

Development Fact Sheet 17

What is the assessment process for a Land Division Application?

Land Division typically involves either the creation of additional allotments or the realignment of boundaries.

There are various types of Land Division, these are:

- Community Title;
- Strata Title;
- Torrens Title;
- Boundary Realignments; and
- Creation of Additional Allotments.

Before applying to divide land you should review the key requirements of the Development Plan such as the:

- **Zone in which the development is located**
Land division policies can vary between zones.
- **Minimum and maximum allotment sizes allowed**
The minimum and maximum land area for allotments can vary between zones. You should be aware of these sizes before designing your land division.
- **Lot dimensions and configuration**
Some zones have minimum and maximum frontage widths and lot depths or may discourage some types of allotment configurations such as hammerhead or battleaxe allotments.
- **Services requirements on the land**
Such as access to water, electricity, easements and any other relevant matters such as Land Management Agreements.

To find this information the Applicant should review the Development Plan or consult with a Planning Consultant.

Land Division Consent Required

All Land Division Applications must be lodged with the State Commission Assessment Panel (SCAP). Plans are typically lodged electronically by your

surveyor. You should also provide any additional information such as Planning Reports directly to the SCAP. In turn, the SCAP will refer the Application to relevant authorities such as SA Water and the Department of Planning Transport and Infrastructure.

Those authorities then forward their requirements to the Council who will either include the requirements as conditions of the approval or, if the authorities have concerns with the land division, forward those concerns to the Applicant to address.

The Council will assess the Application against the relevant Development Plan policies such as allotment size and dimensions, environmental factors, traffic considerations and other relevant matters. The Council will then make a decision based on this assessment and information gathered from referrals. If approval is warranted, the Council will then make a decision based on this assessment and information gathered from referrals. If approval is warranted, the Council will issue a Decision Notification Form with conditions of the land division approval and advise the SCAP. If the Application is approved, a Certification of Approval from the SCAP must also be issued.

The final step for a Land Division Application is the lodgement of the Application with the Lands Title Office. This can only be done after the Certificate of Approval has been issued. Once this is complete, new Certificates of Title are issued.

The information provided in this Development Fact Sheet is intended as a general guide only and readers are encouraged to refer to the Norwood Payneham & St Peters (City) Development Plan and to seek professional planning advice if necessary. This information is subject to frequent updates and this version was last updated in June 2016. The latest version can be downloaded via the Council's website at www.npsp.sa.gov.au. For further information, please contact the Council's Urban Planning & Environment Department on 8366 4530.

