

PSA Ref: 5438

10 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 SUBMISSION RECEIVED**

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 has advised that the application for development approval was advertised for two weeks during which time only one (1) submission was received.

The submission received neither supported or objected to the proposal, however raised the following comments:

- 1. Access to the rear car park at 300 Fitzgerald Street shall be maintained at all times unless written approval has been obtained from the relevant title owners of 300 Fitzgerald Street.*
- 2. A full structural and conditional dilapidation report be conducted prior to commencing any construction works on the site. The dilapidation report should be submitted to all owners of 300 Fitzgerald Street for comment and agreement prior to the commencement of works on site.*
- 3. Construction noise should be monitored to ensure that code requirements are not exceeded.*

We provide the following response in relation abovementioned comments:

1. Any impediment to access along the rear ROW would only be after consultation with adjoining neighbours and in particular the two properties either side of our lot.
2. Prior to commencing construction works the landowner will carry out a Dilapidation Report on the properties either side of the lot for our own information and future use.

3. The concerns regarding construction times and noise can be suitably addressed by adherence with existing legislation in respect to construction times and noise levels. It is understood that in accordance with the *Environmental Protection (Noise) Regulations 1997* that construction work may only be undertaken between 7.00am – 7.00pm Monday to Saturday.

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

Yours faithfully,



LAURA SABITZER
SENIOR PLANNER

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