

### What is Subdivision?

A subdivision is when you create new lots, combine lots or change the size or location of property boundaries of existing lots. A subdivision may allow you to utilise your land more effectively for development.

### How large can my lots be after subdivision?

How large the resultant lots can be from subdivision is based on minimum lot size, zoning and other factors.

The size of any lot resulting from a subdivision must not be less than the minimum size shown in the Dubbo Regional Council Local Environmental Plan 2022 – [Minimum Lot Size Map](#). You can also find the minimum lot size for your land by searching the NSW Government Department of Planning and Environment's [ePlanning Spatial Viewer](#).

As a guide, the minimum lot size is generally:

Zone	Minimum lot size
<b>R1 General residential</b>	600m <sup>2</sup>
<b>R2 Low density residential</b>	600m <sup>2</sup>
<b>R5 Large lot residential</b>	8ha
<b>IN2 Light industrial</b>	2000m <sup>2</sup>
<b>RU1 Primary Production</b>	800ha (Dubbo) 400ha (Wellington)
<b>RU2 Rural Landscape</b>	100ha
<b>RU4 Primary Production Small Lots</b>	20ha

### How can I apply for subdivision?

Most subdivisions require a development application. For some minor subdivisions, consent may not be required if the development meets the criteria contained in the [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#).

Once you have found out whether you can subdivide your land, you can apply for a development application through the NSW Government Department of Planning and Environment's [Planning Portal](#).

It may be beneficial to engage a suitably qualified consultant for your subdivision.

### Do I have to pay contributions when I subdivide?

Infrastructure contributions may be payable. Infrastructure contributions allow the additional impacts of development on local infrastructure to be offset, and to provide access to new facilities and services. More information about infrastructure contributions can be found on Council's [website](#).

### Still need help?

Before you prepare your application, we encourage you to discuss your proposal with Council's Duty Planner. This is a free service, available via phone (02) 6801 4000 or in-person at our Customer Experience Centres between 1pm to 4:30pm, Monday to Friday by booking an appointment. Enquiries can also be sent via email to [council@dubbo.nsw.gov.au](mailto:council@dubbo.nsw.gov.au)