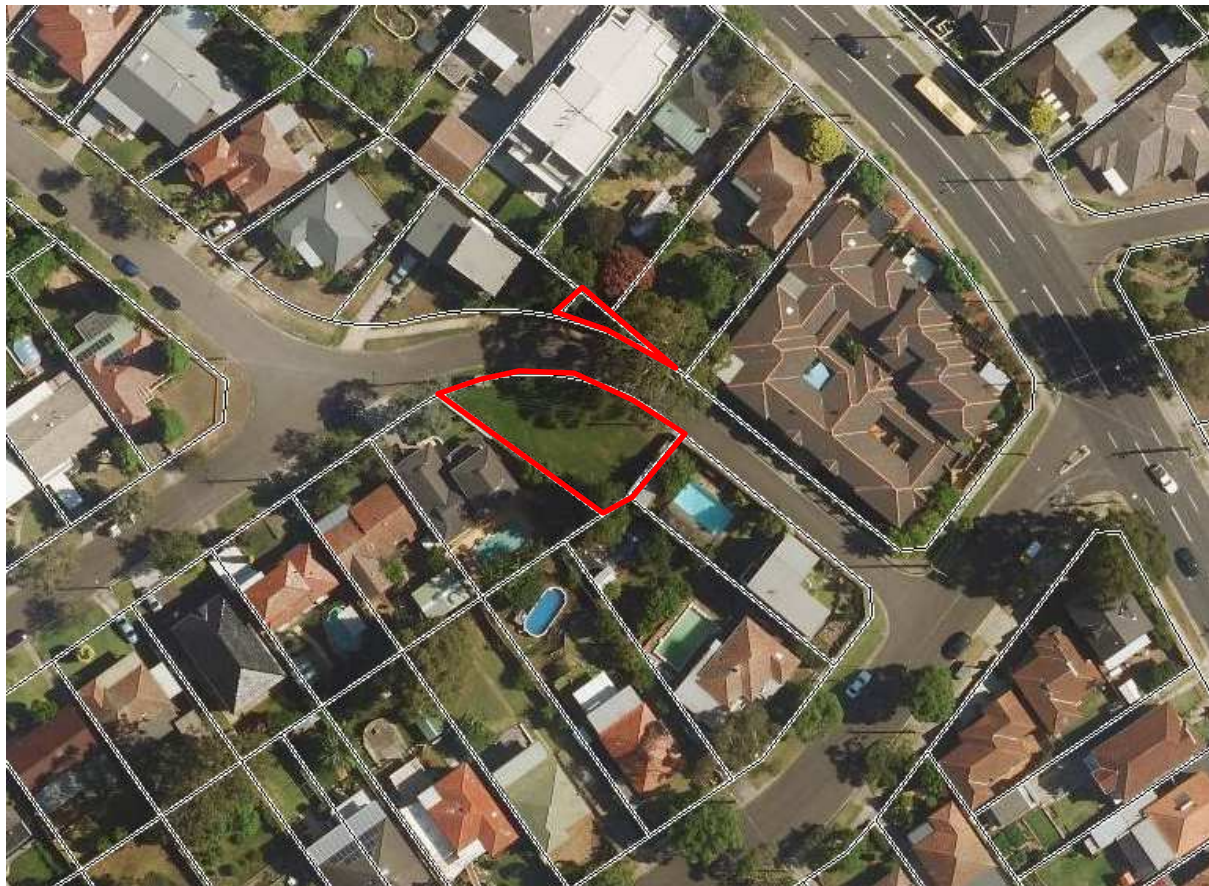


**REPORT TO GEORGES RIVER COUNCIL  
IHAP MEETING OF 22 SEPTEMBER 2016**

<b>IHAP Report No</b>	2	<b>Development Application No</b>	DA2015/0285
<b>Site Address &amp; Ward Locality</b>	34 Coreen Avenue Peakhurst Peakhurst Ward		
<b>Proposal</b>	Subdivision – Two Torrens Title lots		
<b>Report Author/s</b>	Planning Consultant – Planning Ingenuity Pty Ltd		
<b>Zoning:</b>	Zone R2 – Low Density Residential		
<b>Date of Lodgement</b>	10 August 2015		
<b>Owner</b>	Georges River Council (Formerly Hurstville Council)		
<b>Applicant</b>	Harrison Friedmann and Associates Pty Ltd		
<b>Submissions</b>	0		
<b>Cost of Works</b>	\$0		
<b>Issues</b>	Clause 4.6 – Variation to the minimum subdivision lot size development standard		
<b>Recommendation</b>	THAT the application be approved in accordance with the conditions included in the report		

**Site Plan**



## EXECUTIVE SUMMARY

1. The application seeks approval for subdivision of one (1) existing lot into two (2) Torrens title lots.
2. Subdivision incorporating two (2) Torrens title lots is permissible and satisfies the objectives of the R2 Low Density Residential Zone pursuant to the provisions of the Hurstville Local Environmental Plan 2012.
3. The proposal does not comply with the Minimum Subdivision Lot Size in Clause 4.1 of the Hurstville Local Environmental Plan 2012 and a Clause 4.6 Variation Request has been considered in this regard.
4. The proposal has been assessed in accordance with the relevant planning controls to the Hurstville Development Control Plan No 1. Variations to minimum lot size are proposed.
5. The application was notified/advertised from the 19 August to 2 September 2016 during which time no submissions were received.

## AUTHOR RECOMMENDATION

THAT the application be approved in accordance with the conditions included in the report.

## REPORT DETAIL

### DESCRIPTION OF THE PROPOSAL

1. The proposal is for a two (2) lot Torrens Title subdivision of Lot 18 in DP31882 that is currently severed by Coreen Avenue.

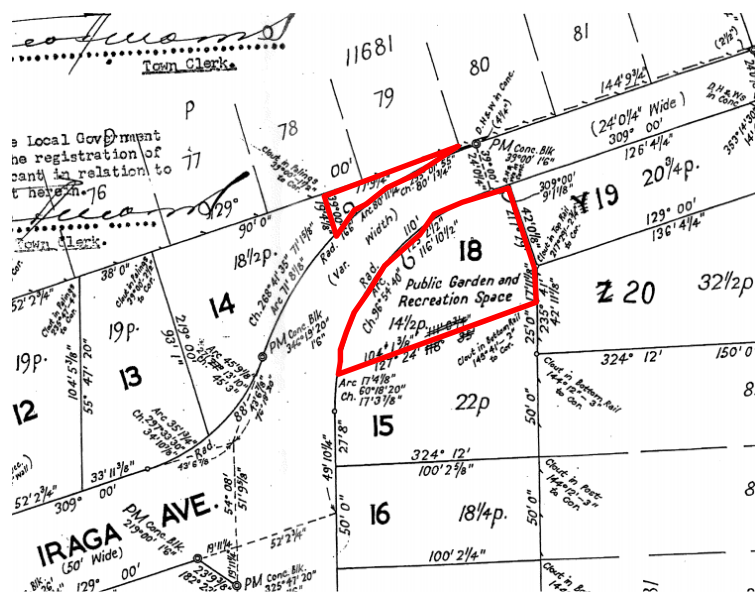
The subdivision will result in the following lots:

Proposed Lot	Description	Lot size
180	Reserve lot	446.2sqm
181	Residue lot	45.4sqm

### HISTORY

2. As part of the subdivision registered on 7 October 1960 the lot was dedicated as "Public Garden and Recreation Space" in Deposited Plan 31882. Lot 18 was severed by Coreen Avenue. The severing of Lot 18 resulted in the small triangular part on the northern side of Coreen Avenue having an area of approximately 45.4sqm and being recognised as part Lot 18. The larger part of Lot 18 has an area of 446.2sqm.

An extract of the Deposited Plan is illustrated below with the subject site outlined in red.



Extract of Deposited Plan 31882 with the subject site outlined in red

The current development application was lodged on the 10 August 2015.

The application was notified from the 19 August to 2 September 2016 during which time no submissions were received.

### DESCRIPTION OF THE SITE AND LOCALITY

3. The subject site is known as 34 Coreen Avenue, Peakhurst and has a real property description of Lot 18 DP 31882. The site currently comprises two (2) part lots severed by Coreen Avenue. The site has a combined area of approximately 491.6sqm, with the larger of the two (2) parts on the southern side of Coreen Avenue having an area of 446.2sqm and the smaller part having an area of 45.4sqm.

The site is owned by Council. The larger part (proposed Lot 180) is classified as "community land". However, Council at its meeting of 4 May 2016 resolved to reclassify the smaller part (proposed Lot 181) from "community land" to "operational land" to enable investigations of the potential for future sale and amalgamation with adjoining private residential land.

The site is vacant and covered in mown grass. The site is irregular in shape and both parts of Lot 18 are accessible via Coreen Avenue. Being located within the low density residential area of Peakhurst, the site is surrounded by detached residential dwellings.

### COMPLIANCE AND ASSESSMENT

4. The development application has been subject to a site inspection and assessed under the relevant Section 79C(1) "Matters for Consideration" of the Environmental Planning and Assessment Act 1979.

### Environmental Planning Instruments

#### HURSTVILLE LOCAL ENVIRONMENTAL PLAN 2012

5. The extent to which the proposal complies with the relevant standards of Hurstville Local Environmental Plan 2012 is outlined in the table below.

<b>Clause</b>	<b>Standard</b>	<b>Assessment Under HELP 2012</b>
2.3 – Zone Objectives and Land Use Table	R2 – Low Density Residential	Proposal adequately meets the zone objectives and subdivision is permissible with development consent as per Clause 2.6 below
2.6 - Subdivision	Land to which this Plan applies may be subdivided, but only with development consent	The application proposes subdivision of one (1) lot into two (2) lots
4.1 – Minimum subdivision lot size	450sqm	The lots do not achieve the minimum lot size requirements. See the assessment of the Clause 4.6 request below
4.3 – Height of Buildings	9m	Not applicable
4.4 – Floor Space Ratio	0.6:1	Not applicable
4.5 – Calculation of floor space ratio and site area	FSR and site area calculated in accordance with Cl.4.5	Not applicable
4.6 – Exceptions to development Standards	Clause 4.6 allows for flexibility with the application of development standards. The proposed lots do not meeting the minimum lots sizes specified within Clause 4.1.	Refer to the assessment of the Clause 4.6 request below
5.9 – Preservation of trees or vegetation	Consent is required for pruning or removal of specified vegetation	No tree removal proposed
5.10 – Heritage Conservation	No items of heritage are within the vicinity of the site	Not applicable
5.9AA – Trees or vegetation not prescribed by Development Control Plan	Any tree or vegetation to be removed that is not specified in DCP No.1	No tree removal proposed
6.1 – Acid Sulfate Soils	The site is not mapped as an area affected by acid sulfate soils	Not applicable
6.4 –Foreshore Scenic Protection Area	The site is not located within the foreshore scenic protection area	Not applicable
6.7 – Essential Services	The following services that are essential for the development shall be available or that adequate	Whilst the subdivision does not involve works services are available for connection to the site

	<p>arrangements must be made available when required:</p> <ul style="list-style-type: none"> <li>* Supply of water, electricity and disposal and management of sewerage</li> <li>* Stormwater drainage or on-site conservation</li> <li>* Suitable vehicular access</li> </ul>	
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**Clause 4.6 Exceptions to Development Standards**

6. The objectives of Clause 4.6 are to provide some level of flexibility in applying certain development standards to particular development and to achieve better outcomes for and from development in particular circumstances. As such, consent may be granted for development which would contravene development standards. In this case the proposal is non-compliant with the development standard for minimum lot size, as specified in Clause 4.1 of the Hurstville Local Environmental Plan (Minimum Lot Size Map).

Consent can only be granted for development which contravenes a development standard if the consent authority has considered a written request from the applicant in accordance with Clause 4.6. Pursuant to provision of Clause 4.6(3) the written statement must demonstrate that compliance with the development standard is unreasonable and that there are sufficient environmental grounds to justify contravening the development standard. These matters are separately discussed below.

The applicant has provided a written request seeking to justify the variation to the development standard based on the amended plans. A copy of the request is attached to this report.

Clause 4.1 – Minimum Subdivision Lot Size

7. Clause 4.1 of the Hurstville Local Environmental Plan 2012 prescribes a minimum lot size of 450sqm for the subject site as shown on the Lot Size Map.

Extent of Variation

8. The proposed development seeks to create two (2) separate Torrens title lots from two (2) parts of one (1) lot. The subdivision proposes to create two (2) non-compliant lots with the extent of variation as follows.

<b>Proposed lot</b>	<b>Minimum Lot size</b>	<b>Extent of Variation</b>
Proposed Lot 180	446.2sqm	0.85%
Proposed Lot 181	45.4sqm	89.92%

The applicant has submitted a variation request pursuant to Clause 4.6 in respect of the non-compliance.

Clause 4.6 of the Hurstville Local Environmental Plan 2012 provides authority and procedures for consent authorities to consider, and where appropriate, grant consent to, development even though the development would contravene a particular development standard. The objectives of this clause are to provide an appropriate degree of flexibility in applying development standards, and to provide better outcomes for and from development by allowing flexibility. The provisions of Clause 4.6 may be applied to the minimum subdivision lot size development standard pursuant to Clause 4.6(6) and (8).

9. In accordance with Clause 4.6(3), for Council to consent to an exception to a development standard it must have considered a written request from the applicant that seeks to demonstrate:

*“(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and  
(b) that there are sufficient environmental planning grounds to justify contravening the development standard.”*

In relation to subclause 4.6(3)(a), the submitted variation request states that compliance with the minimum subdivision lot size is unreasonable and unnecessary for the reasons listed below:

- *“The subject lands form a part of a Council-owned open space area known as Coreen Avenue Reserve, however, as it is zoned R2 Low Density Residential- not open space- a minimum allotment size applies. A minimum allotment size has little or no relevance to Council-owned open space areas, and hence the variation can be justified.”*
- *“Related to the above, the existing severed land reflects the genesis of the creation of the public reserve. Council acquired an interest in the land when the locality was first subdivided prior to 1960- the reserve dedicated to Council as part of an overall subdivision at that time. Land was severed as a result of Council’s actions in facilitating further residential development in the locality in the past. In October 1960 the Council reserve was subsequently bisected by a road serving a further subdivision of the land nearby, creating a de facto subdivision of the reserve. This action had the effect of physically disconnecting one part of the Coreen Avenue Reserve from the other.”*
- *“Allowing the variation in itself will not result in any apparent change in the existing physical appearance of the land. [NOTE: The larger portion of the public reserve (proposed Lot 180) is cleared of vegetation and comprises only grass covering. The smaller portion (proposed Lot 181) generally comprises a low retaining wall constructed within the road corridor, however the north western portion of the parcel has been fenced into the adjoining residential property (31 Coreen Avenue)].”*
- *“The variation will allow the creation of a lot layout that reflects the existing severed public reserve.”*

- *“Allowing the proposed variation under the existing planning regime will not result in any adverse impacts upon adjoining properties or the public realm by way of overshadowing, visual impacts, impacts on neighbourhood privacy, streetscape, heritage, or environmental impacts, or provision of usable open space.”*

The submitted Clause 4.6 Variation Statement provides satisfactory practical arguments to depart from the minimum subdivision lot size control and sufficient justification is provided by the applicant to demonstrate that strict compliance with the development standard would be unreasonable and unnecessary in the circumstances of the case.

10. In addition to the above, the submitted variation request also identifies how the proposal adequately satisfies the objectives of the minimum subdivision lot size clause. The applicant’s explanation of compliance with the objectives for minimum lot size are listed below:

- *“The underlying objective or purpose of the standard are not relevant to the development and therefore compliance is unnecessary. The minimum allotment size standard revolve around residential development and the need to ensure that future residential development occurs on allotments of a suitable size consistent with existing patterns of development, ability to accommodate future dwellings and landscaping, and topographic or natural features. The standard has applicability to residential development sites, not to lands owned by Council used for public open space purposes.”*
- *“The land to be subdivided is Council-owned land used for the purposes of open space. The minimum allotment size standard has no applicability to land being used for this purpose.”*
- *“Given the unique circumstances of the application, the proposed variation would in no way defeat or thwart the underlying objective or purpose of the standard.”*
- *“Related to the above point, the variation would not have the effect of undermining or destroying the development standard, if this variation were to be allowed.*

*The subject land is zoned R2 Low Density Residential under the provisions of the Hurstville Local Environmental Plan 2012. The subject land, including the small severed parcel on the northern side of Coreen Avenue, form a part of the Coreen Avenue Reserve, owned by Georges River Council, and are both presently classified as ‘Community’ land for the purposes of the Local Government Act 1993.”*

- *“The site is within an existing urban area and is a small parcel of land that does not contain vegetation. There is no likelihood that critical habitat or threatened species, population or ecological communities, or their habitat will be adversely affected.”*

11. In relation to subclause 4.6(3)(b), the submitted variation request states the following in regards to sufficient environmental planning grounds to justify contravening the development standard:

- *“The proposed subdivision is not inconsistent with Council’s Open Space Strategy. The smaller, severed lot is currently not able to be used for open space purposes, nor does it satisfy the majority of the criteria for functional local open space. The larger lot has ongoing potential as small open space area.”*
- *“There will be no adverse social or economic effects as a consequence of the variation being allowed, given that the subdivision will only reflect what exists now, namely, a public reserve that has been severed by a public road. No public utility/benefit is achieved in retaining the land in its current configuration.”*
- *“There is a public benefit in allowing the proposed subdivision to proceed. The subdivision of the public reserve is a first step in the reclassification of the land, enabling the smaller, unusable open space area to be divested by Council. At Council’s meeting dated 4 May 2016 Council resolved to proceed with the reclassification of the smaller severed land parcel (proposed Lot 181) from Community Land to Operational Land under the Local Government Act 1993. The creation of proposed Lot 181 is required as a part of this rezoning process, given the need to have it separately identified in any amendment to Hurstville LEP 2012.”*
- *“There is no public benefit in maintaining strict compliance with the development standard in this instance.”*

The above justification is considered to provide sufficient environmental planning grounds to justify contravening the development standard to the degree proposed. The proposed variation does not alter the existing ‘on-ground’ situation. The proposed variation allows for potential future investigations for a more appropriate and efficient use of the smaller part of Lot 18 which currently has limited community value as ‘public open space’.

12. Pursuant to Clause 4.6(4)(a) consent cannot be granted unless Council is satisfied that:

- “(i) the applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
- (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out,”*

As indicated above, the applicant’s written request is considered to have adequately addressed the matters required to be demonstrated by subclause (3) and as such it is considered the requirements of clause 4.6(4)(a)(i) are satisfied.



In regards to Clause 4.6(4)(a)(ii) the objectives of the minimum subdivision lot size standard are as follows:

- “(a) to retain the pattern of subdivision in residential zones while allowing infill development of smaller lots in some areas,*
- (b) to ensure lots have a minimum size that would be sufficient to provide useable area for building and landscaping,*
- (c) to require larger lots in the foreshore area or where the topography or other natural features of the site limit its subdivision potential.”*

As previously discussed the proposed variation does not alter the existing ‘on ground’ situation. The site comprises two parts of one lot which are severed by an existing road. The existing pattern of land parcels is retained. The proposed subdivision allows for potential investigations of options for orderly future use of the smaller part (proposed Lot 181).

The remaining larger part of Lot 18 (proposed Lot 180) can continue to be used as Council reserve for public open space and ‘community land’.

Notwithstanding the minor numeric variation, proposed Lot 180 is zoned R2 Low Density Residential. The proposed lot is 3.8sqm less than the minimum lot size standard.

13. As will be discussed below in relation to the Development Control Plan provisions, proposed Lot 180 is of sufficient size and shape to accommodate low density residential development. The proposed size of Lot 180 satisfies the objectives of the development standard for minimum lot size in Clause 4.1.

The site is zoned R2 low Density Residential. The objectives for all development in Zone R2 are contained in Hurstville Local Environmental Plan 2012 as follows:

- “ To provide for the housing needs of the community within a low density residential environment.*
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- To encourage development of sites for a range of housing types, where such development does not compromise the amenity of the surrounding area, or the natural or cultural heritage of the area.*
- To ensure that a high level of residential amenity is achieved and maintained.*
- To encourage greater visual amenity through maintaining and enhancing landscaping as a major element in the residential environment.*
- To provide for a range of home business activities where such activities are not likely to adversely affect the surrounding residential amenity.*

The proposed subdivision does not include building works and as such does not impact on the amenity of surrounding residential properties. The subdivision is not changing the existing land use pattern. The creation of

proposed Lot 181 allows for potential investigation of more appropriate uses for that land.

### Conclusion

14. As discussed above the proposal meets the intent of the objectives of the minimum subdivision lot size standard and the objectives of the R2 zone. The variations will have no significant adverse environmental or amenity impacts as a result of applying a subdivision pattern which reflects the 'on ground' situation. The future land uses will remain consistent with the existing character of the area as sought by Hurstville Local Environmental Plan 2012 and Hurstville Development Control Plan 2012.

The case of *Four2Five Pty Ltd v Ashfield Council* relates to consideration of a clause 4.6 departure to a development standard. The court indicated that merely showing the development achieves the objectives of the development standard will be insufficient to justify that compliance with a development standard is unreasonable or unnecessary in the circumstances of the case for the purposes of an objection under Clause 4.6, (and 4.6(3)(a) in particular). Further, the requirement in clause 4.6(3)(b) to justify that there are sufficient environmental planning grounds for the variation may well require identification of grounds particular to the circumstances of the proposed development (as opposed merely to grounds that would apply to any similar development on the site or in the vicinity). It is considered that sufficient planning grounds have been demonstrated.

The minimum lot size departure is a result of the formalising of an existing pattern of land use that was created by a historical road layout which severed the subject lot. However, the subdivision provides an opportunity to create proposed Lot 181 and facilitate investigations of more economic and efficient use of the smaller part of Lot 18. The subdivision does not alter the size of the larger part of Lot 18 which is more suited to public open space than the smaller part.

The request to vary the minimum subdivision lot size development standard has been considered and determined to be satisfactory and appropriate in terms of the objectives of the standards contained in Clause 4.1(2) and (3) of Hurstville Local Environmental Plan 2012. In this instance, compliance with the development standard is deemed to be unreasonable and unnecessary. Further, it is noted that necessary documentation in accordance with Clause 4.6 of Hurstville Local Environmental Plan 2012, justifying the proposed variation, has been submitted and is supported.

Pursuant to the provision of Clause 4.6(4)(b) the concurrence of the Secretary is assumed having regard to previous advice received from the Department of Planning and Infrastructure in Circular PS-08-003.

### **STATE ENVIRONMENTAL PLANNING POLICY NO 55 - REMEDIATION OF LAND**

15. Clause 7(1)(a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated. The site has been used for public open space purposes since the time of subdivision and dedication. As this is not proposed to be changed with this subdivision application, no further consideration is

required under Clause 7(1)(b) and (c) of SEPP 55 and the land is considered to be suitable for the subdivision.

**GREATER METROPOLITAN REGIONAL ENVIRONMENTAL PLAN NO 2 – GEORGES RIVER CATCHMENT**

16. The site is within the area affected by the Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment. No works are proposed as part of the subdivision application. It is considered that the proposal is consistent with the aims and objectives of the Plan which intends to protect the environmental quality of the Georges River Catchment.

**Draft Environmental Planning Instruments**

17. No Draft Environmental Planning instruments affect the proposed development.

**Any other matters prescribed by the Regulations**

18. No matters prescribed by the Regulations are applicable.

**Development Control Plans**

**DEVELOPMENT CONTROL PLAN NO 1 – LGA WIDE – SECTION 3.2 SUBDIVISION**

19. The proposed development complies with the provisions of Section 3.2 to the Development Control Plan as follows.

<p>Lot Size and Shape</p>	<p>The site is zoned R2 Low Density Residential and as such the Hurstville Local Environmental Plan 2012 identifies the site as requiring a minimum lot size of 450sqm and a minimum width of 15m.</p> <p>Lot 180 – 446.2sqm The orientation, existing size and irregular shape of proposed Lot 180 was historically created when the original subdivision created Coreen Avenue. Whilst an irregular shape the lot has a width of greater than 15m. The lot currently exists as a discreet parcel and is zoned R2 Low Density Residential and would be capable of accommodating a dwelling, in accordance with objectives of the R2 zone.</p> <p>Lot 181 – 45.4sqm Proposed Lot 181, like proposed Lot 180, has been historically created when the original lot was severed by Coreen Avenue. Proposed Lot 181 is not in itself capable of accommodating residential development, having an area of 45.4sqm only. However the subdivision facilitates further investigations of more appropriate and economic future uses of the land, and formalise an existing ‘on-ground’ physical situation.</p> <p>The proposed lots are considered satisfactory in this regard.</p>
<p>Roads, Vehicle Access and Car parking</p>	<p>Public access is available to both lots</p>

Utilities and Services	The subdivision application to create 2 lots does not involve works. Services are available for connection to the site.
Drainage	The subdivision application to create 2 lots does not involve works. The existing drainage will not change as part of this application.

## Impacts

### ***Natural Environment***

20. The subdivision application does not involve any physical works. In this regard there are no anticipated environmental impacts. The proposal does not involve the removal of vegetation, will not affect air and water quality and will not displace fauna.

### ***Built Environment***

21. The application does not involve any physical works or buildings.

### ***Social Impact***

22. The proposed subdivision is formalising an existing situation whereby a small land parcel was created when Coreen Avenue severed the original lot. The subdivision will facilitate investigations of more appropriate and economic future uses for the smaller part of Lot 18.

### ***Economic Impact***

23. There are no anticipated adverse economic impacts as a result of the proposal.

### ***Suitability of the Site***

24. The proposed development has been assessed under Section 79C(1)(c) of the Environmental Planning and Assessment Act 1979. Given that no physical works are proposed as part of the subdivision and there will be no change to the 'on ground' land use pattern. The site is considered to be suitable for the proposed subdivision.

## REFERRALS, SUBMISSIONS AND THE PUBLIC INTEREST

### **Resident**

25. The proposal was notified from the 19 August to 2 September 2016 during which time no submissions were received.

### **Council Referrals**

#### ***Team Leader Subdivision and Development***

26. Council's Team Leader Subdivision and Development raised no objections to the application and conditions have been recommended.

## CONCLUSION

27. The application has been assessed in accordance with Section 79C of the Environmental Planning and Assessment Act 1979 and the proposal is considered to comply with relevant planning provisions with the exception of the minimum lot size standard in which case a variation is considered reasonable. The proposal is acceptable in terms of the likely impacts on the

natural and built environment. The site is considered to be suitable for the proposed development and in the interest of the public.

Therefore, subject to compliance with the recommended conditions of development consent, the proposal will not result in adverse environmental impacts.

## DETERMINATION

28. THAT pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act, 1979, as amended, the Council grant development consent to Development Application DA2015/0285 for the two lot Torrens title subdivision of Lot 18 DP31882 and known as 34 Coreen Avenue, Peakhurst, subject to the attached conditions:

## GENERAL CONDITIONS

These conditions have been imposed to ensure that the development is carried out in accordance with the approved plans and to ensure that the appropriate fees and bonds are paid in relation to the development.

1. GEN1001 - **Approved Plans** - The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except

Reference No.	Date	Description	Revision	Prepared by
53622DT	5 June 2015	Plan of Subdivision of Lot 18 DP31882	-	David John Tremain

2. GEN1002 - **Fees to be paid to Council** - The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable **at the time of payment**.

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

**Form of payment for transactions \$500,000 or over - Council will only accept Bank Cheque or Electronic Funds Transfer (EFT) for transaction values of \$500,000 or over. Council must be contacted prior to payment to determine correct total amount to be paid and bank account details (if applicable)**

- (a) Fees to be paid:

**The following fees types apply when you submit an application to Council for the Subdivision Certificate.**

Subdivision Application Fee
Subdivision Certificate Fee
S88B Checking Fee

version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

### **PRIOR TO THE ISSUE OF THE SUBDIVISION/STRATA CERTIFICATE**

These conditions have been imposed to ensure that all works have been completed in accordance with the Development Consent prior to the issue of the Subdivision Certificate.

3. **SUBD9001 - Subdivision - Fees to be paid to Council** - The following fees shall be paid to Council prior to the issue of the Subdivision Certificate:
  - a. All Relevant Subdivision Certificate Application Fees plus any 88B Checking Fee shall be paid prior to the issue of the Subdivision Certificate.
  
4. **SUBD9004 - Subdivision - Requirements for Application of a Subdivision Certificate** - To enable registration of the plan of subdivision at NSW Land and Property Information (Land Title) Office, the person acting on the consent must apply for a Subdivision Certificate pursuant to section 109J of the Environmental Planning and Assessment Act 1979.

To enable the determination of the application for a Subdivision Certificate by Georges River Council, the applicant must submit the following: -

- (a) Application for Subdivision Certificate form completed with payment of fees current at lodgement.
- (b) Three (3) copies of the final plan of subdivision prepared by a Registered Surveyor.
- (c) The Original Deposited Plan Administration Sheet(s) plus one (1) copy.
- (d) The Original of any relevant 88B instrument plus one (1) copy.

### **IMPORTANT NOTES:**

- (i) **A Subdivision Certificate cannot be issued unless all relevant conditions of the development consent that are to be satisfied prior to the issue of the Subdivision Certificate have been complied with.**
- (ii) **Council will check the consent conditions on the relevant subdivision consent. Failure to submit the required information will delay endorsement of the plan of subdivision.**
- (iii) **Plans of subdivision, Administration Sheets, 88B Instruments and copies must not be folded.**
- (iv) **All Subdivision Plans, Deposited Plan Administration Sheets and 88B Instruments shall be submitted to Council enclosed in a protective cardboard tube (to prevent damage during transfer).**