

Land Division



In South Australia development approval must be obtained before land may be divided into separate allotments, pursuant to the Development Act, 1993 and the Real Property Act 1886.

Land division includes

- The alteration of the boundaries of land
- The division of land into at least two or more allotments
- Large scale developments containing numerous allotments

There are four different types of land title - Torrens Title, Community Title, Community Strata Title and for an existing strata scheme, Strata Title.

The division of land requires the approval of the local council, statutory authorities and the State Commission Assessment Panel (SCAP). Once an approval has been granted, to finalise the process, documentation and the final Plan of Division (D) must be lodged at the Lands Titles Office (LTO).

Dividing land can be a costly and timely process. It is recommended that you seek preliminary advice from Council's Planning Section. It may be useful to prepare a simple sketch plan of the proposed division using a copy of the Certificate of Title and the relevant plan associated with the Title. Council's Planning Officer will be able to give advice on the merits of your proposal, based on provisions in Council's Development Plan, easement details shown on your title and infrastructure issues including storm water management and road access.

Where to Lodge Applications for Land Division

Applications for Land Division are lodged with State Commission Assessment Panel (SCAP). The SCAP will forward copies of the development application to various state agencies including council, who determine what requirements they may have in respect to the proposal.

Street Address:
131 Belair Road
Torrens Park SA 5062

Postal Address:
PO Box 21
Mitcham Shopping Centre
Torrens Park SA 5062

Phone: (08) 8372 8888
Fax: (08) 8372 8101
mitcham@mitchamcouncil.sa.gov.au
www.mitchamcouncil.sa.gov.au



How to Lodge Applications for Land Division

Land Surveyor

It is recommended that you employ a Land Surveyor to investigate and prepare your application. Surveyors can provide advice on the merits of the various forms of land division, lodge the application for you with the SCAP and advise on Lands Titles Office (LTO) requirements.

The surveyor will initiate survey work over the subject land and prepare a draft plan in accordance with Lands Titles Office (LTO) standards.

The surveyor will then lodge the application with the SCAP who will notify the surveyor/lodging agent of the SCAP number. The SCAP will also forward copies of the development application to various state agencies responsible for providing utilities and services such as ETSA Utilities, SA Water and Transport SA. These authorities will determine what requirements they may have in respect to the proposal. Copies of the application are also forwarded to the Council, who as the relevant planning authority will assess the proposed land division against its requirements for the proposed use. Once all conditions and requirements are met the state agencies and council give clearance and the SCAP issues a Certificate of Approval.

State Planning Commission

Phone: (08) 7109 7466

Post: G.P.O. Box 1815, Adelaide SA 5001

For further information on Land Division please visit www.sa.gov.au

January 2019