

THIS IS NOT A BUILDING PERMIT

Fifth Schedule Clause 42
For Office Use Only
Serial No. 5.2014.354.1

**CITY OF VINCENT TOWN PLANNING SCHEME
APPROVAL TO COMMENCE DEVELOPMENT**

LOT: 27 D/P: 1177

STRATA LOT: N/A

PROPERTY ADDRESS: No. 39 Knebworth Avenue, PERTH

OWNER: G T Johnson
39 Knebworth Avenue
PERTH WA 6000

Approval to commence development in accordance with the application for City Planning Approval dated 19 June 2014 for Construction of Three Storey Grouped Dwelling and the attached plans dated 4 November 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 No. 37 Knebworth Avenue, Perth, in a good and clean condition. The finish of the walls is to be to the satisfaction of the City and can either be fully rendered or face brickwork;

2. Verge Trees

No street verge tree on Knebworth Avenue shall be removed. The street verge tree is to be retained and protected from any damage including unauthorised pruning;

3. Building Appearance

All external fixtures shall be designed integrally with the development and shall not be visually obtrusive from Knebworth Avenue and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners and the like;

4. Storm Water

All storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City; and

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

5.1 Privacy Screening

Revised Plans showing that the major openings to the Kitchen and Lounge (upper floor) and Deck (Upper floor) at any point within the cone of vision less than 4.5 metres and 7.5 metres respectively from a neighbouring boundary, shall be screened in accordance with the requirements of the Residential Design Codes November 2013 to the satisfaction of the City; and

- 5.2 The first floor boundary wall of the bathroom being reduced to a maximum length of 4.32 metres.

ADVICE NOTES:

1. With regard to condition 1, the owners of the subject land shall obtain the consent of the owners of the relevant adjoining properties before entering those properties in order to make good the boundary walls;
2. A Road and Verge security bond for the sum of \$2000, 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. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
3. Any new street/front wall, fence and gate within the Right of Way setback area, including along the side boundaries within these street setback areas, shall comply with the City's Policy provisions relating to Street Walls and Fences; and
4. With regard to condition 4, no further consideration shall be given to the disposal of storm water 'off-site' without the submissions of a geotechnical report from a qualified consultant. Should approval to dispose storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.

NOTES:

PLEASE NOTE THAT ANY AMENDMENTS PROPOSED IN THE BUILDING PERMIT 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 PERMIT ISSUE STAGE.

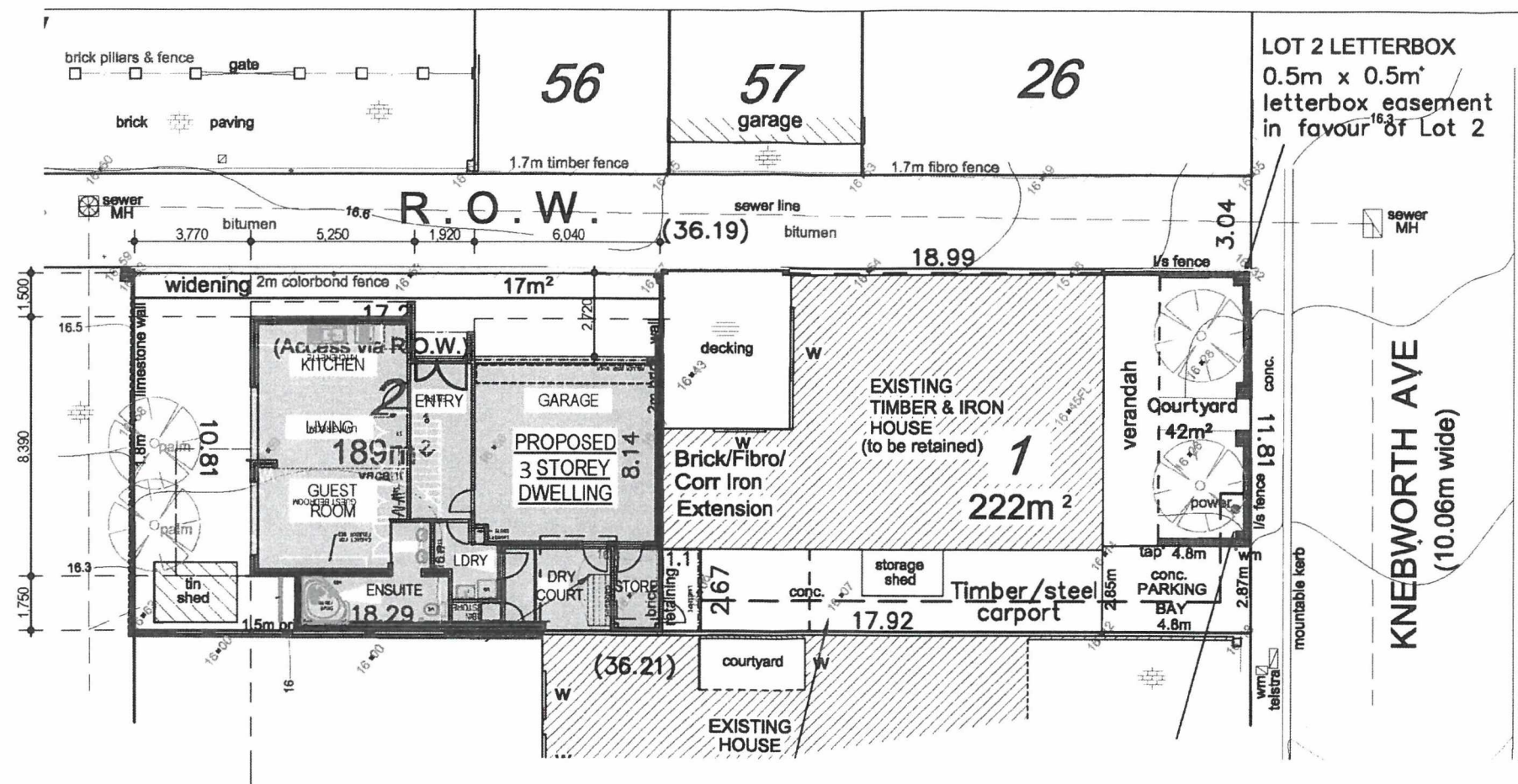
OWNER(S), BUILDER(S) AND DEVELOPER(S) UNDERTAKING DEVELOPMENT/CONSTRUCTION OF ANY KIND ARE HEREBY ADVISED OF A RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE DISABILITY DISCRIMINATION ACT 1992. FOR FURTHER INFORMATION ON THIS ACT, ENQUIRIES SHOULD BE DIRECTED TO THE DISABILITY SERVICES COMMISSION 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: 10 February 2015
DATE OF ISSUE: 19 February 2015

for *A Groom*
MANAGER
PLANNING AND BUILDING SERVICES



Lot Size 189m²
Open Space 77m²
Open Space 40.7%

Drawing Status:
PLANNING/ BUILDING

DON NOT SCALE DRAWINGS. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION, REPORTS, CONTRACTS AND DRAWINGS

Project Address
LOT 27, No. 39 Knebworth Avenue,
Northbridge WA. 6000

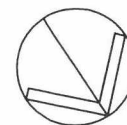
Project Name
NEW DWELLING

Drawing:
SITE PLAN

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Dm by: B.M.	Chk by: L.H.
Revision: 0	

Job No. EM13-1039 Sheet No.: 01 OF 9

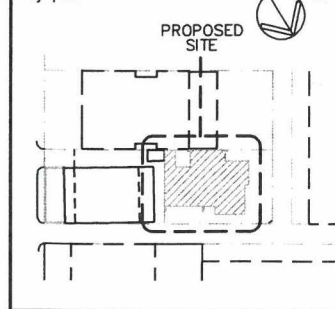




NOTES :
1. ONLY USE FIGURED DIMENSIONS
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28/0/14	0	FOR DEVELOPMENT APPROVAL	

key plan



project/client

PROPOSED RESIDENCE
FOR
GRANT JOHNSON
AT
REAR, No.39 (LOT27)
KNEBWORTH AVENUE
NORTHBRIDGE

architects

Cameron Chisholm & Nicol

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drawing title

FIRST FLOOR PLAN

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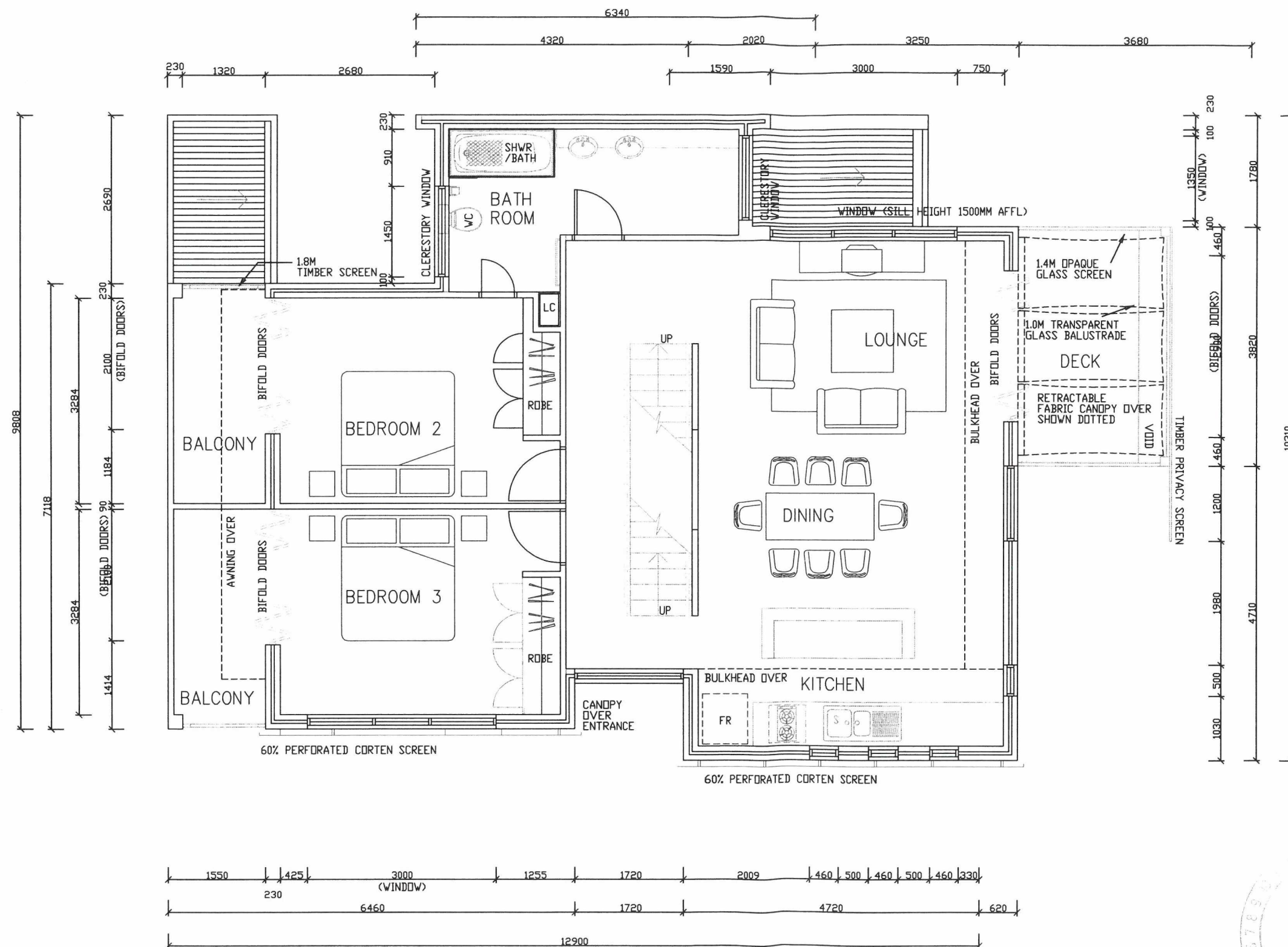
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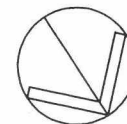
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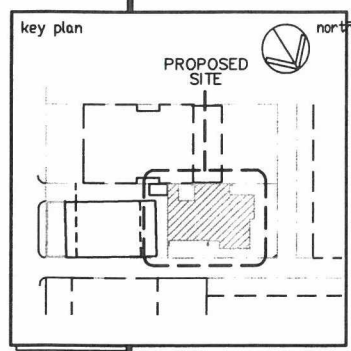
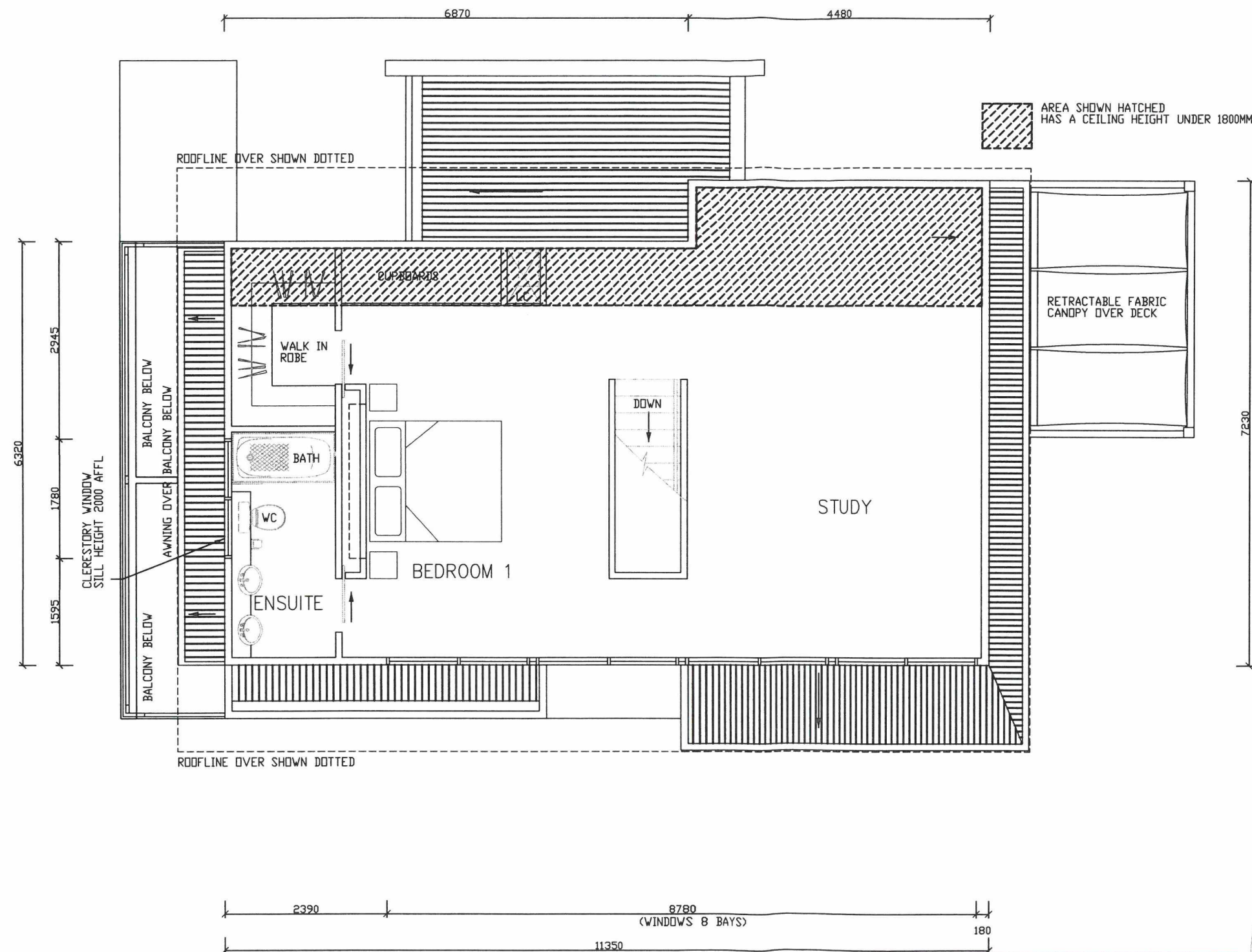
CITY OF VINCENT
PLANNING & BUILDING SERVICES
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IN ACCORDANCE WITH
FORM M.R.S.2 ISSUED 19/02/15
AND AMENDMENTS SHOWN IN RED
aGroom for Manager, Planning & Building Services



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LOFT PLAN

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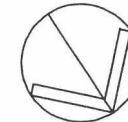
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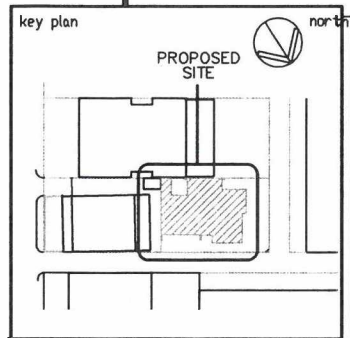
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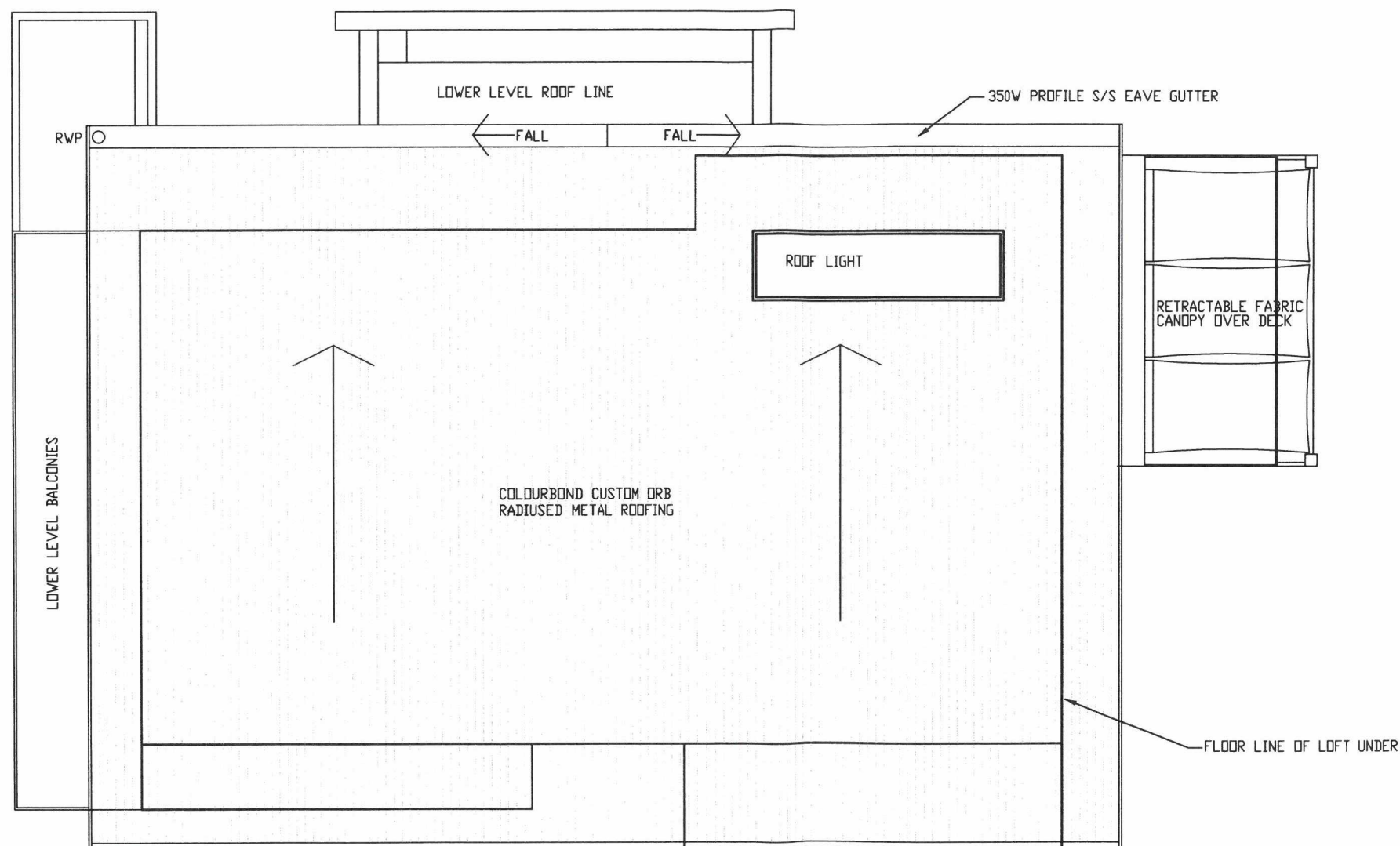


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drawing title
ROOF PLAN

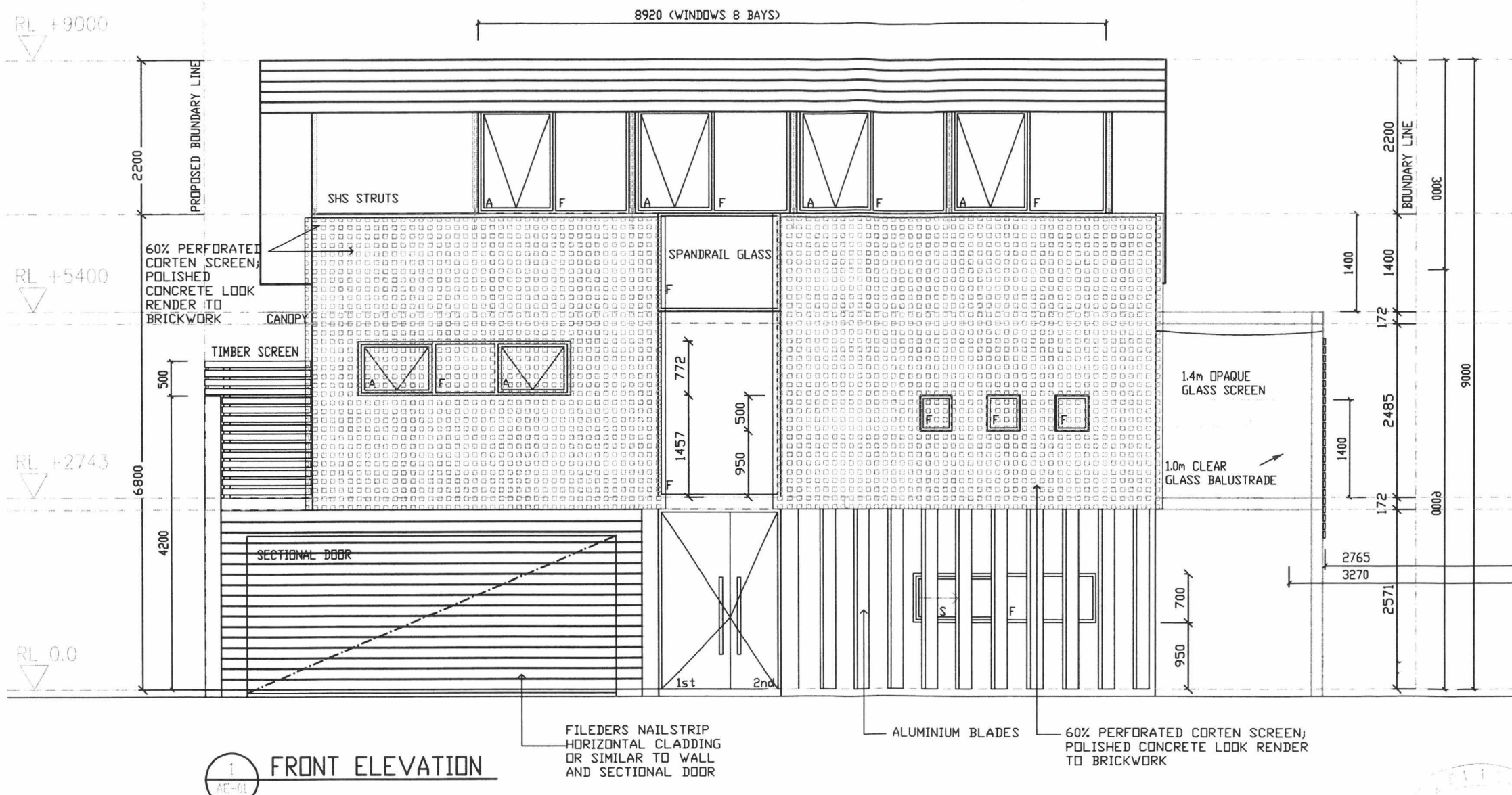
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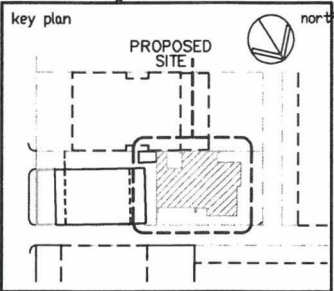


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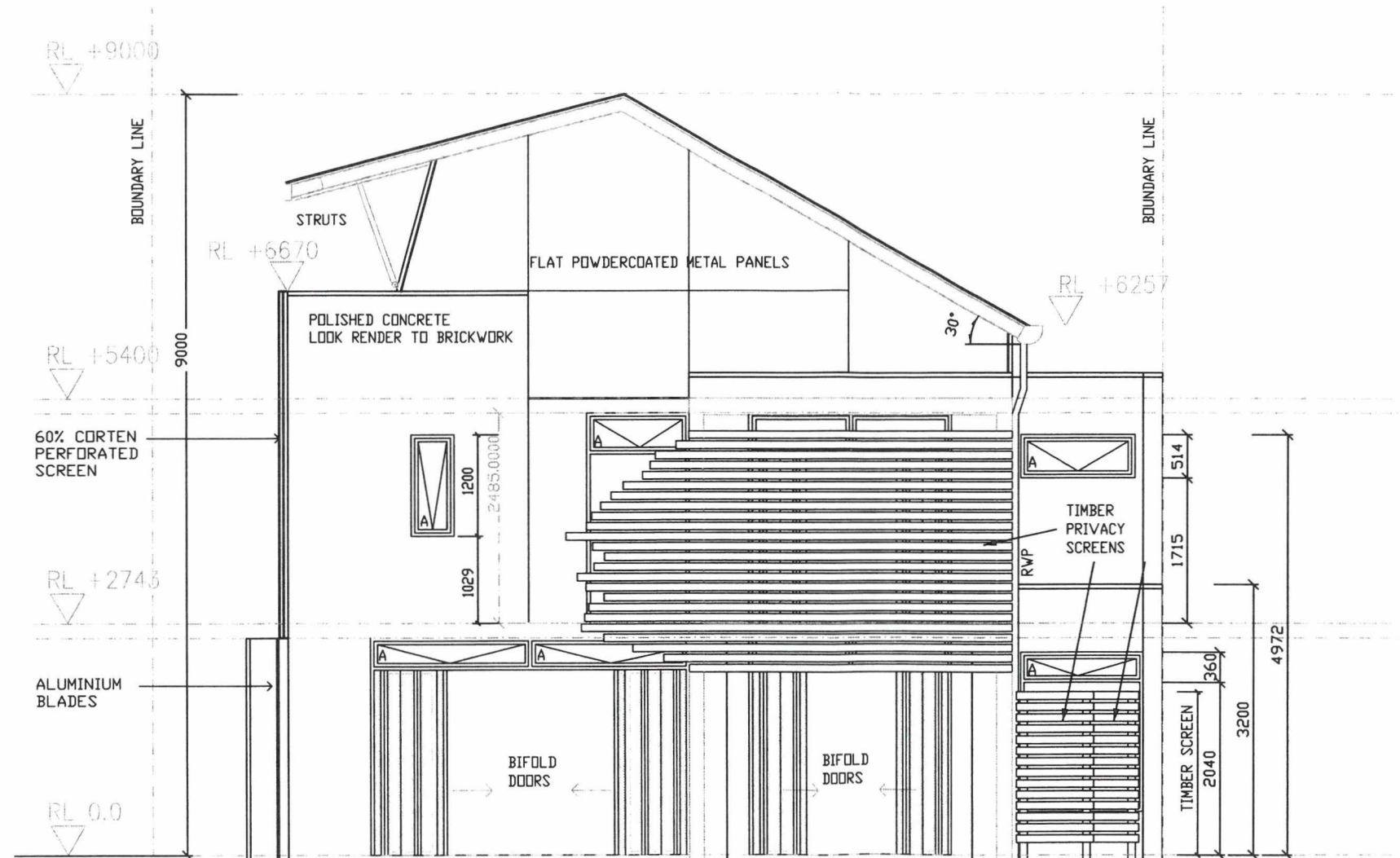
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ELEVATION

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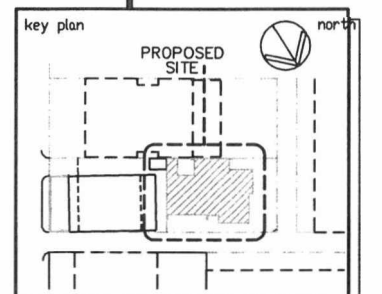
PRELIMINARY
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**NORTH WESTERN
ELEVATION**
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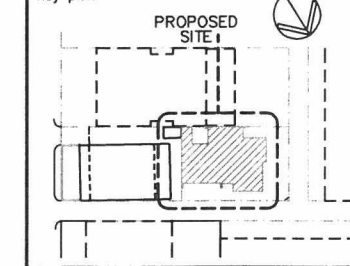
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key plan nor



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SOUTH WESTERN
ELEVATION

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3 REAR ELEVATION
AE-01 SOUTH - WEST VIEW

CITY OF VAGUENT
PLANNING & BUILDING DEPARTMENTS

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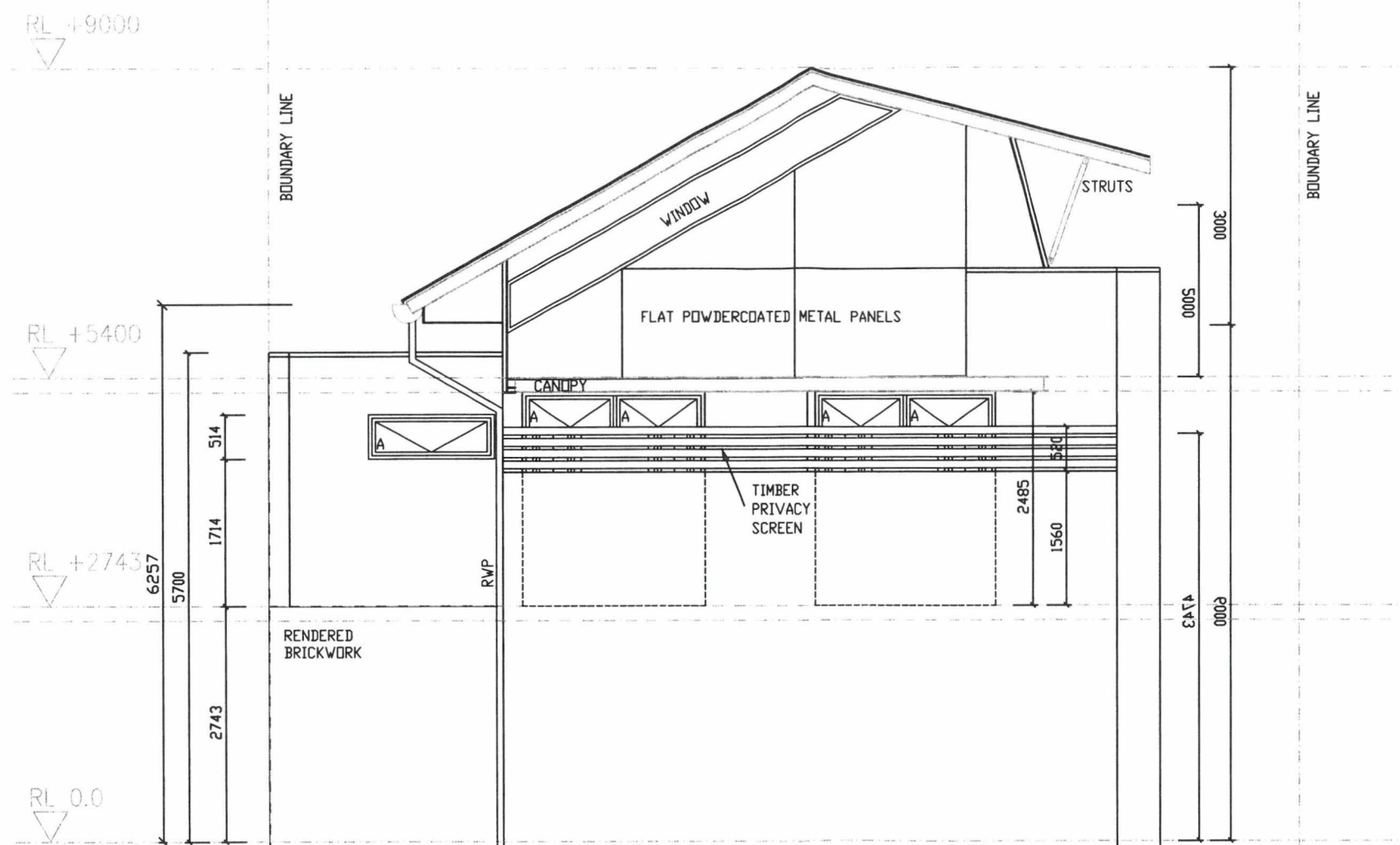
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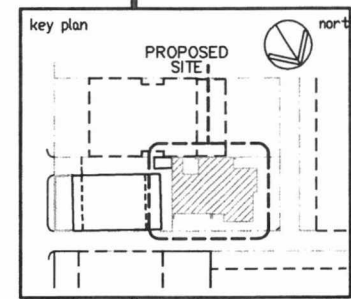


4 SIDE ELEVATION
AE-01 SOUTH - EAST VIEW

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SOUTH EASTERN ELEVATION			
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scale	1:50 (A2)	date drawn	JUNE 2002
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