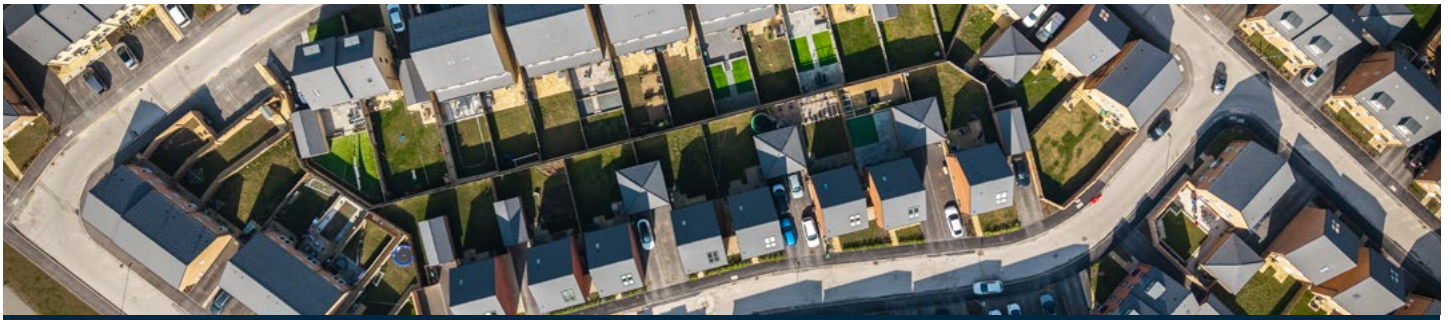




SUBDIVISION FACTSHEET

Subdivision involves the creation of one or more new lots from one existing lot. The minimum lot size for subdivision varies across the Hawkesbury LGA.

To determine if you can subdivide visit the NSW Planning Portal, use [NSW Planning Portal Spatial Viewer](#) to search for a property to determine the minimum lot size, to determine if you can subdivide, it will be displayed on the right side of the screen.

Please note that subclause 4.1 (3) of the [Hawkesbury Local Environmental Plan 2012](#) generally prohibits the subdivision of land where the resulting lots would be less than the minimum lot size for that land.

When calculating lot size please note that the area of an access handle (carriageway) is not counted in the following zone–

- a. Zone R1 General Residential,
- b. Zone R2 Low Density Residential,
- c. Zone R3 Medium Density Residential.

Note: The above clauses do not apply to subdivision of any land under the Strata or Community Title.

TYPES OF SUBDIVISION

There are different types of subdivision:

- **Torrens Title** – A Deposited Plan (DP) creates the legal identity of land.
- **Strata Title** – A Strata Plan (SP) is the subdivision of a parcel of land to allow multiple occupancy and separate ownership of individual units.
- **Community Title** – A Community Plan reflects the development of planned communities where some of the land is shared.

APPROVAL PROCESS

Where consent is required for subdivision, the following process is to be followed:

- Development Application (DA) approval to subdivide the property; and
- Subdivision Certificate (SC) to authorise the registration of a plan of subdivision.

HOW LONG DOES IT TAKE TO PROCESS A SUBDIVISION CERTIFICATE?

Council processes complete Subdivision Certificate generally within 7 days.

WHAT DO I DO WHEN I HAVE RECEIVED MY SUBDIVISION OR STRATA CERTIFICATE?

Once you have approved the Subdivision Certificate and plans have been returned to you by Council, you can lodge your plans for registration with LPI.



Interpreter Service available, call 131 450 خدمة الترجمة الشفوية متاحة، اتصل على رقم 131 450 可提供傳譯服務，請致電 131 450 Hemm servizz tal-interpretu, cempel 131 450

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 **Hawkesbury
City Council**