



This fact sheet is to be used as a guide only and provides general information about subdividing land within the Edward River Council local government area in the R5 General Residential zone.

Pre DA Meeting

We encourage all applicants to meet with Council staff to discuss the proposed subdivision. Advice should be sought in regard to zoning of the land, minimum lot sizes, development application requirements and fees, relevant development control plans and local environmental plans, contributions and the provision of services.

You should also seek advice from service authorities, the Land Titles Office and a registered surveyor and a solicitor if required regarding their requirements and fees.

Those seeking to subdivide should also ascertain information about land constraints affecting their land. This information is available in a section 149 certificate which can be purchased from Council. Further information relating to deposited plans and section 88b instruments is also available from Council or your solicitor.

Minimum Lot Sizes

The minimum lot size in the R5 Large Lot Residential zone is 5000m² where the lots will be connected to Council's sewer system and 1ha where the lots cannot connect to Council's sewer system.

Servicing of Lots

All lots in a subdivision must be serviced by:

- Sewer;
- Water;
- Public road access;
- Driveway for each lot;
- Stormwater;
- Phone; and
- Electricity.

Where Council's water and sewer services are not available to the land, alternative arrangements will be required to provide these services.

Other Issues

Other issues that commonly arise in development applications for subdivision are (but not limited to):

- Bushfire prone land;
- Flooding;
- Distance of buildings from boundaries (fire rating issues);
- Heritage;

Contact Council

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- Vegetation;
- Location of absorption trenches/transpiration beds for existing on site waste disposal units in relation to proposed lot boundaries; and
- Road construction where access will be off an unconstructed road.

Council Fees for Applications

The following fees (2016/17 financial year only) may apply to your subdivision application:

Fee Type	Fee
Development Application Fees	
Subdivision where a new road is proposed	\$665 plus \$65/additional lot created
Subdivision where no new road is proposed	\$330 plus \$53/additional lot created
Local activity (s68 application for connection to Council infrastructure)	\$156.00
Local activity inspection fees	\$96.50/inspection
Road Opening Permit	\$145
Construction Certificate	Based on the cost of works
Inspection fees for construction certificates	\$96.50/inspection
Subdivision Certificate	\$130.00
Long Service Levy – where a construction certificate is required	Based on the cost of works

Other Council Subdivision Costs

The following costs (2016/17 financial year only) may apply to your subdivision:

Type of Cost	Amount
Water headworks	\$3 366/additional lot created where original lot is serviced
Sewer headworks	\$4 182/additional lot created where original lot is serviced
Low pressure sewerage units	Quote required generally between \$10 000 - \$12 000/per unit
Water meters – 25mm	With under-bore \$3 173 Part – road \$1 148 Nature strip \$688.50
Maintenance bond for subdivision infrastructure works	5% of the total contract price of the engineering works associated with the subdivision or \$500 whichever is the greater.

In addition to these costs, you need to consider the following (but not limited to):

- Cost of preparation of subdivision plans, survey and documentation, etc.;
- Cost of solicitor if required;
- Lodgement of plan with Land Titles Office for registration;
- Extension/construction of services; and
- Any specialist reports that are required (e.g. Bushfire, Threatened Species, Flood - reports) or professionals to be engaged to oversee aspects of subdivision work (i.e. engineer for servicing of land, works as executed plans, etc.).

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