

PRIOR TO COMMENCEMENT CONDITIONS CHECKLIST

To streamline the clearance of prior to commencement (PTC) conditions of your development approval, please complete the 'applicant sections' of this checklist, including details of how the relevant condition has been satisfied, and any supporting documentation. Where applicable, please include references to page numbers or drawing numbers to assist officers locate the relevant information.

To avoid any delays at the building application stage, this checklist is required to be submitted to the City prior to lodging your application for building permit to ensure all conditions are addressed to the satisfaction of the City.

Please forward the completed checklist to the City via email city@busselton.wa.gov.au quoting the development application reference number.

You are also advised that the development approval may also be subject to "General Condition" and "Prior to Occupation/Use of the Development Conditions" and/or "Ongoing Conditions", which will need to be satisfied for the activity or works to be valid.

APPLICATION DETAILS			
CITY REF. NO.	DA24/0392	APPROVAL DATE	18 th August 2025
APPLICATION DESCRIPTION	Educational Establishment (New Classroom, ADDITIONAL ON-SITE CAR parking Bays and water tank for fire fighting purposes) – SPECIAL Control Area		
PROPERTY ADDRESS	Lot 40 (NO. 1721) Wildwood Road YALLINGUP		

APPLICANT TO COMPLETE THIS SECTION (LANDOWNER / APPLICANT / BUILDER)	
Have all the "Prior to Commencement" (PTC) conditions been addressed?	YES ☐ NO ☐
If "YES" please list the supporting documentation which addresses the PTC conditions below	
Do the Approved Development Plans and the Building Plans match?	YES ☐ NO ☐
If "NO" please clearly outline all changes and/or amendments to the Approved Development Plans	
<i>You are advised that under cl 77 of the LPS Regulations, if the described changes are considered minor in nature, the City may waive the requirement to amend the development approval. However, if City considers that the changes are not minor in nature, an application to amend the development approval or a new application for development approval will be required to be submitted for determination.</i>	

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PRIOR TO COMMENCEMENT OF ANY WORKS CONDITIONS					
NO.	CONDITION	UNIT	COMMENTS		STATUS
			APPLICANT	LOCAL GOVERNMENT	
1.	Details of the finished treatment of all hard surfaced areas, including drainage, signage and marking, for the provision of a total number of 18 car parking bays, including provision for a minimum of 1 accessible parking bay. The car parking bays shall be provided in the designated areas as indicated on the Approved Development Plans to the satisfaction of the City (Advice Notes 7, 8 and 9).	Choose an item.			Choose an item.
2.	Details of stormwater and surface water drainage. Stormwater to be retained for use and/or infiltration within the lot at a rate of 1m ³ per 40m ² of impervious area (Advice Note 10).	Choose an item.			Choose an item.
3.	A Construction Management Plan shall be submitted to, and approved by the City, and should address the following issues, where applicable: (i) public safety and amenity;	Choose an item.			Choose an item.

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	(ii) site plan and security; (iii) contact details of essential site personnel; (iv) construction period and operating hours; (v) community information, consultation and complaints management Plan; (vi) temporary realignment of pedestrian access ways; (vii) noise, vibration, air and dust management; (viii) traffic, access and parking management; (ix) waste management and materials re-use; (x) sanitary facilities; (xi) stormwater and sediment control; (xii) street tree management and protection;				
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	(xiii) any other matter deemed relevant by the City. Construction works shall take place in accordance with the approved details at all times				
4.	A Construction Traffic Management Plan shall be submitted to and approved by the City with advice from Main Roads WA. The Construction Traffic Management Plan shall detail measures for the safe and efficient management of vehicular and pedestrian access and/or movements along both Wildwood Road and Caves Road, as well as access to the Yallingup Steiner School Site, throughout the construction of the development, including the parking bays and crossover(s). Construction of the development, hereby approved, shall occurring in accordance with the approved Construction Traffic Management Plan at all times.	Choose an item.			
5.	Notification in the form of a section 70A notification, pursuant to the <i>Transfer of Lands Act 1893</i> (as amended) is to be	Choose an item.			

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placed on the Certificates of Title of Lot 40 (1721) Wildwood Road advising that:

“BUSHFIRE PRONE AREA - This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner. The approval of the Educational Establishment (New Classroom) is conditional upon the details contained within the Bushfire Management Plan (BMP) prepared by Ecosystems Solutions (Revision D, dated 9 June 2025) and the accompanying Bushfire Emergency Evacuation Plan (BEEP).”

A copy of the Certificate of Title with the section 70A notification registered against it, or Landgate lodgement receipt, is to be submitted to the City **(Advice Note 11)**