



Shire of Northam

## **SUBDIVISION CLEARANCES INFORMATION SHEET**

This information relates to the WAPC approval for Local Government conditions only

### **SUBDIVISION CLEARANCE APPLICATIONS**

One complete package per application to include the following:

**(Note: Incomplete package will not be processed).**

- Application for Clearance of Subdivision Approval Conditions Form
- Subdivision Clearance fees; and
- Two copies of Deposited or Survey Strata Plan.

Any other documentation relating to the approved Local Government conditions of subdivision must be supplied with the application for clearance, regardless of such information having been previously supplied to the Shire and may include but not limited to:

- Diagram of Survey showing full details of all lots, road reserves, easements (temporary & permanent) reserves, & where necessary clearance between new boundary & existing structures; and existing on site effluent disposal system (site, type & location);
- Geotechnical report, Hydrological report, Local/District Water Management Plan;
- Completion of any Deeds, Agreements or Legal documents required;
- Payment of appropriate fees and/or bonds;
- Supervision Fees - A non refundable fee shall be paid to Council based on the percentage shown below of the value of all road and drainage works.
- 1.5% where the works are also designed and supervised by a suitably qualified Civil Engineer.
- Maintenance Bond - A refundable maintenance bond shall be 5% of the cost of the works and shall be lodged with Council for the duration of the 12 month maintenance period.



- Consulting Engineer's Certification that all works have been completed in accordance with the approved plans and specifications;
- Any other documentation or information relating to the development of the land via subdivision to support future intended development;
- Landscaping/Revegetation Plan & Bond / Public Open Space Contribution;
- Decommissioning of onsite effluent disposal systems to include:-
  - Pump out certificate from licensed septic waste disposal company
  - Details of decommissioning undertaken by whom
- Statutory Declaration stating that decommissioning has been undertaken (when other documentation is not available)
- Retaining walls and fencing completed where necessary with certification and building licence;
- Compliant test results for all lot filling and pavement layers where applicable;
- Documentary evidence that arrangements have been made with Western Power for the provision of street light, if not already installed;
- Documentary evident that arrangements have been made with the Water Corporation;
- Fire Management Plan & Fire breaks;
- Approval from other authorities eg Main Roads WA.
- Location of building envelopes, if required.

#### **MORE INFORMATION**

For further information please contact the Shire of Northam on (08) 96226100

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