



# LITHGOW CITY COUNCIL

## 7. PLANNING

Policy 7.3

SUBDIVISION – RELEASE OF SUBDIVISION PLANS

Version 2

## 7. PLANNING

### 7.3 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, with only minor works outstanding such as the erection of street signs.
  - b) Water supply, sewerage, drainage and access works must be operational.
  - c) Works as executed plans must have been submitted to Council and accepted.
  - d) Security for incomplete works must be provided to Council prior to the endorsement of the subdivision certificate, either by cash deposit or unconditional bank guarantee.
  - e) The amount of the security must be 100% of the estimate cost of completion of the outstanding works.
2. The General Manager 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 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 three (3) months of the date of the subdivision certificate.

|                                  |                            |                           |         |                        |          |
|----------------------------------|----------------------------|---------------------------|---------|------------------------|----------|
| <b>Maintained by Department:</b> | Development                | <b>Approved by:</b>       | Council |                        |          |
| <b>Reference:</b>                | Dataworks: Policy Register | <b>Council Policy No:</b> | 7.3     | <b>Effective Date:</b> | 11/5/09  |
| <b>Min No:</b>                   | V1 - 06-349<br>V2 - 09-189 | <b>Version No:</b>        | 2       | <b>Review Date:</b>    | Mar 2009 |
| <b>Attachments:</b>              |                            |                           |         |                        |          |