



INITIAL DUE DILIGENCE

Subdivision Potential Report

Sample, Cooloongup WA 6168

City of Rockingham · Western Australia · Lot on Plan (CT)

ON THE EVIDENCE

2 lots, Supported against the R20 450 m2 average - house to be demolished

IF CONDITIONS ARE MET

None stated

The R20 coding allows two lots on this 1,050 m2 block on area, but the only layout drawn requires the house to be demolished.

Indicative potential: Likely · Possible · Constrained · Unlikely · Insufficient information — this report: **Constrained**

Verification: 20 sources cited · 4 re-opened at final review · open matters for a consultant to resolve: 7

Not included: no site inspection, no survey or surveyed plan, no title search, no consultation with the responsible authority.

INITIAL DUE DILIGENCE — PLEASE READ

Subdivision Checker reports provide initial due diligence only and do not constitute planning, legal, financial, heritage or environmental advice. All findings must be confirmed by qualified professionals before making property or development decisions.

This report is your starting point. It sets out the planning position, the constraints and the pathway as the planning instruments, registers and mapping record them, so you know what you are dealing with and what to ask. Confirming those findings and taking the next step is work for a qualified professional — and this report is designed to make that engagement short and specific rather than open-ended.

REPORT ID	PREPARED	PREPARED FOR	SOURCES
SC-SAMPLE-REPORT	6 October 2026	Sample	20 cited

Sample report: the address, lot, title and client details and the measured lot dimensions are blurred, and the Section 04 drawing shows a made-up example lot.

Prepared from planning, heritage, environmental, hazard and lot boundary information current at the date of preparation; not a substitute for a formal application. Full disclaimer: Section 13.

KEY FINDING

Two lots meet every R20 site-area limb on the indicative 1,050 m2 area. They average 525.0 m2 against a 450 m2 requirement, and the rear lot is above 450 m2 even without its leg. The access leg can only run on the south side if the existing house is removed. Keeping the house needs a north-side layout that nobody has drawn yet. Three lots do not work.

- Planning
- Heritage
- Environment
- Bushfire
- Flooding
- Servicing
- Contamination
- Title

Reading the strip: decided from the constraints register in Section 05. green — every row in that domain says Does not apply · amber — a row applies at Medium, Low or no impact · red — a row applies or is still open at High impact, which could change the lot count or stop the subdivision · grey — not established: a matter is open below High impact, a register could not be searched, or the domain has no row; the report names who holds the answer.

WHAT WOULD STOP THIS — THE THREE THAT MATTER

- 1 A title encumbrance could rule out or reshape the subdivision**

An easement, covenant, s 70A notification or memorial on CT [REDACTED] can override what the R20 code allows. None of these shows in the cadastre, and no title search was obtained.

A Landgate title search of CT [REDACTED] with Plan [REDACTED] and every instrument it lists, ordered directly or through a settlement agent, settles this within a couple of business days.
- 2 The only drawn layout requires demolishing the house**

The south side has [REDACTED] m clear, so Option A's 4.0 m leg needs the house removed. Keeping the house depends on an untested north-side leg, and if that fails, a second lot means demolition.

A licensed surveyor working with a town planner prepares a north-side test layout from a feature survey and checks setbacks, open space and parking for the retained house.
- 3 A sewer or water main may run inside the lot**

Active Water Corporation 150 mm sewer mains lie within about 60 m, but their position relative to the lot boundary is not known. A main inside the lot could restrict the rear building envelope or require encasement.

A Before You Dig Australia enquiry plus a Water Corporation asset plan for the lot, followed by a land development enquiry, shows where the mains run and what servicing is required.

DO THIS FIRST

Engage a WA town planner and hand them a Landgate title search of CT [REDACTED] with Plan [REDACTED]. Ask them to confirm the R20 figures in R-Codes Table D and to test, with a surveyor, a north-side leg that keeps the house.

TO ANSWER EVERY OPEN QUESTION

\$1,772 to \$4,407

Itemised in Section 10. None of it commits you to subdividing, and you can stop after any line.

[REDACTED], Cooloongup is Lot [REDACTED] on Plan [REDACTED], certificate of title [REDACTED], in the City of Rockingham. The Landgate cadastre parcel record gives an indicative area of 1,050 m2. The lot has an [REDACTED] m frontage to [REDACTED], facing east, measured from the cadastre and not by survey. It holds a house with a footprint of about [REDACTED] m2 and a small outbuilding.

Town Planning Scheme No. 2 zones the lot Residential, with density code R20. The Metropolitan Region Scheme zones it Urban, with no reservation. Under R-Codes Volume 1 Table D, R20 requires a 350 m2 minimum and a 450 m2 average per lot, and 450 m2 for a rear battleaxe lot. Two lots average

525.0 m2 and pass. Three lots average 350.0 m2 and fail the average. The Western Australian Planning Commission decides the application, and the City makes a recommendation.

The real constraint is the house. The only layout drawn, Option A, runs a 4.0 m access leg along the south boundary. There is 1.0 m clear on that side, so the house must be demolished. Option A gives a 1,200 m² front lot with 10.0 m frontage and a 1,800 m² rear lot including the leg, or 1,600 m² without it. The lot is in Development Contribution Area No.2. The registers searched for heritage, Aboriginal heritage, contaminated sites, bush fire prone areas, flood mapping, wetlands and Bush Forever hold no record at this parcel.

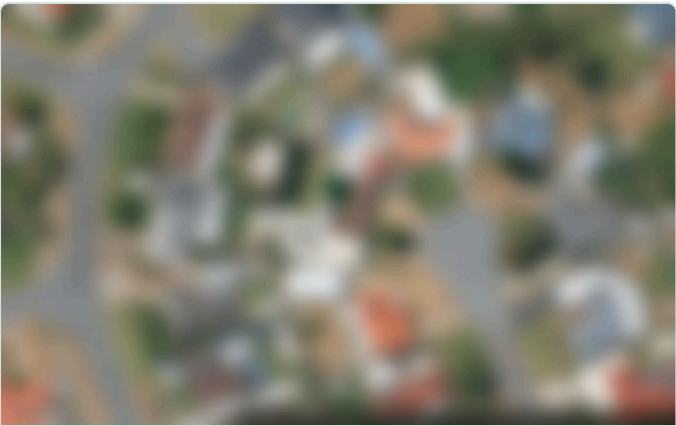
Some matters are not settled by the registers. These are any easement or covenant on the title, and whether a north-side leg could keep the house. They also include whether a Water Corporation main runs inside the lot, Western Power's conditions and any public open space condition. They are listed in the open matters section.

A town planner can take this forward with the title search in hand. The planner would confirm the R20 figures against the current Codes and commission a surveyor's test layout for keeping the house.

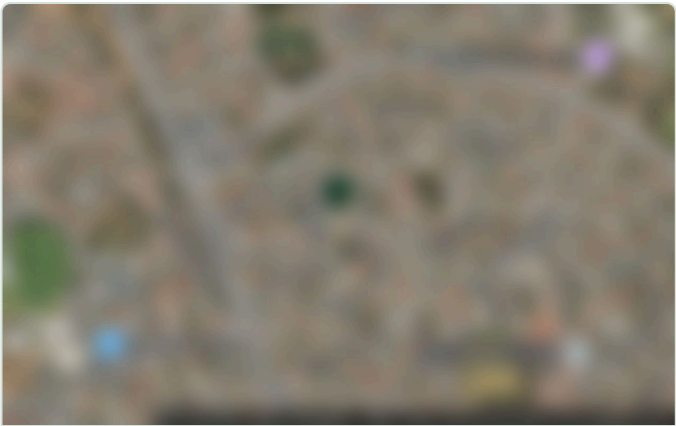
Indicative potential	Constrained
On the evidence	2 lots, Supported against the R20 450 m2 average – house to be demolished
If conditions are met	None stated
Verification	Internal verification reached and confirmed live the City of Rockingham Development Contribution Plans page, the City's Development Contribution Plan Report of September 2025, the City's Town Planning Scheme and Zoning page and the DFES bushfire prone areas page; the remaining cited links were not re-opened in that pass. The zone, density code and statutory register results were read at the parcel from the state spatial services. The matters the registers searched do not answer are listed in the open matters section, and a town planner can take them forward with the title search in hand.
Recommended next move	Engage a qualified professional to confirm these findings and advise where they lead.

02 Site & Locality

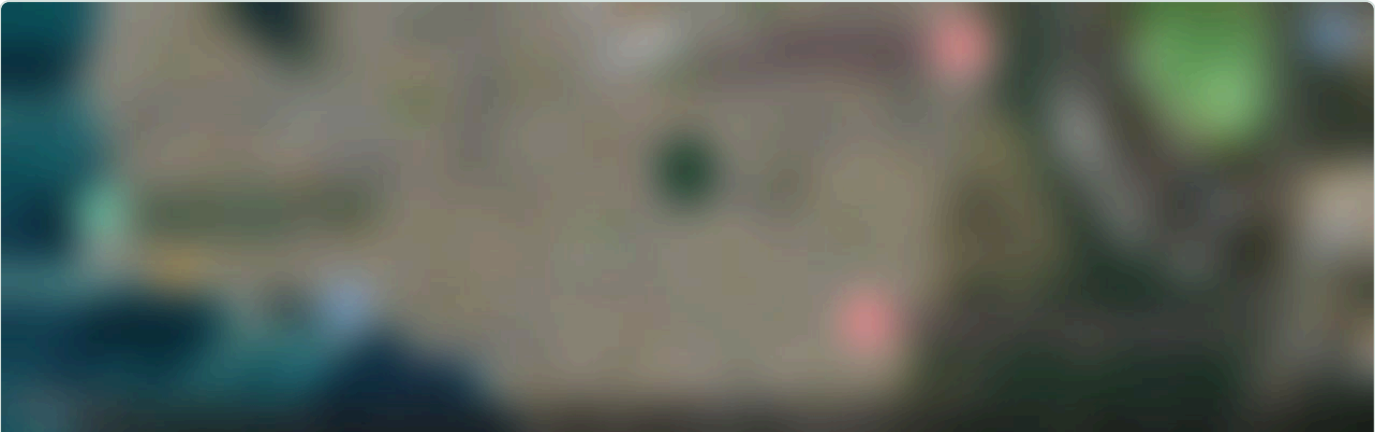
Lot [REDACTED] on Plan [REDACTED] is an indicative 1,050 m² lot with about [REDACTED] m of frontage facing east onto [REDACTED] and a depth of about [REDACTED] m, from cadastre geometry rather than survey. A house with a footprint of about [REDACTED] m² sits close to the south boundary, with [REDACTED] m clear on that side and [REDACTED] m on the north, alongside a small outbuilding.



The lot — buildings, driveway, outbuildings and how much of the block they occupy.



Neighbours — the lot beside the ones around it: their sizes and shapes, access, and whether any have already been subdivided.



Locality — the surrounding area. The marker is the address as validated at the time of order.

Imagery is supplied by a third-party mapping service and is indicative only. The marker shows the located address, **not a cadastral boundary** — no lot boundary is drawn on these images. Street-level and aerial imagery may be several years old and may not show recent building work, demolition or vegetation change. Do not scale, measure or infer a boundary position from these images.

03 Planning & Zoning

City of Rockingham Town Planning Scheme No. 2 zones the lot Residential with density code R20, and the Metropolitan Region Scheme zones it Urban with no reservation. At R20 the R-Codes require a 350 m2 minimum and a 450 m2 average per lot, and 450 m2 for a rear battleaxe lot. The structure plan register holds no structure plan over the lot, so the R20 code governs directly.

Planning instrument	City of Rockingham Town Planning Scheme No. 2; Metropolitan Region Scheme (Urban zone)
Zone	Residential Residential land under the City of Rockingham Town Planning Scheme No. 2. The City states that residential subdivision depends on the zoning, the lot size and the R-Code. The R-Code sets the minimum and average lot sizes for subdivision and grouped dwellings.
Minimum lot / site area	350 m2 minimum and 450 m2 average per lot at R20 (R-Codes Volume 1 Table D). A rear battleaxe lot needs 450 m2, with the access leg counted only where it is no more than 20% of that area.

Density code	R20
Overlays & special areas	Development Contribution Area No.2 · Metropolitan Region Scheme Urban zone (no reservation)
Notes	The zone is the planning map record for this parcel; a second, independent check could not confirm the lot-size rule, which a planner should confirm. Source: Local Planning Scheme Zones and Reserves and R-Codes layers read at the parcel (Rockingham Scheme No. 2); Region Scheme Zones and Reserves; Residential Design Codes Volume 1 Table D; City of Rockingham Subdivisions page

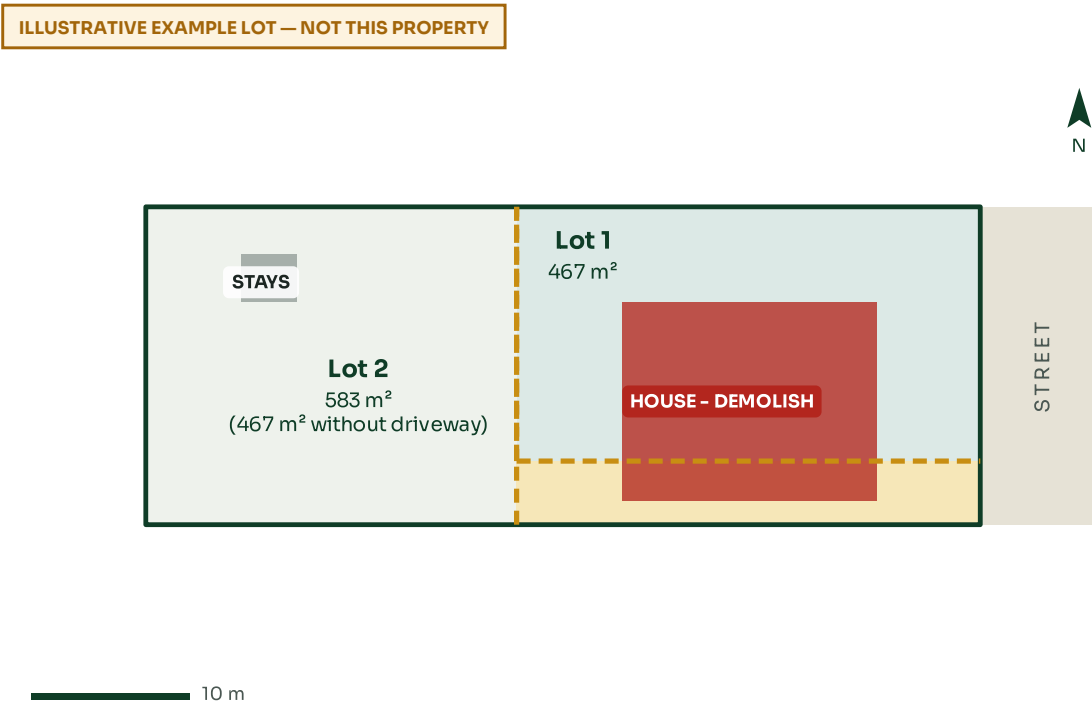
04 Development Potential

On the indicative 1,050 m² area, two lots average 525.0 m² against the 450 m² R20 requirement, while three lots average 350.0 m² and fall short. The only layout drawn gives a 350 m² front lot and a 450 m² rear lot including its access leg, and requires the existing house to be demolished.

Indicative layout options

Drawn from the measured lot boundary and mapped buildings: concepts for a surveyor, not a survey, design or approval. The yield table below tests each one. Red: to be demolished. Gold dashes: new boundaries. Shaded: driveway to a rear lot.

Option A Front lot and rear lot from the east-facing street, driveway along the south boundary



Illustrative drawing of a made-up example lot, made by the same method the reports use. It is not a drawing of this property.

Site geometry

Frontage to depth	About 10 m street frontage to about 15 m depth (indicative cadastre geometry, not survey)
Rear boundary faces	west
Solar orientation	The street frontage faces east and the rear boundary faces west. A rear lot would therefore have its rear boundary to the west, with the north side boundary available for northern light. Actual solar access depends on the final layout and on neighbouring buildings.
Approximate perimeter	100 m — useful as a rough fencing length only

Measured by this search from the cadastre, not a survey. The site area is from the Landgate cadastre parcel record for Lot 100 on Plan 1000. Boundary dimensions on the deposited plan and the certificate of title govern. Cadastral dimensions are indicative and are not the product of a licensed survey. Site coverage is deliberately not calculated: there is no single national coverage rule, and the controlling standard differs by code, zone and jurisdiction.

Frontage	10 m
Depth	15 m
Gross site area	1050 m ²
Access leg	Option A draws a 4.0 m wide access leg along the south boundary, about 10 m long and about 10 m ² , belonging to the rear lot. The existing house stands in its path and must be demolished for this option. With the house kept, the south side has only 10 m clear. The north side has 10 m clear, but no layout using a north-side leg has been drawn or tested.
Rear access	The rear lot would reach 100 only by the access leg. The lot has one street frontage, facing east. The City of Rockingham allows a second crossover to a single lot only where the frontage is at least 20 m, and this lot's frontage is about 10 m. After subdivision, the rear lot's crossover still needs City approval, and the verge should be checked on site for a power dome, street tree, gully, footpath or service pit.
Net developable area	Not established in this assessment

Site area of 1,050 m² from the Landgate cadastre parcel record (Department of Planning, Lands and Heritage, PlanWA) for Lot 100 on Plan 1000, certificate of title 1000. The record's address matches the address ordered, and its land type is freehold, not road. The frontage of about 10 m and depth of about 15 m were measured from the cadastre by this search. All figures are indicative, not survey. The area on the certificate of title governs.

Lot yield — the arithmetic

LOTS	AVERAGE	TESTED AGAINST	RESULT	WORKING
2	525.0	R20 average site area per lot, R-Codes Volume 1 Table D	SUPPORTED	Option A, front and rear lots: $1,050 \text{ m}^2 / 2 = 525.0 \text{ m}^2$ against the 450 m^2 R20 average, a margin of 75.0 m^2 (16.7%). Front lot m^2 with m frontage, above the 350 m^2 minimum and the 10 m frontage. Rear lot m^2 including a m^2 leg, under the 90 m^2 cap, or m^2 without it, above the 450 m^2 battleaxe minimum either way. Leg 4.0 m wide, meeting the 4 m minimum. The house must be demolished. The m^2 outbuilding stays, m clear of the new boundary.
3	350.0	R20 average site area per lot, R-Codes Volume 1 Table D	NOT SUPPORTED	$1,050 \text{ m}^2 / 3 = 350.0 \text{ m}^2$ against the 450 m^2 R20 average, 100.0 m^2 short. Three lots would need $1,350 \text{ m}^2$.

Existing dwelling

No layout drawn on the measured lot keeps the existing house. Option A requires it to be demolished because it sits where the access leg would go. A north-side leg (m clear) that might keep the house has not been drawn or tested.

A green-title subdivision with the access leg owned by the rear lot suits Option A. Survey-strata is an alternative where a shared driveway is wanted. It is chosen for the driveway arrangement, not for density, because the lot count is the same under either.

Assumptions this arithmetic rests on

- The site area of $1,050 \text{ m}^2$ is the indicative Landgate cadastre figure. The area on certificate of title governs.
- The frontage, depth and Option A lot areas are measured from the cadastre, not surveyed.
- The R20 figures are taken from R-Codes Volume 1 Table D and still need to be confirmed by a planner against the current Codes.
- No easement, covenant or utility main inside the lot has been allowed for, because the title and asset plans were not obtained.

R-Codes Vol 1 Table D - R20 — the test that decides this

CRITERION	ASSESSMENT	EVIDENCE
Minimum site area per lot, R20: 350 m^2	Met	Option A lots are m^2 (front) and m^2 (rear, including the access leg). The smallest lot is m^2 .
Average site area per lot, R20: 450 m^2	Met	The site is $1,050 \text{ m}^2$, indicative, from the Landgate cadastre parcel record (Department of Planning, Lands and Heritage, PlanWA) for Lot m^2 on Plan m^2 . The legal area is on certificate of title m^2 . Divided by 2, that gives 525.0 m^2 , 75.0 m^2 above 450 m^2 . Three lots give 350.0 m^2 , which fails.

CRITERION	ASSESSMENT	EVIDENCE
Rear battleaxe lot minimum, R20: 450 m2, with the access leg counted only where it is no more than 20% of that area (90 m2)	Met	The leg is about 4.0 m by m, or m2, which is under 90 m2. The rear lot therefore counts at m2. Without the leg it is m2, which still exceeds 450 m2.
Minimum frontage, R20 single house: 10 m	Met	The front lot in Option A has m of frontage. The street boundary is about m (indicative cadastre geometry, not survey).
Battleaxe leg minimum width 4 m at R2 to R40 (WAPC Operational Policy 2.2)	Met	This limb is met for Option A with the house demolished. Option A draws a 4.0 m access leg along the south boundary, which meets the 4 m minimum exactly. With the house kept, the south side has m clear, so this leg cannot be built without demolition. A north-side leg (m clear) has not been drawn or tested.

Residential Design Codes Volume 1 (10 April 2026), Part D element 1.1, Table D, and clause C1.1.3 on the access leg. On site area, two lots work. Whether the existing house can be kept is the open question, and it is for a surveyor and a town planner.

Other ways to add a dwelling here

Subdivision creates new titles. Some options add a dwelling without one — no application to the subdivision authority, no new certificate of title, and in most cases no infrastructure contribution. Whether any suits you is a question for a planner; this sets out what the instrument permits.

OPTION	PERMITTED	WHAT IT INVOLVES
Two grouped dwellings retained on one title	YES	The City of Rockingham states that it has not required planning applications for single houses or two grouped dwellings for many years; these are dealt with by building permit. At R20 the same Table D site-area figures govern grouped dwellings as govern lots. No new certificate of title is created, no Form 1A application goes to the WAPC, and the Water Corporation per-lot subdivision contribution is not triggered by a new lot. The Development Contribution Plan No.2 contribution is charged per dwelling, so it can still arise. Source: City of Rockingham Development applications and Subdivisions pages; R-Codes Volume 1 Table D
Ancillary dwelling on the existing lot	ACTION REQUIRED	An ancillary dwelling stays on the existing title, with no subdivision application and no new lot. The R-Codes and Town Planning Scheme No. 2 provisions for an ancillary dwelling on this lot were not read in this assessment, so whether one is permitted here, and on what conditions, is not confirmed. Next step: A town planner, or the City of Rockingham's planning team · A consultant fee - Quoted on scope - no published scale · about 1 to 2 weeks Source: R-Codes Volume 1; City of Rockingham Town Planning Scheme No. 2 (provisions not read in this assessment)

05 Constraints Register

The decisive constraint is physical: the house occupies the south side where the only drawn access leg would run. The heritage, Aboriginal heritage, contaminated sites, bush fire prone area, flood, wetland and Bush Forever registers were queried at the parcel and hold no record here. The title and any utility main inside the lot remain open.

CATEGORY	CONSTRAINT	STATUS	EFFECT IF IT APPLIES	DETAIL
Planning	Existing house blocks the access leg	APPLIES	HIGH	The house footprint is about [REDACTED] m². The south side has [REDACTED] m clear, against a 4 m leg minimum, and the north side has [REDACTED] m. No layout drawn on the measured lot keeps the house. Option A requires the house to be demolished. Source: Cadastre geometry; WAPC Operational Policy 2.2
Planning	Retaining the house on a north-side leg	ACTION REQUIRED	HIGH	The north side has [REDACTED] m clear. A survey-based layout is needed to show whether a front lot holding the house can meet setbacks, open space and parking with a north-side leg. Next step: A licensed surveyor, working with a town planner, preparing a layout based on a feature survey · A consultant fee – quoted on scope by the surveyor · 2 to 4 weeks Source: Cadastre geometry
Servicing	Utility assets crossing the lot	ACTION REQUIRED	HIGH	The 60 m asset search does not show whether a sewer or water main runs inside the lot boundary, for example along the rear. A main inside the lot could restrict the rear building envelope or require encasement. Next step: Before You Dig Australia (BYDA), plus a Water Corporation sewer and water asset plan for the lot · No fee for a BYDA enquiry; any asset plan fee is set by the utility · 2 to 5 business days Source: Water Corporation sewer gravity pipe asset data (proximity only)
Title	Easements, covenants, s 70A notifications and memorials	ACTION REQUIRED	HIGH	These appear only on certificate of title [REDACTED] and Plan [REDACTED], and no title search was obtained. A covenant or easement can rule out subdivision whatever the R-Code allows. A City of Rockingham zoning certificate complements the title search.

CATEGORY	CONSTRAINT	STATUS	EFFECT IF IT APPLIES	DETAIL
				Next step: Landgate, directly or through a settlement agent: title search, Plan and every instrument shown · Set by Landgate's fee schedule - the current figure is in the costs section · 1 to 2 business days Source: Landgate cadastre parcel record (Department of Planning, Lands and Heritage, PlanWA)
Servicing	Reticulated sewer and water - formal servicing answer	ACTION REQUIRED	MEDIUM	Water Corporation's asset data shows 6 active Water Corporation gravity sewer mains (150 mm) within about 60 m of the lot. This is asset location only and says nothing about capacity or connection. No main extension has been identified. Next step: Water Corporation, through a land development enquiry · Set by Water Corporation's land development fees and charges · about 2 to 4 weeks Source: Water Corporation sewer gravity pipe layer, 60 m buffer
Servicing	Second crossover and verge obstructions	ACTION REQUIRED	MEDIUM	The frontage of about m is below the City's 20 m minimum for a second crossover to a single lot. After subdivision, the rear lot's crossover needs City approval. The verge should be checked on site for a power dome, street tree, gully, footpath or service pit. Next step: City of Rockingham, through a crossover application · Quoted on scope - no published scale · about 2 to 6 weeks Source: City of Rockingham Verges and gardens FAQ; Residential Crossover Specifications

CATEGORY	CONSTRAINT	STATUS	EFFECT IF IT APPLIES	DETAIL
Planning	Development Contribution Area No.2	APPLIES	LOW	The scheme special areas register places the lot in DCA2. The City publishes \$2,451 per dwelling for the Cooloongup sub-area under Development Contribution Plan No.2 under Town Planning Scheme No. 2. It is payable before subdivision conditions are cleared. Source: City of Rockingham, Development Contribution Plans page (Council-endorsed Cost Apportionment Schedule)
Environment	Threatened communities, flora and native vegetation	DOES NOT APPLY	NONE	No threatened ecological community or threatened flora applies at this lot, and no native vegetation needing a DWER clearing permit stands on it. The lot is a developed suburban lot. Source: Environmental Protection (Clearing of Native Vegetation) Regulations 2004
Planning	Region scheme and structure plan	DOES NOT APPLY	NONE	The Metropolitan Region Scheme register returned the Urban zone at the parcel, with no reservation. The structure plan register was queried at the parcel and holds no record here, so the R20 code governs directly. Source: Region Scheme Zones and Reserves; Structure Plan Boundaries register
Heritage	Statutory, local and Aboriginal heritage registers	DOES NOT APPLY	NONE	The State Register, City of Rockingham Heritage List, Local Heritage Survey, Heritage Areas and historic places layers, the ACHIS Registered, Lodged and Historic layers, and the s 19 protected areas layer hold no record here. Ss 17 and 18 of the Aboriginal Heritage Act 1972 bind the landowner whether or not a place is registered. Source: DPLH heritage and ACHIS registers; City of Rockingham Heritage List 2025

CATEGORY	CONSTRAINT	STATUS	EFFECT IF IT APPLIES	DETAIL
Environment	Geomorphic wetlands and Bush Forever	DOES NOT APPLY	NONE	The Geomorphic Wetlands (Swan Coastal Plain), Bush Forever area and Bush Forever study area registers were each queried across the lot and hold no record here. Source: Geomorphic Wetlands, Swan Coastal Plain; SPP 2.8 Bush Forever
Bushfire	Bush fire prone area designation	DOES NOT APPLY	NONE	The Map of Bush Fire Prone Areas (designated 13 December 2025) was queried across the lot and holds no designation here. This is not a finding of no bushfire risk, and the map is reviewed regularly. Source: Map of Bush Fire Prone Areas (OBRM-023)
Flooding	1% AEP floodway and flood fringe	DOES NOT APPLY	NONE	The DWER floodway and flood fringe register holds no record at this lot. That mapping covers river floodplains only, so it does not address overland flow. Source: DWER Floodplain Mapping (DWER-014)
Contamination	DWER Contaminated Sites Database	DOES NOT APPLY	NONE	The DWER Contaminated Sites Database was queried at this parcel and holds no record here. It publishes only three of the seven classifications. Source: DWER Contaminated Sites Database
Title	Native title: South West Settlement	DOES NOT APPLY	NONE	The South West Settlement determination (WCD2021/010, by consent) covers the parcel, and its outcome is recorded as Extinguished. The settlement ILUAs surrendered native title. This does not encumber a freehold lot. Source: Native title determinations layer (Landgate/NNTT)

06 Heritage, Environment & Servicing

Water Corporation's asset data shows active 150 mm gravity sewer mains within about 60 m of the lot, which is asset location rather than a connection answer. Whether a main runs inside the lot, the formal servicing requirements and Western Power's conditions are settled by enquiry and on referral.

Heritage

DOES NOT APPLY

STATE REGISTER:	Not listed. The State Register of Heritage Places was queried across Lot [REDACTED] on Plan [REDACTED] and holds no record here.
LOCAL INVENTORY:	Not listed. The City of Rockingham Heritage List under Town Planning Scheme No. 2, the Local Heritage Survey, the scheme Heritage Areas and the Heritage Council and local government historic places layers were queried at the parcel and hold no record here.
ABORIGINAL HERITAGE:	The Aboriginal Cultural Heritage Register and its Lodged and Historic layers, and the s 19 protected areas layer, hold no record at this parcel. Ss 17 and 18 of the Aboriginal Heritage Act 1972 bind the landowner whether or not a place is registered. Where works will disturb the ground, DPLH's Aboriginal Heritage team answers enquiries under its Aboriginal Heritage Due Diligence Guidelines. An Aboriginal cultural heritage consultancy, if one is engaged, is quoted on scope - no published scale.
ASSESSMENT	No heritage register queried holds a record over this lot. Two broad-area survey reports, from 1971 and 1985, cover land that includes the lot, and neither records a place on it. A register search is not a clearance. The Aboriginal Heritage Act 1972 applies to unregistered places as well as registered ones.

Source: DPLH State Register, Heritage List and ACHIS layers; City of Rockingham Heritage List 2025

Environment

DOES NOT APPLY

NATIVE VEGETATION:	None. The lot is a developed suburban lot with an existing house, and no native vegetation that would need a DWER clearing permit stands on it. The clearing regulations do not affect this subdivision.
THREATENED SPECIES:	None. No threatened ecological community or threatened flora applies at this lot, which is cleared, developed residential land.
WETLANDS / WATERWAYS:	The Geomorphic Wetlands, Swan Coastal Plain register was queried across the lot and holds no record here. Lake Cooloongup lies elsewhere in the suburb.
ASSESSMENT	The geomorphic wetlands, Bush Forever area and Bush Forever study area registers hold no record at this lot. The lot is zoned Urban under the Metropolitan Region Scheme and Residential R20 under the City of Rockingham Town Planning Scheme No. 2. No native vegetation, threatened ecological community or threatened flora matter applies, so no environmental matter affects the subdivision of this developed lot.

Source: Geomorphic Wetlands (DBCA-019); Bush Forever (SPP 2.8); EP (Clearing of Native Vegetation) Regulations 2004

Bushfire

DOES NOT APPLY

DESIGNATION:	Not identified on the Map of Bush Fire Prone Areas. The map was queried across the lot and holds no designation here.
WHAT IT MEANS:	The Map of Bush Fire Prone Areas (designated 13 December 2025) was queried across the lot and holds no designation here. SPP 3.7 requirements attach to designated land, and the map is reviewed regularly, so a planner checks the map current at lodgement. This is not a finding that there is no bushfire risk.
ASSESSMENT	The register shows only that this lot is outside the designated area. Lake Cooloongup Reserve and Rockingham Lakes Regional Park lie nearby, and a future map review could change the designation.

Source: Map of Bush Fire Prone Areas (OBRM-023); DFES

Flooding & Inundation

DOES NOT APPLY

DESIGNATION:	Not identified on the DWER 1% AEP Floodway and Flood Fringe mapping. The register holds no record at this lot.
WHAT IT MEANS:	The mapping covers river floodplains only. It does not address overland flow or the City's stormwater controls.
ASSESSMENT	This is the result of one register and is not a finding that the lot does not flood. The City of Rockingham's engineering team advises on stormwater and drainage requirements. Source: DWER Floodplain Mapping, 1% AEP Floodway and Flood Fringe (DWER-014)

Servicing & Access

WATER:	Water Corporation is the water utility. Its standard infrastructure contribution (Perth metropolitan) applies per new lot, and the current figure is in the costs section. A land development enquiry confirms the servicing requirements.
SEWER:	Water Corporation's published asset data shows an active gravity sewer main within about 60 m of the lot: 6 records, each 150 mm. This is asset location only, not a capacity or connection answer. A land development enquiry gives the formal answer.
POWER:	Western Power operates the network. Its connection and any undergrounding conditions are set on the Form 1A referral, and the costs section carries the indicative per-lot connection range.
ACCESS:	The lot has one street frontage of about m, facing east onto . Option A uses a m front lot and a 4.0 m access leg, which requires the house to be demolished. The rear lot's crossover needs City approval.
ASSESSMENT	Active Water Corporation sewer mains lie within about 60 m of the lot. Whether a main runs inside the lot boundary is not yet known. A Before You Dig Australia enquiry and a Water Corporation asset plan for the lot answer that. Water Corporation's land development enquiry confirms the servicing requirements and whether the lot is in a declared drainage area. Western Power sets its conditions on the referral.

07 Approval Pathway

A two-lot subdivision here is lodged with the Western Australian Planning Commission on Form 1A, with the City of Rockingham giving a recommendation and no prior development approval needed. Conditions would include the Development Contribution Plan No.2 contribution before the deposited plan is endorsed and Landgate issues new titles.	
Responsible authority	Western Australian Planning Commission. The City of Rockingham gives a recommendation only.
Application type	Form 1A freehold (green title) or survey-strata subdivision, lodged through the Planning Online Portal. The City states that no development approval is needed first for a two-lot subdivision of this kind.
Indicative timeframe	The WAPC must decide within 90 days (s 143(2), Planning and Development Act 2005). Approval is valid for 3 years for 5 lots or fewer (s 145). Clearance of conditions has no statutory timeframe.

Indicative costs

The WAPC Form 1A application fee and the Form 1C endorsement fee are set by the Planning and Development (Fees) Notice. Each is charged as a base fee plus a per-lot component on total lots, and the current schedule for both is in the costs section. The local government clearance fee is charged per lot. Landgate charges for the deposited plan and new titles, and Water Corporation levies its standard infrastructure contribution per new lot. The costs section carries all of these, along with Western Power's indicative per-lot connection range. The City of Rockingham's Development Contribution Plan No.2 contribution is set by the Council-endorsed Cost Apportionment Schedule under Town Planning Scheme No. 2 and charged per dwelling. The City publishes the Cooloongup rate on its Development Contribution Plans page.

Development approval also required **NO** A two-lot green-title or survey-strata subdivision at R20 is lodged with the WAPC on Form 1A without a prior development approval. The City states that single houses and two grouped dwellings are dealt with by building permit.

Acquisition or road widening **DOES NOT APPLY** The Metropolitan Region Scheme register returned the Urban zone at the parcel, with no regional road or open space reservation.

Source — development approval: City of Rockingham Development applications page · acquisition: Region Scheme Zones and Reserves (DPLH-023). A reservation over part of a lot removes that area from the developable site, so it is checked here rather than left to the constraints register.

Contributions, headworks and open space

Charges levied per lot or as a condition of approval. These are often the largest single cost in a subdivision and are set by the authority, not by the applicant. Amounts shown are the published basis where one could be found; they are not a quotation and not a budget.

ITEM	AUTHORITY	BASIS	INDICATIVE	STATUS
Development Contribution Plan No.2 (community infrastructure)	City of Rockingham	Town Planning Scheme No. 2, Development Contribution Area No.2, returned at this lot by the scheme special areas register. Charged per dwelling under the Council-endorsed Cost Apportionment Schedule and payable before subdivision conditions are cleared or before dwelling construction starts. The City's planning team confirms the number of dwellings it is charged on at clearance. Source: City of Rockingham, Development Contribution Plans page	\$2,451 per dwelling, Cooloongup sub-area (City of Rockingham Development Contribution Plans page, checked 2026-10-06)	APPLIES

ITEM	AUTHORITY	BASIS	INDICATIVE	STATUS
Water and wastewater standard infrastructure contributions	Water Corporation	One water and one wastewater contribution per new lot under the Perth metropolitan green title subdivision schedule, payable when a subdivision creates an extra lot. Source: Water Corporation, Subdividing stage infrastructure contributions	Water Corporation standard infrastructure contribution (Perth metropolitan) - the current figure is in the costs section	APPLIES
Drainage standard infrastructure contribution	Water Corporation	Payable per residential lot only in urban declared drainage areas in the Perth metropolitan area; whether this lot is in one was not established. Next step: Water Corporation, through a land development enquiry · Set by Water Corporation's published schedule - the current figure is in the costs section · about 2 to 4 weeks Source: Water Corporation, Subdividing stage infrastructure contributions	Payable only where the lot is in an urban declared drainage area - the current figure is in the costs section	ACTION REQUIRED
Public open space cash-in-lieu	Western Australian Planning Commission, on the City of Rockingham's advice	WAPC Operational Policy/Development Control Policy 2.3 provides for public open space or cash-in-lieu; whether a condition is imposed on a two-lot infill subdivision here was not established. Next step: A town planner, raising it with City of Rockingham Planning Services · A consultant fee - Quoted on scope - no published scale · about 1 to 2 weeks Source: WAPC Operational Policy/Development Control Policy 2.3	No published rate identified in this assessment	ACTION REQUIRED

ITEM	AUTHORITY	BASIS	INDICATIVE	STATUS
Power connection and any undergrounding	Western Power	Conditions set by Western Power on the Form 1A referral; any undergrounding requirement for this lot was not established. Next step: Western Power, through its conditions on the Form 1A referral, with the enquiry lodged by a licensed electrical contractor or the surveyor - Western Power's connection charges; the costs section carries the indicative per-lot range - about 2 to 6 weeks Source: Western Power, through the Form 1A referral	Western Power connection charges - the costs section carries the indicative per-lot range	ACTION REQUIRED

Every figure above is an ESTIMATE of the contribution, headworks or open space charge itself, on the published basis current at the report date and reviewed annually by the authority that levies it — confirm the figure that applies on the day you lodge. They are not an estimate of what a subdivision would cost to deliver, which depends on site works, servicing and professional fees this report does not attempt to quantify.

How the approval runs, once you lodge

1. Survey and design a two-lot layout
2. Lodge Form 1A with the WAPC and pay the application fee
3. Referral to the City of Rockingham, Water Corporation and Western Power
4. Conditional approval or refusal; an application for review goes to the State Administrative Tribunal within 28 days
5. Clear conditions, including the Development Contribution Plan No.2 contribution
6. Form 1C endorsement by the WAPC, then lodgement of the deposited plan and issue of new titles by Landgate

The City states that contributions are payable before subdivision conditions are cleared, or before dwelling construction starts.

08 Recommended Next Steps

What *you* do, in order — as distinct from Section 07, which is how the approval itself runs once you lodge. The first step is marked because everything below it depends on what it returns: doing the others before it risks paying for work that the first answer makes unnecessary.

WHEN	WHAT TO DO	WHAT IT RETURNS
Do first	Engage a town planner practising in Western Australia and brief them with a Landgate title search of CT [REDACTED] with Plan [REDACTED] and every instrument it lists. Ask them to confirm the R20 figures in R-Codes Volume 1 Table D (350 m2 minimum, 450 m2 average, 450 m2 rear battleaxe lot, access leg counted only up to 90 m2) as applied to Lot [REDACTED] under City of Rockingham Town Planning Scheme No. 2. Ask them also to test, with a licensed surveyor, a north-side access leg that keeps the existing house, and to raise with the City of Rockingham how the Development Contribution Plan No.2 contribution and any public open space cash-in-lieu condition would apply to a two-lot subdivision.	A planner's confirmation of the R20 rule and a brief for the house-retention test
Week 1	Order the Landgate title search of CT [REDACTED] with Plan [REDACTED] and every instrument shown, directly or through a settlement agent, and pass it to the planner. It shows any easement, covenant, s 70A notification or memorial.	Any easement, covenant, notification or memorial affecting the lot
Weeks 2-4	Have a licensed surveyor prepare a feature survey and a test layout with a north-side access leg, checking setbacks, open space and parking for the retained house against the south-side Option A that requires demolition.	Whether the house can be kept, or demolition is needed for two lots
Weeks 2-4	Lodge a Before You Dig Australia enquiry and request a Water Corporation sewer and water asset plan for Lot [REDACTED], then a Water Corporation land development enquiry.	Whether a main runs inside the lot, servicing needs and drainage-area status
Before lodging	Have the town planner prepare and lodge the Form 1A application with the WAPC through the Planning Online Portal, on the layout the survey supports.	A lodged application, referred to the City, Water Corporation and Western Power

09 Local Precedent

The City of Rockingham's subdivision and development application records were not searched for nearby two-lot subdivisions in this assessment, and a search of [REDACTED] found sale listings only; that is not evidence that no comparable approval exists. The City's planning team

can supply recent subdivision referrals near [redacted] on request, and a town planner practising in the City of Rockingham will usually know comparable two-lot approvals in Cooloongup.

10 Estimated Costs

The costs for this lot cover the WAPC and Landgate fees for a two-lot subdivision, Water Corporation's metropolitan infrastructure contribution, survey and planning fees, and demolition because the only drawn layout removes the house. Every figure is an indicative estimate, and government fees are reviewed periodically. The City of Rockingham's Development Contribution Plan No.2 contribution is charged per dwelling and is set out with the other contributions.

YOUR NEXT DECISION

Matters the registers searched for this report do not answer: 7. Each has a defined step below, and together they take from a couple of business days for the title to about four to six weeks for the servicing answers. Until they are answered, the larger decision does not have to be made at all.

- Easements, covenants, s 70A notifications and memorials on CT [redacted] and Plan [redacted] - Landgate, by title search
- Whether a front lot keeping the house works with a north-side leg - a licensed surveyor and town planner, from a feature survey
- Confirmation of the R20 rule as applied (350 m2 minimum, 450 m2 average, 450 m2 rear lot) - a town planner, against R-Codes Volume 1 and Town Planning Scheme No. 2
- Whether a Water Corporation main runs inside the lot, and the formal servicing requirements - Water Corporation, through a land development enquiry and asset plan
- Western Power's connection and any undergrounding conditions - set by Western Power on the Form 1A referral
- Whether a public open space cash-in-lieu condition applies - the WAPC on the City of Rockingham's advice, raised by a town planner
- Whether the lot is in an urban declared drainage area - Water Corporation, through the land development enquiry

Answering every open question costs about \$1,772 to \$4,407. That is every investigation below, at its published fee - where a row gives alternatives the figure runs from the cheapest to the dearest, and an hourly rate counts one hour. None of it commits you to subdividing, and you can stop after any line. It is the cost of knowing, not the cost of building - this report does not estimate what delivering a subdivision would cost, because that depends on decisions you have not made yet.

WHAT TO COMMISSION	ESTIMATED FEE
Landgate title search	\$33.90 per certificate of title
Local government written planning advice or zoning certificate	Up to \$73 (statutory maximum; some councils add GST)
Feature and level (detail) survey	\$1,500 - \$4,000

WHAT TO COMMISSION	ESTIMATED FEE
Town planner - hourly rate	\$165 - \$300 per hour; one hour is counted in the total

Stage 1 — the application itself

Once the questions above are answered, this is what lodging costs. Together with the investigations above it is everything up to the point the responsible authority decides — and you can stop after any line.

ITEM	ESTIMATED FEE
WAPC subdivision application (Form 1A)	\$3,837 base + \$85 per lot
Town planner - prepare and lodge a subdivision application	\$3,000 - \$8,000
Crossover application / inspection fee (council)	Quoted on scope

Stage 2 — clearing conditions and creating the titles

Only reached if the application is approved. This is where the substantial money sits, and it is a separate decision made much later.

ITEM	ESTIMATED FEE
Local government subdivision clearance	\$73 per lot (5 lots or fewer)
WAPC endorsement of the deposited plan (Form 1C)	\$719 base + \$8 per lot
Water Corporation infrastructure contribution (Perth metropolitan standard contribution; the wastewater part applies only where the lot connects to reticulated sewerage)	\$7,877 per new lot (\$2,756 water + \$5,121 wastewater), plus \$41 drainage only where the lot is in an urban declared drainage area (\$7,918 with drainage)
Landgate deposited plan lodgement	\$364.00 per plan + \$97.00 per lot
Landgate new certificates of title	\$225.10 + \$8.20 per lot
Licensed surveyor - survey, pegging and deposited plan	\$3,500 - \$6,500 (2 lots) / \$4,500 - \$8,000 (3 lots)
Licensed surveyor - full managed package	From about \$12,000 (2 lots), plus roughly \$600 per additional lot
Western Power - connection and headworks	\$3,500 - \$5,000 per new lot, where no network extension is needed
Residential demolition	\$15,000 - \$30,000
Asbestos removal premium	\$2,500 - \$15,000 on top of demolition
Crossover construction	\$1,500 - \$4,000 built

ITEM	ESTIMATED FEE
Settlement agent or conveyancer	\$800 - \$1,500 per lot

Estimates only. Every figure above is an estimate drawn from published schedules and recent market rates at the date of this report. None of them is a quotation, a budget, or an estimate of what your project will cost. The one figure this report adds up is the cost of answering the open questions, at the top of this section; no total of the two stages is offered, because what applies depends on decisions you have not yet made. Government fees are reviewed annually, most on 1 July. Costs vary substantially with site conditions, scope and provider. Obtain quotations for any item you intend to rely on.

11 Terms Used in This Report

HOW TO READ THIS REPORT	
Supported	the evidence found meets the rule, with margin
Marginal	it meets the rule, but only just — small changes in assumptions flip it
Applies / Does not apply	whether a constraint affects this land
Effect if it applies	what it would do to the subdivision — scored whether or not it applies
Action required	a step you need to take — the report names it, what it costs and what it returns

WAPC
The Western Australian Planning Commission, the state body that decides subdivision applications.

R20
The density code on this lot, which under the R-Codes sets a 350 m2 minimum and a 450 m2 average per lot.

DPLH
The Department of Planning, Lands and Heritage, which supports the WAPC and holds the planning and heritage registers.

Form 1A and Form 1C
Form 1A is the subdivision application to the WAPC; Form 1C is the later request for the WAPC to endorse the surveyed deposited plan.

Section 70A notification
A note registered on a certificate of title alerting future owners to a condition or factor affecting the land.

R-Codes (SPP 7.3)
The Residential Design Codes, a state planning policy setting minimum and average lot sizes for each density code such as R20.

MRS
The Metropolitan Region Scheme, the regional plan for Perth that zones this lot Urban.

Battleaxe lot
A rear lot with no street frontage of its own, reached by a narrow access leg running beside the front lot.

Deposited plan
The surveyor's plan of the new lots that Landgate registers so new titles can be issued.

Development Contribution Area
An area under the local planning scheme where the City charges a contribution towards community infrastructure when new dwellings or lots are created.

12 Quality Assurance

Internal verification	REVIEWED BEFORE RELEASE
Before release, this report passed a series of internal quality assurance and validation checks: the planning rules were confirmed against their official sources, the figures and lot calculations were re-checked, and anything that could not be confirmed was removed or listed as an open matter. These are our own internal checks, not a review by an outside party.	

Sources

Each of the 20 sources below carries the date it was retrieved; 4 of them were re-opened at final review. Take this list to your planner or surveyor: it is where each finding in this report came from, and it lets them check the work rather than repeat it.

SOURCE	WHERE IT CAME FROM	RETRIEVED
City of Rockingham - Development Contribution Plans	https://rockingham.wa.gov.au/planning-and-building/development/development-contribution-plans	2026-10-06
Development Contribution Plan Report September 2025	https://rockingham.wa.gov.au/forms-and-publications/planning-and-building/development/development-contribution-plan-report-september-2025	2026-10-06
City of Rockingham - Town Planning Scheme and Zoning	https://rockingham.wa.gov.au/planning-and-building/localplanning/town-planning-scheme-and-zoning	2026-10-06
Bushfire prone areas - DFES	https://www.dfes.wa.gov.au/hazard-information/bushfire/bushfire-prone-areas	2026-10-06
City of Rockingham - Subdivisions	https://rockingham.wa.gov.au/planning-and-building/development/subdivisions	2026-10-06
City of Rockingham - Development applications	https://rockingham.wa.gov.au/planning-and-building/lodge-an-application/development-applications	2026-10-06
City of Rockingham - Local heritage survey and heritage list	https://rockingham.wa.gov.au/events,-culture-and-tourism/heritage-1/local-heritage-survey-and-heritage-list	2026-10-06
City of Rockingham Heritage List 2025	https://rockingham.wa.gov.au/getContentAsset/e3199785-6282-4c98-9850-ce69d2a738cc/3ca954ad-3848-47c6-8f97-68cebe0b47a2/Heritage-List-2025.pdf?language=en	2026-10-06
Gnaala Karla Booja Indigenous Land Use Agreement	https://www.wa.gov.au/system/files/2021-05/AH-Gnaala-Karla-Booja-ILUA.pdf	2026-10-06
South West Native Title Settlement news	https://www.wa.gov.au/government/publications/south-west-native-title-settlement-news	2026-10-06
WALGA - Aboriginal heritage legislation	https://walga.asn.au/policy-and-advocacy/our-policy-areas/community/aboriginal-affairs/aboriginal-cultural-heritiage-act	2026-10-06
Moray & Agnew - WA replaces the Aboriginal Cultural Heritage Act 2021	https://www.moray.com.au/insights-media-events/publications/government-directions/november-2023/western-australia-replaces-the-aboriginal-cultural-heritage-act-2021	2026-10-06
Planning Procedure 1.21 - City of Rockingham	https://rockingham.wa.gov.au/forms-and-publications/planning-and-building/policies-and-procedures/planning-procedure-1-21-requirements-for-planning-	2026-10-06
Native vegetation clearing legislation in WA	https://www.der.wa.gov.au/images/documents/your-environment/native-vegetation/Fact_sheets/fs1_legislation.pdf	2026-10-06
Rockingham Lakes Regional Park Management Plan 2010	https://rsis.ramsar.org/RISapp/files/3420194/documents/AU1048_mgt1603.pdf?language=es	2026-10-06
Protected Matters Search Tool - DCCEEW	https://www.dcceew.gov.au/environment/epbc/protected-matters-search-tool	2026-10-06
Subdividing stage infrastructure contributions - Water Corporation	https://www.watercorporation.com.au/Developing-and-building/Subdividing/Fees-and-charges/Infrastructure-contributions	2026-10-06

SOURCE	WHERE IT CAME FROM	RETRIEVED
Find a known contaminated site - DWER	https://www.wa.gov.au/service/environment/environment-information-services/find-known-contaminated-site	2026-10-06
How to access information on contaminated sites - DWER	https://www.wa.gov.au/system/files/2024-10/access-info-on-classified-sites.pdf	2026-10-06
Verges and gardens - City of Rockingham	https://rockingham.wa.gov.au/vergecompliance	2026-10-06

13 Terms, Scope & Limitations

The scope and limitations of this report: what was and was not done for this property. This section describes that work; it is not a set of contract terms. The only terms that apply to your order are the Terms of Sale published at subdivisionchecker.com.au/terms, and nothing in this section limits your rights under them or under the Australian Consumer Law.

This is preliminary information only and provided on the basis it is not definitive nor determinative of a subdivision proposal, nor should it be relied on as the sole basis for your decision making. All subdivision applications should be lodged with the relevant organisations. Advice must be sought from State and Local Government and servicing agencies, which may raise other unanticipated issues.

- Who provides this report*—Subdivision Checker is a service of **Forge BC Pty Ltd** (ABN 11 669 059 054). In these terms, "we", "us" and "Subdivision Checker" mean Forge BC Pty Ltd. Any consultancy recommended in this report is a separate company that did not prepare it, has not reviewed it, and is not responsible for it. Where a recommended consultancy shares a common owner with Forge BC Pty Ltd, that is disclosed at the point of the recommendation.
- Nature and purpose*—This report is an initial desktop due diligence assessment. Its purpose is to identify matters that warrant investigation and to name the authority or professional who can resolve each one. It is a starting point for enquiry, not a conclusion, and it does not determine whether the property can be subdivided.
- Verification is required*—Every finding must be confirmed by an appropriately qualified professional before it is relied on for any purpose — a registered or accredited town planner for the planning position, and the relevant specialist for any heritage, environmental, bushfire, flooding, contamination or title matter raised. Do not make a property or development decision on the basis of this report alone.
- Information sources*—This report relies on information published by government agencies, local governments and statutory bodies, and on licensed lot boundary and building data. Those sources may be incomplete, out of date, internally inconsistent, or contain errors, and mapping is frequently indicative rather than parcel-accurate. Subdivision Checker does not control those sources and does not warrant their accuracy or completeness.
- Currency*—The findings are current only as at the report date shown on the cover. Planning schemes are amended, hazard mapping is revised and statutory registers change frequently. There is no obligation to update this report, and no updates will be issued. If more than three months have passed since the report date, treat the findings as indicative only and re-check them.
- Property identification*—This report was prepared for the address selected at the time of purchase, which was validated through an address-lookup service. That validation confirms the address exists and where it is located. It does **not** confirm which cadastral parcel, lot or certificate of title the address corresponds to, and the two can differ — particularly for rural properties, battle-axe and corner lots, strata and unit addresses, and recently created estates. Confirm that the address, lot and plan shown on the cover are the parcel you intend before relying on anything in this report.

7. *What was not done*—No site inspection was undertaken. No survey was commissioned. No certificate of title, plan of subdivision or instrument search was obtained. No soil, geotechnical or contamination investigation was carried out. No application was made to, and no discussion was held with, the responsible authority or any servicing utility. Matters that can only be established by those means have not been established.

8. *This is not an approval*—Nothing in this report is an approval, a consent, a permit, or any indication that an application would be supported by the responsible authority. Subdivision can only be authorised by a formal application determined by the relevant authority under the applicable legislation.

9. *Aboriginal cultural heritage*—Where this report refers to a search of an Aboriginal heritage register or inquiry system, that is a search of a register only. It is not clearance, approval or authorisation of any kind. Statutory duties in respect of Aboriginal sites and objects can apply whether or not a place is recorded on a register, a nil search result does not mean no site is present, and disturbing a site may be an offence. Obtain specific advice before any ground disturbance.

10. *Hazard mapping*—Bushfire, flood, inundation, coastal and landslip mapping referred to in this report is regional and indicative. It is not a site-specific hazard assessment and does not substitute for one prepared by an accredited practitioner. The absence of a mapped designation is not a finding that the land is not exposed to that hazard.

11. *Areas, dimensions, boundaries and imagery*—Any site area, dimension or boundary referred to is taken from cadastral data and is indicative only. It is not the product of a licensed survey and must not be used for design, subdivision layout, contract or construction purposes. The map and aerial images in Section 02 are supplied by a third-party mapping service, show a located address rather than a cadastral boundary, may be several years out of date, and must not be scaled or measured.

12. *Indicative costs*—Any cost referred to is an indicative estimate drawn from published schedules and market rates. It is not a quotation or a budget, it is not specific to this property, and it must not be relied on for financial planning. Obtain quotations from the relevant authorities and service providers.

13. *Not financial advice*—This report is not financial advice, investment advice, or a valuation. It contains no estimate of land value, value uplift, profit or return, and nothing in it is an opinion on whether a subdivision would be financially worthwhile. It is not provided by a licensed financial adviser. If you need advice on the financial merits of a project, obtain it from one.

14. *Not legal advice*—This report is not legal advice and does not interpret your rights or obligations. Statutory references are provided so that you and your advisers can locate the relevant instrument, not as an interpretation of it. Obtain legal advice on any title encumbrance, agreement, covenant, easement or statutory obligation identified.

15. *Who may rely on this report*—This report was prepared for the person who purchased it. You may give it to your own advisers — a planner, surveyor, lawyer, accountant or consultant you engage — and clause 3 assumes you will, because every finding in it needs confirming. No one else should rely on it. It is not prepared for, and must not be relied on by, a lender, insurer, purchaser, vendor, selling agent or valuer as a basis for any decision, it must not be annexed to a contract of sale or used in marketing material, and we accept no responsibility to any person other than the purchaser.

16. *Intellectual property*—This report is copyright. You may print, copy and store it, and share the whole report with your advisers, co-owners, family and anyone acting for you on this property. You may not resell it, present it as your own work or a licensed professional's, or extract its lot, building or layout data. Government and licensed data remain their owners', used under licence and subject to their terms.

17. *Your rights under the Australian Consumer Law*—Under the Australian Consumer Law, our services come with guarantees that we cannot exclude. Nothing in these terms excludes, restricts or modifies any guarantee, right or remedy you have under that law, or under any other law, that cannot lawfully be excluded. Where anything here is inconsistent with those rights, those rights prevail.

If there is a major failure with the service, you may choose to end the contract and receive a refund, or to keep the report and recover compensation for the reduction in its value. If the failure is not major, you may require us to fix it within a reasonable time; if we refuse or fail to do so, you may have it fixed elsewhere and recover the reasonable cost, or end the contract and receive a refund. In either case you may also recover compensation for any other reasonably foreseeable loss or damage.

A failure means a genuine problem with the report itself: for example, it was not prepared with due care and skill, it is not fit for the purpose described in these terms, or it does not match its description. Disagreeing with the findings, or deciding the property is no longer of interest, is not a failure.

18. *Limitation of other liability*—Subject to clause 17, and only to the extent the law permits, our total liability to you for all claims that do not arise under the Australian Consumer Law, however arising, is limited in aggregate to \$2,000. Nothing in this clause applies to your rights under clause 17, to compensation for reasonably foreseeable loss, or to any liability that cannot be limited by law, including liability for fraud or for death or personal injury caused by negligence. The full Terms of Sale, which govern, are published at subdivisionchecker.com.au/terms.

19. *Questions or concerns*—If anything in this report appears incorrect, or if you would like a finding explained, contact Forge BC Pty Ltd (ABN 11 669 059 054) at hello@subdivisionchecker.com.au, PO Box 4419, Baldivis WA 6171, quoting your report ID. We would rather hear about a problem than have you rely on something wrong.

14 Who To Take This To

This report is designed to make a consultant engagement short and specific rather than open-ended. The matters it names as unresolved are exactly the ones a professional can clear quickly, and handing them this report means they are not starting from nothing.

TAKE THIS TO YOUR FIRST MEETING

BRING

- Landgate title search of CT [REDACTED], with Plan [REDACTED] and every instrument listed on it
- This report, including the Option A layout and lot areas
- Any house plans or building records held for the existing dwelling
- Photos of the verge and the north side of the house

ASK

- Do the R-Codes Volume 1 Table D R20 figures (350 m2 minimum, 450 m2 average, 450 m2 rear lot) apply to this lot as stated?
- Can a north-side access leg keep the existing house while meeting setbacks, open space and parking, and what would a feature survey and test layout involve?
- Does anything on the title or Plan [REDACTED] affect the rear lot or the access leg?
- How will the City apply the Development Contribution Plan No.2 contribution, and to how many dwellings?
- Is a public open space cash-in-lieu condition likely on a two-lot subdivision in Cooloongup?