



Shire of Northam

SUBDIVISION/AMALGAMATION INFORMATION SHEET

WHEN CAN A PROPERTY BE SUBDIVIDED

All properties in the Shire of Northam have a zoning, and each zoning has rules including a minimum lot size. Where a property is at least twice the minimum lot size for that zone it may have potential for subdivision. If you are unsure, contact the Shire on 9622 6100 and speak to a Planning Officer about your property.

Even if the lot is big enough there may be other issues that prevent the land being subdivided. For example, there may not be wide enough access, there could be effluent disposal issues, floodplain or other planning concerns.

THE SUBDIVISION PROCESS

Applications for subdivision/amalgamations are made to the Western Australian Planning Commission (WAPC). The WAPC sends out copies of the application to a number of organisations, including the local government, for their comment. The Shire must respond to the WAPC within 42 days with a letter recommending approval (with conditions), refusal (with reasons) or deferral (need more information).

If the WAPC issues conditional approval, it will usually include conditions requested by the Shire. The subdivider undertakes the necessary work then writes to the Shire and other Government agencies to request 'clearance' of the conditions listed on the approval. Once all the conditions have been cleared, the titles to the new lots can be requested by Landgate.

An applicant has the right to appeal to the State Administrative Tribunal (SAT) if they consider the conditions imposed on any approval or a refusal unacceptable. There is also a right of appeal if the subdivision application is not determined within 90 days.

WHAT DOES THE SHIRE CONSIDER

In making its response to the WAPC on a proposed subdivision the Shire will consider whether the land is the right size and shape for subdivision; if new lots will have safe and adequate access; how drainage should be managed; if existing buildings should be removed and whether the landscape value and amenity of an area will be maintained as well as floodplain and effluent disposal issues.

HOW DO I APPLY TO SUBDIVIDE MY LAND

Once you are sure that your property is suitable for subdivision, contact the WAPC on (08) 6551 9000 or download an application form from www.planning.wa.gov.au/626.asp

You may find it helpful to contact surveyors or planning consultants to help with the preparation of an accurate plan for subdivision.

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