## **Subdivision Development** I want to undertake a development **WE ARE HERE TO HELP** WHERE DO I START? Complete a Development **Enquiry Form** IS IT PERMISSIBLE? NO Search the eplanning portal Sorry the development can't be undertaken **Development Application** YES NO Can the development Can I do a Complying Development (CDC)? I need to lodge a DA be exempt? Highly advised to engage a surveyor and/or a town planning consultant Review Council's Local Environmental Plan (LEP) and Council's Development Control Plan (DCP) Prepare a Development Application comprising the necessary document found here Lodge your DA with Council via the NSW Planning Portal Council will assess the application The application may be The application may Council Planning staff will advertised in the paper require input from get input from external government or letters may be sent internal stakeholders to your neighbours agencies Council staff may ask you additional information Your application has been refused Council will by Council determine the You have review and approval rights under the application Environmental Planning and Assessment Act Your application has been approved with conditions of consent Check your conditions You will most likely require a Construction Certificate (CC) No construction works can start yet if an Engineering Certificate needs to be issued You will need an Engineering Construction Certificate if you are building a road Complete the subdivision as per the CC and approved **Engineering Plan** Make sure the subdivision works are inspected Engage a qualified person to complete a Works as Executed Plan and plan of subdivision You may need to pay development contributions at this point Obtain a Subdivision Register the subdivision with Certificate from Council **NSW Land Registry**