

Application for clearance of subdivision conditions

Property Details			
WAPC reference No.		WAPC approval date	
LG conditions to be cleared		Correlating Advice Notes (numbers)	
Property Address	Lot No.	Street No.	
	Street name	Suburb	
Estate name & stage		Deposited or Survey Strata Plan No.	
No. of lots* to clear & application fee	No. of lots* *includes common property & balance lots	Application fee \$	

Applicant Details		
Applicant Name		Company
Mailing Address	Street No.	Street Name
	Suburb	Postcode
Contact Person		
Contact Details	Phone	Fax
	Mobile	Email <i>Clearance letter will be emailed when signed</i>

Office Use Only		
TRIM Ref No.		Date Received
Parcel No.		
Subdivision App No.		
DA App No.		



Application for clearance of subdivision conditions (cont'd...)

Lodgement Checklist An incomplete application will be returned to the applicant	Tick when complete
2x copies of the Deposited or Survey Strata Plan attached	<input type="checkbox"/>
Clearance Application fee attached (Separate cheque required for clearance fees)	<input type="checkbox"/>
Staging Plan attached (if applicable)	<input type="checkbox"/>
Bond Schedule attached (if applicable)	<input type="checkbox"/>

Note: A subdivision re-inspection fee will apply where the applicant has lodged a clearance request or has advised that subdivision works are complete, but following inspection the works are incomplete and subsequent re-inspection is required.

Bonds, Fees & Contributions <i>Bonds, fees & contributions should be paid BEFORE lodgement of an application for clearance.</i>	Tick when complete
Developer Contributions (North Forrestdale) paid & copy of receipt attached (if applicable)	<input type="checkbox"/>
Structure Plan Bond (North Forrestdale SP South) paid & copy of receipt attached. (if applicable)	<input type="checkbox"/>
Supervision Fee paid & copy of receipt attached (if applicable)	<input type="checkbox"/>
Outstanding Works Bond paid & copy of receipt attached (if applicable)	<input type="checkbox"/>
POS CIL Payment (only if valuation of POS CIL previously approved) & copy of receipt attached (if applicable)	<input type="checkbox"/>
Footpath CIL Payment (applicable to approved Development Application)	<input type="checkbox"/>
Landscaping Outstanding Works Bond paid & copy of receipt attached (if applicable)	<input type="checkbox"/>
Landscaping Maintenance Bond paid & copy of receipt attached (if applicable)	<input type="checkbox"/>
Uniform Fencing Bond paid (only if previously approved) & receipt attached (if applicable)	<input type="checkbox"/>





Application for clearance of subdivision conditions (cont'd...)

Supplementary Information <i>(Must be attached at time of clearance request)</i>	Tick when complete
Drainage As-Con Plans	<input type="checkbox"/>
Pavement Tests	<input type="checkbox"/>
Lot Compaction Test	<input type="checkbox"/>
Septic's	<input type="checkbox"/>
Geotechnical Report	<input type="checkbox"/>
Statutory Declaration	<input type="checkbox"/>
Legal Agreements (Deeds, Notifications, etc.)	<input type="checkbox"/>
Fire Management Plan	<input type="checkbox"/>

Note: Any other documentation relating to the approved LG conditions of subdivision must be supplied with the application of clearance regardless of such information having been previously supplied to the City.

Please answer all the following questions

Is the Deposited or Survey Strata Plan consistent with the approved WAPC subdivision plan?	
Yes <input type="checkbox"/> No <input type="checkbox"/>	Only minor changes have been made & a letter of explanation is attached. <i>(If there is a significant variation the approved plan the Application for Subdivision Clearance should not be lodged. You will be required to gain WAPC Approval)</i>

Has a Practical Completion Inspection (PCI) been undertaken? <i>The City will not accept prematurely lodged applications for clearance. Ensure works required by PC have been undertaken prior to submitting application.</i>			
Yes <input type="checkbox"/>	PCI Date is	No <input type="checkbox"/>	PCI Booked for
No <input type="checkbox"/>	Bond has been paid for outstanding works	No <input type="checkbox"/>	Not Applicable



Application for clearance of subdivision conditions (cont'd...)

Have ALL of the LG conditions been complied with and is evidence of the compliance attached?	
Yes <input type="checkbox"/>	Clearance checklist completed and attached
Yes <input type="checkbox"/>	Except where Bond has been paid for Condition No(s):
Condition No(s) are not applicable to this stage (staging plan attached)	
POS condition(s) not applicable to this stage:	

Example of how to complete: Checklist for Clearance of Conditions

Condition No.	Key words for standard conditions or type/write in non-standards/specific conditions	Explain how the condition has been met. Must be completed	Tick when complete
(example 1)	Fire Management Plan being prepared and approved.	FMP approved by COA on 1 January 2015, COA Ref OUT/010115/15.	<input type="checkbox"/>
(example 2)	Existing Dwelling to comply with R-Codes.	<p>Refer to attached SSP showing the following R-Code compliant items:</p> <ul style="list-style-type: none"> The existing dwelling has direct access to the minimum required area of outdoor living area (courtyard) with a minimum dimension of 4.0 metres, and accessible from the living room. Two R-Code compliant car parking bays with access to driveway off common property access way and a Council-approved crossover have been installed; <p>A store has been installed in the rear yard adjoining the courtyard and has a minimum internal dimension of 2m x 2m (internal area minimum 4.0m²) and is 2.1 metres high.</p>	<input type="checkbox"/>



Checklist for Clearance of Conditions

All Local Government Conditions **MUST** be satisfied and certification documents attached for clearance process to begin.

Condition No.	Key words for standard conditions or type/write in non-standards/specific conditions	Explain how the condition has been met. Must be completed	Tick when complete
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Checklist for Clearance of Conditions cont'd...

Condition No.	Key words for standard conditions or type/write in non-standards/specific conditions	Explain how the condition has been met. Must be completed	Tick when complete
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Declaration		
<i>I declare that all conditions have been satisfied and I understand that anything left incomplete will result in the application be unable to be processed and the application being returned.</i>		
Name & Position		
Signature		Date
<p><u>Applicants Right to Apply</u>: In the event the City is not willing to support clearance of Local Government conditions following assessment of this application, the applicant/owner may apply directly to the Western Australian Planning Commission for clearance of condition(s). Further information can be found in the City's Subdivision Clearance Information Sheet.</p>		

