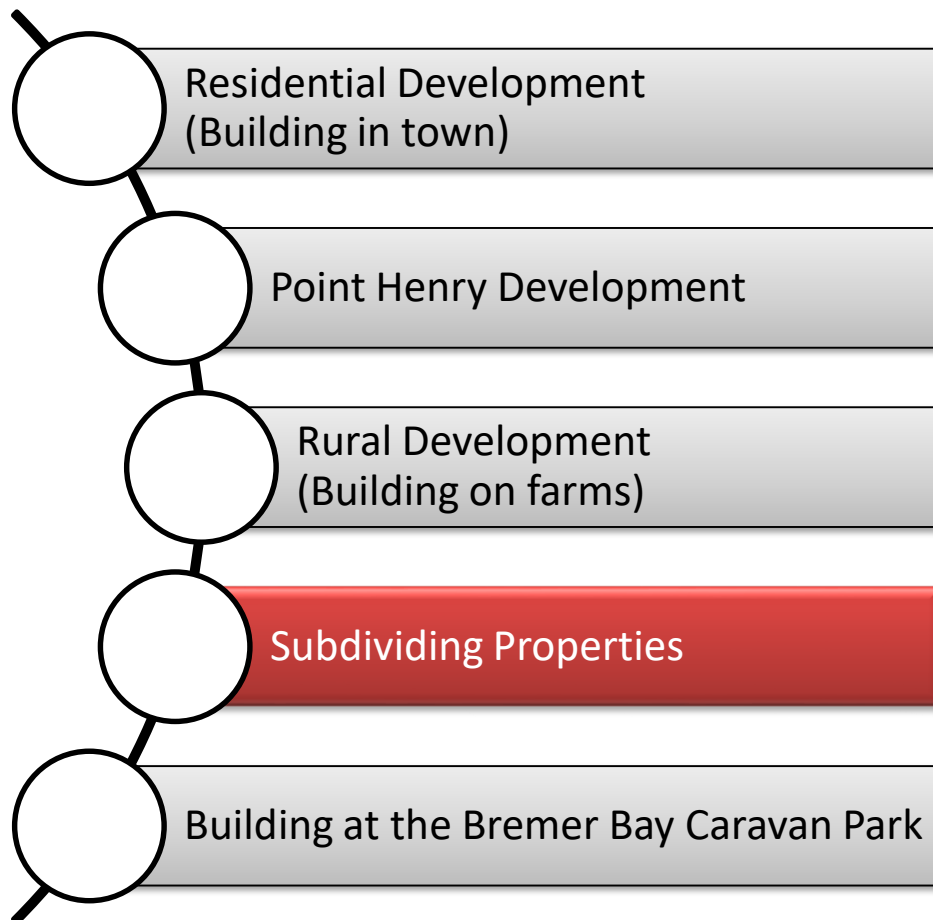




Shire of Jerramungup

Info Sheet 4:

Subdividing Properties



This information Sheet contains information about the most commonly asked questions and answers in relation to subdividing land in the Shire of Jerramungup.

SUBDIVISION AND AMALGAMATION

Subdivision is the process of *splitting* a single lot into two or more new parcels by the creation of new boundaries. It is also used to realign the boundary between existing lots.

Amalgamation is the process of *combining* two or more lots into a single parcel by the removal of boundaries.

FAQ:

What types of subdivision are there?

There are two main forms of subdivision – Green Title subdivision and Strata subdivision. Both forms of subdivision provide for new titles to be created and sold.

Strata subdivision is usually associated with grouped dwelling residential developments, such as units and townhouses, where a number of strata titles are provided within a single Green Title lot.

Who is responsible for deciding on a subdivision application?

Under Western Australian legislation, local government does not make the decision on subdivision applications. Applications are determined by the Western Australian Planning Commission (WAPC), a state government body that is assisted by the Department of Planning, Lands and Heritage (DPLH).

However, the Shire is referred all applications by the WAPC for its consideration and comment. Council assesses the proposal against its local planning scheme and policies and provides advice to the WAPC on whether it should approve or refuse particular applications. The subdivision potential of a property is generally based on its area, zoning, density coding and availability of services.

How do I apply?

There is a special application form that is available from the WAPC. The application is lodged at the DPLH offices in Albany. An application fee is payable at lodgement based on the number of lots proposed.

More information on the application process, the information to be provided and forms and fees can be found at the Department of Planning, Lands and Heritage website:

<https://www.dplh.wa.gov.au/information-and-services/subdivisions,-development-and-property>

Can I lodge the application or do I need to use professionals?

The application does not need to be lodged by a licensed surveyor or planner. However, it may be beneficial to have a surveyor or planning consultant prepare the plan of subdivision to ensure it meets WAPC and local government requirements.

How long will it take to get a decision?

By law, the WAPC has 90 days to make a decision.

What requirements does the Shire have?

The Shire will request conditions to ensure its requirements are met by the subdivision on a case by case basis, depending upon the number of lots proposed and the zoning of the land.

Common conditions the Shire would request include:

- Connection to any stormwater system;
- The existing buildings are setback appropriately from the new boundaries; and
- Ceding Public Open Space as appropriate.

There is one area in Bremer Bay zoned Residential R2/15, to the west of the Primary School where the lots are generally 4000m² or bigger but are not connected to deep sewer. There is an adopted local planning policy for this area that details what the Shire expects of any subdivision and provides a guide plan showing how the area should be subdivided. Requirements include:

1. Deep sewer is connected;
2. The new lot(s) are consistent with the adopted guide plan
3. The subdivider upgrades and/or constructs all surrounding infrastructure (abutting the development site and back to connect to the urban front), including roads, right of ways, stormwater drainage, footpaths, shared paths and lighting to the full urban standard.

For more information, please refer to the Shire's Local Planning Policy 1 – R2/15 Flexible Coded Areas.

How long is my subdivision approval valid for?

An approval granted by the WAPC is valid for three years only, or four years in the case where more than five lots are created.

If you don't complete your subdivision within this time, you will have to lodge a new application.

How are new lots created?

Once the WAPC gives preliminary approval for a subdivision, there are a number of steps still required before new titles can be issued and the lots bought and sold. The steps include:

1. Meet the requirements of any conditions placed on the approval. These conditions can include the need to connect the new lots to mains water, sewer and underground power.
2. A licensed surveyor is required to produce a Deposited Plan or Strata Plan. This will normally require survey pegs to be placed on site.
3. The surveyor will apply to each of the agencies who placed conditions on the approval to certify the Plan and advise the WAPC that the relevant conditions have been cleared.
4. The surveyor applies to the WAPC for final approval and endorsement of the Deposited Plan or Strata Plan.
5. Once the Plan is endorsed, the subdivision is considered complete. Certificates of title for the new lots must be applied for within 12 months of WAPC endorsement.

Where do I find more information?

Further information can be obtained from the Department of Planning, Lands and Heritage on 9892 7333 or at www.planning.wa.gov.au.