

# City of Wanneroo Subdivision Clearance Requirements

*Last Updated January 2023*

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**Part 1 – Administrative Conditions (AD)**

Code	Condition	Responsible Clearing Department	Clearance Requirement	
			Process	Documentation
SAD1	Prior to the Western Australian Planning Commission's endorsement of a diagram or plan of survey (deposited plan) for the creation of the lots proposed by this application, the lot that is the subject of this application being created on a separate diagram or plan of survey (deposited plan) and the plan being endorsed by the Western Australian Planning Commission.	Approval Services - Planning	Parent lot applicable to the application area is to be created prior to clearance of the proposed lots.	Deposited Plan.
SAD2	The portion of land shown on the plan dated X (attached) being amalgamated with the adjacent lot pending joint subdivision with the adjoining owner.	Approval Services - Planning	Portion of the land is shown as a balance lot until such time that the adjoining land is subject to subdivision in order for amalgamation to occur.	Deposited Plan.
SAD3	The existing lots that are the subject of this application being amalgamated on the diagram or plan of survey (deposited plan).	Approval Services - Planning	Amalgamation of the applicable lots.	Deposited Plan.
SAD6	The landowner/ applicant contributing towards development infrastructure provisions pursuant to the City of Wanneroo District Planning Scheme No. 2.	Coordinator Scheme Contributions	Contribution is agreed to with the City and the sum is paid in full.	Receipt.

**Part 2 – Amenity Conditions (AM)**

Code	Condition	Responsible Clearing Department	Clearance Requirements	
			Process	Documentation
SAM1	To provide a spray drift buffer between the market garden and adjacent residential lots, the landowner/applicant is to install a specially designed 1.8 metre high fence and a protected and maintained vegetation buffer of one line of evergreen trees or bushes (a minimum height of 1.5 metres) in accordance with the plan dated X (attached) to the satisfaction of the Western Australian Planning Commission.	Approval Services - Planning	Fencing and Buffer to be installed to the specification and to the satisfaction of the City.	Photos/Site inspection.  Completion of PC inspection report or acceptance of bond.
SAM2	The landowner/applicant shall provide a written undertaking to the satisfaction of the Western Australian Planning Commission to ensure that prospective purchasers of lots proposed within 300 metres of an operating market garden are notified on contracts of sale of the existence of the market garden operations and the potential to be affected by odours, noise, dust and spray drift that this land use may cause.	Approval Services - Planning	The landowner/applicant shall insert a notification on any future contract of sale.	Letter of undertaking.  Contract of Sale.
SAM4	The landowner/applicant installing suitable rural fencing of good standard in accordance with the plan dated X (attached) to the satisfaction of the Western Australian Planning Commission.	Approval Services - Planning	Fencing and Buffer to be installed to the specification and to the satisfaction of the City	Photos/Site inspection.
SAM5	A notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i> is to be placed on the certificates of title of the proposed lot(s) advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:  <i>“This lot is in close proximity to known mosquito breeding areas. The predominant mosquito species is known to carry viruses and other diseases.”</i>	Approval Services - Planning  Health Services	Notification placed on title and shown on Deposited Plan.  Signs off the Mosquito Management Plan	Deposited Plan.  Section 70A Notification lodged with the City for execution.

**Part 3 – Building and Use Conditions (B)**

Code	Condition	Responsible Clearing Department	Clearance Requirement	
			Process	Documentation
SB1	All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation including the Local Planning Scheme, <i>Building Act 2011</i> , and National Construction Code Series/ Building Code of Australia (as amended).	Health Services - (Effluent Setbacks)  Approval Services - Building (Building Setbacks)	The applicant ensures the there is adequate clearance/s between the new boundaries and buildings/effluent systems.	Effluent Setbacks: Site plan illustrating setback to effluent system.  Building Setbacks: Where building works are required under the <i>Building Act 2011</i> , a Building Permit may be required. Alternatively, a letter from a qualified building surveyor demonstrating a permit is not required can be provided.
SB2	Uniform fencing being constructed along the boundaries of all of the proposed lots abutting X.	Approval Services - Planning	Fencing to be installed to the specification and to the satisfaction of the City. <a href="#">Refer to Local Planning Policy 4.7 Uniform Fencing</a> and the <a href="#">Uniform Fencing Standards</a>  <i>*Fencing is to be installed when clearing the residential lots.</i>	Fencing plans in accordance with CoW specifications.  Photos/Site Inspection.
SB5	Other than buildings, outbuildings and/or structures shown on the approved plan for retention, all buildings, outbuildings and/or structures present on lot(s) [INSERT VALUE] at the time of subdivision approval being demolished and materials removed from the lot(s).	Approval Services - Building	Applicable buildings/structures are demolished in accordance with subdivision.	Demolition Permit; and  Photos/Site Inspection showing the site is free from all structures, buildings, rubble and any other man-made material.
SB7	The existing dwelling being retained is to comply with the requirements of the Residential Design Codes.	Approval Services - Planning	Building/s retained on-site. Applicant must demonstrate compliance with	Site, Floor and Elevation Plans.

			the relevant Residential Design Codes requirements.	Photos of any works undertaken to demonstrate compliance with the R-Codes (e.g. landscaping, store).
SB8	Prior to commencement of subdivisional works, a detailed plan identifying building envelope(s) on all lots on the approved plan of subdivision is to be prepared in consultation with the local government to ensure the appropriate siting of development, to the satisfaction of the Western Australian Planning Commission.	Approval Services - Planning	A plan is provided which shows the building envelope location and is approved by the City.	Geotechnical Report for each envelope; and  Plan illustrating building envelope locations (if one does not already exist).
SB9	The landowner/applicant shall provide a written undertaking to the satisfaction of the Western Australian Planning Commission to advise prospective purchasers of the provisions of the local government's local planning scheme that relate to the use and management of the land.	Approval Services - Planning	A letter of undertaking is provided to the City which states this will/is occurring.  A copy of the contract of sale is provided which includes notifying the scheme provisions.	Letter of undertaking.  Contract of sale.
SB10	A restrictive covenant, to the benefit of the local government, pursuant to section 129BA of the <i>Transfer of Land Act 1893</i> (as amended) is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of the land. Notice of this restriction to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows:  <i>"No new development shall occur within [INSERT VALUE] of the right-of-way abutting the [INSERT VALUE] boundary of the lots to accommodate widening of the right-of-way should it be required in the future".</i>	Approval Services - Planning	Notification placed on title and shown on Deposited Plan.	Deposited Plan.  Section 70A Notification lodged with the City for execution.
SB11	Common walls being shown on the survey strata plan as prescribed "party wall easement", pursuant to Regulation 33 of the <i>Strata Titles (General) Regulations 2019</i> and Section 61 of the <i>Strata Titles Act 1985</i> .	Approval Services - Building	Notification on the survey strata plan	Survey-Strata Plan.

SB12	Boundary(ies) of lots defined by “party walls”, are to be subject to a party wall rights easement(s) created pursuant to Section 136C of the <i>Transfer of Land Act 1893</i> , which is to be shown on the diagram or plan of survey (deposited plan) as constructed.	Approval Services - Building	Notification on the survey strata plan	Survey-Strata Plan.
SB13	A restriction(s) in accordance with Section 32 (2) of the <i>Strata Titles Act 1985</i> is to be placed on the certificate(s) of title of the proposed lot(s) confirming that X. The restriction(s) are to be included on the deposited plan. The restriction(s) are to state as follows: X	Approval Services - Building	Notification on the survey strata plan	Survey-Strata Plan.
SB14	A restrictive covenant, to the benefit of X pursuant to Section 129BA of the <i>Transfer of Land Act 1893</i> is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of the land. Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows: X	Approval Services - Building	Notification on the survey strata plan	Survey-Strata Plan.

**Part 4 – Drainage and Site Works Conditions (D)**

Code	Condition	Responsible Clearing Department	Clearance Requirement	
			Process	Documentation
SD1	<p>Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:</p> <p>a) lots can accommodate their intended use; and</p> <p>b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.</p>	Land Development (Engineers)	<p>Lodge engineering drawings for approval.</p> <p>Work shall be completed as per approved engineering plan, specification and approved plan of subdivision.</p>	<p>Deposited Plan.</p> <p>Approved Engineering Drawings.</p> <p>Completion of PC inspection report.</p>
SD2	<p>Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with any approved X Local Water Management Strategy/Drainage and Water Management Plan.</p>	Land Development (Engineers)	<p>An UWMP is prepared by the landowner/applicant and is approved by the City prior to commencement of subdivisional works.</p> <p>Written confirmation on supporting the UWMP from Department of Water is required.</p>	<p>UWMP approval letter.</p>
SD3	<p>Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission.</p>	Land Development (Engineers)	<p>Lodge engineering drawings for approval.</p> <p>Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision.</p>	<p>Deposited Plan.</p> <p>Approved Engineering Drawings.</p> <p>Completion of PC inspection report or acceptance of bond.</p>
SD4	<p>The land being filled, stabilised, drained and/or graded as</p>	Land Development	<p>Lodge engineering drawings for</p>	<p>Deposited Plan.</p>

	<p>required to ensure that:</p> <p>a) lots can accommodate their intended development; and</p> <p>b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and</p> <p>c) stormwater is contained on-site, or appropriately treated and connected to the local drainage system.</p>	(Engineers)	<p>approval.</p> <p>Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision.</p>	<p>Approved Engineering Drawing.</p> <p>Completion of PC inspection report or acceptance of bond.</p>
SD5	<p>Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and</p> <p>In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.</p>	Land Development (Engineers)	<p>Geotechnical investigation shall be done before commencement of any subdivisional work.</p> <p>Post geotechnical investigation shall be carried as per Pre-geo technical recommendations.</p> <p>Report shall be provided to the City.</p>	<p>Acceptance of Pre-Geotechnical Report.</p> <p>Acceptance of post geotechnical report as required.</p>
SD7	<p>Suitable arrangements being made for connection of the land to the comprehensive district drainage system at the landowner/applicant's cost.</p>	Land Development (Engineers)	<p>Lodge engineering drawings for approval.</p>	<p>Approved Engineering Drawings.</p>
SD8	<p>Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the <i>Planning and Development Act 2005</i>.</p>	Land Development (Engineers)	<p>Draft deposited plan is provided to the City which illustrates all easements. This is to be supported by the City prior to registering with Landgate.</p>	<p>Deposited Plan.</p>



**Part 6 – Environmental Conditions (EN)**

Code	Condition	Responsible Clearing Department	Clearance Requirements	
			Process	Documentation
SEN1	Prior to the commencement of subdivisional works a foreshore/ environmental/ bushland/tree/wetland/wildlife protection [DELETE AS APPLICABLE] management plan for X is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Department of Water and Environmental Regulation) OR (Local Government) OR (Department of Biodiversity, Conservation and Attractions) [DELETE AS APPLICABLE]	Strategic Land Use Planning and Environment	Relevant Management Plan to be lodged and approved by the City prior to commencement of site works and in accordance with the City's Guidelines on Environmental Management Plans.	A copy of the signed approval letter certifying that the relevant Management Plan has been assessed and deemed satisfactory by the City; and  Written demonstration of how the implementation of the relevant Management Plan has commenced, and what actions have occurred to carry out agreed works and to meet completion criteria as agreed in the approved Plan. (e.g. a monitoring report submitted to the City)
SEN2	Measures being taken to ensure the identification and protection of any vegetation on the site worthy of retention that is not impacted by subdivisional works, prior to commencement of subdivisional works.	Land Development (Landscaping)	Relevant information to be lodged and approved by the City prior to works commencing; and  If vegetation has not been retained then sufficient justification shall be provided to the satisfaction of the City.	Relevant documentation showing vegetation location/ quality and vegetation to be retained such as: Level 1 or Level 2 Flora and Vegetation Survey; or Relevant Environmental Management Plan.
SEN3	A revegetation plan being prepared, approved and implemented for the revegetation of X or the area shown on the dated X (attached) with appropriate native species	Land Development (Landscaping)	A Management Plan shall be lodged with the City and approved by the City prior to works commencing and	A copy of the signed approval letter certifying that the Revegetation

	to the specifications of the Department of Water and Environmental Regulation OR Department of Biodiversity, Conservation and Attractions OR Local Government.		clearance being issued.	<p>Management Plan has been assessed and deemed satisfactory by the City; and</p> <p>Written demonstration of how the implementation of the Revegetation Management Plan has commenced, and what actions have occurred to carry out agreed works and to meet completion criteria as agreed in the approved Plan. (e.g. a monitoring report submitted to the City).</p>
SEN4	Measures being taken to ensure vegetation within the proposed Regional Open Space Reserve as identified in the plan dated X (attached), is protected prior to the commencement of subdivisional works. (Local Government), (Western Australian Planning Commission) OR (Department of Biodiversity, Conservation and Attractions).	Land Development (Landscaping)	A Management Plan shall be lodged with, and approved by the relevant clearing authority and Prior to the commencement of works.	<p>A copy of the signed approval letter certifying that the Management Plan has been assessed and deemed satisfactory by the relevant clearing authority; and</p> <p>Written demonstration of how the implementation of the Plan has commenced, and what actions have occurred to ensure that vegetation within the Regional Open Space has been protected. (e.g. a monitoring report submitted to the City).</p>
SEN5	Measures being taken to ensure no vegetation within Bush Forever Site No. X is removed or disturbed during subdivisional works, other than as approved in a [INSERT VALUE Management Plan or plan of subdivision], including any secondary impacts from works to provide	Land Development (Landscaping)	Land clearing and site works to be undertaken in accordance with any and all relevant approved Management Plans and subdivisions; and	<p>Deposited Plan to show clearly marked location of any Bush Forever Sites;</p> <p>Written demonstration of</p>

	<p>service infrastructure and drainage to implement the approved plan of subdivision. (Department of Biodiversity, Conservation and Attractions) or (Local Government).</p>		<p>Land clearing as a part of approved subdivisional works shall include temporary fencing of Bush Forever Sites.</p>	<p>actions undertaken in order to ensure that no vegetation within the Bush Forever Site has been removed or disturbed; and</p> <p>Post construction photographs of Bush Forever Site boundaries where practicable.</p>
SEN9	<p>Prior to commencement of subdivision works, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required.</p> <p>If required, remediation, including validation of remediation, of any contamination identified shall be completed prior to the issuing of titles to the satisfaction of the Western Australian Planning Commission on advice from the Department of Water and Environmental Regulation, to ensure that the lots created are suitable for the proposed use.</p> <p>Investigations and remediation are to be carried out in compliance with the <i>Contaminated Sites Act 2003</i> and current Department of Water and Environmental Regulation Contaminated Site Guidelines.</p>	Strategic Land Use Planning and Environment	<p>Soil contamination report is provided to the City which propose remediation measures, and is acceptable to the City.</p>	Soil contamination report.
SEN11	<p>A restrictive covenant, to the benefit of the local government, pursuant to section 129BA of the <i>Transfer of Land Act 1893</i> is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of the land.</p> <p>Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows:</p> <p><i>“No buildings and effluent disposal systems are to take place outside the defined building envelope(s), unless otherwise approved by the local government.”</i></p>	Approval Services - Planning	Notation in the DP.	Deposited plan.

## 7 – Fire and Emergency Conditions (F)

Code	Condition	Responsible Clearing Department	Clearance Requirement	
			Process	Documentation
SF1	<p>Information is to be provided to demonstrate that the measures contained in Section 6; Table X (INSERT TABLE NUMBER THAT RELATES TO DEVELOPER IMPLEMENTATION RESPONSIBILITIES) of the bushfire management plan [RENAME/ INSERT VERSION/ DATE] have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan. (Local Government)</p> <p>Or</p> <p>Information is to be provided to demonstrate that the measures contained in the bushfire management plan (insert version/date) [RENAME/ DELETE AS APPLICABLE] that address the following:</p> <p>(a)</p> <p>(b)</p> <p>(c)</p> <p>Have been implemented during subdivisional works. This information should include a notice of 'Certification by Bushfire Consultant'.</p>	<p><b>Approval Services – Planning</b></p> <p><i>If the clearance application includes a certification letter from a bushfire consultant the condition can be cleared by a Planner.</i></p> <p><b>OR</b></p> <p><b>Chief Bush Fire Control Officer (CBFCO)</b></p> <p><i>In all other instances the condition needs to be cleared by the CBFCO.</i></p>	<p>Works to be undertaken as required within the Bushfire Management Plan.</p>	<p>Certification letter from a bushfire consultant.</p> <p>OR</p> <p>Written demonstration of actions undertaken as listed in the BMP; and</p> <p>Photos/Site Inspection.</p>
SF3	<p>A plan is to be provided to identify areas of the proposed lot(s) that have been assessed as BAL-40 or BAL-Flame Zone.</p> <p>A restrictive covenant to the benefit of the local government, pursuant to section 129BA of the <i>Transfer of Land Act 1893</i>, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of the land within areas that have been assessed as BAL- 40 or BAL-Flame Zone.</p>	<p>Approval Services – Planning</p>	<p>Notification placed on title and shown on Deposited Plan.</p>	<p>BAL Rating Plan.</p> <p>Deposited Plan.</p> <p>Restrictive covenant lodged with the City for execution.</p>

	<p>Notice of this restriction is to be included on the diagram or plan of survey (deposited plan).</p> <p>The restrictive covenant is to state as follows:</p> <p><i>“No habitable buildings are to be built within areas identified as BAL-40 or BAL-Flame Zone”.</i></p>			
SF4	<p>Easement(s) in accordance with Section 195 of the <i>Land Administration Act 1997</i> specifying access rights for emergency fire purposes in favour of the Local Government and/or public authority are to be placed on the certificate(s) of title of the proposed lot(s) and the deed(s) of easement to specify care and management of the easement area is by the Local Government. Notice of this easement(s) is to be included on the diagram or plan of survey (deposited plan).</p> <p>The easement(s) are to state as follows:</p> <p><i>“x metre wide permanent emergency access way for vehicles is to be provided between ... [INSERT LOCATION DETAILS AS APPLICABLE]”</i></p>	Approval Services – Planning	Notification placed on title and shown on Deposited Plan.	<p>Deposited Plan.</p> <p>Easement lodged with the City for execution.</p>
SF5	<p>A X wide emergency access way in accordance with the approved plan of subdivision (attached) is to be provided. The provision of necessary access rights for the emergency access way:</p> <p>a) as an easement under Sections 195 and 196 of the <i>Land Administration Act 1997</i> in favour of the Local Government and/or public authority for emergency fire purposes and the deed of easement to specify care and management of the easement area is by the Local Government; OR b) vested in the Crown under Section 152 of the <i>Planning and Development Act 2005</i> and such land to be ceded free of cost and without any payment or compensation by the Crown.</p>	Approval Services – Planning	Notification placed on title and shown on Deposited Plan.	<p>Deposited Plan.</p> <p>Easement lodged with the City for execution.</p>
SF6	Easement(s) in accordance with Section 195 of the <i>Land</i>	Approval Services –	Notification placed on title and shown	Deposited Plan.

	<p><i>Administration Act 1997</i> specifying access rights for alternative bushfire access for lot(s) X [INSERT AS APPLICABLE], in favour of the Local Government and/or public authority are to be placed on the certificate(s) of title. The Local Government and landowner to agree on management arrangements of the easement area by deed. Notice of the easement(s) is to be included on the diagram or plan of survey (deposited plan). The easement(s) are to state as follows:</p> <p><i>“x metre wide right-of-carriageway easement is to be provided between... [INSERT LOCATION DETAILS AS APPLICABLE]”.</i></p>	Planning	on Deposited Plan.	Easement lodged with the City for execution.
SF7	<p>The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for “strategic water supply for fire fighting purposes” and vested in the Crown under Section 152 of the <i>Planning and Development Act 2005</i>, such land to be ceded free of cost and without any payment of compensation by the Crown.</p>	Approval Services – Planning	Shown on Deposited Plan as Crown reserve.	Deposited Plan.

**Part 9 – Lot Design Conditions (L)**

Code	Condition	Responsible Clearing Department	Clearance Requirement	
			Process	Documentation
SL1	The plan of subdivision is to be modified so that no lot is less than [INSERT VALUE] in area.	Approval Services - Planning	The deposited plan includes the required modification in accordance with this condition.	Deposited Plan.
SL2	The plan of subdivision is to be modified so that no lot is greater than [INSERT VALUE] in area.	Approval Services - Planning	The deposited plan includes the required modification in accordance with this condition.	Deposited Plan.
SL3	Local Development Plan(s) being prepared and approved for lots shown on the plan dated [INSERT VALUE] (attached) that address the following: a) b) c) (INSERT SPECIFIC REQUIREMENTS AS APPROPRIATE) to the satisfaction of the Western Australian Planning Commission.	Approval Services - Planning	A Local Development Plan (LDP) is formally lodged and approved by the City.	Approved LDP..
SL4	The landowner/applicant shall make arrangements to ensure that prospective purchasers of lots subject of a Local Development Plan are advised in writing that Local Development Plan provisions apply.	Approval Services - Planning	A letter of intent in provided which states potential purchasers will be notified; and/or  A copy of the contract of sale is provided which includes a condition related to the DAP/LDP.	Letter of undertaking; and/or,  Contract of Sale.

**Part 10 – Reserves Conditions (R)**

Code	Condition	Responsible Clearing Department	Clearance Requirements	
			Process	Documentation
SR2	The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for [INSERT VALUE] and vested in the Crown under Section 152 of the <i>Planning and Development Act 2005</i> , such land to be ceded free of cost and without any payment of compensation by the Crown. (INSERT CLEARING AGENCY AS APPLICABLE)	Approval Services - Planning	Shown on Deposited Plan as Crown reserve.	Deposited Plan.
SR3	An area(s) of land at least [INSERT VALUE] in area, in a position to be agreed with the Western Australian Planning Commission, being shown on the diagram or plan of survey (deposited plan) as a reserve for [INSERT VALUE] and vested in the Crown under Section 152 of the <i>Planning and Development Act 2005</i> , such land to be ceded free of cost and without any payment of compensation by the Crown.	Approval Services - Planning	Shown on Deposited Plan as Crown reserve.	Deposited Plan.
SR4	Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government.	Land Development (Landscaping)	Lodge landscaping drawings for approval  Work shall be completed as per approved landscaping drawings, specification and approved plan of subdivision; or,  Bond which covers the cost of such works shall be prepared, accepted by Land Development Manager and paid to the City or letter of undertaking as specified by Land Development.	Deposited Plan.  Approved Landscaping Drawings.  Completion of PC inspection report or acceptance of bond or letter of undertaking.



**Part 12 – Transport, Roads and Access Conditions (T)**

Code	Condition	Responsible Clearing Department	Clearance Requirements	
			Process	Documentation
ST1	<p>Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.</p> <p>As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC.</p>	Land Development (Engineers)	<p>Lodge engineering drawings for approval;</p> <p>Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision; or,</p> <p>Bond which covers the cost of outstanding works shall be prepared, accepted by LD Manager and paid to the City.</p>	<p>Deposited Plan.</p> <p>Approved Engineering Drawings.</p> <p>Completion of PC inspection report or acceptance of bond.</p>
ST2	<p>Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:</p> <p>a) street lighting is installed on all new subdivisional roads to the standards of the relevant licensed service provided and/or</p> <p>b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so that the road reserve location and width</p>	<p>Land Development (Engineers)</p> <p>OR</p> <p>Approval Services – Planning <i>Condition B will only be cleared by Planning when the applicant/landowner requires an easement to be</i></p>	<p>Lodge engineering drawings for approval</p> <p>Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision.; or,</p> <p>Bond which covers the cost of outstanding works shall be prepared, accepted by LD Manager and paid to the City.</p>	<p>Deposited Plan.</p> <p>Approved Engineering Drawings.</p> <p>Completion of PC inspection report or acceptance of bond.</p> <p>Deed of Easement.</p>

	<p>connect seamlessly and/or</p> <p>c) temporary turning areas are provided to those subdivisional roads that are subject to future extension and/or</p> <p>d) embayment parking is provided within the/abutting the proposed. [INSERT VALUE] [DELETE OPTIONS A) TO D) AS APPLICABLE] to the satisfaction of the Western Australian Planning Commission.</p>	<p><i>placed on the lot/s.</i></p>	<p>Legal Documents are lodged and executed by the City.</p>	
ST3	<p>Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area:</p> <p>EITHER to the satisfaction of the Western Australian Planning Commission; OR in accordance with the plan dated (attached); OR in accordance with the approved [INSERT NAME] structure plan. [DELETE AS APPLICABLE] The approved shared paths are to be constructed by the landowner/applicant.</p>	<p>Land Development (Engineers)</p>	<p>Lodge engineering drawings for approval;</p> <p>Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision; or,</p> <p>Bond which covers the cost of outstanding works shall be prepared, accepted by LD Manager and paid to the City.</p>	<p>Deposited Plan.</p> <p>Approved Engineering Drawings.</p> <p>Completion of PC inspection report or acceptance of bond.</p>
ST4	<p>Engineering drawings and specifications are to be submitted and approved, and satisfactory arrangements being made for subdivisional works to be undertaken in accordance with the approved plan of subdivision and engineering drawings and specifications, for the construction of full earthworks, one carriageway, shared path(s), drainage facilities and grade separated pedestrian crossing(s) required for the portion of X within/abutting [DELETE AS APPLICABLE] the application area.</p>	<p>Land Development (Engineers)</p>	<p>Assessment of the engineering drawings.</p>	<p>Approved Engineering Drawings.</p>
ST5	<p>Satisfactory arrangements being made with the local</p>	<p>Land Development</p>	<p>Check with City what specific works</p>	<p>Approved Engineering</p>

	government for the full/partial X cost of upgrading and/or construction of [INSERT VALUE ROAD(S)] in the locations as shown on the plan dated X (attached) to a standard of X.	(Engineers)	are required.  Provide the City with engineering drawings for approval.  The City approves the drawings subject to either bonding or construction.	Drawings.  Completion of PC inspection report or acceptance of bond.
ST8	An agreement for the acquisition of the land within the subdivision required for the road widening shown on the approved plan (attached) between the landowner and the local government is to be executed. The land required for road widening is to be shown as 'Road Widening' on the agreement for the acquisition and the diagram or plan of survey (deposited plan).	Land Development (Engineers)	Approval of a legal agreement.	Deposited Plan.  Legal Agreement.
ST9	X being widened in accordance with the approved plan of subdivision/plan dated [INSERT VALUE/DELETE AS APPLICABLE] (attached) by the landowner/applicant transferring the land required to the Crown free of cost for the purpose of widening X.	Approval Services - Planning	Road widening is to be shown on the Deposited Plan as road reserve.  Planner to check with Land Dev (Engineers) to ensure that DP matches the previously lodged engineering plans.	Deposited Plan.
ST10	The section of X widened in accordance with this approval, is to be constructed and drained at the full cost of the landowner/applicant.	Land Development (Engineers)	Lodge engineering drawings for approval  Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision; or,  Bond which covers the cost of outstanding works shall be prepared, accepted by LD Manager and paid to the City.	Deposited Plan.  Approved Engineering Drawings.  Completion of PC inspection report or acceptance of bond.
ST11	All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods policy/ DC 2.6 Residential Road Planning/ DC 1.7 General Road	Land Development (Engineers)	Engineering drawings lodged and approved by the City.	Deposited Plan.

	Planning/ DC 4.1 Industrial Subdivision [DELETE AS APPLICABLE].			
ST12	X metre truncation is to be provided at the junction of the access way and the proposed X rear lot.	Land Development (Engineers)	Engineering drawings illustrate appropriate truncation dimensions.	Deposited Plan.
ST13	A X metre truncation is to be provided at the junction of the access way and the X road reserve.	Land Development (Engineers)	Engineering drawings illustrate appropriate truncation dimensions.	Deposited Plan.
ST14	A X wide right-of-way is to be provided, constructed and drained at the landowner/applicants cost along the [INSERT VALUE] boundary of the subject land. The right-of-way is to be accurately illustrated and denoted on the [Diagram or Plan of Survey (Deposited Plan) or Survey-Strata Plan] [DELETE AS APPLICABLE] and vested in the Crown under Section 152 of the <i>Planning and Development Act 2005</i> , such land to be ceded free of cost and without any payment of compensation by the Crown.	Land Development (Engineers)	Lodge engineering drawings for approval  Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision.	Deposited Plan.  Approved Engineering Drawings.  Completion of PC inspection report.
ST15	The portion of the right-of-way is to be provided, constructed and drained at the landowner/ applicant cost along the X boundary of the subject land. The right-of-way is to be accurately illustrated and denoted on the [Diagram or Plan of Survey (Deposited Plan) or Survey-Strata Plan] [DELETE AS APPLICABLE] and vested in the Crown under Section 152 of the <i>Planning and Development Act 2005</i> , such land to be ceded free of cost and without any payment of compensation by the Crown.	Land Development (Engineers)	Lodge engineering drawings for approval  Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision.	Deposited Plan.  Approved Engineering Drawings.  Completion of PC inspection report.
ST16	The proposed access way(s) being constructed and drained at the landowner/applicants cost to the specifications of the local government.	Land Development (Engineers)	Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision in the case of 4 or more lots.  Where less than 4 lots are proposed, the City will accept drainage being installed and 100mm limestone base until such time as the construction of the dwellings has completed.	Deposited Plan.  Completion of PC inspection report.
ST17	The access way forming part of the rear lot shall be a minimum width of X metres, free of any building	Approval Services - Planning	Site Plan provided which demonstrates condition can be met;	Site plan; and

	projections associated with existing site development and depicted on the diagram or plan of survey (deposited plan) and/or survey strata plan accordingly.		and  Shown on Deposited Plan.	Deposited Plan.
ST18	The access way to the rear lot, including truncations and vehicle manoeuvring areas being shown on the survey strata plan as common property.	Approval Services - Planning	Shown on Deposited Plan.	Deposited Plan.
ST19	All pedestrian access way(s) within the subdivision being constructed and drained at the landowner/applicants cost and shown on the diagram or plan of survey (deposited plan) as such and vested in the Crown under Section 152 of the <i>Planning and Development Act 2005</i> , such land to be ceded free of cost and without any payment of compensation by the Crown.	Land Development (Engineers)	Lodge engineering drawings for approval;  Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision; or,  Bond which covers the cost of outstanding works shall be prepared, accepted by LD Manager and paid to the City.	Deposited Plan.  Approved Engineering Drawings.  Completion of PC inspection report or Acceptance of bond.
ST20	Suitable arrangements being made with the local government for the provision of vehicular crossover(s) and bin pads to service the lot(s) shown on the approved plan of subdivision.	Land Development (Engineers)	Engineering drawings lodged and approved by the City (only applies to lots which do not have adequate street frontage).  Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision; or,  Bond which covers the cost of outstanding works shall be prepared, accepted by LD Manager and paid to the City.	Engineering Drawings.  Completion of PC inspection report or Acceptance of bond.
ST21	Pursuant to Section 150 of the <i>Planning and Development Act 2005</i> and Division 3 of the <i>Planning and Development Regulations 2009</i> a covenant preventing vehicular access onto X being lodged on the certificate(s) of title of the proposed lot(s) at the full expense of the	Approval Services - Planning	Shown on Deposited Plan and restrictive covenant provided.	Deposited Plan

	landowner/applicant. The covenant is to prevent access, to the benefit of X, in accordance with the plan dated X (attached) and the covenant is to specify: "No vehicular access is permitted to and from (as applicable) X."			
ST22	The landowner entering into an agreement with the local government to ensure reciprocal rights of access over adjoining battle-axe access ways.	Approval Services - Planning	Shown on Deposited Plan (legal agreement not required in all circumstances).	Deposited Plan; and/or Legal Agreement.
ST23	Redundant vehicle crossover(s) to be removed and the kerbing, verge, and footpath (where relevant) reinstated with grass or landscaping to the satisfaction of the Western Australian Planning Commission and to the specifications of the local government.	Land Development (Engineers)	Lodge engineering drawings for approval;  Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision; or,  Bond which covers the cost of outstanding works shall be prepared, accepted by LD Manager and paid to the City.	Approved Engineering Drawings.  Completion of PC inspection report or acceptance of bond.
ST24	A notification, pursuant to Section 70A of the <i>Transfer of Land Act 1893</i> is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: "The lot/s is/are (delete as applicable) situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise."	Approval Services - Planning	Shown on Deposited Plan.	Deposited Plan.
ST25	The proposed rear lot(s) being provided with a 1.5/1 metre wide pedestrian access leg(s) clear of any encroachments or projections associated with the existing dwelling/s including pipework, water heater systems, air-conditioning units, eaves or other such projections associated with the existing dwelling(s), to the satisfaction of the Western Australian Planning Commission.	Approval Services - Planning	Shown on Deposited Plan.	Deposited Plan.

ST26	Easement(s) in accordance with Sections 195 and 196 of the <i>Land Administration Act 1997</i> for the benefit of [INSERT VALUE] are to be placed on the certificate(s) of title of the proposed lot(s) specifying access rights. Notice of this easement(s) is to be included on the diagram or plan of survey (deposited plan). The easement(s) are to state as follows: "...[INSERT VALUE]..."	Approval Services - Planning	Shown on Deposited Plan and easement documentation executed by the City.	Deposited Plan; and Easement documentation.
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**Part 13 – Water and Sewer Conditions (W)**

Code	Condition	Responsible Clearing Department	Clearance Requirement	
			Process	Documentation
SW4	A notification, pursuant to Section 70A of the <i>Transfer of Land Act 1893</i> is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:  <i>'A mains potable water supply is not available to the lot/s.'</i>	Approval Services – Planning	Notification placed on title and shown on Deposited Plan.	Deposited Plan.  Section 70A lodged with the City for execution.
SW5	A notification, pursuant to Section 70A of the <i>Transfer of Land Act 1893</i> is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:  <i>'A reticulated sewerage service is not available to the lot/s.'</i>	Approval Services - Planning	Notification placed on title and shown on Deposited Plan.	Deposited Plan.  Section 70A lodged with the City for execution.
SW6	All septic sewer systems including all tanks and pipes and associated drainage systems (soak wells or leach drains) and any stormwater disposal systems are to be decommissioned, in accordance with the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, removed, filled with clean sand and compacted. Proof of decommissioning is to be provided in the form of either certification from a licensed plumber or a statutory declaration from the landowner/applicant, confirming that the site has been inspected and all septic tanks, soak wells, leach drains and any associated pipework have been removed.	Health Services	The septic/effluent system is removed by the applicant, and confirmation of these works occurring being provided to the City.	Certified Plumbers Certificate; and/or  Statutory Declaration stating septic system has been removed.
SW8	A notification, pursuant to Section 70A of the <i>Transfer of Land Act 1893</i> is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan).	Approval Services - Planning	Notification placed on title and shown on Deposited Plan.	Deposited Plan.  Section 70A lodged with the City for execution.



	<p>The notification is to state as follows:</p> <p><i>'A reticulated sewerage service is not available to the lot(s). As such, an on-site secondary treatment and disposal system for sewage will be required. Therefore, the developable area of the lot is reduced. There are ongoing landowner obligations to ensure that the treatment and disposal system is regularly maintained in accordance with relevant health regulations. Contact the local government for further information.'</i></p>			
SW9	<p>A notification, pursuant to Section 70A of the <i>Transfer of Land Act 1893</i> is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:</p> <p><i>A reticulated sewerage service is not available to the lot(s). As such, an on-site secondary treatment and disposal system for sewage (which includes nutrient removal) will be required. Therefore, the developable area of the lot is reduced. There are ongoing landowner obligations to ensure that the treatment and disposal system is regularly maintained in accordance with relevant health regulations. Contact the local government for further information.'</i></p>	Approval Services – Planning	Notification placed on title and shown on Deposited Plan.	<p>Deposited Plan.</p> <p>Section 70A lodged with the City for execution.</p>
SW10	<p>Prior to the commencement of subdivisional works, the landowner/ applicant is to provide a site and soil evaluation to determine the type of on-site sewage treatment system required and the appropriate location for on-site sewage disposal.</p>	Health Services	Soil evaluation report is provided to the City which proposes remediation measures, and is acceptable to the City.	Soil evaluation report.
SW11	<p>A notification, pursuant to Section 70A of the <i>Transfer of Land Act 1893</i> is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:</p> <p><i>'A reticulated sewerage service is not available to the lot(s). As such, an on-site sewage system will be required.'</i></p>	Approval Services - Planning	Notification placed on title and shown on Deposited Plan.	<p>Deposited Plan.</p> <p>Section 70A lodged with the City for execution.</p>

	<i>Clean fill will be required in order to achieve separation distances between sewage disposal system and groundwater'.</i>			
SW12	The sewage treatment and disposal system for development must service each dwelling/ unit and be owned and operated by a single person or entity contracted to provide the service or the strata company for the strata scheme. An acceptable maintenance program must be in place for the sewage treatment system and disposal area.	Health Services	Assessment of the system and maintenance programme by the City and/or Department of Health.	Copy of maintenance program.

**City of Wanneroo Specific Conditions (COW)**

Code	Condition	Responsible Clearing Department	Clearance Requirement	
			Process	Documentation
SCW1	The subdivider paying a contribution to the City of Wanneroo, per lot created, towards the provision on infrastructure for the Berkley Road development area, calculated at the time clearances are sought.	Coordinator Scheme Contributions	Contribution is agreed to with the City and the sum is paid in full.	Receipt.
SCW10	The reserve width of _____(insert relevant road) being widened to provide for a Controlled Access Place System (CAPS) designed and constructed to the specifications and satisfaction of the City of Wanneroo.	Land Development (Engineers)	<p>Lodge engineering drawings for approval;</p> <p>Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision; or</p> <p>Bond which covers the cost of outstanding works shall be prepared, accepted by LD Manager and paid to the City.</p>	<p>Deposited Plan.</p> <p>Approved Engineering Drawings.</p> <p>Completion of PC inspection report or acceptance of bond.</p>