

## Subdivision Works Certificates (SWCs)

### What is a SWC?

Under Section 6.13 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, a SWC is required before you can carry out subdivision work in accordance with a development consent.

A SWC is a certificate that operates in the same manner as construction certificate but for subdivision works. It certifies that subdivision work will be completed in accordance with specified plans and specifications will comply with any requirements in the regulations.

The construction certificate requirements for subdivision works will no longer apply after 1 December 2019 unless the development consent was granted before 1 December 2019. The issuing of a subdivision works certificate does not negate the need for a construction certificate for building works.

A SWC does not apply to complying development certificates and some Crown developments.

### What is subdivision work?

Section 6.1 of the EP&A Act defines “subdivision work” as *any physical activity authorised to be carried out in connection with a subdivision under the conditions of a development consent for the subdivision of land.*

Examples of works that might be covered by this definition include civil works such as sewerage works, roadworks and earthworks in connection with appropriate conditions of consent.

### When do the SWC provisions commence?

The SWC provisions in Part 6 of the EP&A Act commence on 1 December 2019. To support this, changes have been made to the *Environmental Planning and Assessment Regulation 2000*. These changes operationalise the new SWC framework for subdivision works.

### Who can issue an SWC?

A certifier (either a council or accredited certifier).

### What’s the difference between a SWC and a subdivision certificate?

A SWC is issued at the start of the construction process, prior to the commencement of any subdivision works, like building works under a construction certificate. Whereas, a ‘subdivision certificate’ is issued at the end of the development/construction process and authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*. The requirement for a SWC does not alter the requirement for a subdivision certificate.

### Where can I find out more?

To find out more please click on the following links:

- [Environmental Planning and Assessment Act 1979](#)
- [Environmental Planning and Assessment Regulation 2000](#)

# Subdivision Works Certificates

---



## Frequently asked questions

September 2019

### To contact us:

- via email [legislativeupdates@planning.nsw.gov.au](mailto:legislativeupdates@planning.nsw.gov.au)
- by telephone on 1300 305 695.

---

© State of New South Wales through Department of Planning, Industry and Environment 2019. The information contained in this publication is based on knowledge and understanding at the time of writing (September 2019). However, because of advances in knowledge, users are reminded of the need to ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate officer of the Department of Planning, Industry and Environment or the user's independent adviser.