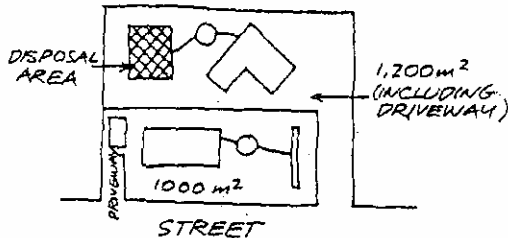


Urban Subdivisions

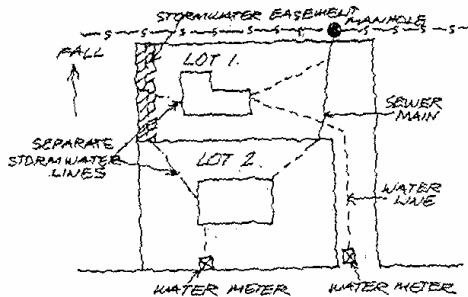
The size of the allotments created in urban areas will vary according to the Development Control Plan (DCP) and whether or not sewerage is available. Where the allotment size relies on a septic tank absorption area, an allotment size of 1,000 square metres or greater may be required.

Separation of Services

A condition of the subdivision consent, once issued, will require separation of services. These services are septic tank/sewerage, electricity, water, gas, stormwater, and telephones.



The obvious requirements for separation of services for electricity, gas and water are generally remembered, however effluent and stormwater disposal tends to be overlooked. Make provision for the cost of separation of services.



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Whose responsibility is it to provide the services and access?

It is the property developer's responsibility to provide separation of services and suitable access as may be set out in the Development Consent. Council does not provide these services other than as a contractor and there will be augmentation costs levied by the Council prior to the release of any Land Title Plan for registration of the title.

The sewer main extension, if required, becomes an asset of the Council, so therefore Council determines appropriate standards and licensed personnel to undertake the work.

Who are the service providers

Electricity: Country Energy, PO Box 5940, Wagga Wagga, 2650 (02) 6923 5807.

Water: Goldenfields Water County Council, PO Box 220, Temora, 2666 (02) 6978 1039.

Gas: Agility, PO Box 1067, Orange, 2800 (02) 6361 9658.

Sewer: Junee Shire Council, PO Box 93, Junee, 2663 (02) 6924 8100.

Electricity Easements

The width of an electricity easement will vary according to the voltage being low or high, which determines how wide the easement under the lines shall be. A house or garage will not be permitted to be built within the easement.

CONTACT US

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Land Subdivision

LAND SUBDIVISION

This is a summary of the various forms of subdivision so that you can have an understanding of the issues you need to consider in putting forward proposals to the Council.

How are subdivisions decided?

The subdivision of land is influenced by the provisions in the Junee Local Environmental Plan (LEP) 1992 and provisions within Development Control Plans (DCPs).

A subdivision application is submitted for “approval in principle” showing the size of the allotments and requires the current owner’s consent for lodgement. The approval in principle is issued as a Development Consent and is valid for five years. The consent requires compliance with certain conditions before the Land Title can be created. Some of these conditions require:

- submission of a registered surveyor’s Land Title Plan and copies;
- clearance certificates from various service providers, such as countryenergy and Goldenfields Water County Council, or
- the provision of services including road access.

When these requirements have been completed, Council then signs the title plan which is then lodged with the Land Titles Office for registration and creation of a title for sale of the property.

Only in extenuating circumstances will Council allow release of the Land Title Plan before the provision of services and access is required. In these situations Council may require a bond to be lodged to cover the actual cost of the work should there be a default in providing compliance. This enables Council to proceed or engage contractors to do the work.

Rural Subdivision

The allotments sizes for rural subdivisions are according to the various zonings. Rural 1a Large Holding Zone, generally requires a 100 hectare minimum allotment size if a dwelling is subsequently to be erected upon that allotment.

In Rural Small Holdings and Rural Residential 1c Zones, the size of the allotment usually requires a minimum of 5,000 square metres for a dwelling and for Rural Small Holdings Zone the same minimum size Lot can apply for a dwelling entitlement.

For genuine rural subdivision not involving a dwelling entitlement, subdivision sizes are flexible provided the allotment with the house meets that required residual area (above) or is subject to a concessional provision of the LEP.

This allows for boundary adjustment or transfer of parcels of land to adjoining property owners for the genuine pursuit of farming provided the residual land is still a viable agricultural holding.

Some subdivisions are referred to the NSW Rural Fire Service for a decision.

What are the Rural Concessional Allotments

The provisions of the Junee LEP allows for an “existing holding” as of 16 September 1991, to excise one or more depending on the “existing holding” size, a “concessional allotment” not exceeding 5 hectares from the original holding. Once a “concessional allotment” has been excised the “existing holding” rights are extinguished.

The “concessional allotment” so excised does have a dwelling entitlement right.