

BELLINGEN SHIRE COUNCIL
DA Plan Checklist – Subdivisions
(July 2010)

Any DA for subdivision, including a boundary adjustment, and regardless of the size or extent of the subdivision must include a plan of subdivision.

The plan of subdivision must comply with the following criteria before Council will accept it for assessment:

- Be drawn to a professional drafting standard by a suitably qualified person - i.e. surveyor, draftsman, engineer, planner
- Indicate the plan scale – i.e. 1:500, 1:2000 etc
- Must clearly indicate the type of subdivision sought – i.e. Strata, Community or Torrens title
- Clearly indicate the Lot and DP numbers of the land to be subdivided
- Indicate site location relative to adjoining roads/properties
- Provide the North point
- Provide individual Lot numbers for all proposed lots
- Provide the area of each proposed lot in m²
- Provide the dimensions of each proposed lot
- Indicate the width of any proposed roads
- Indicate the extent of any required bushfire asset protection zones
- Indicate the extent of any earthworks
- Indicate any existing vegetation and trees on the land
- Indicate the location and uses of existing buildings on the land
- Provide existing site levels (contours and/or spot levels)
- Indicate location of any watercourses to determine whether the application needs referral to State government authorities
- Indicate the location of any existing and proposed effluent disposal areas

Note: Site plans for urban subdivision should be drawn to a scale of no smaller than **1:500**; Site plans for rural-residential subdivision should be drawn to a scale no smaller than **1:2000**.