

ENQUIRIES TO:

YOUR REF: Adam Dyson (08 9273 6568)
Planning Services

OUR REF:

5.2014.656.1

PR26284

CITY OF VINCENT		
File Copy		
DIR.		
MGR.		
OFFICER	<i>[Signature]</i>	23.2.15

23 February 2015



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

Details removed for
confidentiality

Dear Sir

**NO. 21 (LOT 22; D/P: 1477) VINCENT STREET, MOUNT LAWLEY- PROPOSED
CONSTRUCTION OF TWO STOREY GROUPED DWELLING TO REAR OF
EXISTING CONSULTING ROOM (DENTAL SURGERY) AND ALTERATIONS AND
ADDITIONS TO EXISTING DENTAL SURGERY**

I refer to your Application for Approval to Commence Development dated 22 November 2014 received 25 November 2014 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 Town Planning Scheme No. 1 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 planning approval only and that a Building Permit must be obtained from the City prior to the commencement of construction works. The nominated builder should therefore be provided with a copy of conditions of the Form 2 Approval to Undertake Development. The Building Permit application cannot be accepted until all planning conditions are cleared by the City. Accordingly, please ensure that the drawings and information supplied to the City are identical to that approved by the City to avoid delays in the issue of the Permit. 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.

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 08 9273 6568.

Yours sincerely

**PETAR MRDJA
MANAGER
PLANNING AND BUILDING SERVICES**

Details removed for
confidentiality

THIS IS NOT A BUILDING PERMIT
42

Fifth Schedule Clause

For Office Use Only
Serial No. 5.2014.656.1

CITY OF VINCENT TOWN PLANNING SCHEME
APPROVAL TO COMMENCE DEVELOPMENT

LOT: 22 D/P: 1477

STRATA LOT NO.:

PROPERTY ADDRESS: No. 21 Vincent Street, MOUNT LAWLEY

OWNER:

Details removed for
confidentiality

Approval to commence development in accordance with the application for Town Planning Approval dated 22 November 2014 received 25 November 2014 for Proposed Construction Of Two Storey Grouped Dwelling To Rear of Existing Consulting Room (Dental Surgery) and Alterations And Additions To Existing Dental Surgery and the attached plans stamp dated 25 November 2014 and amended plans stamp dated was GRANTED in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 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 188 Harold Street, Mount Lawley in a good and clean condition. The finish of the walls are to be fully rendered or face brickwork;

2. Consulting Rooms – Dentist Surgery Use

- 2.1 Any change of use from Consulting Rooms (Dentist) shall require Planning Approval to be applied for and obtained from the City prior to the commencement of such use;
- 2.2 Shall be limited to a maximum of two (2) consulting rooms/consultants operating at any one time. Any increase in the number of consulting rooms/consultants shall require Planning Approval to be applied for and obtained from the City;
- 2.3 Any windows, doors and adjacent areas fronting Vincent Street shall maintain an active and interactive relationship with the street.

3. 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;

3.1. Cash-in-Lieu

Pay a cash-in-lieu contribution of \$6,572.80 for the equivalent value of 1.264 car parking spaces, based on the cost of \$5,200 per bay as set out in the City's 2014/2015 Budget; OR

lodge an appropriate assurance bond/bank guarantee of a value of \$6,572.00 to the satisfaction of the City. This assurance bond/bank guarantee will only be released in the following circumstances:

- 3.1.1 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
- 3.1.2 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
- 3.1.3 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;

3.2 Bicycle Bays

One (1) Class 1/2 and One (1) Class 3 bicycle facilities for the Commercial (Consulting Rooms) component, shall be provided. Bicycle bays for visitors must be provided at a location convenient to the entrance, publically accessible and within the development and bicycle bays for the residents and employees must be located within the development. The bicycle facilities shall be designed in accordance with AS2890.3;

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

4.1 Terrace Roofing

The proposed dwelling terrace shall have a minimum two-thirds of the proposed area without permanent roofing;

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

5.1 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;

6. No street verge tree(s) shall be removed. The street verge tree(s) is to be retained and protected from any damage including unauthorised pruning;
7. 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 Vincent Street.
8. A Road and Verge security bond for the sum of \$2500, 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;

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.

ADVICE NOTES:

1. Any new street/front wall, fence and gate within the Vincent 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. 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.
3. 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).

4. It is noted that in the event of a Strata Titling of the Property, an easement may be required on the Certificate of Title given the overlap of the balcony over the Consulting Room portion of the building.
5. All signage that does not comply with the City's Policy No. 7.5.2 relating to Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Building Permit application, being submitted to and approved by the City prior to the erection of the signage.
6. An Occupancy Permit will be required for the development.

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.

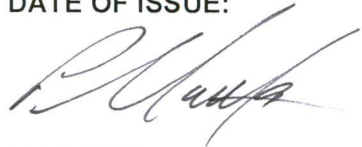
PLEASE NOTE THAT ANY ADDITIONAL PROPERTY NUMBERING TO THE ABOVEMENTIONED ADDRESS, WHICH IS RESULTANT FROM THIS APPLICATION, IS TO BE ALLOCATED BY THE CITY OF VINCENT AND NO OTHER PARTIES. IT IS RECOMMENDED THAT YOU LIAISE WITH THE CITY'S PLANNING SECTION ON THE ABOVE MATTER, DURING THE BUILDING PERMIT 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 92325.

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: 23 February 2015
DATE OF ISSUE: 23 February 2015



MANAGER
PLANNING AND BUILDING SERVICES

BRUCE ARNOLD

CLIENT
BENNETT

J O B
NEW RESIDENCE
& MINOR WORK
TO EX SURGERY

S I T E
#21 (LOT 22)
VINCENT STREET
MT LAWLEY

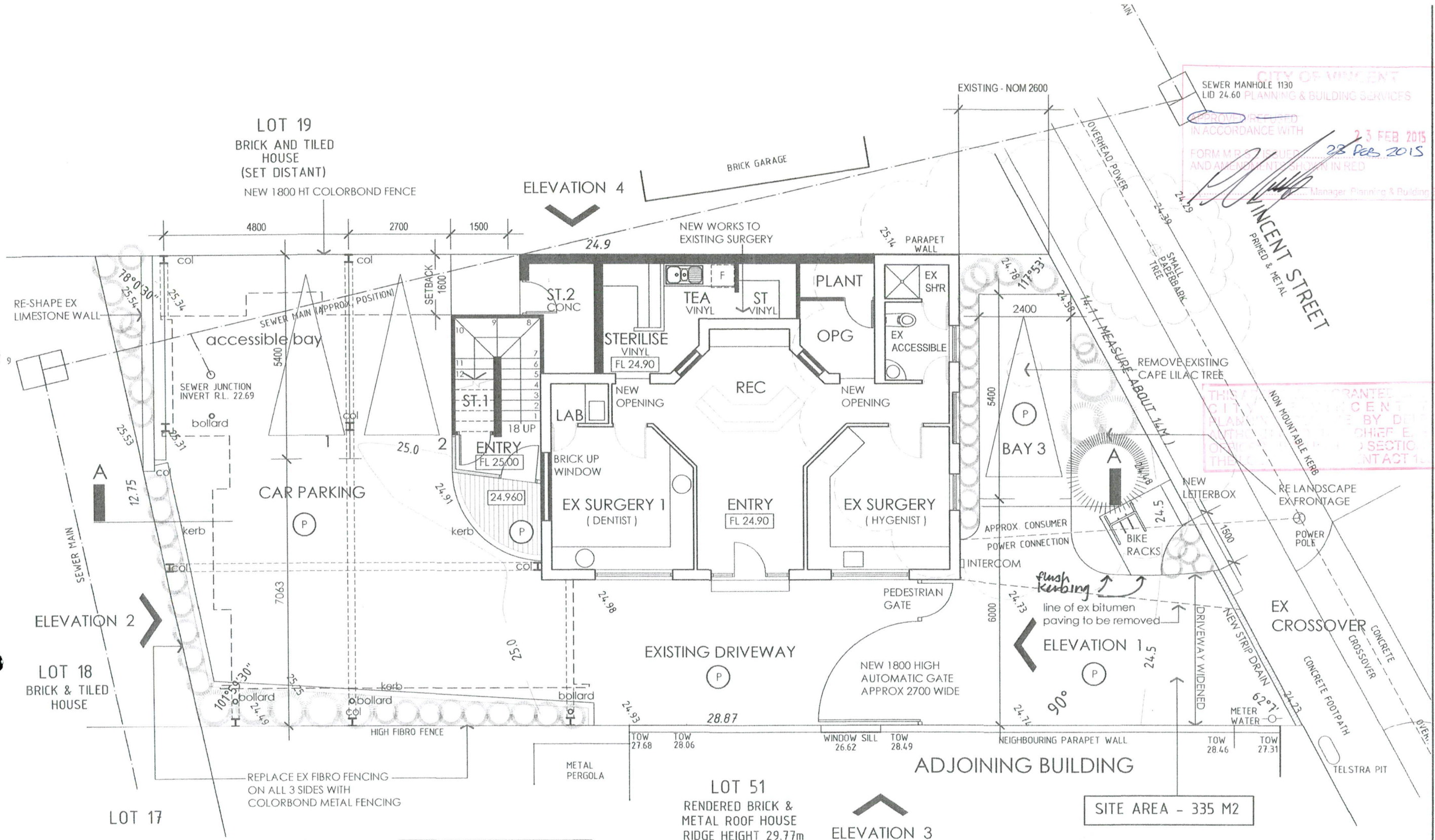
D R A W I N G
GROUND FLOOR
PLAN

JOB NO	DRAWN
14.08	RS
SCALE	DATE
1:100	NOV '14
DWG NO	S E T
SK2	D.A.

Copyright

CITY OF VINCENT
PLANNING & BUILDING SERVICES
APPROVED IN ACCORDANCE WITH
FORM M.B.3 ISSUED 23 FEB 2015
AND AMENDMENT SHOWN IN RED
28 Feb 2015
Manager Planning & Building Services

GRANTED BY THE
CITY OF VINCENT
BY DEPUTY
CHIEF EXECUTIVE
OFFICER (SECTION 10)
THE ACT 1995



AREAS	
1. SURGERY	
EXISTING	- 69M2
ADDITION	- 18M2
2. RESIDENCE	
GROUND	- 10M2
FIRST	- 92M2
	- 102M2
TERRACE	- 18M2

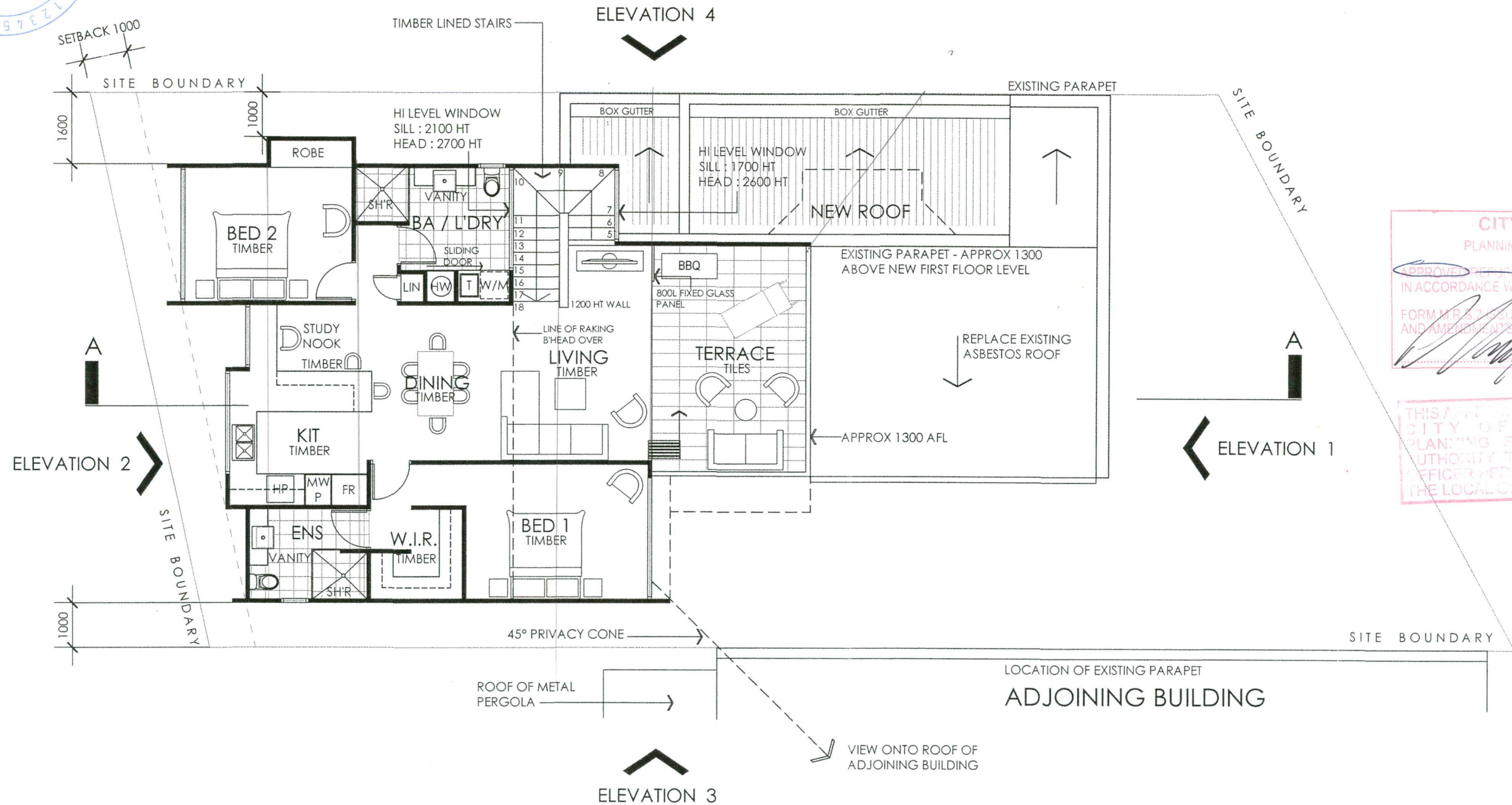
- LEGEND
- (P) DARK COLOUR WASHED AGGREGATE PAVING TO REPLACE EXISTING BITUMEN
 - kerb 100 HIGH NON MOUNTABLE KERB

13.1.15 1. Flush kerbing added to bike rack + carbay 3.

REVISION	
16.1.15	1. BIKE RACK RELOCATED 2. LETTERBOX RELOCATED 3. DRIVEWAY WIDENED

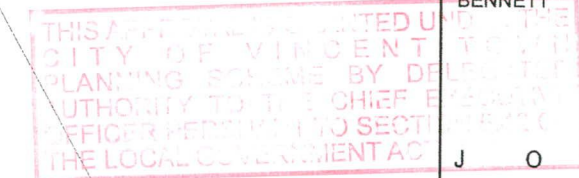
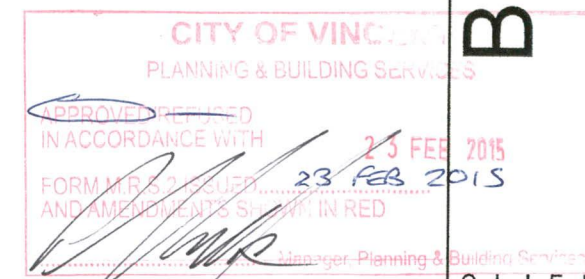
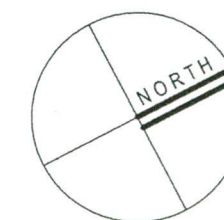
GROUND FLOOR PLAN

SCALE 1 : 100 @ A3 SHEET SIZE



FIRST FLOOR PLAN

SCALE 1 : 100 @ A3 SHEET SIZE



BRUCE ARNOLD

ARCHITECTS

LEVEL 4, 181 ADELAIDE TERRACE, EAST PERTH W.A. 6004 TELEPHONE (08) 9225 7153

CLIENT

BENNETT

J O B

NEW RESIDENCE
& MINOR WORK
TO EX SURGERY

S I T E

#21 (LOT 22)
VINCENT STREET
MT LAWLEY



DRAWING
FIRST FLOOR
PLAN

JOB NO.
14.08

DRAWN
RS

SCALE
1 : 100

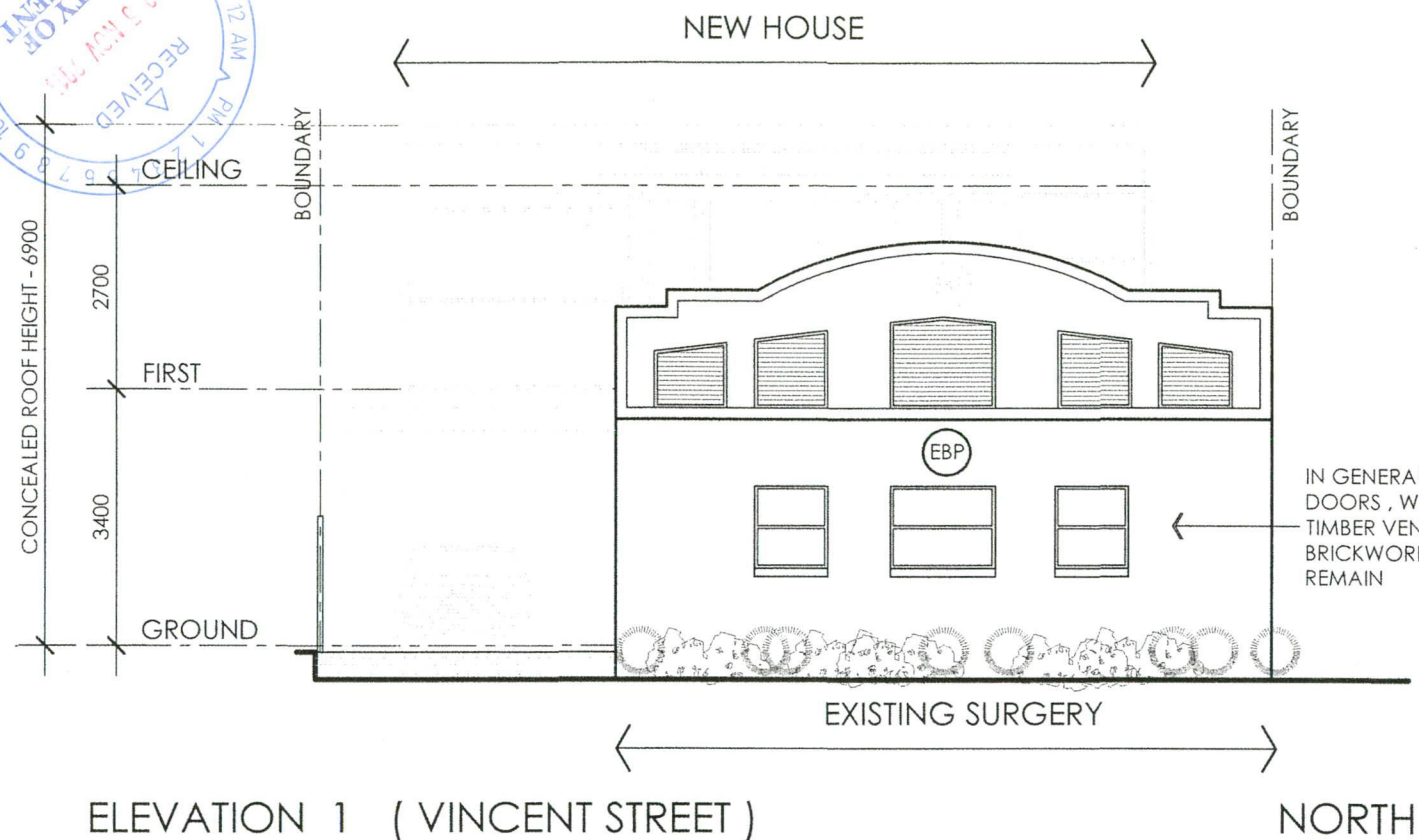
DATE
NOV '14

DWG NO.
SK3

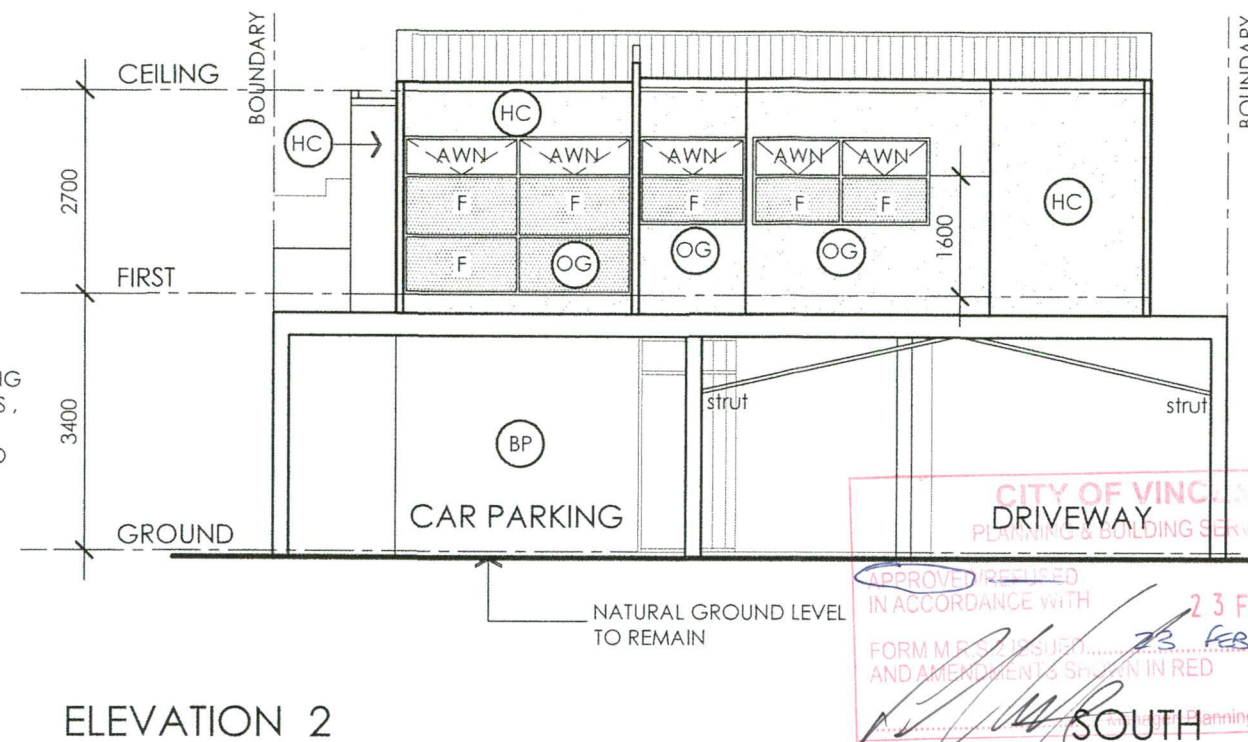
SET
D.A.

All dimensions are to be verified
on site before commencement
of work or shop drawings

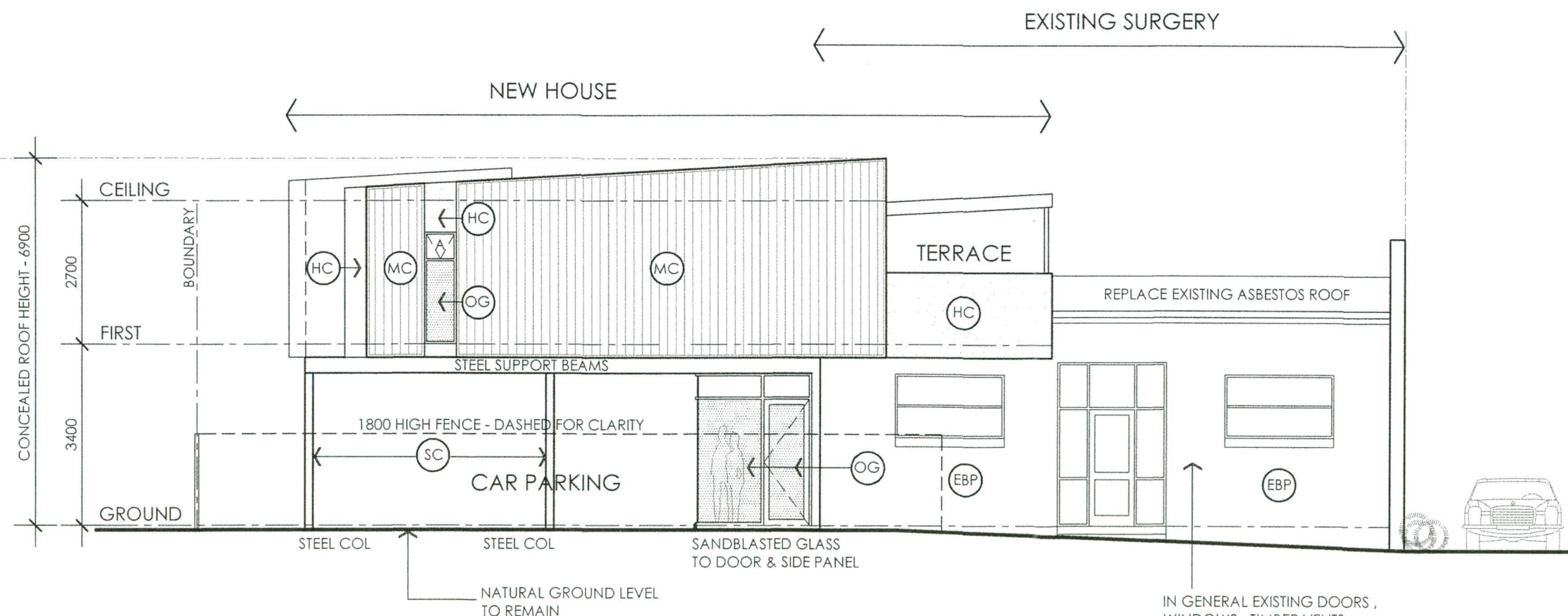
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1: 100 @ A3 SHEET SIZE



1: 100 @ A3 SHEET SIZE



1: 100 @ A3 SHEET SIZE

LEGEND

- (HC) HARDIES COMTEX FLUSH JOINTED BOARD
- (MC) COLORBOND OR SIMILAR METAL DECK CLADDING WITH VERTICAL GROOVES
- (BP) BRICK WALL PAINTED TO MATCH EXISTING
- (EBP) EXISTING PAINTED BRICKWORK
- (SC) EXPOSED STEEL COLUMNS & BEAMS PAINTED WITH DULUX MACEOUS OXIDE - NAURAL STEEL GREY
- (OG) OBSCURE GLASS

THIS APPROVAL IS GRANTED BY THE CITY OF VINCENT TO THE PLANNING SCHEME BY DELEGATED AUTHORITY TO THE CHIEF PLANNING OFFICER PERMIT TO SUBMIT THE LOCAL GOVERNMENT TO

BRUCE ARNOLD
ARCHITECTS

LEVEL 4, 181 ADELAIDE TERRACE, EAST PERTH W.A. 6004 TELEPHONE (08) 9225 7153

CLIENT
BENNETT

J O B
NEW RESIDENCE
& MINOR WORK
TO EX SURGERY

S I T E
#21 (LOT 22)
VINCENT STREET
MT LAWLEY

D R A W I N G
ELEVATIONS

JOB NO
14.08

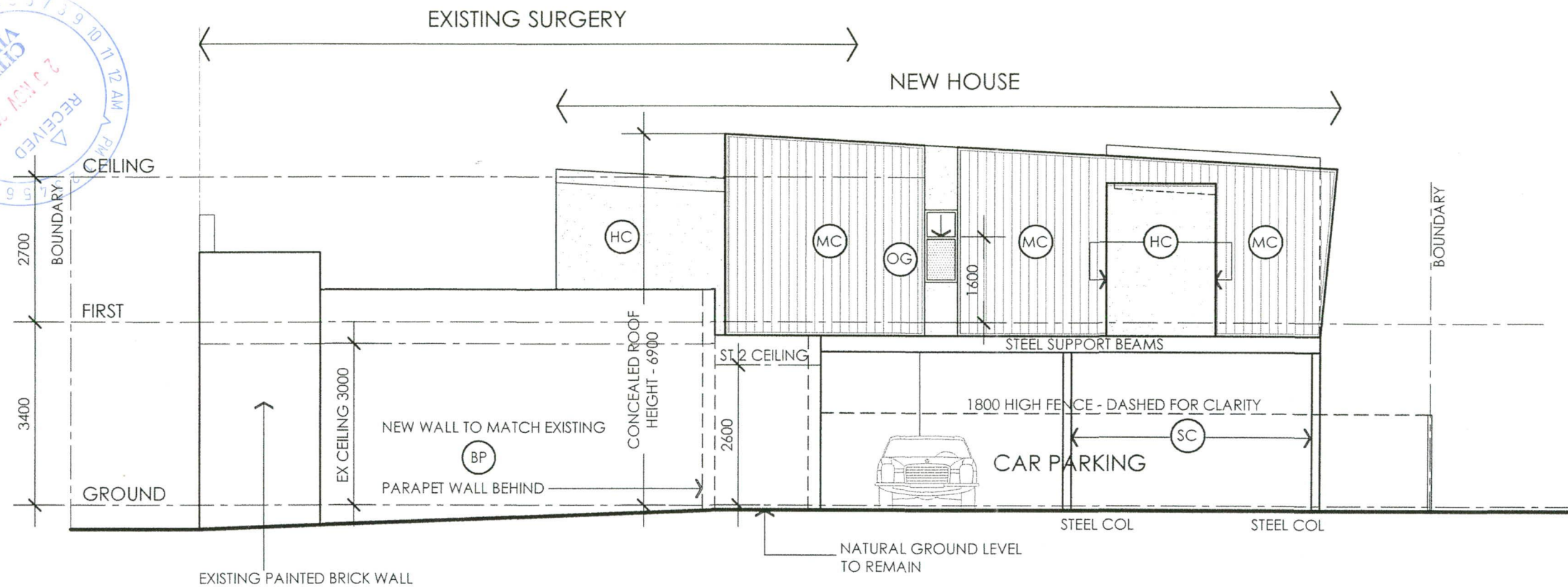
SCALE
1: 100

DWG NO
SK4

DATE
NOV '14

SET
D.A.

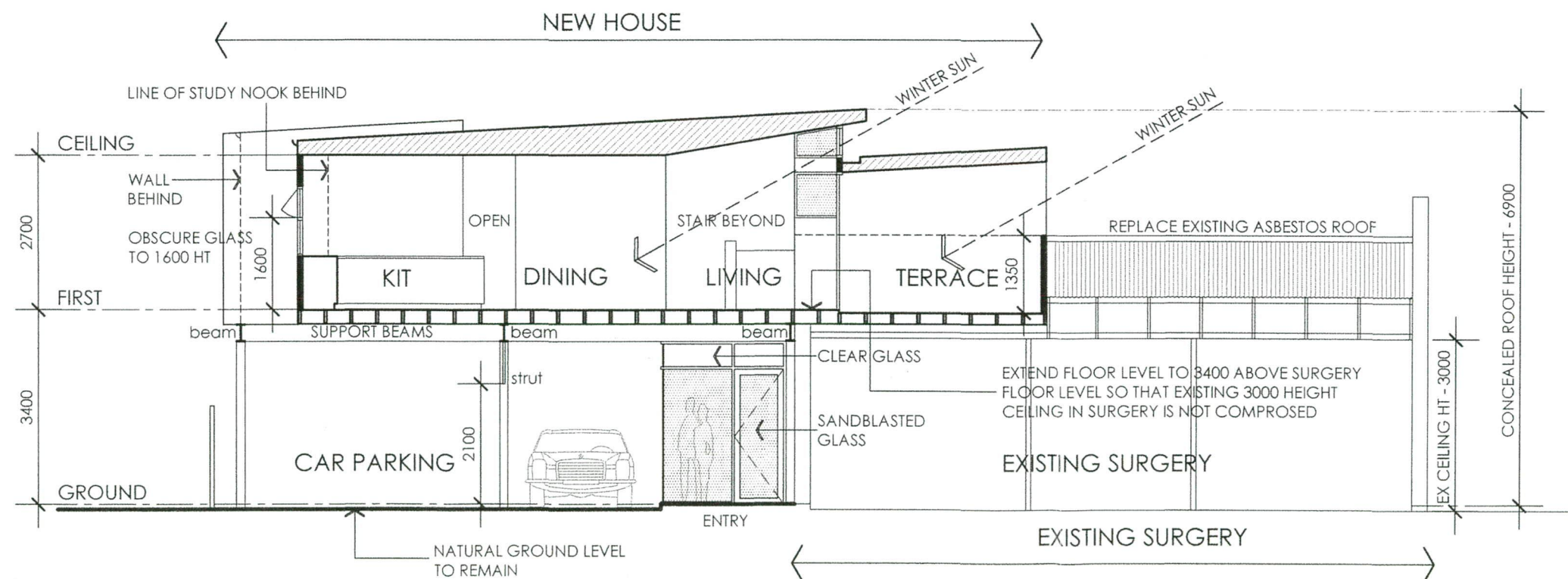
Copyright



ELEVATION 4

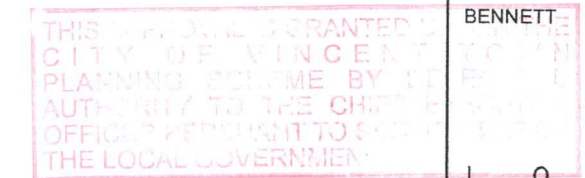
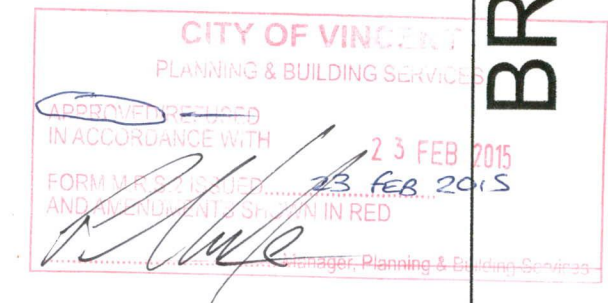
WEST

1: 100 @ A3 SHEET SIZE



SECTION A-A

1: 100 @ A3 SHEET SIZE



LEGEND

- (HC) HARDIES COMTEX FLUSH JOINTED BOARD
- (MC) COLORBOND OR SIMILAR METAL DECK CLADDING WITH VERTICAL GROOVES
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- (OG) OBSCURE GLASS

BRUCE ARNOLD

ARCHITECTS
LEVEL 4, 181 ADELAIDE TERRACE, EAST PERTH W.A. 6004 TELEPHONE (08) 9225 7153

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& MINOR WORK
TO EX SURGERY

SITE

#21 (LOT 22)
VINCENT STREET
MT LAWLEY

DRAWING
ELEVATION &
SECTION

JOB NO. 14.08
DRAWN RS

SCALE 1: 100
DATE NOV '14

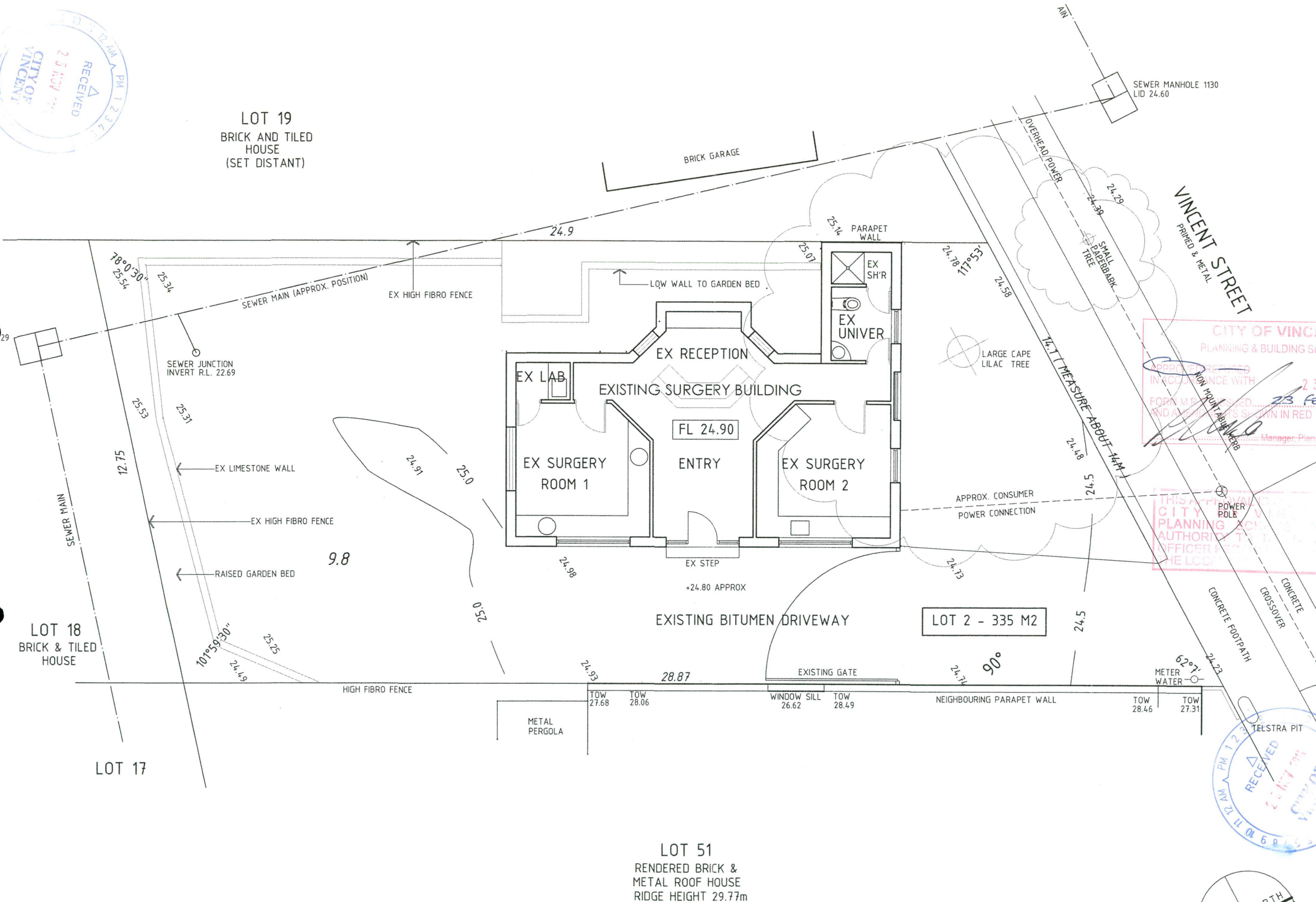
DWG NO. SK5
SET D.A.

All dimensions are to be verified on site before commencement of work or shop drawings

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LOT 19
BRICK AND TILED
HOUSE
(SET DISTANT)



EXISTING CONDITIONS

SCALE 1 : 100 @ A3 SHEET SIZE

BRUCE ARNOLD

ARCHITECTS
LEVEL 4, 181 ADELAIDE TERRACE, EAST PERTH W.A. 6004 TELEPHONE (08) 9225 7153

CLIENT
BENNETT

J O B
NEW RESIDENCE
& MINOR WORK
TO EX SURGERY

S I T E
#21 (LOT 22)
VINCENT STREET
MT LAWLEY

D R A W I N G
EXISTING
CONDITIONS

JOB NO	DRAWN
14.08	RS
SCALE	DATE
1 : 100	NOV '14
DWG NO	S E T
SK1	D.A.

All dimensions are to be verified
on site before commencement
of work or shop drawings

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SUN STUDY - FOR OVERSHADOWING

@ 12 noon
June 21.

Lot 18 - site area - 330 m^2
 - max permissible - 165 m^2 (50%)
 - actual - 96 m^2 (29%)

lot 17

- Site Area	- 360m ²	
- max permissible	-	180m ² (50%)
- Actual	-	36m ² (10%)

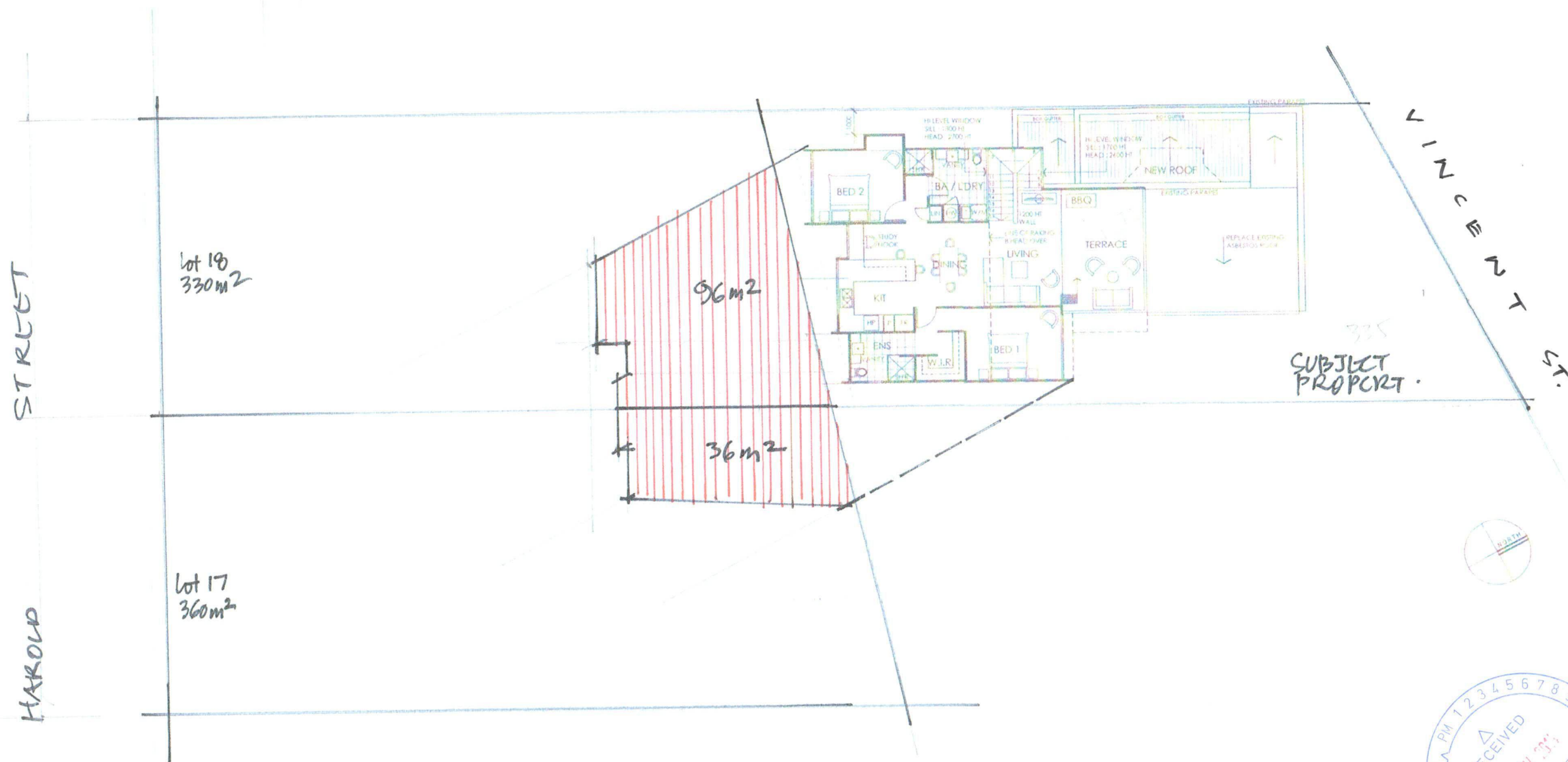
CITY OF VINCENT
PLANNING & BUILDING SERVICES

APPROVED ~~REFUSED~~
IN ACCORDANCE WITH

FORM 11-1-2, REVISED 23 FEB 2015
AND AMENDMENTS OF 11-1-2 IN RED

[Signature]
Manager, Planning & Building Services

THIS APPROVAL IS GRANTED BY THE
CITY OF VINCENNA, INDIANA
PLANNING COMMISSION BY TELEPHONE
AUTHORITY TO THE CHIEF OF PLANNING
OFFICE OF THE CITY OF VINCENNA
THE LOCAL GOVERNMENT ACT 1967



PLAN 1:200 @ A3
20/11/14.

