

## **CP70 - SUBDIVISIONS - POLICY FOR FINANCIAL DEVELOPMENT INCENTIVES**

### Aims & Objectives

- 1.1 To provide incentive for subdivisional development in the Shire by way of minimising the Working Capital required to develop a subdivision.
- 1.2 To facilitate an operating environment that encourages subdivisional development in accordance with the Shire of Wentworth Local Environmental Plan 1993.

### Policy

#### 2.1 Use of Bank Guarantee for Works

On completion of a minimum of 50% of required works to approved standards and as required by the Development Approval, the remaining works can be bonded by way of a bank guarantee.

The following conditions apply :-

- a) Use of bank guarantees apply for subdivision of more than two lots only.
- b) Spec houses may not be occupied until all required subdivisional works have been completed and approved by the Shire.
- c) The bank guarantee can be reduced in approved stages as works are complete. These stages are agreed to at the time of lodgement of the bank guarantee.

#### 2.2 Use of Deferred Payments for Headworks

##### Option 1.

Headwork fees for filtered water, unfiltered water, reticulated sewerage, stormwater and public open space need not be paid until the allotment has been sold or for a period of 12 months, whichever is the sooner.

The following conditions apply :-

- a) All headworks would be covered by an approved bank guarantee.
- b) Use of bank guarantees apply for subdivision of more than two lots only.
- c) After 12 months the Shire will call on the bank guarantee to service the headworks contribution.

##### Option 2.

Headworks fees for filtered water, unfiltered water, reticulated sewerage, stormwater and public open space may be paid over a three (3) year period, indexed to CPI.

The following conditions would apply :-

- a) All headworks would be covered by an approved bank guarantee.
- b) Use of bank guarantee apply for subdivision of more than two lots only.

- c) Each 12 months the Shire will call on the bank guarantee to service the headworks contribution as per the agreed payment plan.

NOTE: An “agreed payment plan” is a plan approved by the Council and must provide for equal payments over the three (3) year period or payments satisfactory to the Council.