



Local Government Conditions for Subdivision Clearance

CODE	CONDITION	DEPARTMENT TO SIGN OFF	REQUIREMENT TO SATISFY CONDITION	
			Process	Document
AD5	Arrangements being made with the City of Gosnells to the satisfaction of the Western Australian Planning Commission, for the landowner/applicant to contribute towards the costs of providing community and/or common infrastructure as established through amendment [INSERT NUMBER] (when gazetted) to the City of Gosnells Local Planning Scheme No. 24. (Local Government)	Future Planning	Contribution is agreed to with the City and the sum is paid in full. Local Planning Scheme No. 24	Receipt.
AD6	The landowner/applicant contributing towards development infrastructure pursuant to the City of Gosnells Local Planning Scheme No. 24. (Local Government)	Future Planning	Contribution is agreed to with the City and the sum is paid in full. Local Planning Scheme No. 24	Receipt.
AD7	The landowner/applicant contributing towards development infrastructure (including Public Open Space) pursuant to the City of Gosnells Town Planning Scheme (Guided Development Scheme) No. xx. (Local Government)	Future Planning	Contribution is agreed to with the City and the sum is paid in full Public Open Space Strategy	Receipt.
AM4	The landowner/applicant installing suitable rural fencing of good standard in accordance with the plan dated [INSERT VALUE] (attached) to the satisfaction of the Western Australian Planning Commission. (Local Government)	Planning and Development Services	Fencing and Buffer to be installed to the specification and to the satisfaction of the City. City of Gosnells Fencing Local Law 2017	Photos.
B1	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 and Building Regulations of Australia. (Local Government)	Planning and Development Services	Ensure that structures do not cross over proposed lot boundaries and that structures have the necessary clearance for fire separation purposes under the Building Codes of Australia.	Show on plan.
B2	Uniform fencing being constructed along the boundaries of all of the proposed lots abutting [INSERT VALUE]. (Local Government)	Planning and Development Services	Uniform Fencing as per Local Planning Policy 4.10	Fencing to be compliant LPP4.10. refer



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				Provide copy of Building Permit approval & Photos
B3	Written confirmation from the local government that all necessary local government approval(s) have been issued and that the whole of the building has been completed in accordance with those approvals. (Local Government)	Planning and Development Services	Building BA17 or BA18 &/or Development Approval Clearance – Occupancy Permit BA9	Provide copy of Building Permit approval.
B4	All dwelling(s) being constructed to plate height prior to the submission of the diagram or plan of survey (deposited plan). (Local Government)	Planning and Development Services	External and internal brickwork to be complete, and the walls have reached their final height, ready for the roof structure.	Proof via site visit or photos.
B5	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). (Local Government)	Planning and Development Services	The proposed lot/s are to be cleared of all structures, including swimming pools and vegetation. Should demolition of any structures be required, a Demolition Permit is to be obtained.	Demolition Permit; and Photos/Site Inspection.
B7	The existing dwelling being retained is to comply with the requirements of the Residential Design Codes. (Local Government)	Planning and Development Services	Existing house to be of a good standard to include accessway, carparking, tree planting and outdoor living area shown on a site plan. Useful link: Residential Design Codes	Site, Floor and Elevation Plans. Photos of house being retained, any works undertaken to demonstrate compliance with the R-Codes (e.g. landscaping, store, carparking, tree planting area).
B8	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	Planning and Development Services	A plan is provided which shows the building envelope location and is approved by the City. Geotechnical Report for each envelope; and	Geotechnical Report for each envelope; and Plan illustrating building envelope



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	of the Western Australian Planning Commission. (Local Government)		Plan illustrating building envelope locations (if one does not already exist).	locations (if one does not already exist).
B9	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 governments local planning scheme that relate to the use and management of the land. (Local Government)	Planning and Development Services	The landowner/applicant is required to give an undertaking in the form of a Statutory Declaration to include the standard wording on any offer and acceptance form as per the Advice Note in relation to the Condition number this relates.	Letter of undertaking. Contract of sale.
B10	A restrictive covenant, to the benefit of the local government, pursuant to section 129BA of the Transfer of Land Act 1893 (as amended) is to be placed on the certificates 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: 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. (Local Government)	Planning and Development Services	Deed required at the Applicant/Owners expense please contact City Lawyers McLeods phone 9383 3133 for preparation. To be included on the diagram or plan of survey (deposited plan) under Interests and Notifications.	Deposited Plan. Restrictive Covenant lodged with the City for execution.
B11	Common walls being shown on the survey strata plan as prescribed "party wall easements", pursuant to Regulation 14G of the Strata Titles General Regulations 1996 and Section 5D of the Strata Titles Act 1985. (Local Government)	Planning and Development Services	With regard to Condition [INSERT VALUE], the landowner/applicant is advised to consult with the local government to determine the requirements for the registration of "party walls" (mutual easements of supports) on the certificate(s) of title and provisions of the Local Government (Miscellaneous Provisions) Act 1960 to which the "party walls" may be subject to.	Survey-Strata Plan.
B12	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 Transfer of Land Act 1893, which is to be shown on the diagram or plan of survey (deposited plan) as constructed. (Local Government)	Planning and Development Services	"Party Walls" Notification shown on the survey strata plan.	Survey-Strata Plan.



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B13	A restriction(s) in accordance with Section 6 of the Strata Titles Act 1985 is to be placed on the certificate(s) of title of the proposed lot(s) confirming that [INSERT VALUE]. The restriction(s) are to be included on the deposited plan. The restriction(s) are to state as follows: [INSERT APPROPRIATE WORDING FROM SITUATION COLUMN] (Local Government)	Planning and Development Services	Notification shown on the survey strata plan.	Survey-Strata Plan.
B14	A restrictive covenant, to the benefit of [INSERT VALUE] pursuant to Section 129BA of the Transfer of Land Act 1893 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: [INSERT APPROPRIATE WORDING FROM SITUATION COLUMN] (Local Government)	Planning and Development Services	Notification shown on the survey strata plan.	Survey-Strata Plan.
D1	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: a) lots can accommodate their intended use; and 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. (Local Government)	Subdivision Engineering	Lodge engineering drawings for approval <u>prior</u> to commencement of subdivisional works. Work shall be completed as per approved engineering plan, specification and approved plan of subdivision.	Deposited Plan. Approved Engineering Drawings. Provide copy of Building Permit approval. Completion of PC inspection report.
D2	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, consistent with any approved [INSERT VALUE] Local Water Management Strategy/Drainage and	Subdivision Engineering	An UWMP is prepared by the landowner/applicant and is approved by the City prior to commencement of subdivisional works.	UWMP approval letter.



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	Water Management Plan [DELETE AS APPLICABLE]. (Local Government)		Written confirmation on supporting the UWMP from Department of Water is required.	
D3	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. (Local Government)	Subdivision Engineering	Lodge engineering drawings for approval prior to commencement of subdivisional works. Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision.	Deposited Plan. Approved Engineering Drawings. Provide copy of Building Permit approval.
D4	The land being filled, stabilised, drained and/or graded as required to ensure that: a) lots can accommodate their intended development; and 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 c) stormwater is contained on-site, or appropriately treated and connected to the local drainage system. (Local Government)	Subdivision Engineering	Regardless of the Site Class, you need to prepare the site ready for building on prior to subdivision clearance. This includes site preparation, filling and draining as required. A drainage design engineered to include finished lot levels, drainage for existing dwelling and the common property/access leg. Submit drainage design and stormwater calculators to the City for approval <u>prior</u> to any site works, then works to be completed as per recommendation of pre-geotechnical report. Useful links: • Stormwater and drainage • Fences and Retaining walls	Deposited Plan. Approved Engineering Drawings signed by the plumber who installed. Provide copy of Building Permit approval.
D5	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	Subdivision Engineering	Pre geotechnical report to be provided to include soil type.	Pre geotechnical report.



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	of development; and 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. (Local Government)		Post geotechnical report including earthworks completion/compaction certificate. Ensure the site classification following the works is nominated on the report. Report shall be provided to the City.	Post geotechnical report.
D7	Suitable arrangements being made for connection of the land to the comprehensive district drainage system at the landowner/applicant's cost. (Local Government)	Subdivision Engineering	Lodge engineering drawings for approval and complete works in accordance with the approved plans.	Approved Engineering Drawings.
D8	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 Planning and Development Act 2005. (Local Government)	Subdivision Engineering	Shown on deposited plan.	Deposited Plan.
D10	Arrangements being made to the satisfaction of the Western Australian Planning Commission for the filling and/or capping of any bores and/or wells, or the identification of any bore and/ or well to be retained on the land. (Local Government)	Subdivision Engineering	Bores must be filled if they are located in a position where the future development is to take place. A bore may be retained if it is located where it does not compromise the ability to develop a new lot(s). If a bore is to be retained then the bore should be capped and identified on site for safety reasons.	A statutory declaration is required confirming that a bore is no longer present on the site.
E4	A notification, pursuant to Section 70A of the Transfer of Land Act 1893 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: A network electricity supply is not available to the lot/s. (Local Government)	Planning and Development Services	Notification to be prepared and Signed by Landowner the original document provided to the City for Execution. Notification to be noted on Deposited/Strata Plan.	Deposited Plan. Section 70A Notification lodged with the City for execution.



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EN1	Prior to the commencement of subdivisional works a foreshore/ environmental/ bushland/tree/wetland/wildlife protection [DELETE AS APPLICABLE] management plan for [INSERT VALUE] 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) OR (Local Government) OR (Department of Environment and Conservation) [DELETE AS APPLICABLE]	Environmental Planning	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.	Provide copy of approved Plan.
EN2	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. (Local Government)	Environmental Planning	Prior to the commencement of site works, a site plan identifying the location of trees and vegetation along with a report addressing the requirements of the condition is to be prepared by a suitably qualified consulting arborist or landscape architect and shall be submitted to the City for approval.	Provide copy of approved Plan.
EN3	A revegetation plan being prepared, approved and implemented for the revegetation of [INSERT VALUE] or the area shown on the dated [INSERT VALUE] (attached) [DELETE AS APPLICABLE] with appropriate native species to the specifications of the Department of Environment and Conservation. (Department of Environment and Conservation) OR (Local Government) [DELETE AS APPLICABLE]	Environmental Planning	A Management Plan shall be lodged with the City and approved by the City prior to works commencing and clearance being issued. A copy of the signed approval letter certifying that the Revegetation Management Plan has been assessed and deemed satisfactory by the City; and 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).	Provide copy of approved Plan.
EN4	Measures being taken to ensure vegetation within the proposed Regional Open Space Reserve as identified in the plan dated [INSERT VALUE] (attached), is protected prior to the commencement of subdivisional works. (Local Government) OR (Department of Water and Environmental Regulation) [DELETE AS APPLICABLE]	Environmental Planning	A Management Plan shall be lodged with, and approved by, the relevant clearing authority prior to the commencement of works. A copy of the signed approval letter certifying that the Management Plan has been assessed and deemed satisfactory by the relevant clearing authority; and Written demonstration of how the implementation of the Plan has commenced, and what actions have occurred to ensure that vegetation within the	Provide copy of approved Plan.



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			Regional Open Space has been protected. (e.g. a monitoring report submitted to the City).	
EN5	Prior to subdivisional works in the foreshore/waterway area, a plan is to be submitted and approved, detailing the waterway crossing and indicating how design and construction will minimise detrimental impacts on the waterway form and function. The waterway crossing plan is to be implemented as part of the subdivisional works. (Department of Water)	Environmental Planning	Land clearing and site works to be undertaken in accordance with any and all relevant approved Management Plans and subdivisions; and Land clearing as a part of approved subdivisional works shall include temporary fencing of Bush Forever Sites. Deposited Plan to show clearly marked location of any Bush Forever Sites; Written demonstration of actions undertaken in order to ensure that no vegetation within the Bush Forever Site has been removed or disturbed; and Post construction photographs of Bush Forever Site boundaries where practicable.	Provide copy of approved Plan. Deposited Plan.
EN6	A fence restricting [vehicle] [pedestrian] [stock] [feral animal] [DELETE AS APPLICABLE] access to [INSERT VALUE] is to be constructed: a) on the [INSERT VALUE] boundary; OR b) on the boundaries shown on the plan dated [INSERT VALUE] (attached); to protect native vegetation. (Local Government) OR (Department of Water and Environmental Regulation) OR (Department of Water). [DELETE AS APPLICABLE]	Environmental Planning	Fence to be approved by the City &/or DWER and constructed.	Provide copy of approved Plan.
EN11	A restrictive covenant, to the benefit of the local government, pursuant to section 129BA of the Transfer of Land Act 1893 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: <i>No development is to take place outside the defined building envelope(s), unless otherwise approved by</i>	Planning and Development Services Environmental Planning	Shown on deposited plan.	Deposited Plan.



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	<i>the local government. (Local Government)</i>			
F1	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) Or 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: (a) (b) (c) Have been implemented during subdivisional works. This information should include a notice of Certification by Bushfire Consultant.	Planning and Development Services	Works to be undertaken as required within the Bushfire Management Plan.	Certification letter from a bushfire consultant. OR Written demonstration of actions undertaken as listed in the BMP; and Photos/Site Inspection.
F2	A notification, pursuant to Section 165 of the Planning and Development Act 2005, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, 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 land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan' (Local Government)</i>	Planning and Development Services	Notification to be prepared and Signed by Landowner the original document provided to the City for Execution.	Document and shown on Deposited/Strata Plan.



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F3	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. A restrictive covenant to the benefit of the local government, pursuant to section 129BA of the Transfer of Land Act 1893, 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. 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: <i>No habitable buildings are to be built within areas identified as BAL-40 or BAL-Flame Zone.(Local Government)</i>	Planning and Development Services	BAL Rating Plan. Deed required at the Applicant/Owners expense please contact City Lawyers McLeods phone 9383 3133 for preparation. To be included on the diagram or plan of survey (deposited plan) under Interests and Notifications.	Deposited Plan. Restrictive covenant lodged with the City for execution.
F4	Easement(s) in accordance with Section 195 of the Land Administration Act 1997 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). The easement(s) are to state as follows: <i>x metre wide permanent emergency access way for vehicles is to be provided between [INSERT LOCATION DETAILS AS APPLICABLE] (Local Government)</i>	Planning and Development Services	Deed required at the Applicant/Owners expense please contact City Lawyers McLeods phone 9383 3133 for preparation. To be included on the diagram or plan of survey (deposited plan) under Interests and Notifications.	Deposited Plan. Easement lodged with the City for execution.
F5	A [INSERT VALUE] wide emergency access way in accordance with the approved plan of subdivision (attached) is to be provided. The provision of	Planning and Development Services	Deed required at the Applicant/Owners expense please contact City Lawyers McLeods phone 9383 3133 for preparation.	Deposited Plan.



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	necessary access rights for the emergency access way: a) as an easement under Sections 195 and 196 of the Land Administration Act 1997 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 Planning and Development Act 2005 and such land to be ceded free of cost and without any payment or compensation by the Crown. (Local Government)		To be included on the diagram or plan of survey (deposited plan) under Interests and Notifications.	Easement lodged with the City for execution.
F6	Easement(s) in accordance with Section 195 of the Land Administration Act 1997 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: x metre wide right-of-carriageway easement is to be provided between [INSERT LOCATION DETAILS AS APPLICABLE]. (Local Government)	Planning and Development Services	Notification placed on title and shown on Deposited Plan. BAL Rating Plan. Restrictive easement lodged with the City for execution.	Deposited Plan. Easement lodged with the City for execution.
F7	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 Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)	Planning and Development Services	Notification placed on title and shown on Deposited Plan.	Deposited Plan.
L1	The plan of subdivision is to be modified so that no lot is less than [INSERT VALUE] in area. (Local Government)	Planning and Development Services	The deposited plan includes the required modification in accordance with this condition.	Deposited Plan.



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L2	The plan of subdivision is to be modified so that no lot is greater than [INSERT VALUE] in area. (Local Government)	Planning and Development Services	The deposited plan includes the required modification in accordance with this condition.	Deposited Plan.
L3	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) to the satisfaction of the Western Australian Planning Commission. (Local Government)	Planning and Development Services	A Local Development Plan (LDP) is formally lodged and approved by the City.	Approved LDP.
L4	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 (Local Government)	Planning and Development Services	A letter of intent in provided which states potential purchasers will be notified may be in the form of a Statutory Declaration ; and/or A copy of the contract of sale is provided which includes a condition related to the DAP/LDP.	Written undertaking.
R2	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 Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown. (INSERT CLEARING AGENCY AS APPLICABLE)	Planning and Development Services	Shown on Deposited Plan as Crown reserve.	Deposited Plan.
R3	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 Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)	Planning and Development Services	Shown on Deposited Plan as Crown reserve.	Deposited Plan.



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R4	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. (Local Government)	Parks and Landscape Planning	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, and accepted by City's Director Planning and Development. If bond approved a Legal Agreement to be fully executed and Bond paid to the City prior to clearance application. Please contact City Lawyers McLeods phone 9383 3133 for preparation of Legal Agreement documentation at Applicant/Owners expense.	Copy of as constructed landscaping plan. & /or; Receipt of Bond & Legal Agreement. Completion of PC inspection report.
T1	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/applicants cost. 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. (Local Government)	Subdivision Engineering	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 such works shall be prepared, and accepted by City's Director Planning and Development. Once approved a Legal Agreement to be fully executed and Bond paid to the City prior to clearance application. Contact City Lawyers McLeods phone 9383 3133 for Legal Agreement documentation at Applicant/Owners expense.	Completion of PC inspection report. & /or; Receipt of Bond & Legal Agreement.
T2	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:	Subdivision Engineering	Lodge engineering drawings for approval; Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision; or,	Completion of PC inspection report. & /or;



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	a) street lighting is installed on all new subdivisional roads to the standards of the relevant licensed service provider and/or b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly and/or c) temporary turning areas are provided to those subdivisional roads that are subject to future extension and/or 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. (Local Government)		Bond which covers the cost of such works shall be prepared, and accepted by City's Director Planning and Development. Once approved a Legal Agreement to be fully executed and Bond paid to the City prior to clearance application. Contact City Lawyers McLeods phone 9383 3133 for Legal Agreement documentation at Applicant/Owners expense. Completion of PC inspection report or acceptance of bond or letter of undertaking.	Receipt of Bond & Legal Agreement.
T3	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: 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. (Local Government)	Subdivision Engineering	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 such works shall be prepared, and accepted by City's Director Planning and Development. Once Bond accepted a Legal Agreement to be fully executed and Bond paid to the City prior to clearance application. Contact City Lawyers McLeods phone 9383 3133 for Legal Agreement documentation at Applicant/Owners expense. Completion of PC inspection report or acceptance of bond or letter of undertaking.	Completion of PC inspection report. & / or; Receipt of Bond & Legal Agreement.
T4	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,	Subdivision Engineering	Lodge engineering drawings for approval prior to any site works.	Completion of PC inspection report.



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	one carriageway, shared path(s), drainage facilities and grade separated pedestrian crossing(s) required for the portion of [INSERT VALUE] within/abutting [DELETE AS APPLICABLE] the application area. (Local Government)			
T5	Satisfactory arrangements being made with the local government for the full/partial [INSERT VALUE HERE] cost of upgrading and/or construction of [INSERT VALUE ROAD(S)] in the locations as shown on the plan dated [INSERT] (attached) to a standard of [INSERT VALUE]. (Local Government)	Subdivision Engineering	Lodge engineering drawings for approval prior to any site works. Check with City what specific works are required. The City approves the drawings subject to either bonding or construction. If bonding is approved by the City, please contact City Lawyers McLeods phone 9383 3133 for Legal Agreement documentation at Applicant/Owners expense.	Approved Engineering Drawings. Completion of PC inspection report or acceptance of bond.
T8	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/ Main Roads WA] [DELETE AS APPROPRIATE] 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). (Local Government) (Main Roads WA) [DELETE AS APPLICABLE]	Subdivision Engineering	Approval of a legal agreement. Shown on Deposited Plan. Contact City Lawyers McLeods phone 9383 3133 for Legal Agreement documentation at Applicant/Owners expense.	Deposited Plan. & or; Executed legal agreement.
T9	[INSERT VALUE] 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. (Local Government)	Subdivision Engineering	Road widening is to be shown on the Deposited Plan as road reserve.	Deposited Plan.
T10	The section of [INSERT VALUE] widened in accordance with this approval, is to be constructed and	Subdivision Engineering	Lodge engineering drawings for approval.	Completion of PC inspection report.



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	drained at the full cost of the landowner/applicant. (Local Government)		Work shall be completed as per approved engineering drawings, specification and approved plan of subdivision; or, Bond which covers the cost of such works shall be prepared, and accepted by City's Director Planning and Development. Once Bond accepted a Legal Agreement to be fully executed and Bond paid to the City prior to clearance application. Contact City Lawyers McLeods phone 9383 3133 for Legal Agreement documentation at Applicant/Owners expense.	or; Executed legal agreement.
T11	All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commissions Liveable Neighbourhoods policy/ DC 2.6 Residential Road Planning/ DC 4.1 Industrial Subdivision [DELETE AS APPLICABLE]. (Local Government)	Subdivision Engineering	Engineering drawings lodged and approved by the City illustrating appropriate truncation dimensions.	Deposited Plan.
T12	[INSERT VALUE] metre truncation is to be provided at the junction of the access way and the proposed [INSERT VALUE] rear lot. (Local Government)	Subdivision Engineering	Engineering drawings lodged and approved by the City illustrating appropriate truncation dimensions.	Deposited Plan.
T13	A [INSERT VALUE] metre truncation is to be provided at the junction of the access way and the [INSERT VALUE] road reserve. (Local Government)	Subdivision Engineering	Engineering drawings lodged and approved by the City illustrating appropriate truncation dimensions.	Deposited Plan.
T14	A [INSERT VALUE] 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 Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)	Subdivision Engineering	This condition is applied where a right of way does not achieve a 6m width, or a road reserve requires widening. It is a WAPC requirement for all rights of way to achieve a minimum width of 6.0m to allow two way access. The condition will state how much of widening area is required.	The widened portion of the right of way or street is to be granted free of cost and shown on the finalised deposited/survey-strata/strata plan submitted for clearance.



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T15	The portion of the right-of-way abutting the [INSERT VALUE] boundary of the subject land and any portion/s of the right of way required to be widened for the purpose of this subdivision being sealed, drained and paved to its full width and the remaining portion of the right-of-way from the [INSERT VALUE] boundary to the existing nearest constructed road being made trafficable. (Local Government)	Subdivision Engineering	The City requires the full width of the right of way (ROW) immediately adjacent to the subject property to be sealed, drained and paved, including any portion of the ROW to be widened. Specifications for the ROW construction are available from the City's Engineering Services on 93973000. All costs of construction are to be borne by the applicant/owner.	Deposited Plan. Approved Engineering Drawings. Completion of PC inspection report.
T16	The proposed access way(s) being constructed and drained at the landowner/applicants cost to the specifications of the local government. (Local Government)	Subdivision Engineering	The accessway shall be fully constructed and completed as per approved engineering drawings, specification and approved plan of subdivision. A drainage plan is required to be submitted to the City for assessment and approval along with the pre-geotech report to determine the soil type and classification. Following approval, the drainage is to be installed as per the approved plan and the accessway to be constructed in 100mm limestone and sealed by brick paving or concrete. See City's specifications - Crossovers and driveways	Deposited Plan. Completion of PC inspection report.
T17	The access way forming part of the rear lot shall be a minimum width of [INSERT VALUE] metres, free of any building projections associated with existing site development and depicted on the diagram or plan of survey (deposited plan) and/or survey strata plan [DELETE AS APPLICABLE] accordingly. (Local Government)	Subdivision Engineering	Site Plan provided which demonstrates condition can be met and shown on Deposited Plan.	Site plan; and Deposited Plan.
T18	The access way to the rear lot, including truncations and vehicle manoeuvring areas being shown on the survey strata plan as common property. (Local Government)	Subdivision Engineering	Shown on Deposited Plan.	Deposited Plan.



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T19	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 Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)	Subdivision Engineering	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 such works shall be prepared, and accepted by City's Director Planning and Development. Once Bond accepted a Legal Agreement to be fully executed and Bond paid to the City prior to clearance application. Contact City Lawyers McLeods phone 9383 3133 for Legal Agreement documentation at Applicant/Owners expense.	Approved Engineering Drawings. Completion of PC inspection report or acceptance of bond. Shown of Deposited Plan.
T20	Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)	Subdivision Engineering	Crossover to be approved and constructed in accordance with the City's requirements and specifications. Useful links: Crossovers and driveways	Engineering Drawings. Completion of PC inspection report.
T21	Pursuant to section 150 of the Planning and Development Act 2005 and Division 3 of the Planning and Development Regulations 2009 a covenant preventing vehicular access onto [INSERT VALUE] being lodged on the certificate(s) of title of the proposed lot(s) at the full expense of the landowner/applicant. The covenant is to prevent access, to the benefit of [INSERT VALUE], in accordance with the plan dated [INSERT VALUE] (attached) and the covenant is to specify: <i>No vehicular access is permitted from [INSERT VALUE]. (Local Government)</i>	Subdivision Engineering	The Restrictive Covenant is registered on the plan of subdivision, noted in the Interests and Notifications Schedule as a "covenant," and binding on the land.	Deposited Plan. Restrictive covenant lodged with the City for execution.
T22	The landowner/applicant entering into an agreement with the local government to ensure reciprocal rights of access over adjoining battle-axe access ways. (Local Government)	Subdivision Engineering	Shown on Deposited Plan (legal agreement not required in all circumstances). If required contact City Lawyers McLeods phone 9383 3133 for Legal Agreement documentation at Applicant/Owners expense.	Deposited Plan.



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T23	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. (Local Government)	Subdivision Engineering	Any crossover that the City identifies as redundant or in poor condition to be removed and the kerbing, verge, and footpath reinstated with grass or landscaping to the satisfaction of the City.	Photos.
T24	A notification, pursuant to Section 70A of the Transfer of Land Act 1893 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 situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. (Local Government)	Subdivision Engineering	Notification to be prepared and Signed by Landowner the original document provided to the City for Execution. Notification to be noted on Deposited/Strata Plan.	Deposited Plan. Section 70A Notification lodged with the City for execution.
T25	The proposed rear lot/s being provided with a 1.5/1 [DELETE AS APPLICABLE] 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. (Local Government)	Subdivision Engineering	Shown on Deposited Plan.	Deposited Plan.
T26	Easement(s) in accordance with Sections 195 and 196 of the Land Administration Act 1997 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]...". (Local Government)	Subdivision Engineering	Shown on Deposited Plan and easement documentation fully executed by the City. Contact City Lawyers McLeods phone 9383 3133 for Easement documentation at Applicant/Owners expense.	Deposited Plan.
W2	For all lots apply a): a) Arrangements being made with the Water Corporation [DELETE/ INSERT SERVICE PROVIDER	Health Services	Provisions for reticulated sewerage to all proposed survey-strata lots, including internal works, to ensure each lot is "build-ready". This involves meeting the requirements outlined in	Deposited Plan.



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	AS APPLICABLE] for the provision of a sewerage service to each of the lot(s) shown on the approved plan of subdivision. (Water Corporation/ Local Government) [DELETE / INSERT LICENSED SERVICE PROVIDER AS APPLICABLE For applications for survey strata or vacant strata schemes also include b): b) Arrangements are to include the provision of a suitable sanitary drainage service to each lot on the strata scheme (plan) by a Licensed Plumbing Contractor. (Western Australian Planning Commission)		the Water Corporation's agreement , which may include land servicing requirements, new services and junctions.	
W4	A notification, pursuant to Section 70A of the Transfer of Land Act 1893 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> (Local Government)	Planning and Development Services; or Health Services	Notification to be prepared and Signed by Landowner the original document provided to the City for Execution. Notification to be noted on Deposited/Strata Plan.	Deposited/Strata Plan. Section 70A Notification lodged with the City for execution.
W5	A notification, pursuant to Section 70A of the Transfer of Land Act 1893 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> (Local Government)	Planning and Development Services; or Health Services	Notification to be prepared and Signed by Landowner the original document provided to the City for Execution. Notification to be noted on Deposited/Strata Plan.	Deposited/Strata Plan. Section 70A Notification lodged with the City for execution.
W6	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	Planning and Development Services; or Health Services	Proof of decommissioning is to be provided in the form of <u>written certification from a licensed plumber or a statutory declaration from the landowner/applicant</u> , confirming that the site has been inspected and all septic tanks, soak wells, leach drains and any associated pipework have been removed.	Statutory Declaration . Or Written certification.



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	landowner/applicant, confirming that the site has been inspected and all septic tanks, soak wells, leach drains and any associated pipework have been removed. (Local Government)			
W8	A notification, pursuant to Section 70A of the Transfer of Land Act 1893 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). 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> (Local Government)	Planning and Development Services; or Health Services	Notification to be prepared and Signed by Landowner the original document provided to the City for Execution. Notification to be noted on Deposited/Strata Plan.	Deposited/Strata Plan. Section 70A Notification lodged with the City for execution.
W9	A notification, pursuant to Section 70A of the Transfer of Land Act 1893 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). 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> (Local Government)	Planning and Development Services; or Health Services	Notification to be prepared and Signed by Landowner the original document provided to the City for Execution. Notification to be noted on Deposited/Strata Plan.	Deposited/Strata Plan. Section 70A Notification lodged with the City for execution.



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W10	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 Soil evaluation report. and the appropriate location for on-site sewage disposal. (Department of Health/ Local Government)	Health Services	Soil evaluation report shall be submitted for consideration and approval by the City.	Soil evaluation report.
W11	A notification, pursuant to Section 70A of the Transfer of Land Act 1893 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). As such, an on-site sewage system will be required. Clean fill will be required in order to achieve separation distances between sewage disposal system and groundwater.</i> (Local Government)	Planning and Development Services; or Health Services	Notification to be prepared and Signed by Landowner the original document provided to the City for Execution. Notification to be noted on Deposited/Strata Plan.	Deposited/Strata Plan. Section 70A Notification lodged with the City for execution.
W12	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. (Local Government)	Health Services	Assessment of the system and maintenance programme by the City and/or Department of Health. Copy of maintenance program required.	Copy of maintenance program.