SIMPLIFIED GUIDE TO RESIDENTIAL SUBDIVISION (LAND DIVISION)

WHERE DO I START?

It is recommended that you first engage a licensed land surveyor to assist with the lodgement of your development application, and for any queries on associated costs that may be applicable such as connections to water, sewerage and electricity.

Your application must submitted through the PlanSA Portal before dividing any land and will be assessed by a "relevant authority", most likely to be the City of Port Adelaide Enfield (PAE).

DO I HAVE ENOUGH LAND TO DIVIDE?

First, check your zoning by searching for your property address on the PlanSA website.

Most residential land in PAE is in the General Neighbourhood Zone and will be subject to the following criteria.

If your land is in a different zone, different requirements will apply.

General Neighbourhood Zone Requirements

Dwelling Type	Minimum site/allotment area per dwelling	Minimum site/allotment frontage
Detached dwelling (not in a terrace arrangement)	300m^2 (exclusive of any battle-axe allotment 'handle')	9m where not on a battle-axe site 5m where on a battle-axe site
Semi-detached dwelling	300m^2	9m
Row dwelling (or detached dwelling in a terrace arrangement)	250m^2	7m (averaged)
Group dwelling	300m^2 (average, including common areas)	15m (total)
Dwelling within a residential flat building	300m^2 (average, including common areas)	15m (total)

To understand the different dwelling types, consult the Land Use Definitions Table within the Planning and Design Code.

Undersized allotments in frontage or area will be considered on a case-by-case basis. PAE cannot advise ahead of time if an undersized allotment will be supported.

WHAT ELSE SHOULD I BE AWARE OF?

- Ensure that the allotments you want to create are suitable for their intended purpose. This means you will need to consider other factors that may inhibit the reasonable or envisaged future use of the land created. Such constraints may include:
    - Regulated or significant trees, on your land or the neighbour's land

  - The slope of the land
  - The shape of the future allotments
  - Flooding potential
  - Services
  - Accessibility

  It is your responsibility to demonstrate that the site is suitable for future development.

- A new allotment may require a new vehicle access. An access from the road to the property boundary should be:
  - Minimum 3 metres in width at the property boundary
  - Minimum 2 metres from any street tree (greater setbacks may be required where the tree is a regulated or significant tree)
  - Minimum 0.5m from street furniture, street pole, services pits, or other stormwater, utility or other infrastructure unless consent is provided from the asset owner
  - Have a suitable grade, and
  - In accordance with Council's design standards

  Additional access requirements apply where the site fronts a State Maintained Road.

- Street trees may prevent future access to a new allotment and may result in an unsuccessful application. The removal of a street tree will be considered with your application against Council's Tree Management Guidelines.

- Where you intend to divide land and retain an existing dwelling, it is imperative that the remaining dwelling still satisfies minimum requirements of the Planning and Design Code regarding:
  - Vehicle parking
  - Vehicle access
  - Private open space
  - Soft landscaping
  - Site coverage

  Consult the Planning and Design Code for these requirements.

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Disclaimer: The above is intended as a guide only. Criteria listed above is not exhaustive and what is listed may be subject to change or may vary given your particular address. Although best efforts are made to ensure the above is updated, links may change over time and so may relevant criteria. The City or PAE cannot be held liable for any errors, claims or omissions in this document.