

Determination Notice Schedule

Freehold (Green Title) Subdivision, Survey-Strata and Strata

CODE	TEXT
1A-F1	Approval - Freehold (Green Title) Subdivision
1A-S1	Approval - Survey-Strata Plan
1A-F2	Approval Subject to Condition(s) - Freehold (Green Title) Subdivision
1A-S2	Approval Subject to Condition(s) - Survey-Strata Plan
1A-F3	Refusal - Freehold (Green Title) Subdivision
1A-S3	Refusal - Survey-Strata Plan
2A-F1	Approval - Freehold (Green Title) Subdivision (Amended Plan)
2A-S1	Approval - Survey-Strata Plan (Amended Plan)
2A-F2	Approval Subject to Condition(s) - Freehold (Green Title) Subdivision (Amended Plan)
2A-S2	Approval Subject to Condition(s) - Survey-Strata Plan (Amended Plan)
2A-F3	Refusal - Freehold (Green Title) Subdivision (Amended Plan)
2A-S3	<i>Refusal - Survey-Strata Plan (Amended Plan)</i>
3A-F1	Approval Subject to Condition(s) - Freehold (Green Title) Subdivision - Reconsideration of Decision
3A-S1	Approval Subject to Condition(s) - Survey-Strata Plan Reconsideration of Decision
3A-F2	Freehold (Green Title) Subdivision - Reconsideration of Conditions
3A-S2	Survey-Strata Plan - Reconsideration of Conditions
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3A-S3	Refusal - Survey-Strata Plan Reconsideration of Decision
1C-1	Endorsement - Deposited Plan
1C-2	Endorsement - Survey-Strata Plan
1C-3	Endorsement - Strata Plan
1C-4	Non-endorsement - Deposited Plan
1C-5	Non-endorsement - Survey-Strata Plan
1C-6	Non-endorsement - Strata Plan
F24-1	<i>Approval - Preliminary Strata Plan</i>
F24-2	Approval Subject to Condition(s) - Preliminary Strata Plan
F24-3	Refusal - Preliminary Strata Plan
F24-4	Approval Subject to Condition(s) - Preliminary Strata Plan (Amended Plan)

CODE	TEXT	SHORT SUBJECT
1A-F1	<p style="text-align: center;">Approval Freehold (Green Title) Subdivision</p> <p>The WAPC has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped [insert date here].</p> <p>This decision is valid for three/four [delete as necessary] years from the date of this notice.</p> <p>The deposited plan must be submitted within the term of the approval, that is by the close of business on [insert date here].</p> <p>A request for endorsement of a deposited plan is to be submitted to the WAPC on a Form 1C with appropriate fees. Form 1C and a schedule of fees are available on the WAPC website: http://www.wapc.wa.gov.au.</p>	<p>Approval freehold (green title) subdivision.</p> <p>Note: Approvals for up to 5 lots are valid for three (3) years. Approvals for more than 5 lots are valid for four (4) years.</p>
1A-S1	<p style="text-align: center;">Approval Survey-Strata Plan</p> <p>The WAPC has considered the application referred to and is prepared to endorse a survey-strata plan in accordance with the plan date-stamped [insert date here].</p> <p>This decision is valid for three/four [delete as necessary] years from the date of this notice.</p> <p>The survey-strata plan must be submitted within the term of the approval, that is by the close of business on [insert date here].</p> <p>A request for endorsement of a survey-strata plan is to be submitted to the WAPC on a Form 1C with appropriate fees. Form 1C and a schedule of fees are available on the WAPC website: http://www.wapc.wa.gov.au</p>	<p>Approval survey-strata plan</p> <p>Note: Approvals for up to 5 lots are valid for three (3) years. Approvals for more than 5 lots are valid for four (4) years.</p>
1A-F2	<p style="text-align: center;">Approval Subject to Condition(s) Freehold (Green Title) Subdivision</p> <p>The WAPC has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped [insert date here] once the condition(s) set out have been fulfilled.</p> <p>This decision is valid for three/four [delete as necessary] years from the date of this advice, which includes the lodgement of the deposited plan within this period.</p> <p>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 [insert date here] or this approval no longer will remain valid.</p> <p>Reconsideration - 28 days</p> <p>Under Section 151(1) of the <i>Planning and Development Act 2005</i>, 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.wapc.wa.gov.au</p>	<p>Approval subject to condition(s) freehold (green title) subdivision</p> <p>Note: Approvals for up to 5 lots are valid for three (3) years. Approvals for more than 5 lots are valid for four (4) years.</p>

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	<p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p> <p>Deposited plan</p> <p>The deposited plan is to be submitted to the Department of Land Information (DLI) for certification. Once certified, DLI 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 DLI 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.wapc.wa.gov.au</p> <p>Condition(s)</p> <p>The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.</p> <p>The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.</p> <p>The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.</p> <p>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.</p> <p>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.</p> <p>Prior to the commencement of any site 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).</p> <p>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.</p> <p>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.</p>	

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	<p>The condition(s) of this approval, with accompanying advice, are:</p> <p>Condition(s)</p> <p>1.</p> <p>Advice</p> <p>1.</p>	
1A-S2	<p style="text-align: center;">Approval Subject to Condition(s) Survey-Strata Plan</p> <p>The WAPC has considered the application referred to and is prepared to endorse a survey-strata plan in accordance with the plan date-stamped [insert date here] once the condition(s) set out have been fulfilled.</p> <p>This decision is valid for three/four [delete as necessary] years from the date of this advice, which includes the lodgement of the survey-strata plan within this period.</p> <p>The survey-strata 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 [insert date here] or this approval no longer will remain valid.</p> <p>Reconsideration - 28 days</p> <p>Under Section 151(1) of the <i>Planning and Development Act 2005</i>, 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.wapc.wa.gov.au</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p> <p>Survey-strata plan</p> <p>The survey-strata plan is to be submitted to the Department of Land Information (DLI) for certification. Once certified, DLI 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 survey-strata plan. A copy of the survey-strata plan with confirmation of submission to DLI 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.wapc.wa.gov.au</p> <p>Condition(s)</p> <p>The WAPC is prepared to endorse a survey-strata plan in accordance with the plan</p>	<p>Approval subject to condition(s) survey-strata plan</p> <p>Note: Approvals for up to 5 lots are valid for three (3) years. Approvals for more than 5 lots are valid for four (4) years.</p>

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	<p>submitted once the condition(s) set out have been fulfilled.</p> <p>The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.</p> <p>The condition(s) must be fulfilled before submission of a copy of the survey-strata plan for endorsement.</p> <p>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 survey-strata plan.</p> <p>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 survey-strata plan for endorsement.</p> <p>Prior to the commencement of any site 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).</p> <p>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.</p> <p>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.</p> <p>The condition(s) of this approval, with accompanying advice, are:</p> <p>Condition(s)</p> <p>1.</p> <p>Advice</p> <p>1.</p>	
1A-F3	<p style="text-align: center;">Refusal Freehold (Green Title) Subdivision</p> <p>The WAPC has considered the application referred to in accordance with the plan date-stamped [insert date here] and has resolved that the application be refused for the reason(s) set out.</p> <p>Reconsideration - 28 days</p> <p>Under Section 144(1) of the <i>Planning and Development Act 2005</i>, 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</p>	Refusal freehold (green title) subdivision

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	<p>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.wapc.wa.gov.au</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p> <p>Reason(s)</p> <p>The WAPC's reason(s) for refusal are:</p> <p>1.</p>	
1A-S3	<p style="text-align: center;">Refusal Survey-Strata Plan</p> <p>The WAPC has considered the application referred to in accordance with the plan date-stamped [insert date here] and has resolved that the application be refused for the reason(s) set out.</p> <p>Reconsideration - 28 days</p> <p>Under Section 144(1) of the <i>Planning and Development Act 2005</i>, 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.wapc.wa.gov.au</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p> <p>Reason(s)</p> <p>The WAPC's reason(s) for refusal are:</p> <p>1.</p>	Refusal survey-strata plan

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2A-F1	<p style="text-align: center;">Approval Freehold (Green Title) Subdivision (Amended Plan)</p> <p>The WAPC has considered the application referred to and is prepared to endorse a deposited plan in accordance with the amended plan date-stamped [insert date here] (copy attached).</p> <p>This decision is valid for three/four [delete as necessary] years from the date of this notice.</p> <p>The deposited plan must be submitted within the term of the approval, that is by the close of business on [insert date here].</p> <p>A request for endorsement of a deposited plan is to be submitted to the WAPC on a Form 1C with appropriate fees. Form 1C and a schedule of fees are available on the WAPC website: http://www.wapc.wa.gov.au</p>	<p>Approval freehold (green title) subdivision (amended plan)</p> <p>Note: Approvals for up to 5 lots are valid for three (3) years. Approvals for more than 5 lots are valid for four (4) years.</p>
2A-S1	<p style="text-align: center;">Approval Survey-Strata Plan (Amended Plan)</p> <p>The WAPC has considered the application referred to and is prepared to endorse a survey-strata plan in accordance with the amended plan date-stamped [insert date] (copy attached).</p> <p>This decision is valid for three/four [delete as necessary] years from the date of this notice.</p> <p>The survey-strata plan must be submitted within the term of the approval, that is by the close of business on [insert date here].</p> <p>A request for endorsement of a survey-strata plan is to be submitted to the WAPC on a Form 1C with appropriate fees. Form 1C and a schedule of fees are available on the WAPC website: http://www.wapc.wa.gov.au</p>	<p>Approval survey-strata plan (amended plan)</p> <p>Note: Approvals for up to 5 lots are valid for three (3) years. Approvals for more than 5 lots are valid for four (4) years.</p>
2A-F2	<p style="text-align: center;">Approval Subject to Condition(s) Freehold (Green Title) Subdivision (Amended Plan)</p> <p>The WAPC has considered the application referred to and is prepared to endorse a deposited plan in accordance with the amended plan date-stamped [insert date here] (copy attached) once the condition(s) set out have been fulfilled.</p> <p>This decision is valid for three/four [delete as necessary] years from the date of this advice, which includes the lodgement of the deposited plan within this period.</p> <p>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 [insert date here] or this approval no longer will remain valid.</p> <p>Reconsideration - 28 days</p> <p>Under Section 151(1) of the <i>Planning and Development Act 2005</i>, 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</p>	<p>Approval subject to condition(s) freehold (green title) subdivision (amended plan)</p> <p>Note: Approvals for up to 5 lots are valid for three (3) years. Approvals for more than 5 lots are valid for four (4) years.</p>

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	<p>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.wapc.wa.gov.au</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p> <p>Deposited plan</p> <p>The deposited plan is to be submitted to the Department of Land Information (DLI) for certification. Once certified, DLI 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 DLI 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.wapc.wa.gov.au</p> <p>Condition(s)</p> <p>The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.</p> <p>The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.</p> <p>The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.</p> <p>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.</p> <p>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.</p> <p>Prior to the commencement of any site 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).</p> <p>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.</p>	

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2A-S2	<p style="text-align: center;">Approval Subject to Condition(s) Survey-Strata Plan (Amended Plan)</p> <p>The WAPC has considered the application referred to and is prepared to endorse a survey-strata plan in accordance with the amended plan date-stamped [insert date here] (copy attached) once the condition(s) set out have been fulfilled.</p> <p>This decision is valid for three/four [delete as necessary] years from the date of this advice, which includes the lodgement of the survey-strata plan within this period.</p> <p>The survey-strata 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 [insert date here] or this approval no longer will remain valid.</p> <p>Reconsideration - 28 days</p> <p>Under Section 151(1) of the <i>Planning and Development Act 2005</i>, 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.wapc.wa.gov.au</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p> <p>Survey-strata plan</p> <p>The survey-strata plan is to be submitted to the Department of Land Information (DLI) for certification. Once certified, DLI 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 survey-strata plan. A copy of the survey-strata plan with confirmation of submission to DLI 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:</p>	<p>Approval subject to condition(s) survey-strata plan (amended plan)</p> <p>Note: Approvals for up to 5 lots are valid for three (3) years. Approvals for more than 5 lots are valid for four (4) years.</p>

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	<p>http://www.wapc.wa.gov.au</p> <p>Condition(s)</p> <p>The WAPC is prepared to endorse a survey-strata plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.</p> <p>The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.</p> <p>The condition(s) must be fulfilled before submission of a copy of the survey-strata plan for endorsement.</p> <p>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 survey-strata plan.</p> <p>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 survey-strata plan for endorsement.</p> <p>Prior to the commencement of any site 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).</p> <p>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.</p> <p>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.</p> <p>The condition(s) of this approval, with accompanying advice, are:</p> <p>Condition(s)</p> <p>1.</p> <p>Advice</p> <p>1.</p>	
2A-F3	<p style="text-align: center;">Refusal Freehold (Green Title) Subdivision (Amended Plan)</p> <p>The WAPC has considered the application referred to in accordance with the plan amended date-stamped [insert date here] (copy attached) and has resolved that the application be refused for the reason(s) set out.</p> <p>Reconsideration - 28 days</p> <p>Under Section 144(1) of the <i>Planning and Development Act 2005</i>, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to</p>	Refusal freehold (green title) subdivision (amended plan)

CODE	TEXT	SHORT SUBJECT
	<p>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.wapc.wa.gov.au</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p> <p>Reason(s)</p> <p>The WAPC's reason(s) for refusal are:</p> <ol style="list-style-type: none"> 1. 	
2A-S3	<p style="text-align: center;">Refusal Survey-Strata Plan (Amended Plan)</p> <p>The WAPC has considered the application referred to in accordance with the plan amended date-stamped [insert date here] (copy attached) and has resolved that the application be refused for the reason(s) set out.</p> <p>Reconsideration - 28 days</p> <p>Under Section 144(1) of the <i>Planning and Development Act 2005</i>, 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.wapc.wa.gov.au</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p>	Refusal survey-strata plan (amended plan)
3A-F1	<p style="text-align: center;">Approval Subject to Condition(s) Freehold (Green Title) Subdivision Reconsideration of Decision</p>	Approval subject to condition(s) freehold (green title) subdivision

CODE	TEXT	SHORT SUBJECT
	<p>The WAPC has reconsidered the application referred to and is prepared to endorse a deposited plan in accordance with the [plan] [additional information] [DELETE AS REQUIRED] date-stamped [INSERT DATE HERE] once the condition(s) set out have been fulfilled.</p> <p>This decision is valid for three/four [delete as necessary] years from the date of this advice, which includes the lodgement of the deposited plan within this period.</p> <p>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 [INSERT DATE HERE] or this approval no longer will remain valid.</p> <p>Reasons for reconsideration</p> <p style="text-align: center;">[INSERT EXPLANATORY TEXT HERE]</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p> <p>Deposited plan</p> <p>The deposited plan is to be submitted to the Department of Land Information (DLI) for certification. Once certified, DLI 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 DLI 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.wapc.wa.gov.au</p> <p>Condition(s)</p> <p>The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.</p> <p>The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.</p> <p>The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.</p> <p>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.</p> <p>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</p>	<p>Reconsideration of decision</p> <p>Note: Approvals for up to 5 lots are valid for three (3) years. Approvals for more than 5 lots are valid for four (4) years.</p>

CODE	TEXT	SHORT SUBJECT
	<p>condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.</p> <p>Prior to the commencement of any site 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).</p> <p>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.</p> <p>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.</p> <p>The condition(s) of this approval, with accompanying advice, are:</p> <p>Condition(s)</p> <p>1.</p> <p>Advice</p> <p>1.</p>	
3A-S1	<p style="text-align: center;">Approval Subject to Condition(s) Survey-Strata Plan Reconsideration of Decision</p> <p>The WAPC has reconsidered the application referred to and is prepared to endorse a survey-strata plan in accordance with the [plan] [additional information] [DELETE AS REQUIRED] date-stamped [INSERT DATE HERE] once the condition(s) set out have been fulfilled.</p> <p>This decision is valid for three/four [delete as necessary] years from the date of this advice, which includes the lodgement of the survey-strata plan within this period.</p> <p>The survey-strata 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 [INSERT DATE HERE] or this approval no longer will remain valid.</p> <p>Reasons for reconsideration</p> <p style="text-align: center;">[INSERT EXPLANATORY TEXT HERE]</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p>	<p>Approval subject to condition(s) survey-strata plan Reconsideration of decision</p> <p>Note: Approvals for up to 5 lots are valid for three (3) years. Approvals for more than 5 lots are valid for four (4) years.</p>

CODE	TEXT	SHORT SUBJECT
	<p>Survey-strata plan</p> <p>The survey-strata plan is to be submitted to the Department of Land Information (DLI) for certification. Once certified, DLI 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 survey-strata plan. A copy of the survey-strata plan with confirmation of submission to DLI 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.wapc.wa.gov.au</p> <p>Condition(s)</p> <p>The WAPC is prepared to endorse a survey-strata plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.</p> <p>The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.</p> <p>The condition(s) must be fulfilled before submission of a survey-strata plan for endorsement.</p> <p>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 survey-strata plan.</p> <p>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 survey-strata plan for endorsement.</p> <p>Prior to the commencement of any site 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).</p> <p>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.</p> <p>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.</p> <p>The condition(s) of this approval, with accompanying advice, are:</p> <p>Condition(s)</p> <ol style="list-style-type: none"> 1. <p>Advice</p> <ol style="list-style-type: none"> 1. 	

CODE	TEXT	SHORT SUBJECT
3A-F2	<p style="text-align: center;">Approval Subject to Condition(s) Freehold (Green Title) Subdivision Reconsideration of Condition(s)</p> <p>The Western Australian Planning Commission has considered your request for reconsideration received on [insert date] and has resolved as follows:</p> <p><u>Condition #:</u> Applicant's grounds (summarise) Comments/considerations WAPC resolution delete, retain or, reword condition as follows: "... <i>italic font</i>...]</p> <p>All other terms and conditions remain as per the Commission's original decision dated [insert original decision date].</p> <p><i>Right to apply for review – 28 days</i></p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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 9216 3111 or go to its website: http://www.sat.justice.wa.gov.au</p>	<p>Approval subject to condition(s) freehold (green title) subdivision. Reconsideration of condition(s).</p>
3A-S2	<p style="text-align: center;">Approval Subject to Condition(s) Survey-Strata Reconsideration of Condition(s)</p> <p>The Western Australian Planning Commission has considered your request for reconsideration received on [insert date] and has resolved as follows:</p> <p><u>Condition #:</u> Applicant's grounds (summarise) Comments/considerations WAPC resolution delete, retain or, reword condition as follows:</p> <p>All other terms and conditions remain as per the Commission's original decision dated [insert original decision date].</p> <p><i>Right to apply for review – 28 days</i></p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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 9216 3111 or go to its website:</p>	<p>Approval subject to condition(s) survey-strata. Reconsideration of condition(s).</p>

CODE	TEXT	SHORT SUBJECT
3A-F3	<p>http://www.sat.justice.wa.gov.au</p> <p style="text-align: center;">Refusal Freehold (Green Title) Subdivision Reconsideration of Decision</p> <p>The WAPC has reconsidered the application referred to in accordance with the [plan] [additional information] [DELETE AS REQUIRED] date-stamped [insert date here] and has resolved that the application be refused for the reason(s) set out.</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p> <p>The WAPC's reason(s) for refusal are:</p> <p>1.</p>	<p>Refusal freehold (green title) subdivision Reconsideration of decision</p>
3A-S3	<p style="text-align: center;">Refusal Survey-Strata Plan Reconsideration of Decision</p> <p>The WAPC has reconsidered the application referred to in accordance with the [plan] [additional information] [DELETE AS REQUIRED] date-stamped [INSERT DATE HERE] and has resolved that the application be refused for the reason(s) set out.</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p> <p>The WAPC's reason(s) for refusal are:</p> <p>1.</p>	<p>Refusal survey-strata plan Reconsideration of decision</p>
1C-1	<p style="text-align: center;">Endorsement Deposited Plan</p> <p>The WAPC has considered the application referred to and has resolved to endorse its approval on the deposited plan submitted in accordance with the plan date-stamped [insert date here].</p>	<p>Endorsement deposited plan</p>
1C-2	<p style="text-align: center;">Endorsement Survey-Strata Plan</p> <p>The WAPC has considered the application referred to and has resolved to endorse its approval on the survey-strata plan submitted in accordance with the plan date-stamped [insert date here].</p>	<p>Endorsement survey-strata plan</p>

CODE	TEXT	SHORT SUBJECT
1C-3	<p style="text-align: center;">Endorsement Strata Plan</p> <p>The WAPC has considered the application referred to and has resolved to endorse its approval on the strata plan submitted in accordance with the plan date-stamped [insert date here].</p>	Endorsement strata plan
1C-4	<p style="text-align: center;">Non-endorsement Deposited Plan</p> <p>The WAPC has considered the application referred to and has resolved not to endorse its approval on the deposited plan submitted in accordance with the plan date-stamped [insert date here], for the following reason(s):</p> <p>1.</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p>	Non-endorsement deposited plan
1C-5	<p style="text-align: center;">Non-endorsement Survey-Strata Plan</p> <p>The WAPC has considered the application referred to and has resolved not to endorse its approval on the survey-strata plan submitted in accordance with the plan date-stamped [insert date here], for the following reason(s):</p> <p>1.</p> <p>Right to apply for a review - 28 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the <i>Planning and Development Act 2005</i>. The application for review must be submitted in accordance with Part 2 of the <i>State Administrative Tribunal Rules 2004</i> 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</p>	Non-endorsement survey-strata plan
1C-6	<p style="text-align: center;">Non-endorsement Strata Plan</p> <p>The WAPC has considered the application referred to and has resolved not to endorse its approval on the strata plan submitted in accordance with the plan date-stamped [insert date here], for the following reason(s):</p> <p>1.</p> <p>Right of review - 30 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right of review under section 27 of the <i>Strata Titles Act 1985</i>. The review must be submitted within 30 days of the date of this decision to the State Administrative Tribunal, 12 St Georges Terrace,</p>	Non-endorsement strata plan

CODE	TEXT	SHORT SUBJECT
	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	
F24-1	<p style="text-align: center;">Preliminary Approval Strata Plan</p> <p>The WAPC has considered the application referred to and is prepared to endorse its approval on an appropriate form(s), prescribed under the <i>Strata Titles General Regulations 1996</i>, in accordance with the plan date-stamped [insert date here].</p> <p>This decision is valid for two years from the date of this advice, within which period an appropriate form(s) and all necessary information should be lodged with the WAPC.</p>	Approval preliminary strata plan
F24-2	<p style="text-align: center;">Preliminary Approval Subject to Condition(s) Strata Plan</p> <p>The WAPC has considered the application referred to and is prepared to endorse its approval on an appropriate form(s), prescribed under the <i>Strata Titles General Regulations 1996</i>, in accordance with the plan date-stamped [insert date here] once the condition(s) set out have been fulfilled.</p> <p>This decision is valid for two years from the date of this advice, within which period an appropriate form(s) and all necessary information should be lodged with the WAPC.</p> <p>The appropriate form(s) 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 [insert date here] or this approval no longer will remain valid.</p> <p>Right of review - 30 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right of review under section 27 of the <i>Strata Titles Act 1985</i>. The review must be submitted within 30 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</p> <p>Condition(s)</p> <p>The WAPC is prepared to endorse its approval on an appropriate form(s) in accordance with the plan submitted once the condition(s) set out have been fulfilled.</p> <p>The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.</p> <p>The condition(s) must be fulfilled before submission of an appropriate form(s) for endorsement and approval. The applicant/owner should attach written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled to the appropriate form(s) when they are submitted.</p> <p>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 with the appropriate form(s) to the WAPC for endorsement and approval.</p> <p>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</p>	Approval subject to condition(s) preliminary strata plan

CODE	TEXT	SHORT SUBJECT
	<p>appropriate form(s) for endorsement and approval.</p> <p>Prior to the commencement of any site 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).</p> <p>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.</p> <p>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.</p> <p>The condition(s) of this approval, with accompanying advice, are:</p> <p>Condition(s)</p> <p>1.</p> <p>Advice</p> <p>1.</p>	
F24-3	<p style="text-align: center;">Refusal Strata Plan</p> <p>The WAPC has considered the application referred to in accordance with the plan date-stamped [insert date here] and has resolved that the application be refused for the reason(s) set out.</p> <p>Right of review - 30 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right of review under section 27 of the <i>Strata Titles Act 1985</i>. The review must be submitted within 30 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</p> <p>Reason(s)</p> <p>The WAPC's reason(s) for refusal are:</p> <p>1.</p>	Refusal preliminary strata plan
F24-4	<p style="text-align: center;">Preliminary Approval Subject to Condition(s) Strata Plan (Amended Plan)</p> <p>The WAPC has considered the application referred to and is prepared to endorse its approval on an appropriate form(s), prescribed under the <i>Strata Titles General Regulations 1996</i>, in accordance with the amended plan date-stamped [insert date here] once the condition(s) set out have been fulfilled.</p> <p>This decision is valid for two years from the date of this advice, within which period an</p>	Approval subject to condition(s) preliminary strata plan (amended plan)

CODE	TEXT	SHORT SUBJECT
	<p>appropriate form(s) and all necessary information should be lodged with the WAPC.</p> <p>The appropriate form(s) 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 [insert date here] or this approval no longer will remain valid.</p> <p>Right of review - 30 days</p> <p>Should the applicant/owner be aggrieved by this decision, there is a right of review under section 27 of the <i>Strata Titles Act 1985</i>. The review must be submitted within 30 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</p> <p>Condition(s)</p> <p>The WAPC is prepared to endorse its approval on an appropriate form(s) in accordance with the plan submitted once the condition(s) set out have been fulfilled.</p> <p>The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.</p> <p>The condition(s) must be fulfilled before submission of an appropriate form(s) for endorsement and approval.</p> <p>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 with the appropriate form(s) to the WAPC for endorsement and approval.</p> <p>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 appropriate form(s) for endorsement and approval.</p> <p>Prior to the commencement of any site 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).</p> <p>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.</p> <p>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.</p> <p>The condition(s) of this approval, with accompanying advice, are:</p> <p>Condition(s)</p> <p>1.</p> <p>Advice</p> <p>1.</p>	

