



13 July 2018

Personal details removed for confidentiality

Dear Sir/Madam,

NO. 5/216 STIRLING STREET PERTH (LOT: 5 STR: 48057) – PROPOSED CHANGE OF USE FROM OFFICE TO SHOP

I refer to your Application for Approval to Commence Development dated 16/05/2018 for the above proposal.

I wish to advise that the proposal was assessed and found to be in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and associated policies. Therefore, the application has been granted conditional approval under delegated authority from the Council subject to the terms and conditions shown on the attached form.

Your attention is drawn to the fact that this consent constitutes development approval only and that a Building Permit must be obtained from the City prior to commencement of any construction works. The nominated builder should be provided with a copy of the Notice of determination on application for development approval. Please ensure that the drawings and information submitted to the City with your Building Permit application are identical to those approved by the City with this development approval to avoid delays in the issue of your Building Permit. Please note that any amendments to the drawings and information approved in this development approval that are proposed in the Building Permit application may result in the requirement for a new development application to be submitted for assessment and determination.

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 Clair Morrison on 9273 6537.

Yours sincerely

JOSLIN COLLI
COORDINATOR PLANNING SERVICES

Personal details removed for confidentiality

Cc. *City of Vincent*
Compliance Services



Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: No. 5/216 Stirling Street PERTH

Lot, Plan/Diagram: LOT: 5 STR: 48057

Vol. No: 2601

Folio No: 50

Application date: 16/05/2018

Received on: 16/05/2018

Serial No: 5.2018.180.1

Description of proposed development: Change of Use from Office to Shop

Plans dated: 05/06/2018

This application for development approval is approved subject to the following conditions:

Conditions

1. This approval relates to the Change of Use to Shop for Unit 5 as indicated on the approved plans dated 05 June 2018.
2. The use of the premises shall conform with the City of Vincent's Local Planning Scheme No. 2 definition of Shop which states:

"means premises other than a bulky goods showroom, a liquor store – large or a liquor store – small used to sell goods by retail to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services."

3. The operating hours of the Shop shall be limited to the following:

Monday: Closed
Tuesday: 9am to 5pm
Wednesday: 9am to 8pm
Thursday: 9am to 8pm
Friday: 9am to 6pm
Saturday: 9am to 5pm
Sunday: 10am to 4pm

4. A cash-in-lieu contribution shall be paid to the City for the shortfall of 2.44 parking bays, based on the cost of \$5,400 per bay as set out in the City's 2018/19 Schedule of Fees and Charges, being a contribution of \$13, 176 prior to the commencement of development or by entering into a written agreement with the City to pay the cash-in-lieu over an agreed period up to five years.
5. The development shall maintain an active and interactive relationship and uninterrupted views between the use of the development and Stirling Street during the hours of the development's operation to the satisfaction of the City. Darkened, obscured, mirror or tinted glass or the like is prohibited. Curtains, blinds and other internal or external treatments that obscure the view of the internal area from Stirling Street are not permitted to be used during the hours of the developments operation.

6. Where conditions have a time limitation for compliance and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues whilst the approved development exists.

ADVICE NOTES

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. Any new signage that does not comply with the City's Policy 7.5.2 – Signs and Advertising shall be subject to a separate Development Application and signage may be subject to a Building Permit application, being submitted and approved prior to the erection of the signage.
3. An Occupancy Permit is required prior to the occupation of the building.
4. Health Services to be advised upon alterations during construction being proposed and upon completion of construction so that a preliminary and final inspection can be arranged accordingly.
5. Hairdressing premises to be provided with one (1) wash basin for every three (3) work stations as required by the Hairdressing Establishment Regulations 1972. Each hand/hair wash basin to be provided with hot and cold water supply.
6. Plans of any hairdressing or skin penetration establishments (tattoo parlours, electrolysis and beauty therapy premises, acupuncture clinic etc.), to be submitted to the City's Health Services for approval, prior to any construction or installation work being undertaken.

Date of determination: - 13 July 2018

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Signed: 

Dated: 13 July 2018

JOSLIN COLLI
COORDINATOR PLANNING SERVICES
for and on behalf of the City of Vincent

216 Stirling St



Imagery ©2018 Google, Map data ©2018 Google 20 m

Coordinator Planning Services

Amended Plan

CITY OF VINCENT
RECEIVED
05 June 2018

[illegible]

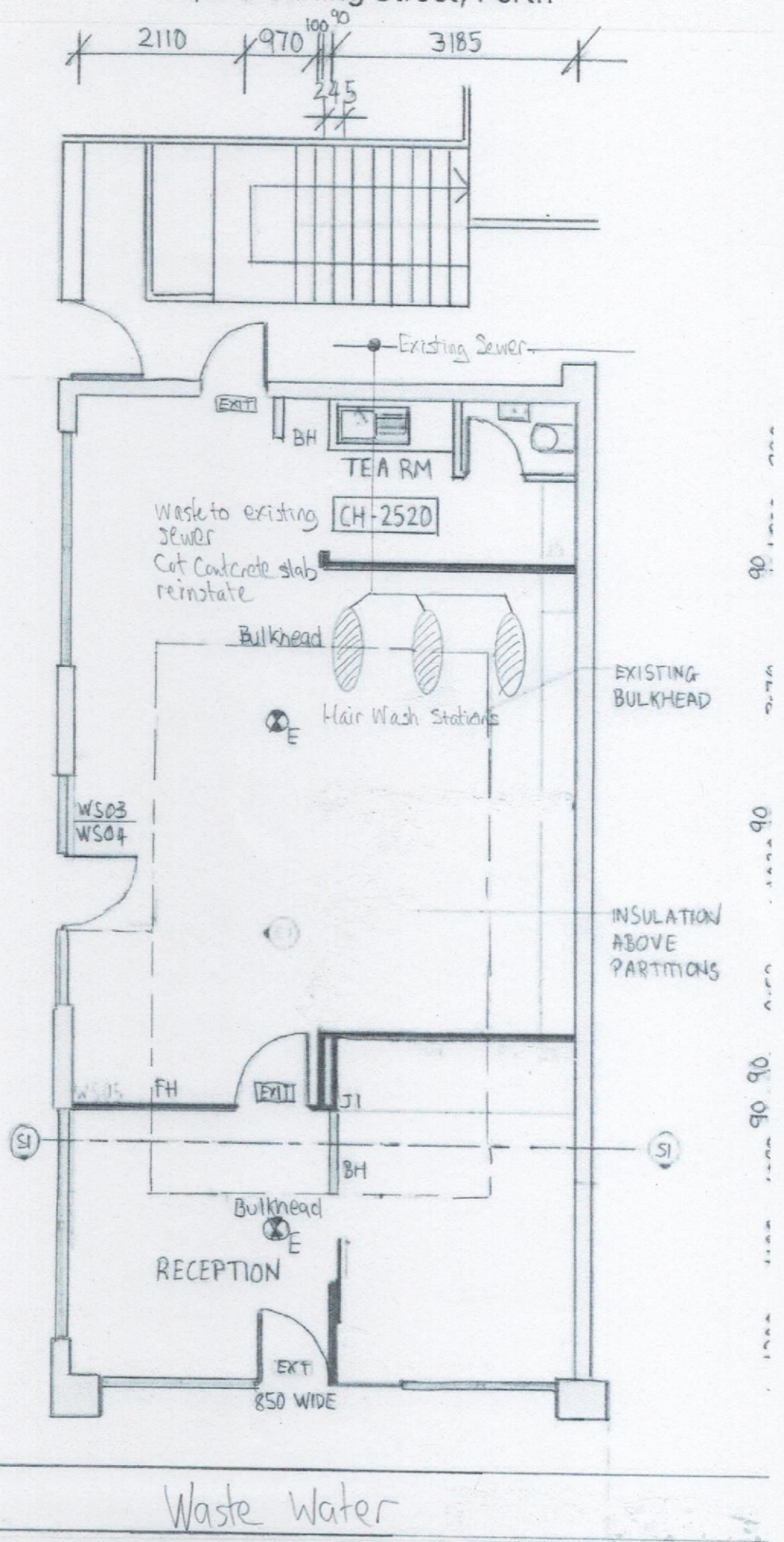
CITY OF VINCENT
DA No. 5.2018.180.1

13 July 2018

APPROVED
Refer to Decision Notice

Coordinator Planning Services

5/216 Stirling Street, Perth



Amended Plan

CITY OF VINCENT
RECEIVED
05 June 2018

CITY OF VINCENT
DA No. 5.2018.180.1

13 July 2018

APPROVED
Refer to Decision Notice

Coordinator Planning Services