

# 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.

## MORE INFORMATION:



[www.plantagenet.wa.gov.au](http://www.plantagenet.wa.gov.au)

Find policies, application forms, and other planning & building information. You can also make an online enquiry.

## CONTACT US:



(08) 9892 1111



[info@sop.wa.gov.au](mailto:info@sop.wa.gov.au)



PO Box 48  
MOUNT BARKER WA 6324

This information is provided as a general guide only - please contact us before starting your project.



Shire of  
**Plantagenet**

Mount Barker • Kendenup • Narrikup  
Porongurup • Rocky Gully

V1.1 28 November 2025



Shire of  
**Plantagenet**

Mount Barker • Kendenup • Narrikup  
Porongurup • Rocky Gully

# SUBDIVIDING LAND

## Planning & Building Guidelines



## 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: [www.plantagenet.wa.gov.au/local-planning-scheme.aspx](http://www.plantagenet.wa.gov.au/local-planning-scheme.aspx)

Residential zoned land can potentially be subdivided where the 'density coding' allows for this and the conditions of the site suit. The State Government's **Residential Design Codes** outlines minimum lot sizes.

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.

## 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.

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.

## What are the rules that apply to subdivision?

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.

Key guiding documents include:

- Shire's Local Planning Scheme
- Shire's Local Planning Strategy
- Residential Design Codes
- State Planning Policies

You can find more information about the Shire's planning documents at: [www.plantagenet.wa.gov.au](http://www.plantagenet.wa.gov.au)

You can find the State Government's planning policies at: [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)

