



# Fact Sheet 23

## What is the process for a Land Division? - Urban

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
- 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.

All Land Division applications must be lodged with the Development Assessment Commission (DAC). Plans are typically lodged electronically by your surveyor. You should also provide any additional information such as Planning Reports directly to DAC. DAC will then refer the application to relevant authorities such as Transport SA and SA Water. Those authorities then forward their requirements to the Local Council who will either include the requirements as conditions of the approval or, if the authorities have concerns with the land division, the issues will be provided to the applicant to address.

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

The final step for a Land Division application is lodgement 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.

**For more information about land division application process contact DAC**  
[www.planning.sa.gov.au/dac](http://www.planning.sa.gov.au/dac)

**For more information on Planning Consultants view Fact Sheet 7; For more information on the Development Plan view Fact Sheet 16**