

## Did you know?

If your property is in a designated 'bushfire prone area' the State Government's policies for bushfire protection will apply. We recommend contacting an accredited bushfire consultant as early as possible to understand what this might mean for your property.



# NEED MORE INFORMATION?

Head to [denmark.wa.gov.au](https://denmark.wa.gov.au)

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- [enquiries@denmark.wa.gov.au](mailto:enquiries@denmark.wa.gov.au)
- (08) 9848 0300
- 953 South Coast Highway  
(9am-4pm Mon-Fri)

# SUBDIVISION



Current at 20 May 2024

## Can I subdivide my property?

This depends on the characteristics of your property and the zoning that applies.

The best place to start is to find out the zoning of your property at:

<http://www.denmark.wa.gov.au/plan-build-develop/planning-building-services/mapping.aspx>

## Can my residential land be subdivided?

Residential zoned land can potentially be subdivided where the 'density coding' allows for this and the conditions of the site suit.

For example, land in an area that has a coding of 'R15' can potentially be subdivided to a minimum lot size of 580m<sup>2</sup> with an average lot size of 666m<sup>2</sup>.

## Can my rural land be subdivided?

Rural zoned land can only be subdivided in very limited circumstances, as outlined in *State Planning Policy 2.5 - Rural Planning*.

Preserving large lots is a key part of protecting rural land uses such as farming and food production, extraction of basic raw materials and environmental conservation.

## What are the rules that apply?

Subdivision is guided by a range of town planning rules. These rules aim to make sure that our towns and rural areas grow and change in a way that is consistent with our community's vision for the future and meet safeguards against bushfire risks, environmental degradation and the loss of community assets.

More details are available in the Shire's Local Planning Strategy and Town Planning Scheme No. 3 available at:

[www.denmark.wa.gov.au/build-plan-develop/planning-building-services/local-planning-framework.aspx](http://www.denmark.wa.gov.au/build-plan-develop/planning-building-services/local-planning-framework.aspx)

You can also find the State Government's planning policies at:

[www.wa.gov.au/government/document-collections/state-planning-policies](http://www.wa.gov.au/government/document-collections/state-planning-policies)

This includes the Residential Design Codes, which is the key document for subdividing or developing land in residential areas.

## Who approves subdivision - the Shire or the State Government?

The Department of Planning, Lands & Heritage approves subdivision applications. The Shire provides comments and recommendations on subdivision proposals to help the Department understand the local context and community infrastructure requirements.

## How can I apply to subdivide?

Applications to subdivide land are made directly to the Department of Planning, Lands & Heritage. Information about subdivision applications is available on the Department's website [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)

## Who can I contact if I would like to discuss subdivision?

Please contact the Department's Albany regional office on 9892 7333 if you would like advice on subdivision applications and assessment. Enquiries can also be made via email to [info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au) or online via the Department's general enquiry form.

