



INVERELL SHIRE COUNCIL DEVELOPMENT SERVICES BULLETIN

April 2018

NATIONAL BROADBAND NETWORK—REQUIREMENTS FOR RESIDENTIAL SUBDIVISIONS

The National Broadband Network (NBN) has commenced construction in Inverell.

For residential subdivisions, this means developers will be required to meet the cost of providing NBN (e.g. pit and pipe) within the subdivision to service all lots.

Because of the complexity, costs and logistics of providing telecommunications infrastructure in new developments, developers should consider telecommunications provisions in the early stages of their planning and costing processes, including land acquisition.



For further information please visit <https://www1.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html>

2018 RESIDENTIAL SUBDIVISION WATER SUBSIDY SCHEME

In an attempt to stimulate standard density subdivision in Inverell, Council has implemented a Water Contribution Subsidy Scheme for the 2018 Calendar Year. Features of the subsidy are:

- i. A subsidy in the amount of \$2,325 per lot is offered on the water contribution for all new standard density residential lots created and offered to the market;
- ii. The subsidy applies for the period of the 2018 calendar year;
- iii. The subsidy is capped at a maximum of 50 lots;
- iv. The subsidy only applies in the R1 General Residential Zone;
- v. The subsidy does not apply to multi-unit dwelling developments;
- vi. The subsidy only applies for lot releases of 1 into 3 lots or greater; and
- vii. The subsidy only applies for lot releases that are considered Subdivision Certificate ready and have a marketing arrangement in place.

STRUCTURE PLANS FOR NEW RESIDENTIAL AREAS

On 28 March 2018, Council resolved to engage King and Campbell Pty Ltd to prepare Structure Plans for “New Residential Areas” around Inverell. The “New Residential Areas” are:

1. New Residential Area East Inverell – To the south of Glen Innes Road between Lake Inverell Drive and Moore Street
2. New Residential Area East Inverell – From Short Street to Swanbrook Road and from Moore Street to Onus Avenue; and
3. New Residential Area West Inverell – Between Vernon Street and Jardine Road.



A Structure Plan relates to subdivision within a New Residential Area. Any subdivision within a New Residential Area must be appropriately designed and serviced with consideration for adjoining properties and the broader area. This is to avoid ‘ad-hoc’ creation of roads, services (sewer, stormwater, etc.), open spaces, etc. The Structure Plans will provide the overall framework for the New Residential Areas, ensuring that road linkages, stormwater drainage and service provision be undertaken in an orderly and efficient manner.