



POLICY FOR THE EARLY ISSUE OF SUBDIVISION CERTIFICATES

1. The Council not accept bank guarantees for the value of work or services to be completed as conditions of development consent in exchange for the early release of subdivision certificates, unless a contract has been signed by the developer with the Council to undertake the completion of work.
2. The Council not accept bank guarantees as surety for incomplete works and services that are to be undertaken by private construction companies in exchange for the early issue of subdivision certificates.
3. Subdivision certificates not be issued until the relevant authority responsible for the future ownership and maintenance of an electrical, communication or gas supply asset has advised the Council that the work completed under contract is acceptable.
4. Community Title subdivision certificates not be issued by the Council until either:
 - a) the works associated with the subdivision of the land have been undertaken in accordance with the requirements of parts 1-3 above.
 - b) for works associated with medium density dwelling developments incorporating the subdivision of land which has been approved under the provisions of clause 20 of Berrigan Local Environmental Plan 1992 the following applies:
 - (i) completion of the first stage of an approved "Staged Development" and issue of building Certificates of Occupancy, or
 - (ii) completion of at least one dwelling unit and issue of a Certificate of Occupancy, and construction of subsequent dwelling units included in the development consent to at least Framework Compliance Certificate stage provided that the works associated with the subdivision approval have been completed.
5. Strata Title subdivision certificates not be issued by the Council until completion of all required construction work associated with the subdivision and after issue of building Certificates of Occupancy.

Further, in order to ensure that the Council is able to provide an appropriate level of flexibility in issuing subdivision certificates, that an authority be delegated to the General Manager to vary the above policy when warranted particularly if strict adherence to the policy would not achieve acceptable outcomes to developers and the community.