



CITY OF VINCENT

MANAGEMENT OF VACANT LAND – AN OWNER’S GUIDE

There are instances where the City approves the demolition of buildings in the absence of an application for redevelopment of that land; however conditions relating to the on-going management of the vacant land are likely to be imposed. In this respect, a Vacant Lot Management Plan will be required whereby aspects relating to the control of sand and dust, weed and rubbish control, illegal parking, perimeter barriers and fencing, bonds and the like are to be considered and approved by the City prior to the issue of a Demolition Licence. In addition, the City may require details of lighting, landscaping and reticulation of land or any other matter considered appropriate on a site specific basis.

To assist applicants in the preparation of a vacant lot management plan, the following matters are outlined and detailed as a guide only. Should you require any specific assistance, please contact a Building Surveyor at the City on 9273 6054.

Vacant Lot Management Plan

Lot Particulars and Details

Street No(s): Lot No(s): Street Name:

Suburb: Expected Duration of Vacant Lot:

Development Application Serial No.:

Owner’s Contact Details

Name:

Address:

Phone: Mobile:

Email:

Control of Sand and Dust

Please detail the method proposed to control the drift of sand and dust from the site after the demolition of the existing structures, and the on-going maintenance of such. Consideration should be given to the application of green hydro mulch to the site or erection of fencing and shade cloth type material.

Weed, Rubbish and Graffiti Control

Please detail the method proposed to monitor and control weed growth, rubbish and graffiti on the site. Consideration should be given to engaging a local maintenance service provider to monitor and control weed growth, rubbish collection and graffiti removal at such intervals as are deemed necessary, but in any event not less than calendar monthly prior to the commencement of construction on site.

Site Security

To discourage use of the land for illegal parking or dumping of disused materials, please detail the method proposed to secure the site. Consideration should be given to the installation of 1200mm CCA pine bollards to a depth of 600mm and placed at 2000mm centres along the lot boundaries fronting onto the respective street(s), or the installation of a continuous 1.8 metre chain link perimeter fence around the entire boundary of the property. Please attach a site plan indicating proposed method.

Bond (where imposed as a condition of development approval)

Upon approval of the Vacant Lot Management Plan (VLMP) the Owners may be required to pay a suitable bond (usually between \$2,000 and \$5,000) to the City of Vincent prior to the issue of a Demolition Licence. In the event of non-compliance with all aspects of the VLMP, the City may draw on the bond as required to carry out the requirements of the VLMP.

Method of payment (Applicant/owner should provide the Planning Approval Serial Number and property address for payment):

- In person – pay at the cashier
- By mail - cheque or money order accepted
- By fax – complete the Credit Card Authority Form and fax to 9273 6099. Copies of the form are available at Customer Service or from Heritage Officers;

Signature of Owner(s)

Date
