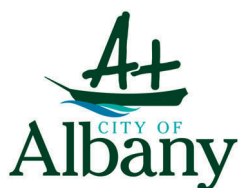


INFORMATION SHEET



Offices: 102 North Road
Postal Address: PO Box 484, ALBANY WA 6331
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Synergy Reference No: NIS06587_1

RESIDENTIAL SUBDIVISION

Single House Subdivision

The following information is intended to provide general guidance in regards to the creation of freehold (green) lot(s).

Subdivision Process

The subdivision process is outlined in the attached flowchart. It should be noted that subdivision applications for the creation of freehold (green) lot(s) are lodged with and determined by the Western Australian Planning Commission (WAPC) and that the City only plays an advisory role in the process.

Applications are required to be submitted on the WAPC's Form 1A. These forms are available from the WAPC.

Lot Sizes

DENSITY CODING	MINIMUM SITE AREA	AVERAGE SITE AREA	MINIMUM SITE AREA – BATTLEAXE LOTS
R5	2000m ²	2000m ²	N/A
R20	440m ²	500m ²	540m ²
R30	270m ²	300m ²	420m ²
R60	160m ²	180m ²	400m ²

Notes:

The minimum site area is the area of the green title lot.

A 'Battleaxe Lot' means one that has frontage to a public road only through a pedestrian or vehicular access way that is part of the lot.

For Battleaxe Lots, the area of the access leg shall be included in the minimum site area however should not contribute to more than 20% of the site area. For example, in the case of a Battleaxe Lot of 540m² in an area coded R20, a maximum of 108m² (20% of 540m²) of the access leg can be used to calculate the minimum site area, and the effective minimum site area of the proposed lot (i.e. the area of the lot excluding the access leg) shall not be less than 432m² (80% of 540m²).

In the case of a lot with a corner truncation, up to a maximum of 20m² of that truncation shall be added to the area of the adjoining lot.

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Where the lot (excluding access leg) adjoins or abuts a right-of-way or public reserve for open space, pedestrian access, school site or equivalent, half of the width (up to a maximum depth of two metres) may be added to the minimum site area.

Frontages

'Frontage' means the width of a lot at the primary street setback line. The minimum frontage is to be in accordance with WAPC Policy.

Access

Each lot should be provided with frontage access to a constructed public road. This is to ensure the provision of public utility services as well as to provide vehicular access to the lot.

In the case of a battleaxe lot or site, the access leg should be a minimum of 4 metres wide.

Connection to Sewerage

Suitable arrangements will need to be made with the City so that provision to an adequate sewerage service will be available to all the lots shown on the approved plan of subdivision.

Suitability for Development

All new lots should be physically capable of development for their intended purpose.

Development Approval

The City may require a development application to be approved prior to supporting the creation of irregular shaped lots less than 350m².

Related Documentation

This info sheet should be read in conjunction with:

- The City of Albany Town Planning Schemes;
- WAPC Policy;
- Residential Design Codes.

Enquiries & Contacts

The City welcomes your enquiry, please call the Planning Department on 98 419 333.

Department of Planning & Infrastructure
Country Planning Division
178 Stirling Terrace
ALBANY WA 6000
Ph: 9892 7333

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Survey Strata Subdivision

The following information is intended to provide general guidance in regards to the creation of survey strata lots with common property.

Survey Strata Process

The survey strata process is outlined in the attached flowchart. It should be noted that survey strata applications are lodged with and determined by the Western Australian Planning Commission (WAPC) and that the City only plays an advisory role in the process.

Applications are required to be submitted on the WAPC's Form 1A. These forms are available from the WAPC.

Lot Sizes

The site area requirements are dependent on the density coding of the land. The minimum and average site area requirements for the various density codes are generally as follows.

DENSITY CODING	MINIMUM SITE AREA	AVERAGE SITE AREA
R5	2000m ²	2000m ²
R20	440m ²	500m ²
R30	270m ²	300m ²
R60	160m ²	180m ²

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 are included in the calculation of the average site area).
- In the case of a lot with a corner truncation, up to a maximum of 20m² of that truncation shall be added to the area of the adjoining survey strata lot.
- Notwithstanding the above:
- in areas coded R60, the minimum site area shall be as permitted under Table 1 of the Residential Planning Codes, December 1991, where applications are made prior to 31 December 2004 (i.e. an average site area of 166.66 m² shall be permitted). Please note that in such instances no minimum site area applies;
- in areas coded R20 at the time of the gazettal of the Residential Design Codes the average site area shall be 450m². Please note that in such instances no minimum site area applies.

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Access

Each lot should be provided with access to a constructed public road. In the case of a battleaxe configured lot, the access leg should be a minimum of 4 metres wide however, may be reduced to 3 metres where necessary to retain an existing dwelling.

Connection to Sewerage

All new lots will need to be connected to sewer to the satisfaction of the City of Albany.

Suitability for Development

All new lots should be physically capable of development for their intended purpose.

Development Approval

The City may require a development application to be approved prior to supporting an application for survey strata. The development application should demonstrate the need for any proposed common property.

Related Documentation

This fact sheet should be read in conjunction with:

- The City of Albany Town Planning Schemes;
- WAPC Policy DC 1.3 – Strata Titles;
- Residential Design Codes.

Enquiries & Contacts

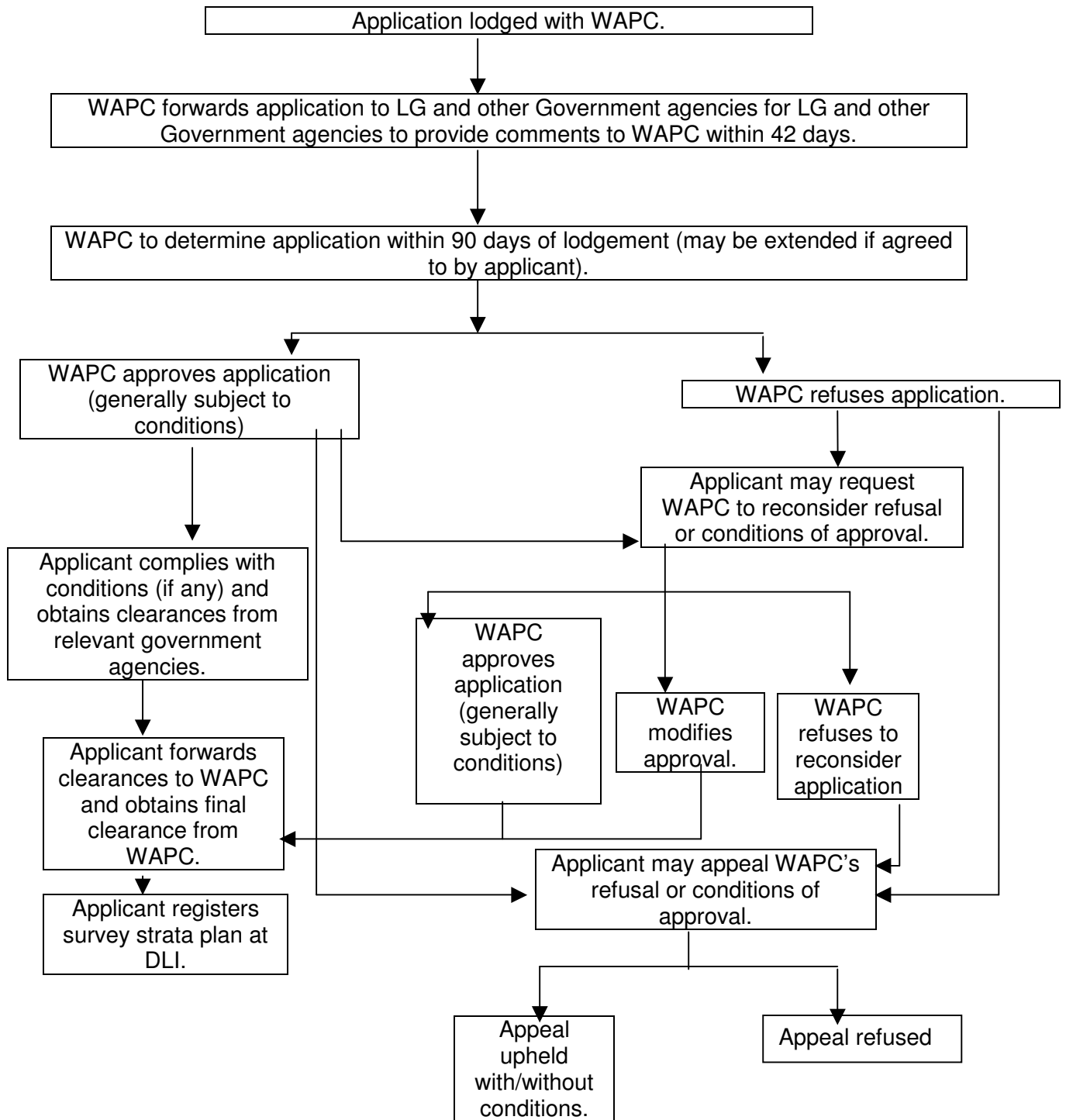
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SUBDIVISION PROCESS



LG: Local Government
 WAPC: Western Australian Planning Commission
 DLI: Department of Land Information

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More Information

Should you have any questions or require any further information, please contact a member of the Development Services Team by either phoning on 9841 9383, by email planning@albany.wa.gov.au or in person at the City Offices.

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