

# Young Shire Council



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## APPLICATION for SUBDIVISION CERTIFICATE

[made under Section 157 of the *Environmental Planning and Assessment Regulation 2000*]

<b>A P P L I C A N T</b>	<p>NAME: .....</p> <p>POSTAL ADDRESS: .....</p> <p>..... P/C .....</p> <p>PHONE: ..... (H) ..... (W)</p> <p>I hereby apply for development consent to carry out the development described below</p> <p>.....</p> <p>Applicants signature &amp; date .....</p>	<b>O W N E R</b>	<p>NAME: .....</p> <p>POSTAL ADDRESS: .....</p> <p>..... P/C .....</p> <p>PHONE: ..... (H) ..... (W)</p> <p>I/we, being the owner of the land to which this application relates, hereby consent to the making of this application.</p> <p>.....</p> <p>Applicants signature &amp; date .....</p>
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<b>L A N D</b>	<p>No: ..... STREET/ROAD: ..... LOCALITY: .....</p> <p>LOT No: ..... DP: ..... SECTION No: .....</p> <p>PORTION No: ..... PARISH: ..... AREA: .....</p>
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<b>P R O P O S A L</b>	<p>TYPE OF SUBDIVISION PROPOSED (see page 2):</p> <p><input type="checkbox"/> widening a public road</p> <p><input type="checkbox"/> minor realignment of a boundary</p> <p><input type="checkbox"/> rectifying an encroachment on a lot</p> <p><input type="checkbox"/> creating a public reserve</p> <p><input type="checkbox"/> excising a lot for public purposes</p>	<p>DESCRIPTION (shed, flat, house, etc): .....</p> <p>.....</p> <p>PROPOSED USE (storage, residence, etc):.....</p> <p>.....</p>
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FOR OFFICE USE ONLY			
SC No: .....	DA Fee: \$.....	DA	Construction Certificate: \$..... CON
Zoning: .....	Advert Fee: \$.....	DAF	Compliance Certificate: \$..... COM
Class of Building: .....	Sewer Connect/Alt: \$ .....	SC	Occupation Certificate: \$..... OC
Total Amount: \$ .....	Septic Tank Install/Alt: \$ .....	STI	Subdivision Certificate: \$ .....
Date Received: .....	Warranty Insurance: \$.....	WI	Access Application: \$ .....
Receipt Numbers: .....	Long Service Levy: \$ .....	LSL	Water Connection: \$ .....
.....	Security Deposit*: \$ .....	SD	Integrated Approvals: \$ .....

\*refundable upon satisfactory completion of work, less administration fee and any additional inspections

**Subdivision for any of the following purposes is considered exempt development <sup>1</sup> under the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)*:**

**Subdivision 38 Subdivision**

**2.75 Specified development**

The subdivision of land, for the purpose only of any one or more of the following, is development specified for this code:

- (a) widening a public road,
- (b) a minor realignment of boundaries <sup>2</sup>:
  - (i) that will not create additional lots or the opportunity for additional dwellings, and
  - (ii) that will not result in one or more lots that are smaller than the minimum size specified in an environmental planning instrument in relation to the land concerned (unless the original lot or lots are already smaller than the minimum size), and
  - (iii) that will not adversely affect the provision of existing services on a lot, and
  - (iv) that will not result in any increased bush fire risk to existing buildings,
- (c) (Repealed)
- (d) rectifying an encroachment on a lot,
- (e) creating a public reserve,
- (f) excising from a lot land that is, or is intended to be, used for public purposes, including drainage purposes, rural fire brigade or other emergency service purposes or public toilets.

**2.76 Development standards**

**Note.** (At the commencement of this clause no standards were specified.)

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<sup>1</sup> It should also be noted that for development to be considered exempt development under the provisions of the Code SEPP, it must also meet all the provisions contained in Clause 1.16 (General requirements for exempt development) and Clause 1.19 (Land on which exempt and complying development may not be carried out), of the Codes SEPP.

<sup>2</sup> For the purposes of defining a “minor realignment of boundaries”, the decisions of the Land and Environment Court are to be utilised, and which pertain to the following criteria:

- (a) an adjustment to a boundary must be construed as being a re-arrangement of a boundary so that no significant changes are made to the configuration of any existing allotments, and
- (b) the extent of any changes must pay respect to the existing subdivision design and fit the prescription of an adjustment to a boundary between allotments so that the resulting parcels of land bear some resemblance to the lots which existed before the subdivision.