

Lachlan Shire Council
Dwelling Entitlement Search Application Form
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About this Form

You can use this form to obtain advice on the status of land zoned RU1 Primary Production in relation to the provisions of Clause 4.2B Erection of dual occupancies (attached), dwelling houses and secondary dwellings on land zoned in RU1 of the Lachlan Local Environmental Plan 2013.

Please ensure all details are filled out. Incomplete or illegible information may lead to delays. The current fee for a dwelling entitlement search is \$378 + \$16 for each required record search in accordance with Council's 2020/2021 Fees and Charges. Fees must be paid at the time of lodgement and the request will not start processing until the receipt date.

Applicant Details	
Name:	Address:
Phone:	Email:
Property Details	
Street No.:	Street Name:
Lot:	Section/DP:
Assessment No.:	Parcel No.:
Property Name:	Town:
Parish:	County:
Owner Details	
Name:	
Address	
Details	
Does the land contain any existing dwellings? If yes, how many?	
Are the dwellings occupied?	
Please state the owner of the land as at 20 September 1991:	
Any documents relating to this property should be included with this application, including rates notices/information, photographic evidence or survey plans from 1991.	
Office Use Only	
Fee:	Date Paid:
Receipt No.:	Land Use
G.L No.:	

Note:

- Dwelling Entitlement Searches can require considerable time in researching past subdivision records.
- Generally ten (10) working days are required. This commences from date of payment.
- Dwelling Entitlement Searches are carried out by assessment number. If the land includes multiple assessment numbers, additional searches must be carried out.

Dwelling Entitlement Searches

A dwelling entitlement is a right to apply for development consent for a dwelling on land. It is not development consent and does not infer that development consent can be granted in all circumstances. Dwelling entitlements may exist by virtue of one or more of the following:

- The land is an "existing holding";
- The land is a lot created by a subdivision for the purposes of erecting a dwelling;
- Is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to the land.

Existing Holding - An existing holding is defined in the Lachlan Local Environmental Plan 2013 as land that:

- a) Was a holding on 20 September 1991
- b) Is a holding at the time the application for development consent referred to in 4.2B, subclause (3), Lachlan Local Environmental Plan 2013 is lodged, whether or not there has been a change in the ownership of the holding since 20 September 1991, and
- c) includes any other adjoining land acquired by the owner since 20 September 1991.

Note: the owner in whose name all the land is at the time the application is lodged need not be the same person as the owner in whose name all the land was on the stated date.

In determining whether land is an existing holding, valuation books are used to ascertain ownership on the relevant date.