

THIS IS NOT A BUILDING LICENCE

Fifth Schedule Clause 42
For Office Use Only
Serial No. 5.2011.576.1

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

LOT: 315 D/P: 1939

STRATA LOT NO.:

PROPERTY ADDRESS: Nos. 95-117 Egina Street MOUNT HAWTHORN

OWNER: City of Vincent
PO Box 82
LEEDERVILLE WA 6902

Approval to commence development in accordance with the application for Town Planning Approval dated 18 November 2011 received on 22 November 2011 for Signage and the attached plans dated 22 November 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.

- (i) the signage shall not have flashing or intermittent lighting;
- (ii) all signage shall be subject to a separate Sign Licence application being submitted to and approved by the City prior to the erection of the signage; and
- (iii) 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.

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.

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: 2 December 2011

DATE OF ISSUE: 2 December 2011

A handwritten signature in blue ink, appearing to read 'Alan Sutt', is written over the printed name of the manager.

MANAGER
PLANNING AND BUILDING SERVICES

BUILDING 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. 5.2011.576.1:

A Builder* shall not commence to construct a building or alter, add to, repair or underpin any building demolish or remove an existing building and shall not commence any earthworks, necessary for, or incidental to, that construction, alteration, addition or underpinning until a Building Licence (or Demolition Licence) has been issued by the City of Vincent in accordance with the Building Regulations 1989 (as amended).

The Builder* shall ensure that all works necessary or reasonably incidental to, or resulting from, those proposed building works are carried out in accordance with a valid Building Licence and the attached conditions and in compliance with the requirements of the current Building Code of Australia, Residential Design Codes and relevant Australian Standards, unless the City of Vincent agrees in writing, with or without conditions, to waive or vary those requirements.

Change of Use:

Before making or occupying any change in the use of an existing building which would result in a change of building classification(s), as defined under the Building Code of Australia, the person proposing to make that change shall submit plans and specifications to and obtain the written approval from the City's Building Services Section. The building must comply with the requirements of the Building Code of Australia applicable to the new Class.

Note: Regulation 3 of the Building Regulations 1989: Builder* means "*a person employed to construct any building or to demolish, alter or execute any work on a building already constructed, and includes the owner or occupier of the land upon which any such building is intended to be constructed, or other person for whom, or by whose order or under whose direction and control such alteration or work was done or is intended to be done, as the case may be*".

THIS APPROVAL IS GRANTED UNDER THE
CITY OF VINCENT TOWN
PLANNING SCHEME BY DELEGATED
AUTHORITY TO THE CHIEF EXECUTIVE
OFFICER PURSUANT TO SECTION 3.42 OF
THE LOCAL GOVERNMENT ACT 1995

6 metres

1.5 metres


CARDINALS


 BENDIGO BANK

RECEIVED
 22 NOV 2011
 CITY OF VINCENT

APPROVED/REFUSED
 IN ACCORDANCE WITH
 FORM M.R.S 2 ISSUED
 AND AMENDMENTS SHOWN IN RED
 2/12/11
 - 2 DEC 2011
 Manager Planning & Building Services

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

HOME OF THE MIGHTY

6 metres

**Mt Hawthorn
CARDINALS**

JUNIOR FOOTBALL CLUB

1.5 metres

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North Perth Community Bank Branch

THIS APPROVAL IS GRANTED UNDER THE
CITY OF VINCENT TOWN
PLANNING SCHEME BY DELEGATED
AUTHORITY TO THE CHIEF EXECUTIVE
OFFICER PURSUANT TO SECTION 5.42 OF
THE LOCAL GOVERNMENT

RECEIVED
22 NOV 2011
CITY OF
VINCENT