



Checklist

Subdividing Land in a Residential Zone

The purpose of this information sheet is to assist applicants in preparing a planning permit application for the subdivision of land in a residential zone.

Subdividing land in a residential zone must meet the requirements of clause 56 – Residential Subdivision of the Pyrenees Planning Scheme. The residential zones include General Residential Zone (GRZ), Low Density Residential Zone (LDRZ) and Township Zone (TZ). The zones specify the relevant standards and objectives of clause 56 to be met for the class of subdivision.

The following information is required when lodging a planning permit application for a subdivision in a residential zone:

Item	Completed
A completed application for planning permit form	
Pay the prescribed application fee	
A copy of the Certificate of Title and Title Plan/Plan of Subdivision including any covenants or agreements (produced within the last 3 months) - purchase a copy from https://www.landata.vic.gov.au/	
A site and context description as described in Clause 56.01-1 of the Pyrenees Planning Scheme	
A design response as described in Clause 56.01-2, including the following: <ul style="list-style-type: none">• Response to relevant objectives, policy, strategies.• Clause 56 response.• A plan showing the layout of the subdivision in context with the surrounding area.	
Fully dimensioned subdivision plan at preferred scales of 1:100 or 1:200 including: <ul style="list-style-type: none">• The boundaries and dimensions of each lot.• Area of each lot (m²) including any common property areas.• Building envelopes (as required)	
A response to any other application requirements under the zone or any overlays affecting the land.	
For larger subdivisions, a traffic impact assessment may be required.	
Development plans if applicable including floor and elevation plans of the proposed buildings and works drawn to a scale of 1:100.	

Please note that this is a standard checklist which provides documentation required for lodging an application for a residential subdivision. However, additional information may be required depending on other planning controls affecting the land, the nature and complexity of the proposal and in some cases vegetation removal requirements.

For more information, please contact the Planning Department on (03) 5349 1100 or you can email pyrenees@pyrenees.vic.gov.au Attn: Planning