



## FACT SHEET

### Frequently Asked Questions

## WHAT IS THE PROCESS FOR LAND DIVISION AND SUBDIVISION?

### The Background

Land division generally results in either the forming of additional allotments or the realignment of existing allotment boundaries.

Basic requirements for land division in a particular area are summarized in the council Development Plan in South Australia. These requirements provide policies for each zone including the allotment size and dimensions. It is possible to seek approval for a variation to Development Plan guidelines.

Provisions of the Development Plan can affect the choice of land division including Community Title, Strata Title, Torrens Title, boundary realignment or the creation of additional allotments.

### The Process

Relatively straightforward land division applications are typically lodged electronically with the Development Assessment Commission (DAC) by a surveyor.

In more complicated situations such as division of a corner allotment, creation of a hammerhead allotment, group dwellings or semi-detached dwellings there are advantages in lodging a planning application indicating buildings and site planning with council first in order that the location of land division boundaries can be defined prior to a surveyors plan lodgment with the DAC.

Assessment of land division frequently involves comment by various government departments dealing with specific matters such as traffic.

Lodging a planning application prior to a land division application provides a basis for consideration of development options and their relationship to the proposed land division. For example, a corner allotment or hammerhead allotment division may involve alterations to an existing building in order to achieve the required site areas or open space provision. The result of this investigation may affect the land division alignment.

### The Final Stage

Once approved the land division application is provided to the Lands Title Office for the process of issuing Certificates of Title. There are government fees for this stage.