



Land Division

Applications

A Land Division Application is required;

- Where one or more new allotments are created
- For the re-alignment of boundaries
- For Community Title divisions

Applications for land division are lodged with the State Commission Assessment Panel (SCAP) via the [Department of Planning, Transport & Infrastructure](#) (not with Council).

[Department of Planning, Transport & Infrastructure](#)

Phone: (08) 8343 2222

GPO Box 1533,
Adelaide SA 5001

Website: <http://www.dpti.sa.gov.au>

Application Requirements

The following information must be provided;

- Completed Development Application Form
- Plan of Division
- Application Fees
- Certificate of Title
- Supporting documentation (where applicable)

Assessment

Once a development application is received by the State Commission Assessment Panel they forward copies to various State Government Agencies such as S.A. Water and SA Power Networks for any requirements these bodies may have in respect of the proposal.

Copies are also forwarded to Council (generally the relevant authority) to enable an assessment of the proposal against the Yankalilla Development Plan.

In some instances public notification may be required as part of the assessment. Development Approval may include Development Plan Consent (may be subject to conditions) and Land Division Consent which may be subject to conditions relating to infrastructure such as easements, waste disposal and roads.

The applicant is responsible for fulfilling the requirements of the conditions which have been placed on the Development Approval.

Once the requirements of the Development Approval have been met the State Commission Assessment Panel issues a Certificate of Approval.

Additional Information

In some instances further information will be requested to support the application.

This may include (please note this is not a comprehensive list);

- Flood mapping to identify if the land is subject to inundation
- Contour plan to assess the suitability of the land to be developed
- Access/Egress points to assess if appropriate access and egress points from the proposed allotments onto the road can be achieved
- Site History, if land known or thought to have been contaminated

Additional information can assist the relevant authority in determining if the allotments are suitably for their intended purpose.

Open Space Contribution

The Development Act, 1993 requires 12.5 percent of land within the proposed land division for urban sized allotments to be set aside as reserves if more than twenty (20) allotments are proposed. The size, location and design of the reserve/s is generally negotiated with Council during the assessment process.

Where a small number of allotments are proposed it is impractical to require a reserve and as such a monetary open space contribution is required to be paid to the State Commission Assessment Panel.

The amount of contribution is calculated by the number of additional allotments proposed to be created.

Time-frame

Processing times for land division applications can vary due to the complexity of the proposal.

In most cases a decision will be made within three months of lodgement.

What Happens Next

Once you receive the final Land Division Certificate from the State Commission Assessment Panel you can then lodge an application with the Registrar-General (Land Services Group) for the deposit of the plan of division, where a new Certificate of Title is issued.

Enquiries on this process should be made to the Land Services Group.

Land Services Group

Phone: (08) 423 5000

Postal Address:

GPO Box 1354, Adelaide SA 5001

Website: <http://www.landservices.sa.gov.au/>

The Information Guide is intended to assist applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to the District Council of Yankalilla Development Plan and to seek professional advice if necessary.