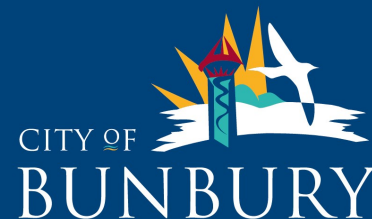


SUBDIVISION CLEARANCE

FACT SHEET - PLANNING



This fact sheet is intended to provide information in regard to requirements for clearing standard subdivision conditions. It is not an exhaustive document, but provides an overview to assist applicants/landowners in successfully clearing the most common conditions to be cleared by the local government imposed on conditional subdivision approvals by the Western Australian Planning Commission.

Requirements

In order to gain clearance from the City of Bunbury a request for clearance of subdivision conditions must be lodged, and include the following:

- Clearance application form (Applying for Clearance of Condition <http://www.bunbury.wa.gov.au/pdf/Payments/Subdivision - Applying for Clearance of Conditions - Letter Template.pdf>);
- Payment of relevant fee in accordance with the City of Bunbury's Fees and Charges Schedule;
- Two (2) copies of the Deposited Plan or Survey Strata Plan (prepared by a licensed land surveyor);
- Receipts of payment for relevant contributions (path contribution, developer contributions, Public Open Space contribution, etc); and
- Documentation for any legal agreement that has been executed. *Documentation for any legal agreement for consideration by the City of Bunbury's lawyers (costs to be paid by the applicant/landowner) should be submitted prior to requesting clearance of conditions.*

Clearance should be requested after all Local Government conditions have been met and associated works have been completed. Inspections will be undertaken by City of Bunbury's officers as required to ensure compliance with the conditions of subdivision approvals;

How to clear most common conditions

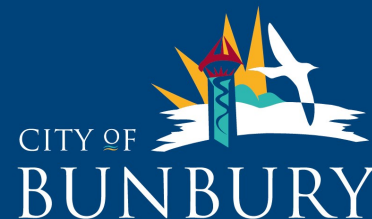
The existing dwelling being retained is to comply with the requirements of the Residential design Codes.

The following table lists requirements under the Residential Design Codes (R-Codes) for retained dwellings. The applicant/landowner must provide evidence that the following have been completed to satisfy this condition:

Requirement	Associated Works
External Upgrades	Upgrading of the exterior of the existing dwelling is required to a standard to the satisfaction of the City of Bunbury. <i>Note: Please contact the City for further information prior to requesting clearance of conditions.</i>
Open Space	You may not cover more than a fixed proportion of your lot (depending on R-Code density) with buildings and roofed areas. A table outlining all covered/building areas must be provided.
Outdoor Living Area	An area directly accessible from a living room, kitchen or bedroom and with a minimum dimension of 4m must be provided. The maximum required area depends on the R-Codes density and ranges from 16m ² to 30m ² .
Car Parking	Two (2) paved or concreted car parking bays (and driveway from the street to the parking bays) adequately drained and in accordance with Australian Standards (AS2890.1) must be provided for each dwelling. <i>Note: - The two (2) car parking bays are <u>not</u> required to have a roof cover. - For any additional carport or garage a development approval and building permit is required to be obtained prior to construction.</i>

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Front Fences and Walls	All fences and walls within the front setback area must be visually permeable above 1.2m.
Sight Lines/Truncations	Walls and fences must be truncated or reduced to no higher than 0.75m within 1.5m of driveways.
4m ² Storage Shed/Area	4m ² storage shed/area with a minimum dimension of 1.5m and a maximum wall height of 2.4m, and constructed in a design and material matching the existing dwelling where visible from the street, must be provided. <i>Note: The storage shed/area shall not be located within the Outdoor Living Area.</i>
Clothes Drying Area	A clothes drying area screened from view from the street or common property driveway must be provided.

- Other than buildings and/or structures shown on the approved plan for retention, all buildings, outbuildings and/or structures...being demolished and materials removed from the lot(s).

The applicant/landowner may be required to submit a building permit application for demolition of buildings and/or structures. The applicant/landowner is advised to contact the City of Bunbury's Building Certification Services on 9792 7000.

- The land being filled, stabilised, drained and/or graded as required to ensure that:

1. Lots can accommodate their intended development; and
2. 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 levels of the land abutting; and
3. Stormwater is contained on site, or appropriately treated and connected to the local system.

In order to clear this condition, the City may require a geotechnical report to be submitted for consideration. The applicant/landowner is advised to contact City's Development Engineer in this regard on 9792 7067.

- The proposed access way(s) being constructed and drained at the landowner/applicant's cost to the specifications of the local government.

To clear this condition, the applicant/landowner is required to provide an adequately constructed and drained access way in accordance with the City of Bunbury's specifications and standards. Specifications and standards can be obtained from the City of Bunbury's Development Engineer.

Please Note: The information contained in this brochure is intended as a guide only. It is recommended that the advice and assistance from the relevant authorities be sought prior to lodgement of an application. The City of Bunbury disclaims any liability for any damages sustained by person acting in the basis of this information.