

CODE SEPP HOUSEKEEPING AMENDMENT COMMENTS

1. The deferred commencement should not be added as it will be problematic for Council's to administer the archiving requirements against properties that have not yet been created. It will also result in errors occurring when the lot is not identical and has not been checked by the certifier or builder before work commences and this is particularly likely where easements are varied.

This deferred commencement seems like it will only benefit the developer by giving them contract certainty before subdivision registration, at the potential detriment of the home owner noting that a CDC for a dwelling only takes 10 days to approve anyway. So a significant risk for a 10 day saving?
2. **Subdivision 16 Farm Buildings 2.32 –**

There should be a definition of farm building in part **1.5**

This section should include further development standards to clarify and prevent the misuse of these structures as dwellings or industrial etc. as follows:

 - not contain a bathroom, toilet kitchen or other plumbing fixtures
 - be single storey
 - there must not be more than one (1) farm building per lot of less than 2ha and two (2) farm buildings for a lot of 2Ha or more.
3. **Fences 2.34 (c)** Should be amended to add a distance reference from the boundary as follows in red:

“ if it includes an entrance gate—not have a gate that opens outwards **if less than 900mm from a property boundary**”
4. **Fences subdivision 17 & 17A**

Subdivision 17A should be incorporated into Subdivision 17 so it is not missed either intentionally or unintentionally
5. **Subdivision 26 Minor Building alteration (internal)**

Part 2.52 Development standards should have another standard added as follows:

“Not cause damage to or require replacement of a waterproofing membrane”

This is a significant area of defect in a building that needs building certifier involvement by CDC or CC