

SUBDIVISION PROCESS



Stage 1

Applying for a Planning Permit

- Completed by a surveyor (like AGS), town planner or a building designer/architect.
- AGS assists with the required land survey and plan preparation.
- Council refers the application to local authorities (sewer/water, electricity, gas, VicRoads, CFA, etc.).
- Conditions may be placed on the permit based on feedback from the authorities.
- Council may request an advertising sign on-site to notify neighbours.
- AGS will assess permit conditions, advise on how to satisfy them as well and assist in sourcing external contractors as needed.

Stage 2

Certification of the Plan of Subdivision

- Only a Licensed Surveyor can prepare and sign this plan.
- AGS submits the plan to council for certification via "SPEAR".
- The plan includes any easements or restrictions required by council or other authorities.

Stage 3

Statement of Compliance


- The final approval from Council before lodging at Land Use Victoria.
- Issued once all planning permit conditions are met (fees paid, driveways constructed, utilities connected), etc.


Stage 4

Lodgement at Land Victoria

- AGS releases subdivision documentation via SPEAR to your lodging party (solicitor/conveyancer).
- The subdivision is then lodged and registered at Land Use Victoria.

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