

SUBDIVISION - SUBDIVIDER'S RESPONSIBILITIES AND CONTRIBUTIONS

Objective

To determine minimum requirements to be met by private developers in relation to provision of services to the subdivision.

Scope

All subdivisions in Gilgandra Shire

Policy

1. For subdivisions opening new land (other than large lot subdivisions) within the town boundaries (which includes zones R1 – General Residential, IN1 – General Industry, B6 – Enterprise Corridor, B2 – Local Centre), the subdivider shall be responsible for the full cost of the provision of:
 - a) full width bitumen road construction including kerbing and guttering;
 - b) water and sewerage reticulation to be available to each lot;
 - c) the capital contribution applicable to any extension or upgrading of underground electrical reticulation or street lighting. (The subdivider is to negotiate directly with the energy provider as a condition of Council's consent in this matter).
2. For large lot Residential Subdivisions (minimum lot size 3000 square metres) opening new land within the R1 – General Residential zone, the subdivider shall be responsible for the full cost of the provision of:
 - a) bitumen sealed road construction.
 - b) water and sewerage reticulation to be available to each lot.
 - c) the capital contribution applicable to any extension or upgrading of electrical reticulation or street lighting (the subdivider is to negotiate directly with the energy provider as a condition of Council's consent in this matter).
3. Rural and large lot Residential Subdivision (minimum lot size of 2 hectares or greater) shall comply with Council's Development Control Plan 2011. Generally each subdivision will be assessed on its merits and conditions applied on the development consent outlining the subdivider's responsibilities in relation to infrastructure contributions.

This policy is in addition to Council's adopted Section 94A Contributions Plan.

Relevant Legislation

Local Government Act Section 98

Associated Documents

Council's Development Control Plan 2011

Council's Section 94A Contributions Plan

Responsible Officer:	Director Growth and Liveability		
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