



C.5.11

Town Planning Information Sheet 08

TOWN PLANNING SCHEME NO. 3 GELORUP SUMMARY OF SUBDIVISIONAL PROCEDURES

To assist landowners in understanding the workings of the Gelorup Scheme, the following information is provided in summary form:

1. The Gelorup Scheme is a "Guided Development Scheme" that outlines the manner in which land within the Scheme Area can be subdivided and the area developed.
2. Landowners can apply to the Western Australian Planning Commission (WAPC) for approval to subdivide their land **as and when they choose**.
3. Subdivision applications are to be in accordance with the policies and requirements of the Scheme.
4. The Scheme provides a mechanism whereby certain development costs are shared between the landowners within the Scheme Area and in addition, identifies the location and requirement of land for public open space purposes and the main road pattern for the area.
5. The Scheme allows the creation of 4,000m² (1 acre) sized lots. No further subdivision of such lots will be permitted.
6. Prior to lodging an application to subdivide with the Western Australian Planning Commission, **owners are encouraged** to obtain full information from the **Shire** as to their development obligations, and including an assessment of their proportion of the **shared** costs that will be applicable to their land.
7. The **shared** costs are payable at the time of subdivision.
8. The shared costs are reviewed annually and are payable at the rate applicable at the time of subdivision.
9. Owners not wishing to subdivide, can if they voluntarily choose, pay their proportion of the shared costs at the rate applicable at the time of payment.

Once such payment has been made, no further payment of the shared costs would be required in relation to the land, the subject of such payment.

ENQUIRIES

Any owner within the Gelorup Scheme Area who has any queries or requires proper information as to the workings of the Scheme, should make their enquiry to Planning staff either in person or by phone on 9727 0222. Email enquiries may be directed to info@capel.wa.gov.au

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