

Determination Advice Notes:

1. This is a development approval only and is issued under the City of Vincent's Local Planning Scheme No. 2 and the Western Australian Planning Commission's Metropolitan Region Scheme only. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with any other laws.
2. No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning.
3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
4. All new crossovers to lots are subject to a separate application to be approved by the City. All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications, which specify that the portion of the existing footpath traversing the proposed crossover (subject to the Footpath being in good condition as determined by the Infrastructure and Environment Services Directorate), must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths.
5. Noisy Construction Work outside the period 7:00 am to 7:00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless a Noise Management Plan for the construction site has been approved in writing by the City.
6. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site.
7. Any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. The applicant is requested to liaise with the City in this regard during the building permit process.
8. With reference to Condition 1, the City of Vincent's Local Planning Scheme No. 2 defines Office as *"premises used for administration, clerical, technical, professional or similar business activity"*.
9. With reference to Condition 1, any increase in the floor area of the office shall require further planning approval.
10. With reference to Condition 2, due regard should be given to State Planning Policy 5.4 Road and Rail Noise, which seeks to minimise adverse impact of transport noise on proposed developments. It is recommended that all necessary measures as detailed in the SPP Implementation Guidelines, be applied to the proposed development.
11. With reference to Condition 3, the City encourages landscaping methods and species selection which do not rely on reticulation.
12. In reference to Condition 6, the Residential Design Codes Volume 2 – Apartments defines Visually Permeable as *"in reference to a wall, gate, door, screen or fence that the vertical surface, when viewed from the street or other public space, has:*
 - *continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;*
 - *continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or*
 - *a surface offering equal or lesser obstruction to view; as viewed directly from the street"*.

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13. With reference to Condition 8, the applicant and owner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings. This information should be provided to all prospective purchasers and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.
14. With reference to Condition 10, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
15. 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.
16. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first be sought and obtained.
17. 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.