

# CITY OF WANNEROO

## SUBDIVISION 'CLEARANCE OF CONDITIONS' CHECKLIST

*Version 3 – October 2008*

This **example** Subdivision 'Clearance of Conditions' Checklist has been designed to assist the applicant in preparing their submission to the City of Wanneroo.

The following example contains many of the standard conditions which may be applied to subdivision approvals in the City, and options showing how the applicant can demonstrate that a condition has been fulfilled.

Electronic copies of this form can be obtained from the City of Wanneroo website on:

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

select Development, Subdivision, Example Subdivision 'Clearance of Conditions' Checklist.

### CITY OF WANNEROO EXAMPLE: SUBDIVISION 'CLEARANCE OF CONDITIONS' CHECKLIST

WAPC APPROVAL NO(S):				
STAGE NO:				
ESTATE NAME:				
ADDRESS:				

  

No.	Key Words for Standard Conditions OR Type in non-standard or specific conditions	Demonstrate how the condition was fulfilled	City of Wanneroo Comment	Signed by Project Officer
1	Standard Road Construction Condition	<p>Roads constructed in-accordance with approved drawings dated 18 November 2003. PC approved by City on 8 January 2004.</p> <p style="text-align: center;">OR</p> <p>Road Construction incomplete. City approved Bonding of works on 9 January 2004. Copy of Bond Receipt No.??? or Bank Guarantee is at Appendix B.</p>		
3	All 14 metre wide roads being widened to 15 metres	All 14m road reserves have been widened to 15 metres on DP.		
5	8.5m truncation	All street corners truncated to 8.5 metres on DP.		

7	2.5m wide Road Widening on Ashley Street	<p>2.5m Road Widening is shown on DP OR Road Widening ceded by previous Stage 3 on DP No. 23154 in July 2003 OR Road Widening is to be ceded in future Stage 5 in September 2004. See Staging Plan at Appendix A.</p>		
8	Boundary Clearances – Building & Effluent Disposal Systems	<p>Shed removed on 17 November 2003. Site inspection by surveyor on 8 January 2004 confirmed land is vacant. OR Building Survey Pick Up undertaken on 8 January 2004. Two Copies attached at Appendix C.</p>		
9	6500m2 POS Required	<p>6500m2 POS shown on DP OR 6500m2 POS area ceded in Stage 2 in August 2003 on DP No. 23415 OR 6500m2 POS is to be ceded in future Stage 5 in September 2004. See Staging Plan at Appendix A.</p>		
11	DUP's & Footpaths	<p>DUP/Footpath constructed as identified on plan at Appendix F in accordance with approved drawings dated 18 November 2003. PC approved by City on 8 January 2004 OR DUP/Footpath Construction incomplete. City approved Bonding of works on 9 January 2004. Copy of Bond Receipt No. ??? or Bank Guarantee is at Appendix B.</p>		
13	Fill/Drain/Easements/Reserves	<p>Land filled and drained in accordance with approved drawings dated 18 November 2003. Easements and Drainage reserve provided on DP. PC approved by City on 8 January 2004 OR Fill &amp; drain works incomplete. City approved Bonding of works on 9 January 2004. Copy of Bond Receipt No. ??? or Bank Guarantee is at Appendix B. Easements and Drainage reserve provided on DP.</p>		
14	Grading & Stabilization	<p>Land graded and stabilized in accordance with approved drawings dated 18 November 2003. PC approved by City on 8 January 2004 OR Grading &amp; stabilization works incomplete. City approved Bonding of works on 9 January 2004. Copy of Bond Receipt No. ??? or Bank Guarantee is at Appendix B.</p>		

16	Uniform Fencing required along Wanneroo Road and those lots abutting POS area	Uniform fencing constructed in-accordance with approved drawings dated 18 November 2003. PC approved by City on 8 January 2004 OR Uniform fencing not in this stage. Fencing will be constructed in Stage 5 in September 2004.		
17	Cul-de-sac head construction	Cul-de-sac heads constructed in-accordance with approved drawings dated 18 November 2003. PC approved by City on 8 January 2004 OR Cul-de-sac construction incomplete. City approved Bonding of works on 9 January 2004. Copy of Bond Receipt No.??? or Bank Guarantee is at Appendix B. OR No cul-de-sacs in this stage.		
19	Undertaking Required Midges, Retaining Walls or Market Gardens	Undertaking signed by subdivider/landowner and copy is attached at Appendix D. OR No retaining walls in this stage.		
21	Roundabout Construction	Roundabout constructed in-accordance with approved drawings dated 18 November 2003. PC approved by City on 8 January 2004 OR Roundabout Construction incomplete. City approved Bonding of works on 9 January 2004. Copy of Bond Receipt No.??? or Bank Guarantee is at Appendix B. OR Roundabout to be constructed in future Stage 5 in September 2004. See Staging Plan at Appendix A.		
23	Laneway Construction and 6m wide	Laneway constructed in-accordance with approved drawings dated 18 November 2003. Laneway is 6m wide on DP. PC approved by City on 8 January 2004 OR Laneway Construction incomplete. City approved Bonding of works on 9 January 2004. Copy of Bond Receipt No.??? or Bank Guarantee is at Appendix E. OR No laneways in this stage. See Staging Plan at Appendix A.		
24	East Wanneroo Cell 1 Contributions	Contribution Paid on 6 January 2004. OR Cheque for \$??? is attached.		

26	Clarkson/Butler Contributions	Contribution Paid on 6 January 2004. OR Cheque for \$??? is attached.		
28	Restrictive Covenant to restrict access for lots abutting Wanneroo Road	Restrictive Covenant provided along Lots 1 to 15 Wanneroo Road on DP & Covenant document signed by landowners and lodged with City on 10 January 2004 for endorsement. OR Lots affected by Restrictive Covenant will be created in future Stage 5 - see Staging Plan in Appendix A. OR Lots effected by Restrictive Covenant provided in previous Stage 2 – DP No.23107 see attached Staging Plan at Appendix A.		
29	0.1m PAW required along lots abutting Wanneroo Road	0.1m PAW provided along Lots 1 to 15 Wanneroo Road on DP. OR PAW will be provided in future Stage 5 - see Staging Plan in Appendix A. OR PAW provided in previous Stage 2 – DP No.23107 see attached Staging Plan at Appendix A.		
30	Battleaxe Leg being constructed & drained	Construction of battleaxe leg completed. PC approved by City on 8 January 2004 OR No battleaxe lots on this DP. Battleaxe lots in Stage 5 – see attached Staging Plan at Appendix A. OR No battleaxe lots on this DP. Battleaxe leg constructed in previous Stage 2 – DP No.23107 see attached Staging Plan at Appendix A.		
32	Battleaxe leg being 4m wide	Battleaxe leg is 4m wide on DP. OR No battleaxe lots on this DP. Battleaxe lots in Stage 5 – see attached Staging Plan at Appendix A. OR No battleaxe lots on this DP. Battleaxe leg in previous Stage 2 – DP No.23107 -see attached Staging Plan at Appendix A.		

33	Bollards around POS	<p>Bollards constructed. PC approved by City on 8 January 2004</p> <p>OR</p> <p>No POS in this Deposited Plan. See Staging Plan at Appendix A.</p> <p>OR</p> <p>Bollards Construction incomplete. City approved Bonding of works on 9 January 2004. Copy of Bond Receipt No.?? or Bank Guarantee is at Appendix B.</p>		
35	Lots with restricted frontage being provided with vehicle crossovers & bin pads	<p>Vehicle Crossovers &amp; bin pads constructed for Lots 102, 103 &amp; 15 Villani Rise.</p> <p>OR</p> <p>Vehicle crossovers &amp; bin pads construction incomplete. City approved Bonding of works on 9 January 2004. Copy of Bond Receipt No. ?? or Bank Guarantee is at Appendix B.</p> <p>OR</p> <p>No lots with restricted frontage on this DP. Restricted frontage lots in Stage 5 – see attached Staging Plan at Appendix A.</p> <p>OR</p> <p>No lots with restricted frontage on this DP. Restricted frontage lots created in previous Stage 2 – DP No.23107 - see attached Staging Plan at Appendix A.</p>		
37	Car Parking embayments provided within road reserves around POS	<p>Car Parking embayments constructed. PC approved by City on 8 January 2004.</p> <p>OR</p> <p>No POS in this Deposited Plan. See Staging Plan at Appendix A.</p> <p>OR</p> <p>Car Parking embayments construction incomplete. City approved Bonding of works on 9 January 2004. Copy of Bond Receipt No.?? or Bank Guarantee is at Appendix B.</p>		
39	Temporary turning areas to be provided	<p>Temporary turning areas have been constructed at the end of Bella Vista &amp; Jones Street. PC approved by City on 8 January 2004.</p> <p>OR</p> <p>No temporary turning areas required, as all roads are connected or cul-de-sac heads provided.</p>		

41	Ground levels coordinated with abutting Wanneroo Rd and adjacent development	Ground levels have been co-ordinated with Wanneroo Rd and adjacent development. PC approved by City on 8 January 2004. OR Works incomplete. City approved Bonding of works on 9 January 2004. Copy of Bond Receipt No. ??? or Bank Guarantee is at Appendix B.		
43	Transformer & switchgear sites	Location of sites marked on plan at Appendix G. OR No transformer & switchgear sites in DP area.		
46	Geotechnical Investigation Required	Geotechnical Report prepared by subdivider's consultants and lodged with the City on 12 November 2003. The City confirmed Geotechnical Report was satisfactory on 12 December 2003.		

On behalf of ....., I certify that the requirements of all of the conditions on the subdivision approval have been completed and that the above Approval Condition Checklist is correct.

Signature of **PROJECT MANAGER/OWNER**

Please Print Name: .....

Date: .....

**Note:** Checklist is to be submitted with Clearance Application Form. Please email Approval Condition Checklist to [enquiries@wanneroo.wa.gov.au](mailto:enquiries@wanneroo.wa.gov.au) and quote WAPC Approval Number to assist in the early processing of your clearance request.