

# Changes to subdivision plan requirements for new developments

**Update 22 December 2009:** Sydney Water is incorporating the Land and Property Management Authority (LPMA) Pre-allocated Plan Numbers (PPN) Program into its processes on 1 December 2009.

## What are the changes?

If you are subdividing your land you need to engage the services of a registered surveyor earlier in the development process so you can provide Sydney Water with the PPN issued by LPMA.

After you have received a Development Approval (DA) lodgement number and date (receipt of development application details) from the consent authority for your subdivision, you will need to engage a surveyor to provide you with:

- a copy of the LPMA's printed 'Notice of Pre Allocated Plan Number Issue'; and
- a subdivision plan:
  - in AutoCAD Map format, at a scale of 1:500 or 1:1000
  - showing the area of each lot, the total gross area and total net area to be developed
  - showing the existing property information lot number(s) and Deposited Plan number(s) together with the PPN issued by LPMA.

If your subdivision is located in a **new release area** the subdivision plan must be coordinated to Map Grid of Australia (MGA). If your subdivision is located in an **existing serviced area** and outside of new release areas, your WSC can provide a subdivision plan using their Sydney Water Hydra download files.

You must then provide a Water Servicing Coordinator (WSC) with a copy of the LPMA's printed 'Notice of Pre Allocated Plan Number Issue', a copy of the Development Approval Consent and the completed subdivision plan. The WSC will submit this information to Sydney Water with your [Section 73 Compliance Certificate](#) application.

After they receive that application, Sydney Water will create a property number for each lot within the subdivision. Sydney Water's property numbers and LPMA's Pre-allocated Plan Numbers are unique numbers that remain with the development throughout the plan lodgement, registration and title creation processes.

## What are the benefits for you and the development industry?

- Contracts of sale and transfer documentation can be prepared much earlier in the subdivision process
- Sydney Water Quick Check agents can process applications, inspections and provide approvals for each new lot in a proposed subdivision before the subdivision is registered, making processing customer connections to new developments easier and faster.

For more information visit the Sydney Water website and [Ask Sydney Water](#).