



7. PLANNING

Policy 7.2

SUBDIVISION – RELEASE OF SUBDIVISION PLANS

Version 4

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7.2 SUBDIVISION - RELEASE OF SUBDIVISION PLANS

OBJECTIVE:

To determine circumstances to permit release of the plan of subdivision prior to the completion of work.

POLICY:

1. Council will endorse subdivision certificates prior to completion of subdivision works only on the following basis:
 - a) Subdivision works must be substantially complete. "Substantially complete" means that all civil works have been completed including roads, water supply, sewerage and drainage. Minor outstanding works may include installation of street signage, final rectification/seeding of excavations & batters and landscaping.
 - b) Works as executed plans must have been submitted to Council and accepted.
 - c) Security for incomplete works must be provided to Council prior to the endorsement of the subdivision certificate by cash deposit.
 - d) The amount of the security must be 100% of the estimated cost of completion of the outstanding works as agreed to by Council
2. The General Manager or delegated officer is authorised to determine the amounts of security deposits for outstanding subdivision work and to release security upon satisfactory completion and to vary the time periods for completion of works as deemed necessary.
3. The General Manager or delegated officer is authorised to decline to allow bonding of outstanding subdivisions works where the deferred completion of works would not be in the best interest of Council and the community.
4. The owner of the land to which the subdivision relates must provide written authority allowing Council to enter the site and make all necessary arrangements to have outstanding works completed within a time period from the date of the subdivision certificate agreed to by Council.
5. Prior to Council accepting a bond for outstanding works an agreement in writing from the developer/applicant is to be provided which details:
 - a. The works to be covered by the bond
 - b. Condition of consent that the bond relates
 - c. A quote or documentation of costs of works that are to be covered by the bond
 - d. Timing on works to be completed
 - e. Statement from the applicant/developer that they agree the bond cannot be refunded after the agreed date completion date and permission for Council to undertake the works using the bond monies is provided.
6. That Council retain a register on bonds accepted and the current status.

Maintained by Department:	Economic Development and Environment	Approved by:	Council		
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