under unusual and exceptional circumstances at discretion of the Manager Building Services.

- (3) Geotechnical Report

Where subdivision or development is proposed on land the subject of extensive fill the Director of Planning & Development may require the provision of a geotechnical report prior to giving consideration recommending an approval to a subdivision or recommending to Council the approval of an associated structure plan.