

18 MAY 2015



Your Ref :
Enquiries : Peter Wright (Ph (08) 6551 9542)

TME Town Planning Management
Engineering Pty Ltd
P O Box 733
BUNBURY WA 6231

Approval Subject To Condition(s) Freehold (Green Title) Subdivision

Application No : 151485

Planning and Development Act 2005

Applicant	:	TME Town Planning Management Engineering Pty Ltd P O Box 733 BUNBURY WA 6231
Owner	:	Shire Of Wickepin P O Box 19 WICKEPIN WA 6370
Application Receipt	:	19 February 2015

Lot Number	:	9001
Diagram / Plan	:	Deposited Plan 68408
Location	:	-
C/T Volume/Folio	:	2767/682
Street Address	:	Wickepin-Harrismith Road, Wickepin
Local Government	:	Shire of Wickepin

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped 19 February 2015 once the condition(s) set out have been fulfilled.

This decision is valid for four years from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by 13 May 2019 or this approval no longer will remain valid.



Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, 12 St Georges Terrace, Perth, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.



If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S):

1. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
2. Arrangements being made with the local government so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Local Government)
3. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power)
4. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)
5. 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)

6. 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.

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)

7. The portion of the road reserve abutting proposed Lot 5 being sealed, drained and paved to its full width from the balance lot (Lot 9001) boundary in accordance with the plan of subdivision date stamped 19 February 2014 (attached). (Local Government)
8. 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)

ADVICE:

1. In regard to Condition 1, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.
2. In regard to Condition 3, Western Power provides only one underground point of electricity supply per freehold lot.
3. In regard to Conditions 6 and 7, the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.



4. In regard to Condition 7, the landowner/applicant is advised that the condition is to provide for the construction of the nominated 20 metre wide road reserve.
5. The landowner/applicant is advised that this approval is for the creation of lots only. An Outline Development Plan prepared in accordance with clause 5.22.1 of Local Planning Scheme No. 4 will need to be approved before development of these lots can occur.

A handwritten signature in black ink, appearing to read "T. Hillyard".

Tim Hillyard
Secretary
Western Australian Planning Commission
13 May 2015

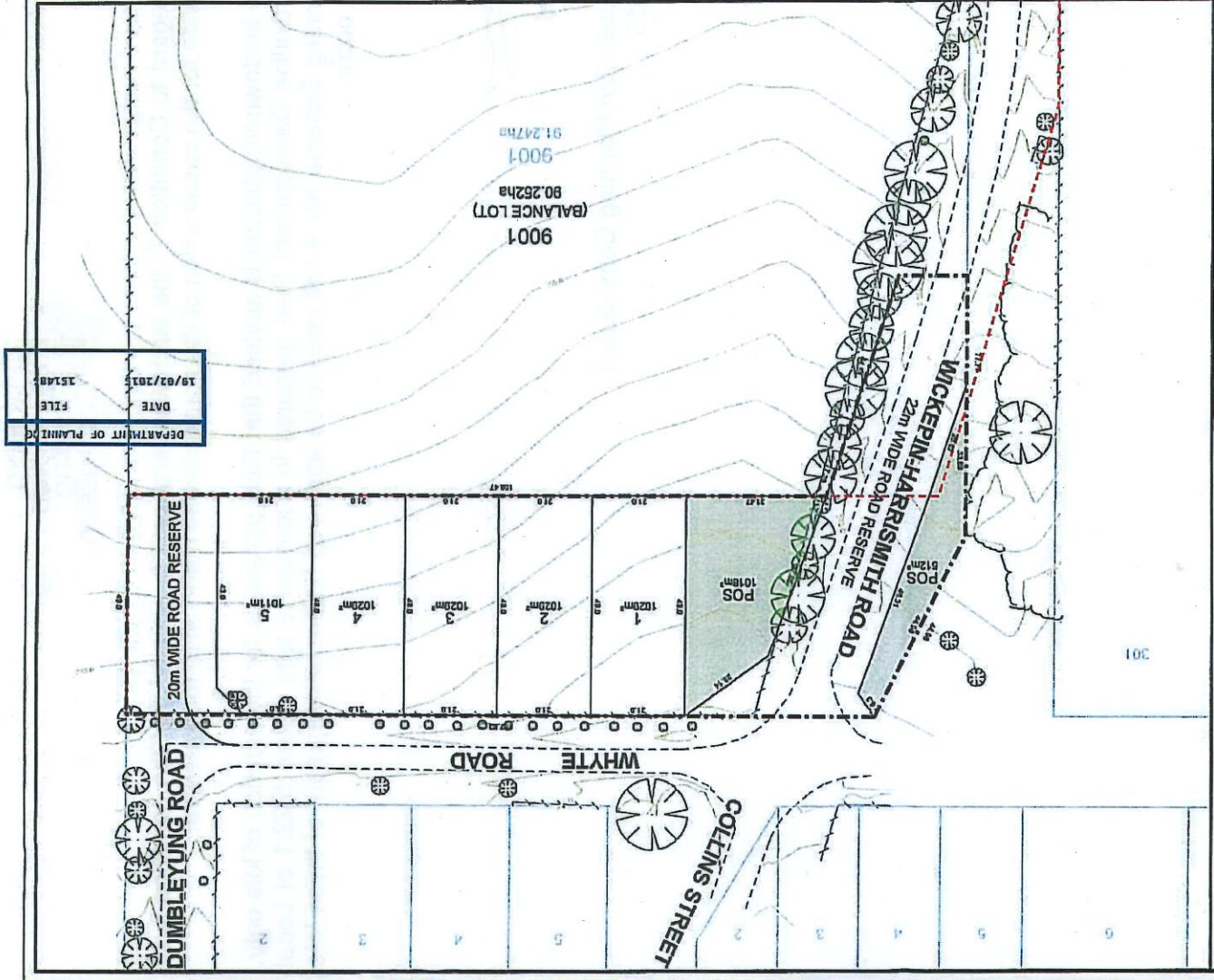


PROPOSED PLAN:	CL
PROPOSED DATE:	19/02/2015
PREPARED BY:	MA
APPROVED BY:	MA
DATE:	15/10/14
REVISION:	

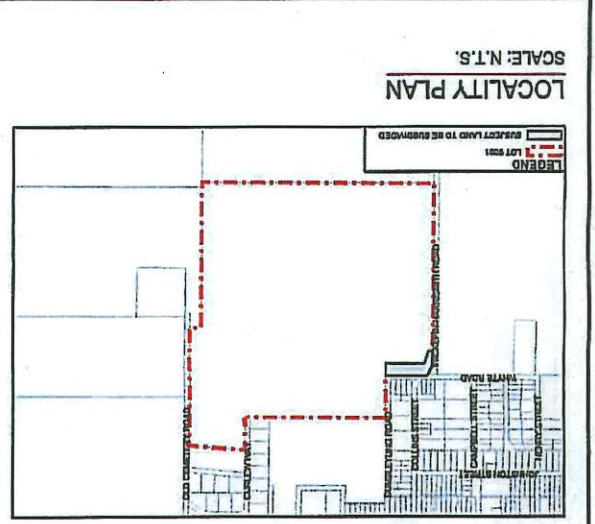
REVISION	DESCRIPTION	DATE
A	REMOVAL OF PROPOSED LOTS	17/12/11
B		
C		
D		
E		
F		
G		
H		
I		



PROPOSED SUBDIVISION PLAN WICKEPIN Pt. 9001 WICKEPIN-HARRISMITH ROAD, SHEET 1 OF 2



DEPARTMENT OF PLANNING	FILE	15148
DATE	19/02/2015	



SCALE: N.T.S.

LOCALITY PLAN

---	SUBJECT LAND TO BE SUBDIVIDED
---	LOT 9001

LOT CALCULATIONS

EXISTING AREA OF LOT 9001	91.247ha
AREA TO BE SUBDIVIDED	0.895ha
PROPOSED BALANCE OF LOT 9001	90.252ha

LEGEND

---	EXISTING CADASTRE
---	EXISTING EDGE OF ROAD PAVEMENT
⊗	EXISTING VEGETATION
---	EXISTING FENCE
---	EXISTING CONTOURS
---	SUBJECT LAND
---	LIMIT OF CURRENT URBAN ZONE
---	PROPOSED CADASTRE
---	PROPOSED PUBLIC OPEN SPACE
---	PROPOSED ROAD PAVEMENT

LEGEND