

# EARLY SUBDIVISION CERTIFICATE RELEASE FOR INTEGRATED HOUSING DA'S

## WHAT IS INTEGRATED HOUSING DEVELOPMENT?

Integrated housing development requires the coordinated planning and design of housing mix and siting, street layout, services and subdivision pattern so that development approval is given concurrently for the siting, design and establishment of buildings, subdivision, construction of streets and services.

Integrated housing is permitted in certain instances by Council's Local Environmental Plan and/ or Development Control Plan.

## CAN THE SUBDIVISION BE REGISTERED BEFORE THE BUILDING WORKS ARE COMPLETE?

Both the subdivision and building works covered by a development approval must be completed before a Subdivision Certificate or an Occupation Certificate can be issued.

Council may consider issuing a Subdivision Certificate, creating the individual titles for the lots in the subdivision before the building works are complete, subject to a written request to vary the above requirement being received. The following matters will be taken into consideration as part of any such request:

- Whether a Construction Certificate for the building works has been issued;
- The extent of any outstanding works;
- The likely/ estimated timing for the completion of these works; and
- Any other matters considered by the applicant to be relevant in justifying their application for an early release.

### Where Council agrees to an early release, the following requirements apply:

1. The completion of all civil/ subdivision works to the satisfaction of Council's Construction Engineer.
2. The submission of a valid Section 73 Compliance Certificate issued under the Sydney Water Act 1994 confirming satisfactory arrangements have been made for the provision of water and sewer services.
3. The submission of a valid notification of arrangement certificate from Endeavour Energy confirming satisfactory arrangements have been made for the provision of electrical services.
4. The submission of a valid telecommunications infrastructure provisioning confirmation certificate from the relevant telecommunications provider authorised under the Telecommunications Act confirming satisfactory arrangements have been made for the provision of telecommunication services.

5. If required by a condition of consent; written confirmation from either the NSW Department of Planning and Infrastructure or the NSW Roads and Maritime Services confirming that all applicable developer contributions have been paid.
6. The creation of a restriction on the title of all incomplete lots/ dwellings prohibiting development aside from the completion of the dwellings in accordance with the issued development consent. Separate development applications for dwellings on the lots created will not be accepted.
7. Where the dwellings have been partially constructed; the submission of a survey plan prepared by a Registered Surveyor confirming the location of the dwellings in relation to the proposed boundaries demonstrating compliance with the issued development consent.
8. The payment of a security bond to guarantee the completion of building works. The bond amount will be determined as part of Council's consideration of the early release application (above).
9. The payment of all outstanding Council fees associated with the subdivision component of the development, including a security bond application fee.

## FURTHER INFORMATION

If you are unsure, please ask

Time spent early may avoid delays later

### Customer Service Centre:

3 Columbia Court, Baulkham Hills NSW 2153

Phone: 9843 0555

Duty Town Planner: 9843 0469

Hours: 8:30 am to 4:30 pm, Monday to Friday

Website: [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au)

## DISCLAIMER

*This fact sheet provides a summary of the major issues concerning the early release of a Subdivision Certificate for integrated housing development approvals. Any person using this document must do so on the basis that not every scenario and issue can be addressed, and discussion with relevant staff at Council's Customer Service Centre should be undertaken. This document is subject to change without notice.*

## THE HILLS SHIRE COUNCIL

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