

Subdivision Clearance Checklist for Small Development

This checklist provides guidance on the City's requirements for obtaining clearance of **engineering conditions** imposed by WAPC for small development approval. To ensure timely processing of your subdivision clearance application please ensure that all works have been completed with supporting information at the time of submitting your application.

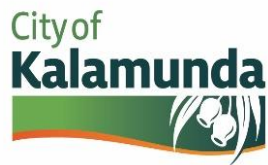
This information sheet should be read in conjunction with the City's 'Subdivision Clearance (Application Form & Information Sheet'.

CODE	WAPC CONDITION	CITY'S REQUIREMENTS
D4	<p>The land being 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.</p>	<p>This condition is imposed to ensure sites can accommodate their future development and would not cause impacts relating to levels, grading and/or drainage.</p> <p>a) The grading shall be relatively flat and If any filling of a lot is required the fill material shall be clean, free draining, and free from foreign and organic matter as per "IPWEA subdivision guideline" and the minimum site classification of "S" class needs to be confirmed with a geotechnical/site classification report as directed by the City engineer.</p> <p>b) Where the level difference between the subdivided lot and a neighbouring lot is greater than 200mm, a retaining wall will be required. Retaining wall greater than 500mm with structural engineering certification will require a Building Permit for construction.</p> <p>c) A stormwater drainage design prepared by professional engineer based on Site classification/geotechnical report needs to be submitted, assessed, and accepted by the City and thereafter constructed by the developer/subdivider. Please refer City's "Stormwater Design Guidelines for Subdivisional</p>

		<p>and Property Development” which can be downloaded from:</p> <p>Stormwater Design Guidelines for Subdivisional and Property Development (windows.net)</p> <p>A drainage easement may be necessary based on drainage design.</p> <p>For dust control, Soil erosion and deposition, hydro-mulching or similar soil stabilising method needs to be implemented for the lot/s created under the subdivision.</p> <p>Please ensure that a final inspection has been carried out by the City’s Development Engineering officer prior to submission of clearance application.</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.</p>	<p>A full geotechnical report is not required if existing soil Classification comes as “A” class to a depth of 2m as per AS2870.</p> <p>You are advised to liaise with the City of Kalamunda regarding its specific requirements to clear these conditions.</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 that local government under Sections 152 and 167 of the Planning and Development Act 2005.	<p>A minimum 2m drainage easement needs to be provided based on drainage design submission benefiting the lots to be created.</p> <p>The drainage easement is required to be shown on the deposited plan.</p>
T11	All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's DC 1.7 – General Road Planning	<p>This condition is applied to where a site is located at the intersection of two streets to ensure that sight lines at street junctions are adequate and there is sufficient land to accommodate services and any future road widening. Unless otherwise approved as part of a development application, the City's minimum clearance requirement is a 6.0 metre by 6.0 metre truncation to the corner of lots at street intersections for residential properties.</p> <p>The truncation is required to be shown on the deposited plan / survey strata plan.</p>
T16	The proposed access way(s) being constructed and drained at the landowner/applicant's cost to the specifications of the City of Kalamunda.	<p>In the case of a common property access way the developer/landowner is required to construct it fully with drainage with an approved drainage plan (please refer D4 (c) for drainage design requirements)</p> <p>In case of a battle axe access way, this shall be graded and stabilised with a compacted road base of crushed limestone to a depth of 150 millimetres and drainage.</p> <p>Please refer to the City's "Residential Accessway Guideline" and "Crossover Guideline" for further details which can be downloaded from:</p> <p>Residential Accessway Guideline (windows.net)</p>

		<p>Crossover Guideline (windows.net)</p> <p>Please note that a performance bond for the cost of these works in lieu of construction shall not be considered as an acceptable method of satisfying this condition.</p> <p>Please ensure that a final inspection has been carried out by the City's Development Engineering officer prior to submission of clearance application.</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.	<p>A crossover needs to be constructed for the access way or for a lot with significant site constraints complying City's "Specification for Crossover Construction" which can be downloaded from:</p> <p>Crossover Guideline (windows.net)</p>
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.	<p>This condition is imposed where the subdivision results in redundant crossover. The redundant crossover (if any) is required to be removed and the kerbing, verge and footpath (where relevant) made good as per "WALGA Restoration-and-Reinstatement-Guidelines" which can be downloaded from:</p> <p>Restoration-and-Reinstatement-Guidelines-Documents-Final.pdf (walga.asn.au)</p> <p>All works are to be completed prior to lodging for subdivision clearance.</p>
T13(Planning and engineering condition)	A [INSERT VALUE] metre truncation is to be provided at the junction of the access way and the [INSERT VALUE] road reserve. (Local Government)	<p>This condition is imposed where truncation area required to provide adequate sight lines and manoeuvring space to a lot and to provide adequate space for services. Please contact the City to confirm the truncation requirements. The truncation is required to be shown on the deposited plan / survey strata plan for the City's assessment.</p>



OTHER CONDITIONS Should the WAPC's conditional approval contain other conditions that are not self-explanatory, please contact the Enquiries may be directed to the Asset Services team by calling the City on 9257 9999 or emailing enquiries@kalamunda.wa.gov.au for information on how to clear the condition.

DISCLAIMER This publication is intended to provide general information only. Verification with the original Acts, Regulations, Local Laws, planning schemes and other relevant documents is recommended for detailed references.