

WAPC ref: 201884
Date: 16 October 2025
Enquiries: Kieran Panizza
6552 4429

Transmitted via email only to: admin@cunderdin.wa.gov.au,
planning.land.development.referrals@westernpower.com.au, planning@jtsi.wa.gov.au,
WAPC.Referrals@watercorporation.com.au, EH.eSubmissions@health.wa.gov.au,
wheatbeltlanduseplanning@dbca.wa.gov.au

APPROVAL OF APPLICATION WAPC REF: 201884

Reference is made to an application for the subdivision of Lot 45-48 & 9000 Togo Street, Cunderdin.

Please be advised the Western Australian Planning Commission has approved application WAPC ref: 201884 and once the attached conditions of approval are fulfilled, is prepared to endorse a Deposited plan in accordance with the plan date-stamped 1 July 2025.

This decision is valid for four (4) years from the date of this notice. The Deposited plan must be submitted within the term of the approval, that is, by the close of business on 16 October 2029.

CONDITIONS:

1. The land being filled, stabilised, drained and/or graded as required to ensure that:
 - a) lots can accommodate their intended development; and
 - b) finished ground levels at the boundaries of the lots the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and
 - c) stormwater is contained on-site, or appropriately treated and connected to the local drainage system. (Shire of Cunderdin)
2. 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 roads connected by a constructed roads to the local road system and such roads 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. (Shire of Cunderdin)

3. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken for construction of roads in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:
 - a) street lighting in accordance with dark sky principles is installed on all new subdivisional roads to the standards of the relevant licensed service provider; and
 - b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly; and
 - c) temporary turning areas are provided to those subdivisional roads that are subject to future extension. (Shire of Cunderdin)
4. All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods policy. (Shire of Cunderdin)
5. Arrangements being made with a licensed water provider for the provision of a suitable water supply service to the lots shown on the approved plan of subdivision. (Water Corporation)
6. Arrangements being made with the Water Corporation so that provision of a sewerage service to the lots shown on the approved plan of subdivision. (Water Corporation)
7. The provision of easements for existing or planned future water, sewerage and/or drainage infrastructure as may be required by Water Corporation being granted free of cost to that body. (Water Corporation)
8. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Western Power)
9. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)

ADVICE:

1. The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australasia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.
2. In regard to Condition 3, the landowner/applicant is advised that to achieve the dark sky principles, new street lighting is to comply with a correlated colour temperature of 3,000 kelvins or less, shielded luminaires and in accordance with *AS/NZS 4282:2019 - Control of the obtrusive effects of outdoor lighting*.
3. In regard to Conditions 5-7, 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.

4. In regard to Condition 8, Western Power provides only one underground point of electricity supply per freehold lot.

If there are any queries in regard to this application, please contact the planning officer listed at the top of this letter.



Ms Sam Boucher
WAPC Secretary

16 October 2025

APPLICATION DETAILS

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| Applicant | Stuart Hobley, Shire of Cunderdin 37 Lundy Avenue Cunderdin 6407 |
| Owner | 1. Shire of Cunderdin |
| Application Receipt | 24 June 2025 |
| Lot Number | 45, 9000, 48, 46, 47 |
| Diagram / Plan | Plan 222357 / Diagram 222357, Plan 73292 / Diagram 73292 |
| Location | Lot 45-48 & 9000 Togo Street, Cunderdin |
| C/T Volume/Folio | 2798/464,2819/675 |
| Street Address | Lot 45-48 & 9000 Togo Street, Cunderdin |
| Local Government | Shire of Cunderdin |

