

An architectural floor plan of a house is shown in a light blue color. A silver pen is pointing to a specific area on the plan. The plan includes various rooms and features labeled in blue text: 'Garage', 'COURTYARD', 'Entry', 'Dining', 'Kitchen', 'Breakfast Room', 'Family Room', 'Study', and 'STAIR HALL'. Dimensions and other technical details are also visible on the plan.

# Developed

A beginners step-by-step guide  
to subdividing your property

*subdivision essentials*

A photograph of a modern, single-story house. The house features white corrugated metal siding on the upper level and a concrete garage on the lower level. There are two windows on the upper level, one single and one double. The house is set against a clear blue sky. In the foreground, there is a concrete driveway and a metal fence with green foliage. A large, faint watermark of a house icon is visible in the bottom left corner of the image.

subdivision essentials

# OVERVIEW OF STEPS



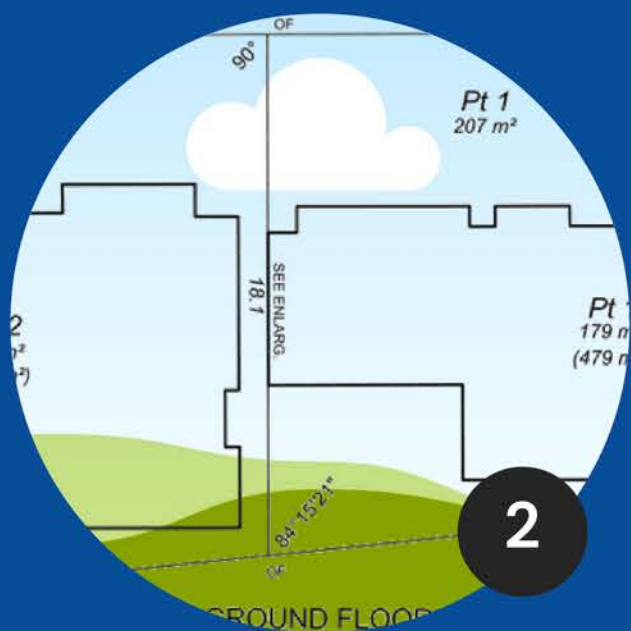
1

## Town Planning

Reviewing the property zoning.

## Subdivision Design

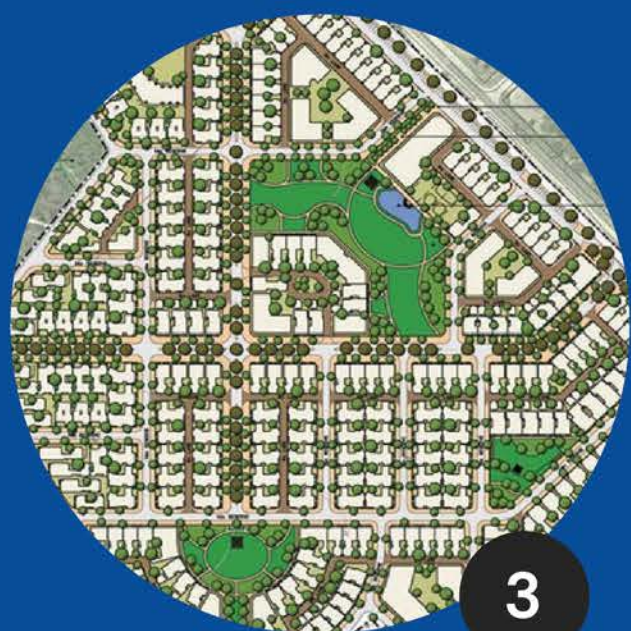
Once the zoning is known the subdivision design can be completed.



2

## WAPC (Western Australian Planning Commission) Subdivision Application

When you receive the subdivision approval it will likely be subject to conditions.



3

## Clearing Conditions



4

## Plan Lodgements



5

## Titles

# STEP 1 TOWN PLANNING

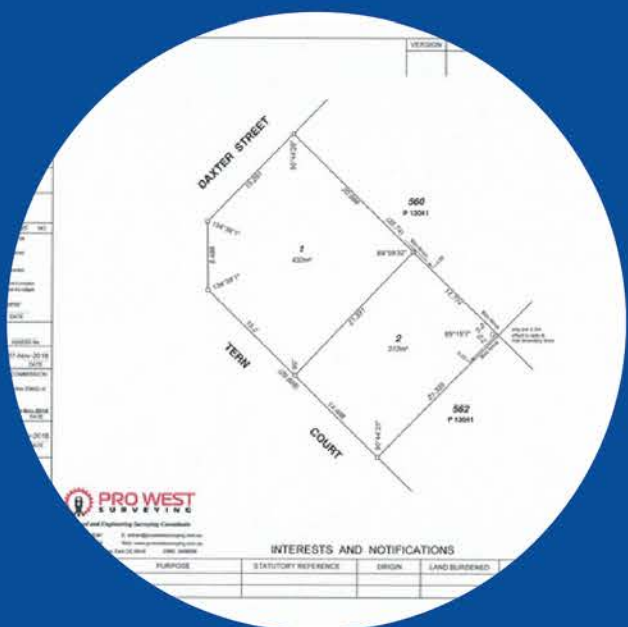


The first step when looking to subdivide is confirming the zoning and planning constraints for your property.

**REACH OUT TO A QUALIFIED TOWN PLANNER (PLANNING CONSULTANT)** to provide you this information.

**TOWN PLANNERS** are a professional that specialise in interpreting the planning framework. In simple scenarios surveyors, architects and designers and also assist with this.

## SUBDIVISION DESIGN



Once you have reviewed the zoning and planning constraints, a **TOWN PLANNER** you can then begin to look at your subdivision design.

### Key Items to consider

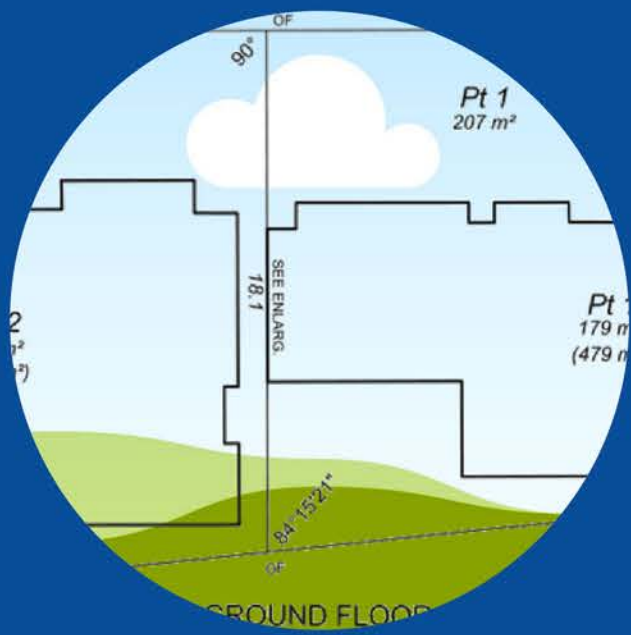
- Lot sizes
- If retaining a house, building modifications required
- If retaining a house, the retained block meets the residential design codes.
- What type of title do you want ? (Green Title, Survey Strata, Strata)
- Existing service locations
- Future service locations

1 MONTH



# STEP 2

## WAPC SUBDIVISION APPLICATION



**SURVEYOR** to complete **FEATURE SURVEY**, this is required prior to the lodgement of the **WAPC (Western Australian Planning Commission)** application.

**TOWN PLANNER** to review the proposed subdivision plan and prepare a cover letter to accompany the application along with any planning justification.

**PROPERTIES DON'T ALWAYS FIT THE PLANNING FRAMEWORK.**

**TOWN PLANNERS CAN OFTEN JUSTIFY WHY A SUBDIVISION SHOULD BE APPROVED EVEN WHEN IT DOESN'T MEET THE SUBDIVISION CRITERIA.**



3 MONTHS - APPLICATION LODGED TO DETERMINATION

# STEP 3A

## WAPC APPROVAL RECIEVED



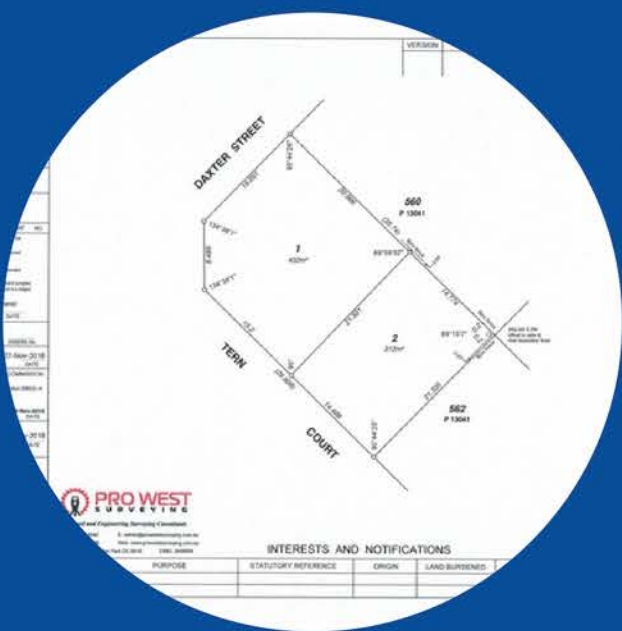
Your WAPC approval will take 90 days to be determined.

Its important to have your **TOWN PLANNER** monitor the application once its lodged to make sure refusal or non standard conditions can be discussed prior to recieving the outcome.

**SHOULD YOU HAVE AN APPLICATION REFUSED, YOU DO HAVE THE ABLITY TO CHALLENGE THE DETERMINATION AT THE STATE ADMINISTRATIVE TRIBUNAL (SAT). YOUR TOWN PLANNER CAN, HOWEVER HOPEFULLY YOU DON'T END UP HERE IF YOU FLOW STEPS 1 & 2 !**

Your WAPC approval will be subject to a set of standard conditons along with sometimes non-standard conditions depending on the property. Your **PROJECT MANAGER** can assist you with clearing these conditions.

## 3B CLEARING CONDITIONS



You will normally have conditions from the below authorities:

- Local Government
- Water Corporation
- Western Power

You will need to engage a **PROJECT MANAGER** or act as the project manager yourself.

**2-4 MONTH**



# STEP 4



## PLAN OF SUBDIVISION + PLAN LODGEMENT

Once you have begun clearing your subdivision conditions you will likely want to know where the new boundaries will go.

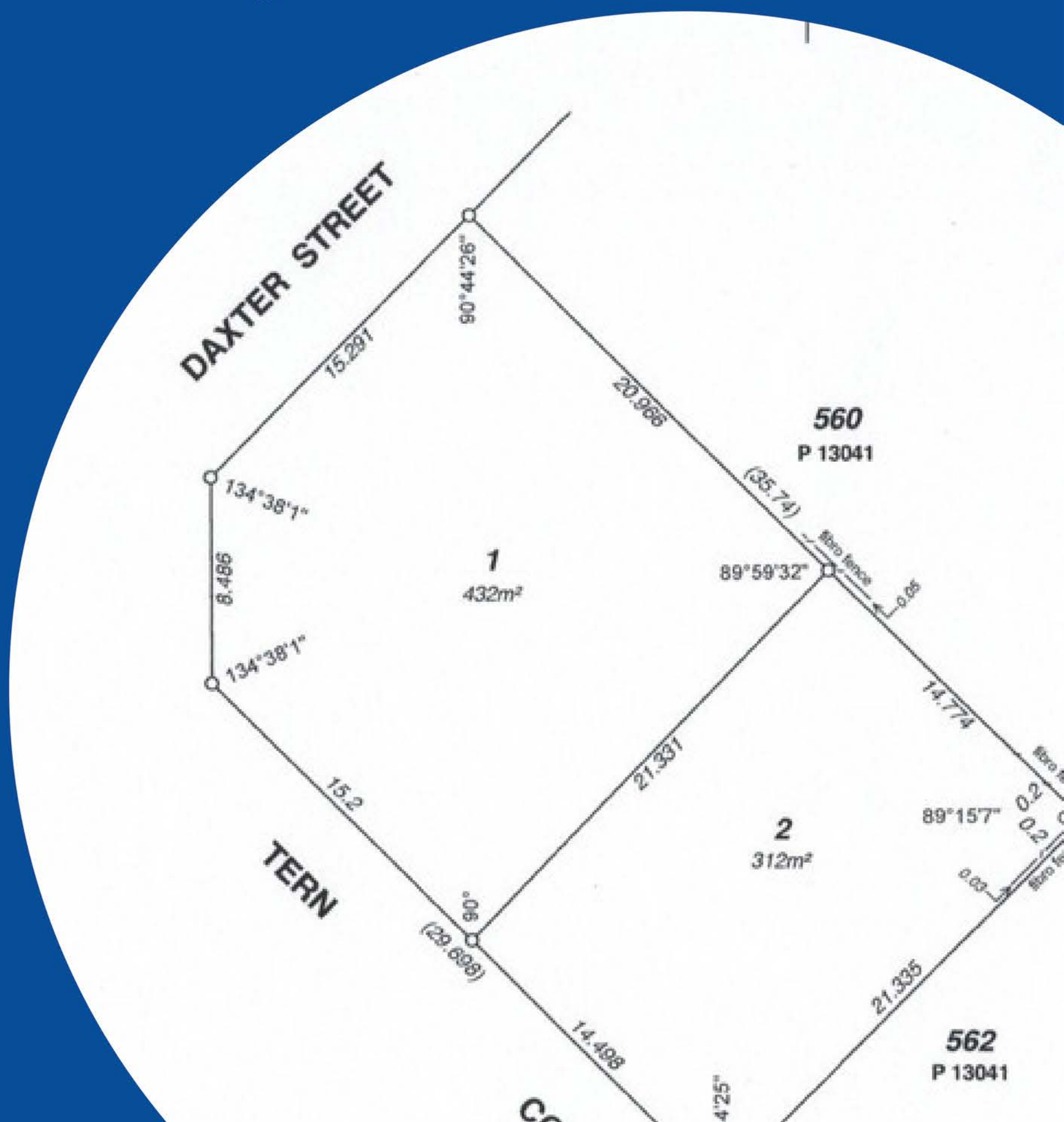
To complete this you will need to get your **SURVEYOR** to carry out the final pegging of your subdivision.

This will allow your new plan of subdivision to be prepared by the **SURVEYOR** for formal lodgement.

Reasons you need a final **PLAN OF SUBDIVISION**:

- Authorities may require a formal peg by a **SURVEYOR** prior to installing new services.
- Sales contracts may require a formal plan
- Installing new fencing
- A legal requirement for creating a new title in Western Australia.

1 MONTH



# STEP 5



## TITLES

Once all the conditions have been completed and cleared the final plan will be lodged at Landgate.

The plan will then become IOFD (In Order For Dealings)

**YOU ARE NOT FINISHED JUST YET – DON'T MAKE THIS MISTAKE**

The next and final step is the preparation and lodgement of the **NEW TITLES APPLICATION.**

This involves obtaining consent from your bank to allow the separate subdivision to be created.

Things to be considered:

- Are you discharging your mortgage ?
- Are you re-financing ?
- Are you splitting out names to separate titles ?
- Are you ready to create the new titles ?

1 MONTH



# STEP 6



## TAKE ACTION

Do you have a property that needs a formal review ?

**DEVELOPED** has a full team specialised in,

- Town Planning
- Surveying
- Subdivision Services
- Strata Solutions
- Project Delivery

**Reach out today for a in person session with one of our project team:**

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(08) 6119 9175

ABOUT

## **Developed**

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Our services include:

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- Strata Solutions
- Project Delivery

We often think outside the box to obtain solutions, which is what we enjoy doing most.





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