

**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 'M. Sitt', is positioned above the title of the official.

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



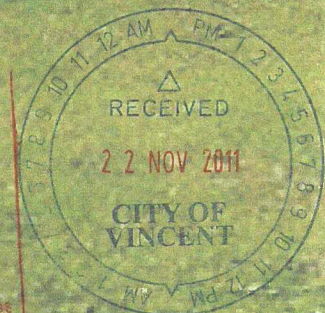
CITY OF VINCENT  
PLANNING & BUILDING SERVICES

APPROVED/REFUSED  
IN ACCORDANCE WITH

2 DEC 2011

FORM M.R.S 2 ISSUED  
AND AMENDMENTS SHOWN IN RED

Manager Planning & Building Services





**CITY OF VINCENT**  
 PLANNING & BUILDING SERVICES

~~APPROVED~~ REFUSED  
 IN ACCORDANCE WITH

FORM M.R.S 2 ISSUED 2/12/11 - 2 DEC 2011  
 AND AMENDMENTS SHOWN IN RED

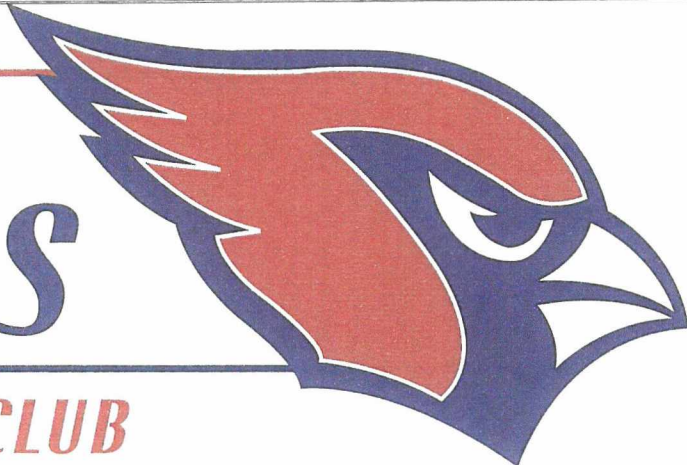
..... Manager, Planning & Building Services

6 metres


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1.5 metres



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 North Perth Community Bank Branch

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 CITY OF VINCENT TOWN  
 PLANNING SCHEME BY DELEGATED  
 AUTHORITY TO THE CHIEF EXECUTIVE  
 OFFICER PURSUANT TO SECTION 5.42 OF  
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