

PSA Ref: 5438

8 November 2017

Chief Executive Officer
City of Vincent
PO Box 82
LEEDERVILLE WA 6902

Attention: Heidi Miragliotta, Planning Officer

Dear Sir/Madam,

**LOT 6 (304) FITZGERALD STREET, PERTH
APPLICANT'S RESPONSE TO REQUEST FOR FURTHER INFORMATION**

Planning Solutions acts on behalf of Starclone Pty Ltd in support of a development application for a four-storey office development at Lot 6 (304) Fitzgerald Street, Perth (**subject site**).

The City of Vincent (**City**) issued conditional development approval for a four-storey office development on 12 June 2014 (refer to **Appendix 1**). The development application was valid for two (2) years and has since lapsed.

The purpose of this current application for development approval is to renew the previous development approval. The proposed development plans are as approved in 2014, with no changes or modifications proposed.

Further to our recent correspondence and the City's email dated 14 September 2017, we provide the following response to the following time-extension considerations:

1. Whether the planning framework has changed substantially since the development approval was granted?

Since the development approval was granted in 2014, the subject site has remained zoned as Commercial pursuant to the City of Vincent Town Planning Scheme No.1. The current planning framework applicable to the subject site is generally consistent with the 2014 planning approval.

Local Planning Policy 7.1.1 Built Form Policy (LPP 7.1.1) came into effect in early 2017. As a result, the City has assessed the proposed development under the current planning framework with the following three (3) departures from deemed-to-comply policy provisions (including LPP 7.1.1) identified:

i. Setbacks

The City has identified variations from the LPP 7.1.1 deemed-to-comply setback provisions.

At the time of the 2014 development approval, the minimum setback requirements were in accordance with Local Planning Policy 3.1.12 Hyde Park Precinct (**LPP 3.1.12**). The minimum setback requirements were outlined at LPP 3.1.12, provision 3.2.2 and did not require minimum setbacks for development abutting other non-residential development.

Table 1: Assessment of side and rear building setbacks

Elevation	Previous setback standard	Current setback standard	Proposed
Side (Ground & 1 st floor)	Nil	Nil	Nil
Side (2 nd & 3 rd floor)	Nil	4m	Nil
Rear (Ground – 2 nd floor)	Nil	6.5m	3m* (as per C1.2.6, concession for ROW)
Rear (3 rd floor)	Nil	12.5m	3m* (as per C1.2.6, concession for ROW)

The subject site abuts non-residential development to the north and south and abuts Cielo Lane, a right-of-way to the rear.

The proposed development is consistent with the existing nil side and rear setbacks, and overall built form of the adjoining non-residential buildings at 300 & 308 Fitzgerald Street and the nearby non-residential development at 318 Fitzgerald Street (corner Vincent Street).

As the development seeks a departure from the deemed-to-comply setback standards, the following justification is provided in response to the relevant development principles:

Table 2: Justification against LPP 7.1.1, Part 1.2 Setback - design principles

#	Design principle	Applicant's Response
P1.2.1	<i>Development which incorporates design elements that reduce the impact of building bulk.</i>	<p>The development abuts existing blank boundary walls with nil setback to the subject site's north and south side boundaries. Therefore, these existing non-residential developments will not be adversely impacted by the building bulk of the proposed development.</p> <p>The proposed rear (east) elevation contains a façade with a variety of colours and mixed materials, with shade awnings which reduces the visual impact of building bulk. Notwithstanding this the development is separated from existing residential development by Cielo Lane. Due to the orientation of the lots, the existing residential development will maintain access to natural sunlight and ventilation.</p>

P1.2.2	<i>Development which maximises natural light access, natural ventilation and, internal and external privacy.</i>	The development contains skylights and a lightwell which allows for natural light access to the development. Refer to roof plan and floor plans.
P1.2.3	<i>Setbacks that facilitate the provision of landscaping.</i>	The proposed office development's setbacks and landscaping consistent with surrounding non-residential developments.
P1.2.4	<i>Development which activates and addresses the rights of way.</i>	<p>The proposed rear (east) elevation, which adjoins Cielo Lane, contains window openings and visually permeable security grilles / gates (on the ground floor) which allows for passive surveillance of the rights of way.</p> <p>The rear (east) elevation also proposes a variety of colours and mixed materials, with shade awnings which provides an appropriate façade to the rights of way.</p>
P1.2.5	<i>Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes of canopy coverage.</i>	N/A - the street setback to Fitzgerald St is compliant with LPP 7.1.1.

Having regard to **Table 2** above, the proposed development is consistent with the relevant design principles relating to setbacks of LPP 7.1.1.

ii. Car parking

The City has identified in accordance with Local Planning Policy 7.7.1 Parking and Access Policy (**LPP 7.7.1**) that the deemed-to-comply requirement for car parking is 14.28 car bays. The development plans propose 13 car bays which results in a 1.28 car bay shortfall.

This 1.28 car bay shortfall was also identified in the 2014 conditional planning approval, with Condition 6.3 stating:

Cash-in-Lieu

Pay a cash-in-lieu contribution of \$6,400 for the equivalent value of 1.28 car parking spaces, based on the cost of \$5,000 per bay as set out in the City's 2013/2014 Budget.

As a result of this condition, the landowner paid the cash-in-lieu contribution of \$6,400 on 8 July 2014. Please refer to the payment receipt at **Appendix 2**.

The current LPP 7.7.1 at provision 2.2 also allows for cash-in-lieu of parking to be considered where development has a shortfall of parking according to the total parking requirement.

As the car parking shortfall has been identified as 1.28 car bays in both the 2014 and current car parking requirements, and a cash-in-lieu contribution for 1.28 bays has already been paid, this parking shortfall has already been approved and addressed.

Notwithstanding this, the development plans proposes two motorcycle parking spaces (marked as M/C) on the ground floor, and the subject site is with 400m of public carparking.

iii. Bicycle parking

The City has identified in accordance with Local Planning Policy 7.7.1 Parking and Access Policy (**LPP 7.7.1**) that the deemed-to-comply requirement for car parking is 4 bicycle bays (Class 1 & 2) and 7 bicycle bays (Class 3). The development plans propose 7 bicycle spaces within the ground floor secured car parking area and 4 bicycle spaces at the front of the building accessible from Fitzgerald Street (i.e. a total of 11 bicycle bays).

The current bicycle bay standard also applied in the 2014 conditional planning approval, with Condition 7.2 stating:

Commercial Bicycle Bays

A minimum of four (4) Class 1 or 2 bicycle bays, and seven (7) Class 3 bicycle bays be provided on-site. Class 3 bicycle bays must be provided at a location convenient to the entrance, publicly accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3.

The development plans propose 11 bicycle bays in total, as per the LPP 7.7.1 bicycle parking requirement. The 4 bicycle bays at the front of the building would be classified as Class 3 facilities and the 7 bicycle bays within the secured car parking area are equivalent to a locked compound, as required by a Class 2 facility.

As demonstrated above, the proposed development is generally compliant with the current planning framework, with no substantial changes from the 2014 planning approval identified.

The identified departures in the current planning assessment in relation to car parking and bicycle spaces were also identified and subsequently approved with the 2014 planning approval. The policy provisions between the 2014 and 2017 versions of Local Planning Policy Parking and Access Policy are generally consistent.

2. Would the development likely receive approval now?

Yes, the proposed development is generally compliant with the current planning framework.

From the City's current planning assessment only three departures were identified, of which two departures were also identified and subsequently approved with the 2014 planning approval. The proposed setbacks are consistent with the existing setbacks and overall built form of the adjoining non-residential developments and the proposal meets the relevant design principles of LPP 7.1.1.

3. Has the holder of the development approval actively and relatively conscientiously pursued the implementation of the development approval?

The landowner, Starclone Pty Ltd has advised the following:

The vacant land was originally purchased on 22nd March 2013, based on the financial feasibility of the proposed project at that time. Prior to the purchase, the proposed building was reviewed with the City's Planning Department. DA documents were lodged in May 2013 with the City. The DA was finally approved on the 12 June 2014 and Building Licence documents were lodged on the 18 December 2014 and the Building Licence was issued on the 3 February 2015.

Due to the significant change in the state's economic circumstances over the 23-month period from purchase to issue of the Building Licence, the financial viability of the project at the beginning of 2015 was not sustainable and it was determined that the project would have to be held until the financial viability improved. Periodical reviewed of the project's viability showed improvement in the latter half of 2016 and the owners determined that the project should commence only to learn that due to the DA, issued on the 12 June 2014, being over two years, the Building Licence issued on the 3 February 2015 was no longer valid.

We are now in the position of having to request the DA be revalidated so that the project can now commence.

In addition, since the development approval was issued on 12 June 2014, the landowner has sought to implement the development approval by completing the following actions:

1. Payment of the cash-in-lieu contribution of \$6,400, as required by Condition 6.3, was paid by the landowner on 8 July 2014. Please refer to the payment receipt at **Appendix 2**.
2. An application for building permit received a Certificate of Design Compliance by a private building certifier on 10 November 2014 and building permit issued by the City on 3 February 2015. Please refer to a copy of the building permit at **Appendix 3**.
3. Marketing of the proposed office development for expressions of interest had commenced via methods including advertising signage on-site and online website.

We respectfully request that the processing of this amended development application is prioritised as it is currently beyond the ninety (90) day maximum determination timeframe.

Should you have any queries or require further clarification in regard to the above matter please do not hesitate to contact the undersigned.

Yours faithfully



LAURA SABITZER
SENIOR PLANNER

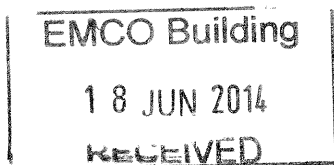
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APPENDIX 1
DEVELOPMENT APPROVAL ISSUED 12.06.14

ENQUIRIES TO: Adam Dyson (08 9273 6568)
Planning Services

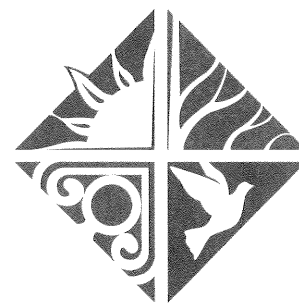
YOUR REF:

OUR REF: PRO4676 5.2013.520.1



12 June 2014

J Ripp
PO Box 258
OSBORNE PARK WA 6917



CITY OF VINCENT

Administration & Civic Centre
244 Vincent Street (Cnr Loftus)
Leederville, Western Australia 6007
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Email: mail@vincent.wa.gov.au
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Dear Sir/Madam

**NO. 304 (LOT 6; D/P 2411) FITZGERALD STREET, NORTH PERTH – PROPOSED
FOUR STOREY OFFICE BUILDING AND ASSOCIATED CAR PARKING**

Thank you for your Planning Application received on 11 November 2013 for the above proposal.

I wish to advise that the Council at its Ordinary Meeting held on 27 May 2014 resolved to **grant conditional approval** subject to the terms and conditions shown on the attached form. The proposal was assessed and found to be in accordance with the provisions of the City of Vincent Town Planning Scheme No.1 and associated policies.

I trust that the information is to your satisfaction, however if you have any enquiries regarding the above matter, please do not hesitate to contact Adam Dyson on 9273 6568.

Yours sincerely

A handwritten signature in black ink, appearing to read "PP" followed by a stylized flourish.

**SEAN DOHERTY
A/MANAGER
PLANNING AND BUILDING SERVICES**

Cc. *Starclone Pty Ltd*
58-60 Edward Street
OSBORNE PARK WA 6017

(Att.)

THIS IS NOT A BUILDING LICENCE

Fifth Schedule Clause 42
For Office Use Only
Serial No. 5.2013.520.1

CITY OF VINCENT TOWN PLANNING SCHEME
APPROVAL TO COMMENCE DEVELOPMENT

LOT: 6 D/P: 2411

STRATA LOT: N/A

PROPERTY ADDRESS: No. 304 Fitzgerald Street, PERTH

OWNER: Starclone Pty Ltd
58-60 Edward Street
OSBORNE PARK WA 6017

Approval to commence development in accordance with the application for City Planning Approval dated 5 November 2013 for Construction of Four Storey Office Building and Associated Carparking and the attached plans dated 19 February 2014 and 28 April 2014 was GRANTED in accordance with the provisions of the City of Vincent Town Planning Scheme and the Metropolitan Region Scheme subject to the following conditions:

1. Boundary Wall

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing Nos. 300 & 308-310 Fitzgerald Street, North Perth in a good and clean condition. The finish of the walls is to be fully rendered or face brickwork;

2. Street Interaction

Windows, doors and adjacent areas fronting Fitzgerald Street, North Perth shall maintain an active and interactive relationship with the street;

3. On-Site Parking Provision – Commercial

A minimum of thirteen (13) car bays are to be provided for the commercial component of the development;

4. Car Parking and Accessways

4.1 The car park shall be used only by tenants and visitors directly associated with the development;

4.2 Car parking aisles shall comply with the minimum width in accordance with the requirements of AS2890.1; and

4.3 Visual Truncations to comply with the City's Visual Truncation requirements at the exit of parking area onto the right-of-way; and

5. PRIOR TO THE SUBMISSION OF A BUILDING PERMIT APPLICATION, the following shall be submitted to and approved by the City;

5.1 Landscape and Reticulation Plan

A detailed landscape and reticulation plan in accordance with the requirements of the Commercial and Mixed Use Policy for the development site and adjoining road verge shall be submitted to the City for assessment and approval;

For the purpose of this condition, a detailed landscape and irrigation plan shall be drawn to a scale of 1:100 and show the following:

- 5.1.1 The location and type of existing and proposed trees and plants.
- 5.1.2 All vegetation including lawns.
- 5.1.3 Areas to be irrigated or reticulated.
- 5.1.4 Proposed watering system to ensure the establishment of species and their survival during the hot and dry months.
- 5.1.5 Separate soft and hard landscaping plans (indicating details of plant species and materials to be used).

The Council encourages landscaping methods and species selection which do not rely on reticulation; and

All such works shall be undertaken in accordance with the approved plans prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);

5.2 Acoustic Report

An Acoustic Report in accordance with the City's Policy No. 7.5.21 relating to Sound Attenuation shall be prepared and submitted. The recommended measures of the acoustic report shall be implemented and certification from an acoustic consultant that the measures have been undertaken, prior to the first occupation of the development;

5.3 Construction Management Plan

A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City, in accordance with the requirements of the City's Policy No. 7.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for approval Proforma;

5.4 Schedule of External Finishes

A detailed schedule of external finishes (including materials and colour schemes and details);

5.5 Waste Management Plan/Stormwater Management Plan

Waste Management and Storm Management Plans to be submitted and approved by the City's Technical Services; and

5.6 Awnings

Continuous and complementary awnings being provided over the Fitzgerald Street footpath in accordance with the City's Local Laws relating to Verandahs and Awnings over Streets, with the awnings being a minimum height of 2.75 metres from the footpath level to the underside of the awning and a minimum of 500 millimetres and a maximum of 750 millimetres from the kerb line of Fitzgerald Street;

5.7 Car Stackers

Car stackers to be provided in accordance with the requirements of the City's Parking and access Policy No. 7.7.1 to the satisfaction of the Director of Technical Services;

5.8 Section 70A Notification under the Transfer of Land Act

The owner(s) shall agree in writing to a notification being lodged under section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the property of the following:

5.8.1 The proposed development proposes an aisle width of less than 7.0 metres. It is advised that multiple manoeuvres may be required to enter and exit the car stacker bay; and

6. WITHIN TWENTY-EIGHT (28) DAYS OF THE ISSUE DATE OF THIS 'APPROVAL TO COMMENCE DEVELOPMENT', the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:

6.1 Percent for Public Art

The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy No. 7.5.13 and the Percent for Public Art Guidelines for Developers, including:

6.1.1 Elect to either obtain approval from the City for an Artist to undertake a Public Art Project (Option 1) or pay the Cash in Lieu Percent for Public Art Contribution, of \$25,000 (Option 2), for the equivalent value of one per cent (1%) of the estimated total cost of the development \$2,500,000; and

6.2 in conjunction with the above chosen option;

6.2.1 Option 1

Prior to the submission of a Building Permit for the development, obtain approval for the Public Art Project and associated Artist; and
prior to the submission of an Occupancy Permit, install the approved public art project, and thereafter maintain the art work; OR

6.2.2 Option 2

Prior to the submission of a Building Permit for the development or prior to the due date specified in the invoice issued by the City for the payment (whichever occurs first), pay the above cash-in-lieu contribution amount; and

6.3 Cash-in-Lieu

Pay a cash-in-lieu contribution of \$6,400 for the equivalent value of 1.28 car parking spaces, based on the cost of \$5,000 per bay as set out in the City's 2013/2014 Budget; OR

lodge an appropriate assurance bond/bank guarantee of a value of \$6,400 to the satisfaction of the City. This assurance bond/bank guarantee will only be released in the following circumstances:

6.3.1 to the City at the date of issue of the Building Permit for the development, or first occupation of the development, whichever occurs first; or

6.3.2 to the owner(s)/applicant following receipt by the City of a Statutory Declaration of the prescribed form endorsed by the owner(s)/applicant and stating that they will not proceed with the subject 'Approval to Commence Development'; or

6.3.3 to the owner(s)/applicant where the subject 'Approval to Commence Development' did not commence and subsequently expired.

The car parking shortfall and consequent cash-in-lieu contribution can be reduced as a result of a greater number of car bays being provided on-site and to reflect the new changes in the car parking requirements.

7. PRIOR TO THE SUBMISSION OF AN OCCUPANCY PERMIT, the following shall be completed to the satisfaction of the City;

7.1 Car Parking

The car parking area(s) on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the City; and

7.2 Commercial Bicycle Bays

A minimum of four (4) Class 1 or 2 bicycle bays, and seven (7) Class 3 bicycle bays be provided on-site. Class 3 Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3;

8. Department of Planning

8.1 The landowner agrees to remove the temporary structure at the time when the reserved land is required for the upgrading of Fitzgerald Street at their own expense; and

8.2 The land owner agrees that any improvements made to or loss of amenity will not be taken into consideration in determining any land acquisition cost or compensation which may be payable by the Council or the WAPC at such time as the land is required; and

9. The development is to comply with all Building, Health and Engineering Services conditions and requirements to the satisfaction of the City.

ADVICE NOTES:

1. All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive from Fitzgerald Street;
2. No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;
3. With regard to condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls;
4. A bin store is required to be provided, of sufficient size to accommodate the City's maximum bin requirement, as assessed by the City's Technical Services Directorate;
5. Structures including walls, fencing, retaining and any proposed landscaping within 1.5 metres of a driveway meeting a property boundary must comply with the requirements for visual truncation, being that anything above 0.65 metres in height is to have a minimum visual permeability of 50 percent, with the exception of a single pier which may not exceed 355mm in width;
6. All signage that does not comply with the City's Policy relating to Signs and Advertising shall be subject to a separate Planning Application and all signage shall be subject to a separate Sign Permit application, being submitted to and approved by the City prior to the erection of the signage;
7. The City is not responsible for the relocation of any services that may be required as a result of the development;

8. It is recommended the applicant conduct a dilapidation report of the adjoining properties;
9. In keeping with the City's Policy No. 2.2.2 relating to Undergrounding of Power, the power lines along the Fitzgerald Street frontages of the development shall be placed underground at the Developer's full cost. The developer is required to liaise with both the City and Western Power to comply with their respective requirements.

The revised plans shall not result in any greater variation to the requirements of the Residential Design Codes and the City's Policies.

NOTES:

THE RELEVANT ENVIRONMENTAL HEALTH, ENGINEERING AND BUILDING REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT IS CONTAINED IN THE ATTACHMENTS.

PLEASE NOTE THAT ANY AMENDMENTS PROPOSED IN THE BUILDING LICENCE APPLICATION PLANS, WHICH DIFFER FROM THE PLANNING APPROVAL PLANS, MAY RESULT IN THE REQUIREMENT FOR A NEW PLANNING APPLICATION TO BE SUBMITTED FOR ASSESSMENT AND DETERMINATION. SHOULD THIS BE THE CASE, THE OWNER/BUILDER/DEVELOPER IS ADVISED TO FACTOR IN AN ADDITIONAL TIME PERIOD INTO THE DEVELOPMENT/BUILDING PROCESS.

PLEASE NOTE THAT ANY ADDITIONAL PROPERTY NUMBERING TO THE ABOVEMENTIONED ADDRESS, WHICH IS RESULTANT FROM THIS APPLICATION, IS TO BE ALLOCATED BY THE CITY OF VINCENT AND NO OTHER PARTIES. IT IS RECOMMENDED THAT YOU LIAISE WITH THE CITY'S PLANNING SECTION ON THE ABOVE MATTER, DURING THE BUILDING LICENCE STAGE.

PERSON(S), OWNER(S), BUILDER(S) AND DEVELOPER(S) UNDERTAKING DEVELOPMENT/CONSTRUCTION OF ANY KIND ARE HEREBY ADVISED OF A RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE DISABILITY DISCRIMINATION ACT 1992. FOR FURTHER INFORMATION ON THIS ACT, ENQUIRIES SHOULD BE DIRECTED TO THE DISABILITY SERVICES COMMISSION ON TELEPHONE NUMBER (08) 9426 9200 OR TTY ON (08) 9426 2325.

SHOULD THE APPLICANT BE AGGRIEVED BY THE DECISION A RIGHT OF APPEAL MAY EXIST UNDER THE PROVISIONS OF THE TOWN PLANNING SCHEME OR THE METROPOLITAN REGION SCHEME.

This approval is valid for a period of TWO years only. If the development is not substantially commenced within this period, a fresh approval must be obtained before commencing or continuing the development.

DATE OF DECISION: 27 May 2014
DATE OF ISSUE: 12 June 2014


**A/MANAGER
PLANNING AND BUILDING SERVICES**

ENGINEERING SPECIFIC REQUIREMENTS

The following requirements are also applicable to the above development, in addition to the actual planning conditions contained in the attached Approval to Commence Development Serial No. 5.2013.520.1:

- (1) The car parking area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City.
- (2) All car parking bays shall be dimensioned on the Building Permit application working drawings and all car parking facilities shall meet or exceed the minimum specifications of AS2890.
- (3) A Traffic Impact Statement is required to be submitted and deemed acceptable by the City's Technical Services Directorate prior to the issue of a Building Permit.
- (4) The applicant is required prior to the Building Permit application to comply with all the City's Parking and Access Policy No. 7.7.1 section 7.6 Mechanical Parking Devices (Car Stackers) requirements and the Building Permit Plans are to show compliancy with Technical Services Directorate specifications.

Note:

Where car stacker proposes an aisle width less than 7metres, a section 70A notification under the Transfer of land Act will be required to advise future owner(s) that multiple manoeuvres maybe required to enter and exit the car stacker bay.

- (5) The Right of Way shall remain open at all times and must not be used to store any building or other material or be obstructed in any way. The Right of Way surface (sealed or unsealed) shall be maintained in a trafficable condition for the duration of the works. If at the completion of the development the Right of Way condition has deteriorated, or become impassable as a consequence of the works the applicant/developer shall make good the surface to the full satisfaction of the City's Technical Services Directorate.
- (6) A Road, ROW and Verge security bond for the sum of \$3000, shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City's Technical Services Directorate. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
- (7) All pedestrian access and vehicle driveway/crossover levels shall match into existing verge, footpath and Right of Way levels to the satisfaction of the City's Technical Services Directorate.

- (8) The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If a request to erect scaffolding, site fencing etc or if building materials is required to be stored within the road reserve once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City's Ranger Services Section. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
- (9) All storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City's Technical Services Directorate. Drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.
- (10) The City's Technical Services Directorate shall be notified at least 48 hours prior to any works being carried out in the Fitzgerald Street reservation or the rear ROW.
- (11) The City accepts no liability for the relocation of any public utility and/or any other services that may be required as a consequence of this development. The applicant/owner shall ensure that the location of all services is identified prior to submitting an application for a building permit. The cost of relocating any services shall be borne by the applicant/owner.
- (12) As a condition of development approval, the developer is required to underground the existing overhead power across the frontage of the development at the developer's expense.
- (13) A bin store is required to be provided, of sufficient size to accommodate the City's maximum bin requirement, as assessed by the City's Technical Services Directorate.
- (14) Prior to the first occupation of the development, redundant or "blind" crossovers shall be removed and the verge and kerb made good to the satisfaction of the City's Technical Services Directorate, at the applicant/owner's full expense.
- (15) Standard 'Visual Truncations', in accordance with the City's Policy 2.2.6 and/or to the satisfaction of the City's Technical Services Directorate are to be provided at the intersection of the road reserve or Right of Way boundary, and all internal vehicle access points to ensure that the safety of pedestrians and other road users is not compromised. Details of all required visual truncations shall be included on the building permit application working drawings.
- (16) The Fitzgerald Street widening, paving area and the ROW widening to be graded to match existing levels.

ENVIRONMENTAL HEALTH SPECIFIC REQUIREMENTS

The following requirements are also applicable to the above development, in addition to the actual planning conditions contained in the attached Approval to Commence Development Serial No. 5.2013.520.1:

Conditions

- (1) The proposed development is satisfactory to the Health Services subject to compliance with the following legislation (as amended)-
 - Health Act 1911 (as amended);
 - Local Government Act 1995;
 - Occupational Safety and Health Act/Regulations (dust control, safe work practices – governed by Worksafe WA);
 - City of Vincent Health Local Law 2004;
 - Metropolitan Water Supply, Sewerage & Drainage Board Local Laws 1981;
 - Food Act 2008;
 - FSANZ Food Standards Code;
 - Liquor Control Act 1988;
 - Tobacco Control Act (provision of break-out areas);
 - Health Act (Carbon Monoxide) Regulations;
 - Environmental Protection Act 1986 (Noise and Unauthorised Discharge Emissions);
 - Sewerage (Lighting, Ventilation and Construction) Regulations 1971;
 - Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974; and
 - Health (Temporary Sanitary Provisions) Regulations 1997.
- (2) *Should an Applicant be dissatisfied with a particular health services condition/s, a written submission detailing reason/s or alternative proposal can be made to the Manager Health Services as soon as practicable but within 14 days of the date of the Building Licence. Such a submission shall not operate as a stay of the condition/s but the submission will be considered and a written decision will be provided within a reasonable period of time - normally within 14 days after receipt.*
- (3) The premises to be provided with a suitable enclosure for the storage and cleaning of Commercial and Council provided refuse receptacles. The enclosure to be provided with;
 - (a) A tap connected to an adequate supply of water;
 - (b) A floor area able to accommodate all containers used on the premises (to the satisfaction of the Health Services;
 - (c) Smooth and impervious walls constructed of approved material not less than 1.5 metres in height;
 - (d) An access way not less than 1 metre in width fitted with a self-closing gate;
 - (e) Smooth impervious floor of not less than 75mm thickness, evenly graded and adequately drained to a 100mm floor waste;
 - (f) Easy access to allow for the removal of containers;

- (g) Location of bin area to be to the satisfaction of the Manger, Health Services and Manger, Engineering Services;
 - (h) Where applicable, commercial and residential bin enclosures are to be physically separated by provision of a dividing wall, alternate location and to have separate entry points/doorways.
- (4) Temporary toilet facilities to be provided on site for the duration of the project and to be available before any work commences, including the pouring of footings and slab, as required by the Health (Temporary Sanitary Conveniences) Regulations 1997. Temporary toilets must be located a minimum of 2 metres from property boundaries and are not permitted to be located on the street/road reserves. In addition, toilet doors are not to open onto driveways or footpaths.
- (5) Floors in wet areas (W.C's, urinals, bathroom, laundries and cleaners rooms) to be properly surfaced and have an even fall to an approved floor waste outlet.
- (6) In accordance with the City of Vincent Health Local Law 2004 and requirements of the Local Government Act 1995 (s.3.25) all **stormwater** shall discharge clear of the building(s) and disposal must not cause erosion, corrosion, or other defects as a result of the method of disposal. If these are likely to occur, then disposal must be into sealed impervious drains, which shall empty into a soakwell (to be located a minimum of 1.8m from footings and boundary fences), or other suitable stormwater scheme. If discharge of water is to surface, it shall not be allowed to flow to adjoining property (publicly or privately owned).
- (7) Sound levels created shall not exceed the provisions of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*. All construction work must be carried out in accordance with control of noise practices described in Section Six (6) of AS2436-1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites"
- The equipment used for the construction work must be the quietest reasonably available;
 - Construction work is not to commence before 7.00am, or carry on after 7.00pm on Monday to Saturdays;
 - No construction work is permitted on Sundays or Public Holidays.

Should work need to be undertaken out-of-hours, the builder/developer is to submit a Regulation 13 application to the City's Health Services, seeking approval for an exemption – the application is to be accompanied by a Noise Management Plan – exemptions will only be considered where a demonstrated need and justification exists (safety concerns with Main Roads etc).

- (8) All mechanical devices/installations (i.e. roller doors, air conditioners, exhaust outlets, pool pumps, compressors etc), to be located in a position that will not result in the emission of unreasonable noise, in accordance with the *Environmental Protection Act 1986* and *Environmental Protection (Noise) Regulations 1997*. Should you be uncertain as to whether compliance will be achieved, it is highly recommended that you contract the services of an Acoustic Consultant, as the City's Environmental Health Officers cannot provide technical advice in this regard. Section 80 of the *Environmental*

Protection Act 1986 places onus on the installer to ensure that noisy equipment is installed so as not to create unreasonable noise. It is important that you inform mechanical equipment installers of this requirement.

- (9) Exhaust air systems which serve different types of enclosures to be kept separate except where otherwise approved. Similar types of enclosures that may be served by common exhaust systems are listed in groups below-

Types of Exhaust Systems-

- Sanitary compartments, e.g. toilets, washrooms; changerooms, laundries, battery rooms.
- Areas where food and beverages are prepared and/or consumed, e.g. kitchen, food preparation, dishwashing, dining rooms, reception areas, hotel bars.
- Plant rooms, e.g. boiler room, refrigerator room, and machinery room.
- Process rooms, e.g. document copying, plan printing, photographic processing, battery rooms.
- Automotive vehicle parking, service, repair, pick-up and delivery areas.
- Garbage rooms, grease trap enclosures, sewerage ejector enclosures.

The premises to be ventilated in accordance with AS 1668 Part 2 1991 "Mechanical ventilation for Acceptable Indoor Air Quality".

W.C Ventilation Sewerage (Lighting, Ventilation and Construction) Regulations 1971

- (10) W.C exhaust fans to be provided and fitted with a bell mouth connection and flumed through the roof or via glazing to the external air. Fans to provide a minimum rate of 25 litres per second per fixture, but in no case less than 10 air changes per hour OR for toilet windows to be fitted with permanent fixed ventilation within 230 mm of the ceiling, having a clear area at any point of not less than 0.015 m² per closet pan provided with an airlock flumed to discharge to the external air. The area of the vent to be not less than 0.015 m² for every 10 m² of floor area. Airlocks to have a minimum of 1.85 m² of floor area.

*** Ensuites Sewerage (Lighting, Ventilation and Construction) Regulations 1971*

Advisory Notes

- (1) Obtain approval from the Water Corporation (WA) for the discharge of liquid trade wastes into the Minister's sewer.
- (2) Site signage is to be provided with wording of no less than 80mm height that reads as follows:
 - "CONSTRUCTION WORK TIMES FOR THIS SITE ARE 7.00AM - 7.00PM MONDAY TO SATURDAY ONLY". PLEASE CONTACT THE *(responsible person to be inserted eg site supervisor)* ON TELEPHONE NUMBER *(relevant number to be inserted)* SHOULD PROBLEMS IN RELATION TO BUILDING NOISE OCCUR OUTSIDE THE ABOVE PERMITTED HOURS;
or
 - In circumstances where approval to work outside of these hours has been granted by the City's CEO, the wording shall remain as above, however with the approved hours to be specified in place of 7.00AM - 7.00PM MONDAY TO SATURDAY.

BUILDING SPECIFIC REQUIREMENTS

The following requirements are also applicable to the above development, in addition to the planning conditions contained in the attached Approval to Commence Development Serial No. 5.2013.520.1:

A Person must not do building work unless a Building Permit is in effect for the building work or in accordance with the Building Act 2011 Part 2, Division 1, s9.

The Applicant shall ensure that all works necessary or reasonable to, or resulting from those proposed building works, are carried out in accordance with the valid Building Permit and attached conditions of both the Planning Approval and the Building Permit.

Change of Use:

Before making or occupying any change of use to an existing building the person proposing to make the change shall submit plans, specification and an independent compliance report to cover all associated items in accordance with the Building Code of Australia (Volume One) to include;
as defined under Part 4 of the Building Act 2011 and Part 5 of the Building Regulations 2012,

- general provisions;
- structure;
- fire resistance;
- access and egress;
- services and equipment;
- health and amenity;
- ancillary provisions;
- special use of buildings;
- maintenance; and
- energy efficiency.

Occupancy Requirements:

It is an offence under the Building Act to occupy a building (other than Class 1 and 10 Buildings) without an appropriate occupancy permit. This will confirm that the building has been built **in accordance with the approved plans and**, the Certificate of Compliance, **and** it complies with the relevant building standards.

The building cannot be occupied until an Occupancy Permit is approved.

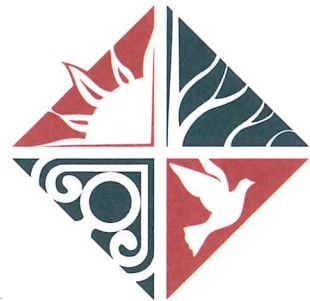
The building must comply with the regulations applicable to the new class. For more information regarding a Change of Use please contact the City's Building Services on 9273 6000.

APPENDIX 2
RECEIPT FOR PAYMENT OF CASH-IN-LIEU PARKING
(AS PER CONDITION 6.3)

ENQUIRIES TO: Christine Devenish (9273 6060)
Planning Services

YOUR REF:

OUR REF: PRO4676 5.2013.520.1



CITY OF VINCENT

Administration & Civic Centre
244 Vincent Street (Cnr Loftus)
Leederville, Western Australia 6007
PO Box 82, Leederville WA 6902
Telephone (08) 9273 6000
Facsimile (08) 9273 6099
Email: mail@vincent.wa.gov.au
Web: www.vincent.wa.gov.au

Starclone Pty Ltd
C/- J Ripp
PO Box 258
OSBORNE PARK WA 6917

Dear Sir/Madam

NO. 304 (LOT 6; D/P 2411) FITZGERALD STREET, NORTH PERTH – PROPOSED FOUR STOREY OFFICE BUILDING AND ASSOCIATED CAR PARKING

I refer to the Approval to Commence Development (Serial No. 5.2013.520.1) issued on 12 June 2014 for the above proposal.

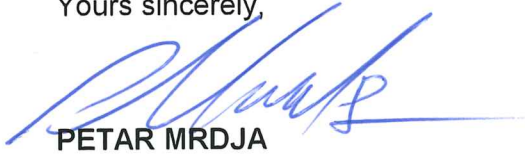
In order to enable you to comply with the Cash in Lieu for Car Parking Spaces condition (condition 6.3) of your Planning Approval issued on 12 June 2014 we have raised an Invoice (Invoice No. 30835 - \$6,400) for payment which is **enclosed**.

Payment can be made via cheque or money order made out to the City of Vincent or in person using EFTPOS, credit card, cheque or cash with the Cashier located at the City's Administration and Civic Centre, 244 Vincent Street (cnr Loftus), Leederville. Please ensure that the remittance slip is provided with your payment.

If you have any enquiries regarding the above matter, please do not hesitate to contact Christine Devenish, Administration Officer, Planning Services on 9273 6060.

We look forward to receiving your payment and thank you in advance for your cooperation.

Yours sincerely,



PETAR MRDJA
MANAGER
PLANNING AND BUILDING SERVICES
for
CHIEF EXECUTIVE OFFICER



CITY OF VINCENT

ABN: 62191132542

*Administration & Civic Centre
244 Vincent Street (Cnr Loftus)
Leederville WA 6007
PO Box 82
Leederville WA 6902*

Telephone: (08) 9273 6000
Facsimile: (08) 9273 6099

TAX INVOICE

Page 1 of 1

Starclone Pty Ltd
c/- J Ripp
PO Box 258
OSBORNE PARK WA 6917

Debtor Acc. 4273.03
Invoice Date: 02/07/2014
Due Date: 30/07/2014

TAX INVOICE No.	DESCRIPTION	AMOUNT
30835	Cash in Lieu for Car Parking Spaces LOT: 6 D/P: 2411 304 Fitzgerald Street PERTH PRO4676 5.2013.520.1 (Condition 6.3) OMC on 27.05.2014	6,400.00
	Invoice Total (including GST if applicable)	6,400.00
<div><div>CITY OF VINCENT PAID 08 JUL 2014 Amount: _____</div></div>		
	Total Value non-taxable supply(s)	6,400.00
	Total Value taxable supply(s) excluding GST	0.00
	Total GST Payable	0.00
TOTAL		6,400.00

ABN #:62191
City of Vincent
PO Box 82
LEEDERVILLE WA 6902
Ph 9273 6000 Fax 9273 6099
Email:
Website:

Date 08/07/2014 14:40
Receipt 00770288:0001 Terminal 1:1794
Starclone Pty Ltd
c/- J Ripp
PO Box 258
OSBORNE PARK WA 6917

Details	Amount
Accounts Receivable	6400.00

4273.03
Balance: 0.00

Total Value:	6400.00
Tendered	
EFT	6400.00
Ch	0.00

PERMIT

FORM BA4



Building Permit

6.2014.825.1

CITY OF VINCENT

Western Australian Building Act 2011, section 25

Building Regulations 2012, regulation 4, 21

Building contractor details

Builder name	Emco Building	
Address	58-60 Edward Street OSBORNE PARK WA 6018	
Registration number or owner-builder approval number	10050	<i>If applicable</i>

Details of building work

Property street address (unit no, level, street no, lot no, street name, suburb, postcode)	304 Fitzgerald Street PERTH 6000	
Nature of the building work	Four Storey Office Building and Associated Car Parking	
Stage(s) of work	Details N/A	
BCA class of the building	Main BCA class 5	Secondary BCA class (for multi-purpose buildings)
Use(s) of the building	Office	Each restriction on use (if applicable)
Estimated value of building work (as determined by permit authority)	\$ 2,200,000	

Applicable certificate of design compliance

Building surveying contractor/public authority's name	CADDS Group Pty	Contact number (08) 9418 7725
Email address	Simon.taylor@cadds.com.au	Date 10 November 2014



CITY OF VINCENT

Building Permit

6.2014.825.1

*Western Australian Building Act 2011, section 25**Building Regulations 2012, regulation 4, 21*

Permit Details

All building work permitted by this permit –

1. Must be carried out in accordance with the plans and specifications specified in the applicable certificate of design compliance for this building permit;
2. Must be carried out in accordance with any conditions set out below;

BUILDING CONDITIONS

This licence is approved subject to compliance with the Building Act 2011, Building Code of Australia (BCA), Building Regulations 2012, and Council Local Laws, unless Council agrees in writing to waive or vary those conditions.

- (1) The builder is responsible to give prior notice to all relevant authorities including:
 - (a) The Water Corporation for Technical Service enquiries phone 131395.
 - (b) Fire Services of W.A. phone 93013900.
 - (c) Worksafe W.A. phone 93278777.
 - (d) Western Power Corporation, phone 131353 & 131354.
 - (e) Racing, Gaming & Liquor Licensing Office, phone 94251888.
- (2) Materials shall not be stored on the street reserve unless a permit with fee payable approving such, has been obtained from the City's Ranger and Community Safety Services. The condition of the street verge adjacent to the development site shall be reinstated to the satisfaction of the Manager Engineering Design Services, prior to completion of the development.
- (3) Occupancy Permit – An Occupancy Permit will be required for change of use to comply with the Building Act 2011 Part 4 Division 1 & the Building Regulations 2012 Part 5. Prior to Occupying the Building.



Building Permit

6.2014.825.1

CITY OF VINCENT

*Western Australian Building Act 2011, section 25**Building Regulations 2012, regulation 4, 21*

ENGINEERING CONDITIONS

- (1) No verge trees shall be **REMOVED**. The verge trees shall be **RETAINED** and **PROTECTED** from any damage including unauthorized pruning.
- (2) The car parking area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans and AS2890, prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City.
- (3) This permit is issued subject to the payment of a Road, Verge and ROW security bond for the sum of **\$3,000**, which shall be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City's Technical Services Directorate. An application for the refund of the security bond must be made in writing. This bond is non-transferable.
- (4) All pedestrian access and vehicle driveway/crossover levels shall match into existing verge, footpath and ROW levels. A grade of +2% must be maintained from the exiting footpath level, for the extent of the MRS widening area.
- (5) The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users **at all times** during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all users path shall be put in place. If a request to erect scaffolding, site fencing etc or if building materials is required to be stored within the road reserve once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City's Ranger Services Section. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
- (6) All storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City's Technical Service Directorate.
- (7) The City accepts no liability for the relocation of any services that may be required as a consequence of this development. The cost of relocating any services shall be borne by the applicant/owner.
- (8) Prior to the first occupation of the development, redundant or "blind" crossovers shall be removed and the verge and kerb made good to the satisfaction of the City's Technical Services Directorate, at the applicant/owner's full expense.
- (9) Standard Visual truncations, in accordance with the City's Policy 2.2.6 and/or to the satisfaction of the City's Technical Services Directorate are to be provided at the intersection of the road reserve or Right of Way boundary, and all internal vehicle access points to ensure that the safety of pedestrians and other road users is not compromised.



CITY OF VINCENT

Building Permit

Western Australian Building Act 2011, section 25

Building Regulations 2012, regulation 4, 21

6.2014.825.1

HEALTH CONDITIONS

- (1) The proposed development is satisfactory to the Health Services subject to compliance with the following legislation (as amended)-
 - Health Act 1911 (as amended);
 - Local Government Act 1995;
 - Occupational Safety and Health Act/Regulations (dust control, safe work practices – governed by Worksafe WA);
 - City of Vincent Health Local Law 2004;
 - Metropolitan Water Supply, Sewerage & Drainage Board Local Laws 1981;
 - Food Act 2008;
 - FSANZ Food Standards Code;
 - Liquor Control Act 1988;
 - Tobacco Control Act (provision of break-out areas);
 - Health Act (Carbon Monoxide) Regulations;
 - Environmental Protection Act 1986 (Noise and Unauthorised Discharge Emissions);
 - Sewerage (Lighting, Ventilation and Construction) Regulations 1971;
 - Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974; and
 - Health (Temporary Sanitary Provisions) Regulations 1997.
- (2) *Should an Applicant be dissatisfied with a particular health services condition/s, a written submission detailing reason/s or alternative proposal can be made to the Manager Health Services as soon as practicable but within 14 days of the date of the Building Licence. Such a submission shall not operate as a stay of the condition/s but the submission will be considered and a written decision will be provided within a reasonable period of time - normally within 14 days after receipt.*
- (3) The premises to be provided with a suitable enclosure for the storage and cleaning of Commercial and Council provided refuse receptacles. The enclosure to be provided with;
 - (a) A tap connected to an adequate supply of water;
 - (b) A floor area able to accommodate all containers used on the premises (to the satisfaction of the Health Services);
 - (c) Smooth and impervious walls constructed of approved material not less than 1.5 metres in height;
 - (d) An access way not less than 1 metre in width fitted with a self-closing gate;
 - (e) Smooth impervious floor of not less than 75mm thickness, evenly graded and adequately drained to a 100mm floor waste;
 - (f) Easy access to allow for the removal of containers;
 - (g) Location of bin area to be to the satisfaction of the Manager, Health Services and Manager, Engineering Services;
 - (h) Where applicable, commercial and residential bin enclosures are to be physically separated by provision of a dividing wall, alternate location and to have separate entry points/doorways.



Building Permit

6.2014.825.1

CITY OF VINCENT

Western Australian Building Act 2011, section 25

Building Regulations 2012, regulation 4, 21

- (4) Temporary toilet facilities to be provided on site for the duration of the project and to be available before any work commences, including the pouring of footings and slab, as required by the Health (Temporary Sanitary Conveniences) Regulations 1997. Temporary toilets must be located a minimum of 2 metres from property boundaries and are not permitted to be located on the street/road reserves. In addition, toilet doors are not to open onto driveways or footpaths.
- (5) Floors in wet areas (W.C's, urinals, bathroom, laundries and cleaners rooms) to be properly surfaced and have an even fall to an approved floor waste outlet.
- (6) In accordance with the City of Vincent Health Local Law 2004 and requirements of the Local Government Act 1995 (s.3.25) all **stormwater** shall discharge clear of the building(s) and disposal must not cause erosion, corrosion, or other defects as a result of the method of disposal. If these are likely to occur, then disposal must be into sealed impervious drains, which shall empty into a soakwell (to be located a minimum of 1.8m from footings and boundary fences), or other suitable stormwater scheme. If discharge of water is to surface, it shall not be allowed to flow to adjoining property (publicly or privately owned).
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 - The equipment used for the construction work must be the quietest reasonably available;
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Should work need to be undertaken out-of-hours, the builder/developer is to submit a Regulation 13 application to the City's Health Services, seeking approval for an exemption – the application is to be accompanied by a Noise Management Plan – exemptions will only be considered where a demonstrated need and justification exists (safety concerns with Main Roads etc).

- (8) All mechanical devices/installations (i.e. roller doors, air conditioners, exhaust outlets, pool pumps, compressors etc), to be located in a position that will not result in the emission of unreasonable noise, in accordance with the *Environmental Protection Act 1986* and *Environmental Protection (Noise) Regulations 1997*. Should you be uncertain as to whether compliance will be achieved, it is highly recommended that you contract the services of an Acoustic Consultant, as the City's Environmental Health Officers cannot provide technical advice in this regard. Section 80 of the *Environmental Protection Act 1986* places onus on the installer to ensure that noisy equipment is installed so as not to create unreasonable noise. It is important that you inform mechanical equipment installers of this requirement.
- (9) Exhaust air systems which serve different types of enclosures to be kept separate except where otherwise approved. Similar types of enclosures that may be served by common exhaust systems



CITY OF VINCENT

Building Permit

6.2014.825.1

Western Australian Building Act 2011, section 25

Building Regulations 2012, regulation 4, 21

are listed in groups below-

Types of Exhaust Systems-

- Sanitary compartments, e.g. toilets, washrooms; changerooms, laundries, battery rooms.
- Areas where food and beverages are prepared and/or consumed, e.g. kitchen, food preparation, dishwashing, dining rooms, reception areas, hotel bars.
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The premises to be ventilated in accordance with AS 1668 Part 2 1991 "Mechanical ventilation for Acceptable Indoor Air Quality".

W.C Ventilation Sewerage (Lighting, Ventilation and Construction) Regulations 1971

- (10) W.C exhaust fans to be provided and fitted with a bell mouth connection and flumed through the roof or via glazing to the external air. Fans to provide a minimum rate of 25 litres per second per fixture, but in no case less than 10 air changes per hour OR for toilet windows to be fitted with permanent fixed ventilation within 230 mm of the ceiling, having a clear area at any point of not less than 0.015 m² per closet pan provided with an airlock flumed to discharge to the external air. The area of the vent to be not less than 0.015 m² for every 10 m² of floor area. Airlocks to have a minimum of 1.85 m² of floor area.

** Ensuites Sewerage (Lighting, Ventilation and Construction) Regulations 1971

- (11) All recommendations detailed in the 'Acoustic Report' by Gabriels Environmental Design dated 29 January 2015 (their reference 15-006) must be implemented with the developer to confirm in writing prior to the issuing of an Occupancy Permit that the building has been constructed in accordance with the requirements of the Report.
- (12) All future alterations, additions, installations or improvements to the building layout, fit-out and design are to be governed/guided by the 'Acoustic Report' by Gabriels Environmental Design dated 29 January 2015 (their reference 15-006)

PERMIT

FORM

BA4

6.2014.825.1



Building Permit

CITY OF VINCENT

Western Australian Building Act 2011, section 25

Building Regulations 2012, regulation 4, 21

Advisory Notes

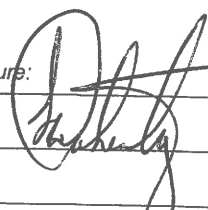
- (1) Obtain approval from the Water Corporation (WA) for the discharge of liquid trade wastes into the Minister's sewer.
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 - "CONSTRUCTION WORK TIMES FOR THIS SITE ARE 7.00AM - 7.00PM MONDAY TO SATURDAY ONLY". PLEASE CONTACT THE *(responsible person to be inserted eg site supervisor)* ON TELEPHONE NUMBER *(relevant number to be inserted)* SHOULD PROBLEMS IN RELATION TO BUILDING NOISE OCCUR OUTSIDE THE ABOVE PERMITTED HOURS; or
 - In circumstances where approval to work outside of these hours has been granted by the City's CEO, the wording shall remain as above, however with the approved hours to be specified in place of 7.00AM - 7.00PM MONDAY TO SATURDAY.

3. Must be tested and inspected specified as set out below;

Inspections and tests

A permit granted to do one or more stages of building work does not automatically entitle a person to be granted a further building permit for any other stage of the building work.

This permit is valid for two years from the date of this permit.

Name: (print)	Signature:	Date:
Issuing officer		3/02/2015
Title	Coordinator Building Services	
Permit authority	City of Vincent – Local Government Authority	