

**THIS IS NOT A BUILDING LICENCE**

Fifth Schedule Clause 42  
For Office Use Only  
Serial No. 5.2011.235.1

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

**LOT:** 2 D/P: 3824

STRATA LOT: N/A

**PROPERTY ADDRESS:** No. 462 Beaufort Street, HIGHGATE

**OWNER:** M R Hopkins & Braxton Pty Ltd  
PO Box 8305  
PERTH BUSINESS CENTRE  
PERTH WA 6849

Approval to commence development in accordance with the application for City Planning Approval dated 25 January 2011 for Signage and Paid Carpark to Existing Shop (Pharmacy) and the attached plans dated 6 July 2011 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. Building

Any new street wall, fence and gate within the Beaufort Street and Broome Street setback areas, including along the side boundaries within these street setback areas, shall comply with the City's Policy provisions relating to Street Walls and Fences;

2. Car Parking

2.1 Six (6) car parking bays shall be solely dedicated for the existing shop (Pharmacy) and are not to be subject to parking fees. The six (6) car parking bays shall be used only by employees, tenants, and visitors directly associated with the existing shop (Pharmacy);

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

2.3 All car parking bays shall comply with the minimum specifications and dimensions specified in the City's Policy No. 3.7.1 relating to Parking and Access and Australian Standards AS2890.1 - "Off Street Parking"; and

- 2.4 The provision of a 7th car bay offered by the applicant as per the SAT mediation process shall be solely dedicated for the existing shop (Pharmacy) and is not to be subject to parking fees. The 7th car parking bay shall be used only by employees, tenants, and visitors directly associated with the existing shop (Pharmacy);

3. Paid Parking

- 3.1 The approval for the fee paying car park is valid for a period of five (5) years only, following which, the use shall revert back to a non-fee paying car park;
- 3.2 The desired outcome for the site is for mixed use development. If a planning application is submitted, approved and consequently implemented for a mixed use development, this shall take precedence over the paid car parking approval;
- 3.3 The paid parking is subject to the operation of the existing pharmacy. Should the pharmacy use cease, or the property be sold, the paid parking situation shall also cease operation and all associated signage and pay machines shall be removed within twenty-eight (28) days; and
- 3.4 The operating hours of the eighteen (18) paid car parking bays are 7.00am to 10.00pm Monday to Thursday as well as Sunday, and 7.00am to 12.00pm Friday and Saturday;

4. Signage

- 4.1 All signage that does not comply with the City's Policy No. 3.5.2 relating to Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Sign Licence application being submitted and approved prior to the erection of the signage;
- 4.2 The signage shall not have flashing or intermittent lighting; and
- 4.3 All signage shall be kept in a good state of repair, safe, non-climbable, and free from graffiti for the duration of its display on-site;

5. PRIOR TO THE COMMENCEMENT OF THE FEE PAYING CAR PARK, the following shall be completed to the satisfaction of the City:

5.1 Car Parking Layout Plan

A Car Parking Layout Plan and a fully comprehensive Car Parking Management Plan prepared by a duly qualified consultant shall be submitted and approved by the City. The car parking layout shall show dimensioned car parking bays proposed for the paid-parking and those designated to the shop (pharmacy) being in accordance with Australian Standards AS2890 and the City's Parking and Access Policy. The Car Parking Management Plan shall detail the full operation of the fee

paying car park, addressing matters relating to signage, location of the pay terminal for the ticket entry, internal circulation of motor vehicle traffic within the fee paying car park and the pharmacy, ensuring that there is no spill of cars being banked up along Beaufort and Broome Streets, awaiting entry into the fee paying car park, signage indicating car park being full, signage and number of car bays allocated for pharmacy car parking; and

## 5.2 Shade Trees

The provision of three (3) shade trees (equivalent to one (1) tree per eight (8) car parking spaces) shall be provided in the open car parking area. For the purpose of this condition, a plan detailing the tree species and proposed watering system shall be submitted to and approved by the City's Parks Services;

### ADVISORY NOTE:

ADVISES the applicant that the City of Vincent;

1. is not responsible for the issuing of illegal parking infringements. This on-site consideration will be implemented by the landowner and their relevant car parking agency; and
2. does not support "wheel clamping" as an enforcement method and recommends that an alternative method be used to control the car park.

### **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:** 20 December 2011  
**DATE OF ISSUE:** 03 January 2012



**ACTING 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. 5.2011.235.1:**

- (1) A Road, Verge security bond or bank guarantee of \$1750 payable by the builder shall be lodged with the City prior to the commencement of work of sealing and line marking of the Car Park and be held until all building/development works have been completed and/or any disturbance of, or damage to, the City's infrastructure, including street verge trees, has been repaired/reinstated to the satisfaction of the City's Technical Services Division. An application for the refund of the security bond or bank guarantee must be made in writing. This bond is non-transferable.
- (2) No street verge tree(s) shall be REMOVED. The street verge tree/s is to be RETAINED and PROTECTED from any damage including unauthorized pruning.
- (3) *WITHIN TWENTY EIGHT (28) DAYS OF THE ISSUE DATE OF THE APPROVAL TO COMMENCE DEVELOPMENT*, a car parking layout plan is to be submitted to the City's Technical Services Section showing dimensioned car parking bays proposed for the paid-parking and those designated to the shop (pharmacy) being in accordance with Australian Standards AS2890 and the City's Parking and Access Policy.
- (4) The City accepts no liability for the cost of relocating any services that may be required as a consequence of this development. The applicant/owner(s) shall ensure that all services are identified prior to submitting a Building Licence application and that the cost of any service relocations is to be borne by the applicant/owner(s).
- (5) All pedestrian access and vehicle driveway/crossover levels shall match into existing verge/footpath and Road levels.
- (6) All storm water produced on the subject land shall be retained on site to the satisfaction of the City's Technical Services Division. No further consideration will be given to the disposal of stormwater without the submission of a geotechnical report from a qualified consultant. Plans detailing stormwater disposal shall be lodged prior to the issue of a Building Licence.



- (7) Resealing of the crossover/s shall be constructed in accordance with the City's Standard Crossover Specification/s which, in particular, **specify that the portion of the existing footpath traversing the proposed crossover**, subject to the existing footpath being in a good condition as determined by the City's Technical Services Division, must be retained such that it forms a part of the proposed crossover and the proposed crossover levels shall match the level/s of the existing footpath. Crossovers may be constructed by a private contractor provided they are constructed in accordance with the above specifications and a security bond of \$275.00 is paid prior to crossover approval. Application for the refund of the bond must be submitted in writing.
- (8) The movement of all path users, with or without disabilities, within the road reserve shall not be impeded during building works. The area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width of 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised by either construction damage or a temporary obstruction then appropriate warning signs (in accordance with AS1742.3) are to be erected. If a continuous path cannot be maintained, temporary pedestrian facilities suitable for all users shall be installed. Prior approval must be obtained from the City's Ranger & Community Safety Services if scaffolding, site fencing or the like is to be erected, or building materials stored, within the road reserve.
- (9) Standard visual truncations, in accordance with the City's policy and/or to the satisfaction to the City's Technical Services Division, are to be provided at the intersection of the road reserve boundary and all internal vehicular access ways to ensure that the safety of pedestrians and other road users is not compromised. Details of all required visual truncations shall be included on final drawings for Building Licence requirements.

## **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. 5.2011.235.1:**

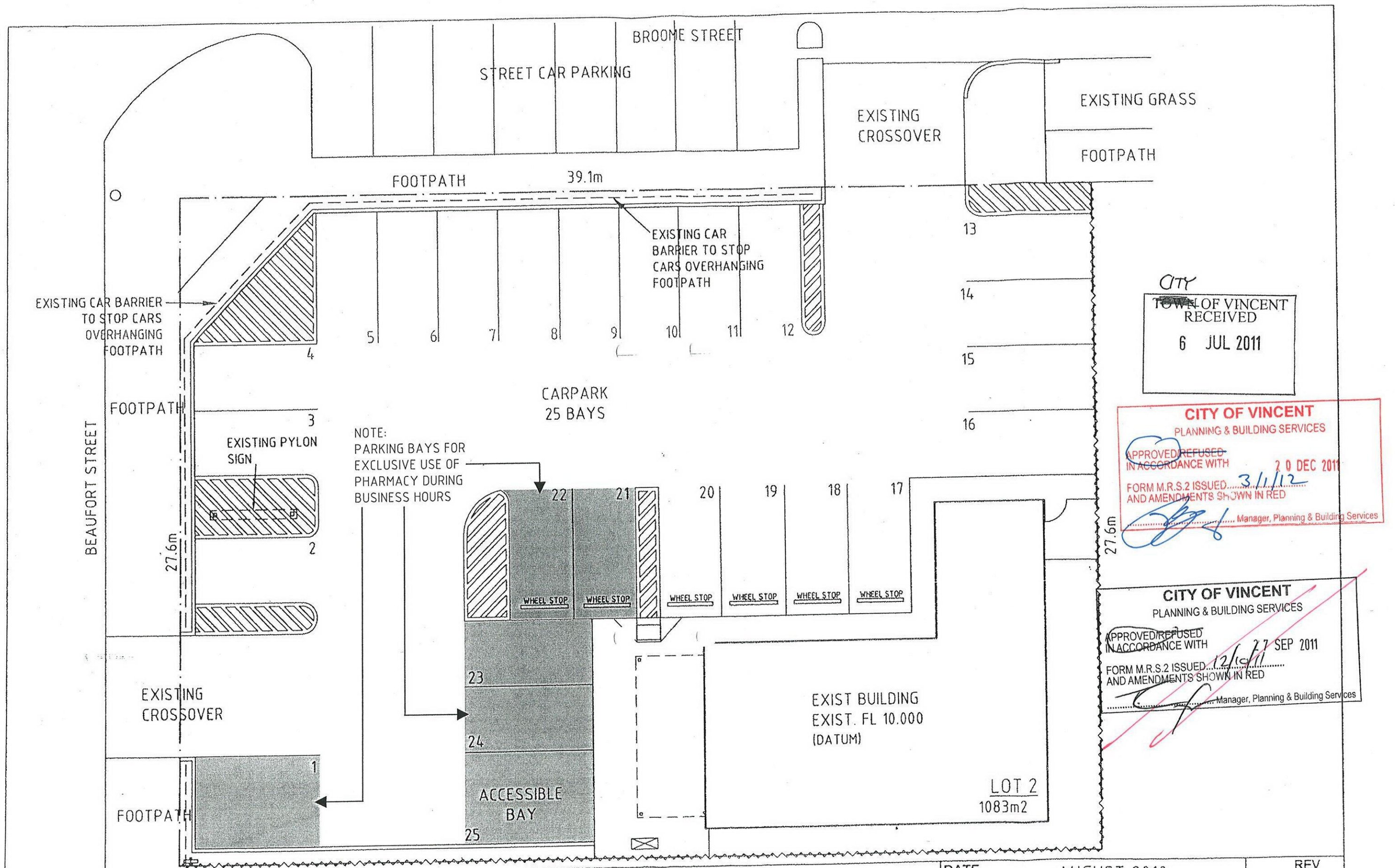
### **Conditions**

- (1) 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).
- (2) 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).

- (3) 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.





CITY  
TOWN OF VINCENT  
RECEIVED  
6 JUL 2011

**CITY OF VINCENT**  
PLANNING & BUILDING SERVICES  
APPROVED/REFUSED  
IN ACCORDANCE WITH  
FORM M.R.S.2 ISSUED 3/1/12  
AND AMENDMENTS SHOWN IN RED  
20 DEC 2011  
Manager, Planning & Building Services

**CITY OF VINCENT**  
PLANNING & BUILDING SERVICES  
APPROVED/REFUSED  
IN ACCORDANCE WITH  
FORM M.R.S.2 ISSUED 12/9/11  
AND AMENDMENTS SHOWN IN RED  
27 SEP 2011  
Manager, Planning & Building Services

A	04.08.10	ISSUED TO CLIENT	CARPARK LAYOUT LOT 2, No 462 BEAUFORT STREET HIGHGAT	DATE	AUGUST 2010	REV	A
				TITLE	SITE PLAN	DWG No	SK1
REV	DATE	AMENDMENT					