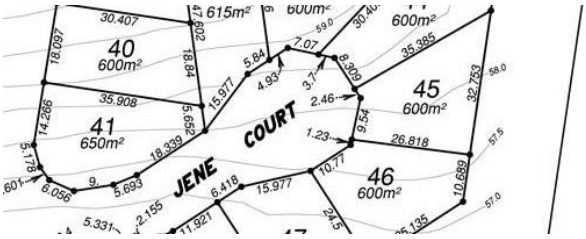
Subdividing Your Land

In Victoria, subdivisions are controlled through the planning system. While the Subdivision Act principally focuses on the technical aspects of subdivision approvals, the planning system ensures that land is used and developed in a sustainable manner, having regard to a range of environmental, social and economic considerations.

Subdivision is complicated and has certain legal requirements, you will need to engage licensed land surveyor to oversee the application process. Licensed land surveyors are the only people qualified in Victoria to determine the location of your title boundary and create new title boundaries. A licensed surveyor can assist with the initial proposal/design and will liaise with council to meet their requirements.

A planning permit gives you permission to subdivide land under the *Planning and Environment Act 1987.*
To apply for a planning permit for a subdivision you will need to complete the Application for Planning Permit form and prepare all the relevant documentation, including the preparation of detailed plans by a land surveyor. As part of the assessment of your application, it may be referred to external authorities such as VicRoads, Ausnet and Goulburn Murray Water. There are fees for subdivision planning permits.



Once a planning permit has been issued the plan of subdivision that was prepared by the surveyor must be certified by council in accordance with the *Subdivision Act 1988.* The application for certification is a separate application to the planning permit. There are fees for certification for subdivision.

It is best to lodge your subdivision application through the Surveying and Planning through Electronic Applications and Referrals system (SPEAR). Most land surveyors are registered SPEAR users and can register you as a guest user so you can track the progress of your application online at any time.

When proposing to subdivide your land into 3 or more lots, you are required to make a public open space contribution of 5% of the site value.

The subdivision process can attract a number of fees. Fees and costs generally depend upon the type and size of the subdivision.

Please contact Council for further information regarding fees.

Entered in the Register Book
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VICTORIA.
Certificate of Title,
UNDER THE "TRANSFER OF LAND ACT 1928."