

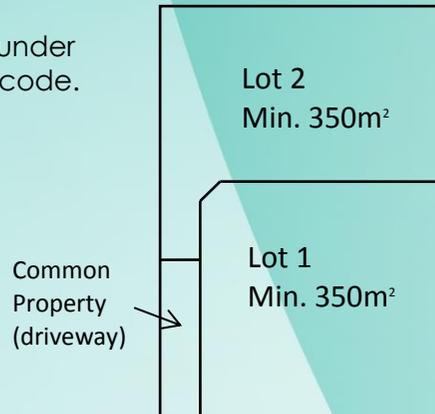
Related Documents: This information sheet should be read in conjunction with:

- The Shire of Dardanup Town Planning Scheme
- WAPC Policies (particularly DC 2.2 and DC 2.3) available from www.wapc.wa.gov.au
- Residential Design Codes available from www.wapc.wa.gov.au

TYPICAL SUBDIVISION LAYOUTS

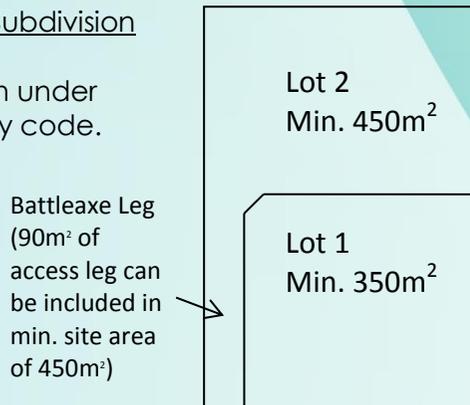
Survey Strata Subdivision

Subdivision under R20 density code.



Freehold Subdivision

Subdivision under R20 density code.



FURTHER INFORMATION

Additional information may be obtained by contacting

A Planning Officer
within the
Development Services
Directorate

Phone: 9724 0055

SHIRE OF DARDANUP

1 Council Drive | PO Box 7016
EATON WA 6232

Phone: 9724 0055 Fax: 9724 0091

 records@dardanup.wa.gov.au

 www.dardanup.wa.gov.au



TOWN PLANNING
INFORMATION BROCHURE
6

SUBDIVIDING
RESIDENTIAL
LAND

WHAT YOU NEED TO
KNOW AND DO.

THE PROCESS

Subdivision applications are lodged with, and determined by, the Western Australian Planning Commission (WAPC). The Shire only plays an advisory role in the process.

Applications are required to be submitted on the WAPC's Form 1A which is available from the WAPC or the Shire.

There are two basic types of subdivision:

Freehold (green title) subdivision – properties that are created independently of each other and are classed as 'single house' lots.

Strata Title subdivision – properties that are owned separately but form part of a group and often involve 'common property'. Those with common property are classed as 'grouped dwelling' lots but those without common property are classed as 'single house' lots.

REQUIREMENTS

To qualify for subdivision, the property must be able to connect to deep sewer (this can be confirmed with the Water Corporation) and comply with the following site area requirements:

Density Code	Average. Area Each Lot	Min. Area Each Lot	Min. Area Battleaxe Lot
R12.5	800 (2 lots = 1600)	700	762.5
R15	666 (2 lots = 1332)	580	655
R20	450 (2 lots = 900)	350	450
R30	300 (2 lots = 600)	260	410
R40	220 (2 lots = 440)	180	380

General Subdivision Notes:

- The 'minimum site area' is the area of a lot.
- In the case of a corner lot, up to a maximum of 20m² of the corner truncation can be added to the area of the adjoining lot.
- Where the lot (excluding access leg) adjoins or abuts a right-of-way, public open space reserve, pedestrian access way, school site or equivalent, half of the width may be added to the site area (up to a maximum depth of 2m).

Freehold (Green Title) Subdivision Notes:

- A 'battleaxe lot' is one that has frontage to a public road only through a vehicle access leg (usually a minimum of 4m wide) that forms part of the lot.
- For battleaxe lots, the area of the access leg shall be included in the minimum site area but cannot contribute to more than 20% of the total site area. For example, in the case of a battleaxe lot of 450m² on a lot coded R20, a maximum of 90m² (20% of 450m²) of the access leg can be used as part of the minimum site area and therefore the area of the lot excluding the access leg shall not be less than 360m².

Survey Strata Subdivision Notes:

- The 'minimum site area' is the area defined for each dwelling: that is the area occupied by the dwelling itself, together with other areas set aside for the exclusive use of the dwelling but excludes any areas of common property (although these areas are included in the calculation of the average site area.

GENERAL INFORMATION

The following information is generic information applicable to subdivisions creating both freehold (green title) and strata title lots:

Access: Each lot shall be provided with vehicle access to a constructed public road. Where a lot is provided with access to the public road via a battleaxe/access leg, the access leg should be a minimum of 4m wide but may be reduced to 3m where necessary to retain an existing dwelling.

Contributions: The WAPC or Shire may require a contribution towards public open space, in accordance with WAPC Policy DC 2.3. The WAPC would normally require a 10% public open space contribution (land or cash-in-lieu) upon the creation of 3 or more lots. However, in some circumstances, the creation of less than 3 lots may still attract a 10% public open space contribution requirement.

The WAPC or Shire may also require a monetary contribution towards the provision or upgrade of dual use paths adjoining the subdivision site and in some instances may also require a monetary contribution towards the upgrade of the public road adjoining the subdivision site.

Development Approval: The Shire may require a development application to be approved prior to supporting the creation of irregular shaped lots or lots less than 260m².