

1. Policy Intent

Council is the assessment manager for all subdivisions within the Tablelands Regional Council Local Government Area (LGA). Council conforms with all legislative requirements when assessing Reconfiguration of a Lot applications. When sealing survey plans, council must follow due processes under the *Planning Act 2016* and comply with legislative requirements. The Survey Plan Sealing Policy will provide a transparent and effective policy position of Council, therefore giving the development industry confidence in developing within the Tablelands Regional Council region.

2. Scope

This policy seeks to manage requests from developers to allow single lot survey plan releases. The policy will provide principles that will give certainty and confidence to Council and Developers when subdividing lots within the Tablelands. The policy applies to subdivisions equal to or greater than five (5) lots for staged development and if not staged three (3) lots.

3. Background / Supporting Information

Single lot survey plan releases are an approach favoured by many developers within the Tablelands as it allows the developer to sell off the plan. In doing so, the developer can reduce holding costs. Out of sequence single lot sealing also affords developers a degree of flexibility when marketing their estates because lots do not have to be registered in any order, provided the necessary infrastructure is in place.

Whilst the number of lots contained on a single survey plan would ideally be equivalent to the number of lots serviced by infrastructure, the commercial reality is that this will rarely occur in the context of larger subdivisions. Requests for single lot releases continue to be a regular occurrence and has been highlighted in the recent year due to COVID-19, with lenders limiting funding to developers due to the unstable economic environment. This has highlighted the need for the policy.

4. Policy Statement

The Policy is aimed at managing new residential staged subdivisions, equal to or greater than five (5) lots, involving the construction or upgrade of Council infrastructure and for three (3) or more lot subdivisions not staged. Existing approvals may, for the Policy to become applicable, require a change application to change the staging conditions of the approval and may also require an infrastructure agreement prior to changing the approval.

4.1 When single lot plan endorsements will be accepted

- The Reconfiguration of a Lot approval permits the creation of three (3) or more lots inclusive of any balance lot;
- If staged, each stage within the subdivision contains a minimum of four (4) additional lots excluding any balance lot;
- Prior to any single lot within a particular stage being sealed, all infrastructure associated within the relevant stage must be constructed to the satisfaction of Council's delegated officer;
- All lots within the subdivision (if not staged) or all lots within a relevant stage must be sealed prior to any donated assets being accepted by Council as "off maintenance"; and
- The cost of any maintenance undertaken by Council shall be appropriately secured through a bond or the like.

4.2 When single lot plan endorsements will not be accepted

- Where the sealing of a single lot is contrary to the conditions of an existing approval unless and until the approval is changed following a change application and subject to an infrastructure agreement if required; or
- Where the sealing of single lots would be detrimental to the operation of infrastructure; or
- Where there is a town planning reason why single lots should not be sealed."

5. Responsibility

Council is responsible for the adoption, amendment and repeal of the policy and the Chief Executive Officer is responsible for the development and amendment of any associated procedures and guidelines relevant to the policy.

6. Review

It is the responsibility of the Manager Planning and Environment to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed every three years or as required by Council.

BOB OWEN
CHIEF EXECUTIVE OFFICER