

Expectations for Frequently Applied Western Australian Planning Commission (WAPC) Standard Subdivision Conditions

WAPC Code	Condition	Responsible directorate / business unit	Documentation to be produced	Documentation / standards to be referenced for completion	Other expectations
AD6	The landowner/applicant contributing towards development infrastructure provisions pursuant to the Shire of Serpentine Jarrahdale's Local Planning Scheme No. 3 (Local government).	Financial Services / Strategic Planning	Payment of Development Contribution invoice	<ul style="list-style-type: none"> • State Planning Policy 3.6 Development contributions for infrastructure (SPP3.6) • Local Planning Scheme No. 3 • Byford Traditional Infrastructure Development Contribution Plan – Report No. 4 • West Mundijong Development 	<p>An estimate of the Development Contribution value and any applicable Credits is attached for budget purposes.</p> <p>Actual values are calculated (and invoiced if applicable) upon application for Clearance and based on the estimated date of Clearance.</p> <p>Details of all DCP funded projects, how calculations have been determined and the principles underpinning</p>

				<p>Contribution Plan Report</p> <ul style="list-style-type: none"> • Invoice payment terms and conditions 	<p>DCP contributions, can be found in the relevant Development Contribution Plan available on our website at: http://www.sjshire.wa.gov.au/what-we-do/planning-and-building/contribution-arrangements/</p> <p>Any queries can be directed to: developmentcontributions@sjshire.wa.gov.au or on 08 9526 1372.</p>
B1	All buildings and effluent disposal systems (delete as applicable) 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). (Local Government)	Environmental Health / Planning	Plan to demonstrate relevant clearance / setback requirements	<ul style="list-style-type: none"> • Local Planning Scheme No.3 • State Planning Policy 7.3 – Residential Design Codes (SPP7.3) 	Setbacks shown on subdivision plan.
B2	Uniform fencing being constructed along the boundaries of all of the proposed lots abutting [INSERT VALUE]. (Local Government)	Planning	Photographic evidence		
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	Environmental Health	Demolition application approval		Demolition applications to have been submitted and approved and all buildings removed from the site.

	being demolished and materials removed from the lot(s). (Local Government)				
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 government's local planning scheme that relate to the use and management of the land. (Local Government)	Planning	Statutory declaration or letter to prospective purchasers	<ul style="list-style-type: none"> Local Planning Scheme No.3 	
D1	<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. (Local Government)</p>	Engineering	<p>Engineering drawings</p> <p>Deposited Plan</p>	<ul style="list-style-type: none"> Australian Standards Local Government Guidelines for Subdivisional Development – Institute of Public Works Engineering Australasia (IPWEA) 	<p>Engineering drawings approval letter to be issued.</p> <p>Work shall be completed as per approved engineering plan, specification and approved plan of subdivision.</p> <p>Practical Completion shall be achieved. If not suitable bonding arrangement shall be made.</p> <p>The bond that covers the cost of outstanding works or maintenance shall be prepared and accepted by the Shire, and paid to the Shire. Engineering Plans must not indicate works</p>

					occurring outside of the approved subdivision application area. All works must be limited to the subdivision application area only, including battering and retaining.
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 and Environmental Regulation, consistent with any approved [INSERT VALUE] Local Water Management Strategy/Drainage and Water Management Plan [DELETE AS APPLICABLE]. (Local Government)	Engineering	Urban Water Management Plan (UWMP)	<ul style="list-style-type: none"> Local Water Management Strategy Better Urban Water Management (WAPC) 	<p>Written confirmation on supporting the UWMP from Department of Water and Environmental Regulation is required.</p> <p>UWMP approved by Shire.</p>
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)	Engineering	<p>Engineering drawings</p> <p>Deposited Plan</p>	<ul style="list-style-type: none"> Australian Standards Local Government Guidelines for Subdivisional Development (IPWEA) 	<p>Engineering drawings approval letter to be issued.</p> <p>Work shall be completed as per approved engineering plan, specification and approved plan of subdivision.</p> <p>Practical Completion shall be achieved. If not suitable bonding arrangement shall be made.</p>

					<p>The bond that covers the cost of outstanding works or maintenance shall be prepared and accepted by the Shire, and paid to the Shire.</p> <p>Engineering Plans must not indicate works occurring outside of the approved subdivision application area. All works must be limited to the subdivision application area only, including battering and retaining.</p>
D4	<p>The land being filled, stabilised, drained and/or graded as 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. (Local Government)</p>	Engineering	<p>Engineering drawings</p> <p>Deposited Plan</p>	<ul style="list-style-type: none"> • Australian Standards • Local Government Guidelines for Subdivisional Development (IPWEA) 	<p>Engineering drawings approval letter to be issued.</p> <p>Work shall be completed as per approved engineering plan, specification and approved plan of subdivision.</p> <p>Practical Completion shall be achieved. If not suitable bonding arrangement shall be made.</p>

					<p>The bond that covers the cost of outstanding works or maintenance shall be prepared and accepted by the Shire, and paid to the Shire.</p> <p>Engineering Plans must not indicate works occurring outside of the approved subdivision application area. All works must be limited to the subdivision application area only, including battering and retaining.</p>
D5	<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 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)</p>	Engineering	<p>Pre-geotechnical Report</p> <p>Post-geotechnical Report</p>	<ul style="list-style-type: none"> • Australian Standards • Local Government Guidelines for Subdivisional Development (IPWEA) 	<p>Acceptance of Geotechnical Report.</p> <p>Work shall be completed as recommended by pre-geotechnical report.</p>
D7	<p>Suitable arrangements being made for connection of the land to the comprehensive district drainage system at the landowner/applicant's cost. (Local Government)</p>	Engineering	Engineering drawings	<ul style="list-style-type: none"> • Local Water Management Strategy 	Engineering drawings approval letter to be issued.

				<ul style="list-style-type: none"> Urban Water Management Plan 	<p>Work shall be completed as per approved engineering plan, specification and approved plan of subdivision.</p> <p>Practical Completion shall be achieved. If not suitable bonding arrangement shall be made.</p> <p>The bond that covers the cost of outstanding works or maintenance shall be prepared and accepted by the Shire, and paid to the Shire.</p> <p>Engineering Plans must not indicate works occurring outside of the approved subdivision application area. All works must be limited to the subdivision application area only, including battering and retaining.</p>
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	Engineering	Deposited Plan	<ul style="list-style-type: none"> Approved engineering drawing 	Engineering drawings approval letter to be issued.

	that local government under Sections 152 and 167 of the <i>Planning and Development Act 2005</i> . (Local Government)				
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 and Environmental Regulation) OR (Local Government) OR (Department of Environment and Conservation) [DELETE AS APPLICABLE]	Environment / Landscape Architecture	A Foreshore / Environmental / Bushland / Tree / Wetland / Wildlife Protection [DELETE AS APPLICABLE] Management Plan	<ul style="list-style-type: none"> • EPA Guidance Statement: No.51 Flora and Vegetation Surveys for Environmental Impact Assessment • EPA Guidance Statement: No.56 Terrestrial Fauna Surveys • EPBC Act referral guidelines for three threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo and Forest Red-tailed Black Cockatoo • <i>Environment Protection and Biodiversity Conservation Act</i> 	<p>All of the following must be met for a relevant Management Plan:</p> <ul style="list-style-type: none"> • Subject management plan submitted and approved. • Works outlined in the plan. implemented to the satisfaction of the relevant authority. • Bond can be considered in some cases or for unfinished tasks. • Bonds should not be treated as a default option. • Bonds may not be accepted in some cases especially where trees may negatively react to surrounding subdivision works. • In these cases, works around trees / vegetation must be completed for clearance to be

				<p>1999 (EPBC Act) (s 266B) Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain ecological community</p> <ul style="list-style-type: none"> • See Standards In R1 for foreshore management planning 	<p>issued as when works around trees are done poorly, trees decline and die within 7 years.</p>
EN2	<p>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)</p>	<p>Environment / Landscape Architecture</p>	<p>Tree Pick-up Flora/Tree Survey Report for biodiversity habitat/cockatoo habitat values. Floristic Survey – level of survey dependent on the quality of vegetation involved.</p> <p>Tree Survey Report must include</p>	<ul style="list-style-type: none"> • EPA Guidance Statement: No.51 Flora and Vegetation Surveys for Environmental Impact Assessment • Tree Pick-up Survey must show the exact location of trees with their scientific name, natural ground 	<p>Identification = survey by arboricultural consultant.</p> <p>Protection = starts with recommended methods outlined in the survey. These methods should be realistic and effective for all stages of works. All plans and designs must follow these recommendations and consider trees early in the design process.</p>

			<p>recommendations of protective measures / methods written by a consulting arboricultural consultant.</p>	<p>level at the base of trunk, height, and diameter at a height of 1.2 metres above natural ground level.</p> <ul style="list-style-type: none"> • AS4970-2009 - Protection of Trees in Development Sites • AS4373-2007 – Pruning of Amenity trees • AS2870-1996 – Slabs and Footings • State Planning Policy No.3.0 – Urban Growth and Settlement (SPP3.0) • Local Planning Scheme No.3 – Clause 7.12 Tree Preservation and Planting 	<p>That includes possible further tree protection conditions placed by Shire officers on engineering drawings and landscape plans. These conditions must be followed during implementation works.</p> <p>If protection is not provided, clearance may be refused. Assessment of the measures undertaken will occur during:</p> <ul style="list-style-type: none"> • Engineering drawing approvals; • Construction site inspection; • Monitoring of works progress; and • At practical completion of all subdivisional works. <p>The Shire may require bonds, especially for significant trees, which may be vulnerable during 2-year maintenance.</p> <p>In the case when a developer seeks early</p>
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				<ul style="list-style-type: none"> • Urban environment design principles of biophilia, biodiversity, habitat values, linkages and wildlife corridors • Shire of Serpentine Jarrahdale Urban and Rural Forest Strategy • Value of trees will be calculated using a method of the <i>Helliwell System</i>. 	clearance, all significant trees will require bond.
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 Water and Environmental Regulation. (Department of Water and Environmental Regulation) OR (Local Government) [DELETE AS APPLICABLE]	Environment / Landscape Architecture	Landscape and Revegetation Management Plan	<ul style="list-style-type: none"> • Local Planning Policy 4.13 Revegetation (LPP4.13) • Local Planning Policy 4.16 Landscape and Vegetation (LPP4.16) • Local Planning Policy 4.18 Street Trees (LPP4.18) 	<p>To obtain clearance, all three stages of the arrangements in this condition must be addressed.</p> <p><u>Stage One:</u> Landscape and Revegetation Management Plan is submitted and approved.</p> <p><u>Stage Two:</u></p>

				<ul style="list-style-type: none">• Shire of Serpentine Jarrahdale – Revegetation Guidelines (E14/2395)	<p>Landscape and revegetation works are implemented on the ground as per accepted plan and acceptance conditions.</p> <p><u>Stage Three:</u> Provision of two-year maintenance is secured. In most cases, developers implement the landscape and revegetation works. The clearance is granted after a successful practical completion and a submission of a maintenance bond.</p> <p>In cases of early clearance requested by the developer, stages two and three above can be bonded in accordance with an approved costed schedule of works. For administration reasons (ease in returning bonds), two separate bonds are required as follows:</p>
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					<ol style="list-style-type: none"> 1. For implementation of outstanding works value; and 2. The maintenance bond.
F1	<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> <ol style="list-style-type: none"> (a) (b) (c) <p>Have been implemented during subdivisional works. This information should include a notice of 'Certification by Bushfire Consultant'.</p>	Emergency Services	Bushfire Management Plan	<ul style="list-style-type: none"> • State Planning Policy 3.7 – Planning in bushfire prone areas (SPP3.7) • Guidelines for Planning in Bushfire Prone Areas • AS3959 – Construction of buildings in bushfire-prone areas 	
F2	A notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i> , is to	Emergency Services	Notification being placed on titles		

	<p>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).</p> <p>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 is/may be subject to a Bushfire Management Plan. [RENAME/DELETE AS APPLICABLE] Additional planning and building requirements may apply to development on this land'</i> (Western Australian Planning Commission)</p>				
L3	<p>Local Development Plan(s) being prepared and approved for lots shown on the plan dated [INSERT VALUE] (attached) that address the following:</p> <p>a) b) c) (INSERT SPECIFIC REQUIREMENTS AS APPROPRIATE) to the satisfaction of the Western Australian Planning Commission. (Local Government)</p>	Planning	Lodgement of a local development plan application that addresses the matters specified in the condition.	<ul style="list-style-type: none"> Local Planning Scheme No.3 State Planning Policy 7.3 – Residential Design Codes (SPP7.3) 	
R1	<p>A foreshore reserve:</p> <p>a) [INSERT VALUE] in width from the high water mark of the [INSERT VALUE], OR [DELETE AS APPLICABLE]</p>	Environment	Foreshore Management Plan	<ul style="list-style-type: none"> Guidelines for developing foreshore management plans in the Swan Canning 	<p>Advice Note Ra3 should be applied –</p> <p><i>'In regard to Condition(s) [INSERT VALUE] the location of</i></p>

	<p>b) in accordance with the plan dated [INSERT VALUE] (attached); as established by survey, being shown on the diagram or plan of survey (deposited plan) as a reserve for recreation/reserve for foreshore management/reserve for conservation/reserve for waterway management [DELETE / INSERT AS APPPLICABLE] 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. (Western Australian Planning Commission)</p>			<p>Riverpark Part A, February 2012</p> <ul style="list-style-type: none"> Guidance note 6 – Identifying and establishing waterways foreshore areas – Better urban Water Management Guidance notes series, January 2013 Guidance Statement No. 33: Environmental Guidance for Planning and Development, Chapter B5, ‘Waterways’ – Environmental Protection Authority, 2008 	<p><i>the foreshore reserve is to be confirmed prior to ground disturbing activities on abutting land. The foreshore reserve is to be protected from disturbance during subdivisional works.’</i></p>
R4	<p>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</p>	Landscape Architecture	Landscape and Vegetation Management Plan / Irrigation Plan / Street Tree Plan.	<ul style="list-style-type: none"> State Planning Policy No.3.0 – Urban Growth and Settlement (SPP3.0) Local Planning Policy 4.16 	<p>To obtain clearance, all three stages of the arrangements in this condition must be addressed.</p> <p><u>Stage One:</u></p>

	<p>proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government. (Local Government)</p>		<p>Should also include: Specification and schedule of costs.</p>	<p>Landscape and Vegetation (LPP4.16)</p> <ul style="list-style-type: none"> • Local Planning Policy 4.18 Street Trees (LPP4.18) • Local Government Guidelines for Subdivisional Development (IPWEA) • Shire of Serpentine Jarrahdale Urban and Rural Forest Strategy • AS 4685.0:2017 – Playground equipment and surfacing – Part 0: Development, installation, inspection, maintenance and operation • Water Sensitive Urban Design principles 	<p>Landscape plan is submitted and approved.</p> <p><u>Stage Two:</u> Landscape works are implemented on the ground as per accepted plan and acceptance conditions.</p> <p><u>Stage Three:</u> Provision of two-year maintenance is secured. In most cases, developers implement the landscape works. The clearance is granted after a successful practical completion and a submission of a maintenance bond.</p> <p>In cases of early clearance requested by the developer, the above steps can be bonded. The Shire has to agree in principle to accept bank guarantees. If the Shire supports the bonding, all steps leading to the public open space /</p>
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				<ul style="list-style-type: none"> • Landscape Industry Best Practice • Sustainable landscape principles • Restoration of degraded landscapes 	<p>drainage reserve development must be bonded. For administration reasons (ease in returning bonds), three separate bonds are required as follows:</p> <ol style="list-style-type: none"> 1. For the preparation of a detailed landscape plan; 2. For implementation of outstanding works value; and 3. The maintenance bond.
T1	<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</p>	Engineering	<p>Engineering drawings</p> <p>Deposited Plan</p>	<ul style="list-style-type: none"> • Australian Standards • Local Government Guidelines for Subdivisional Development (IPWEA) 	<p>Engineering drawings approval letter to be issued.</p> <p>Work shall be completed as per approved engineering plan, specification and approved plan of subdivision.</p> <p>Practical Completion shall be achieved. If not suitable bonding arrangement shall be made.</p> <p>The bond that covers the cost of outstanding</p>

	<p>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)</p>				<p>works or maintenance shall be prepared and accepted by the Shire, and paid to the Shire.</p> <p>Engineering Plans must not indicate works occurring outside of the approved subdivision application area. All works must be limited to the subdivision application area only, including battering and retaining.</p>
T2	<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 provider and/or</p> <p>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</p> <p>c) temporary turning areas are provided to those subdivisional roads that are subject to future extension and/or</p>	Engineering	<p>Engineering drawings</p> <p>Deposited Plan</p>	<ul style="list-style-type: none"> • Australian Standards • Local Government Guidelines for Subdivisional Development (IPWEA) 	<p>Engineering drawings approval letter to be issued.</p> <p>Work shall be completed as per approved engineering plan, specification and approved plan of subdivision.</p> <p>Practical Completion shall be achieved. If not suitable bonding arrangement shall be made.</p> <p>The bond that covers the cost of outstanding works or maintenance</p>

	<p>d) embayment parking is provided within the/abutting the proposed. [INSERT VALUE]</p> <p>[DELETE OPTIONS A) TO D) AS APPLICABLE]</p> <p>to the satisfaction of the Western Australian Planning Commission. (Local Government)</p>				<p>shall be prepared and accepted by the Shire, and paid to the Shire.</p> <p>Engineering Plans must not indicate works occurring outside of the approved subdivision application area. All works must be limited to the subdivision application area only, including battering and retaining.</p>
T3	<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</p> <p>to the satisfaction of the Western Australian Planning Commission;</p> <p>OR</p> <p>in accordance with the plan dated (attached);</p> <p>OR</p>	Engineering	<p>Engineering drawings</p> <p>Deposited Plan</p>	<ul style="list-style-type: none"> • Australian Standards • Local Government Guidelines for Subdivisional Development (IPWEA) 	<p>Engineering drawings approval letter to be issued.</p> <p>Work shall be completed as per approved engineering plan, specification and approved plan of subdivision.</p> <p>Practical Completion shall be achieved. If not suitable bonding arrangement shall be made.</p> <p>The bond that covers the cost of outstanding works or maintenance shall be prepared and</p>

	<p>in accordance with the approved [INSERT NAME] structure plan.</p> <p>[DELETE AS APPLICABLE]</p> <p>The approved shared paths are to be constructed by the landowner/applicant. (Local Government)</p>				<p>accepted by the Shire, and paid to the Shire.</p> <p>Engineering Plans must not indicate works occurring outside of the approved subdivision application area. All works must be limited to the subdivision application area only, including battering and retaining.</p>
T4	<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 [INSERT VALUE] within/abutting [DELETE AS APPLICABLE] the application area. (Local Government)</p>	Engineering	<p>Engineering drawings</p> <p>Deposited Plan</p>	<ul style="list-style-type: none"> • Australian Standards • Local Government Guidelines for Subdivisional Development (IPWEA) 	<p>Engineering drawings approval letter to be issued.</p> <p>Work shall be completed as per approved engineering plan, specification and approved plan of subdivision.</p> <p>Practical Completion shall be achieved. If not suitable bonding arrangement shall be made.</p> <p>The bond that covers the cost of outstanding works or maintenance shall be prepared and</p>

					<p>accepted by the Shire, and paid to the Shire.</p> <p>Engineering Plans must not indicate works occurring outside of the approved subdivision application area. All works must be limited to the subdivision application area only, including battering and retaining.</p>
T5	<p>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)</p>	Engineering	Engineering drawings	<ul style="list-style-type: none"> • Australian Standards • Local Government Guidelines for Subdivisional Development (IPWEA) 	<p>Engineering drawings approval letter to be issued.</p> <p>Work shall be completed as per approved engineering plan, specification and approved plan of subdivision.</p> <p>Practical Completion shall be achieved. If not suitable bonding arrangement shall be made.</p> <p>The bond that covers the cost of outstanding works or maintenance shall be prepared and</p>

					accepted by the Shire, and paid to the Shire.
T11	All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods policy/ DC 1.7 General Road Planning/ DC 4.1 Industrial Subdivision [DELETE AS APPLICABLE]. (Local Government)	Engineering	Engineering drawings Deposited Plan	<ul style="list-style-type: none"> • Liveable Neighbourhoods 	<p>Engineering drawings approval letter to be issued.</p> <p>Deposited Plan shall be submitted in accordance with approved Engineering Drawing.</p>
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)	Engineering	Engineering drawings Or Crossover Application	<ul style="list-style-type: none"> • Australian Standards • Local Government Guidelines for Subdivisional Development (IPWEA) • Shire's Crossover Standard and Specification 	<p>Shire's approval letter to be issued.</p> <p>Completion of construction.</p>
T24	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:	Environmental Health / Planning	Provide notification documentation to the Shire.	<ul style="list-style-type: none"> • <i>Transfer of Land Act 1893</i> 	Section 70A documentation to be received.

	<p><i>"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."</i> (Local Government)</p>				
W4	<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 mains potable water supply is not available to the lot(s).'</i> (Local Government)</p>	Environmental Health / Planning	Provide notification documentation to the Shire.	<ul style="list-style-type: none"> • <i>Transfer of Land Act 1893</i> 	Section 70A documentation to be received.
W5	<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).'</i> (Local Government)</p>	Environmental Health / Planning	Provide notification documentation to the Shire.	<ul style="list-style-type: none"> • <i>Transfer of Land Act 1893</i> 	Section 70A documentation to be received.
W6	<p>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 <i>Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974</i>, removed, filled with clean sand and compacted. Proof of decommissioning is to be provided in the</p>	Environmental Health	Certification from a licensed plumber or a statutory declaration from the landowner or applicant that the septic system has been decommissioned.		Certification from a licensed plumber or a statutory declaration from the landowner or applicant that the septic system has been decommissioned.

	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. (Local Government)				
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 and the appropriate location for on-site sewage disposal (Department of Health/Local Government)	Environmental Health	Site and soil evaluation report	AS/NZS 1547 On-site domestic wastewater management Government Sewerage Policy 2019	Report produced to the Shire's satisfaction.