

Determination 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 No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application and all signage shall be subject to a Building Permit application, being submitted and approved prior to the erection of the signage.
3. If the development the subject of this approval is not substantially commenced within a period of two years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
4. A further two years is added to the date by which the development shall be substantially commenced, pursuant to Schedule 4, Clause 4.2 of the Clause 78H Notice of Exemption from Planning Requirements During State of Emergency signed by the Minister for Planning on 8 April 2020.
5. All mechanical devices/installations to be located in a position that will not result in the emission of unreasonable noise, in accordance with the *Environmental Protection Act 1986 and Environmental Protection (Noise) Regulations 1997*.
6. If it is intended to use the premises as a “public building” as defined in Section 173 of the *Health (Miscellaneous Provisions) Act 1911* (as amended) it is necessary to make application for a Certificate of Approval – Maximum Accommodation Notice from the City's Health Services before commencing use of the building as a "public building". The premises shall be constructed in accordance with the requirements of the *Health (Public Buildings) Regulations 1992*.
7. From 1 July 2021 the City will no longer provide a commercial waste service. The landowner/occupier is advised it is their responsibility to provide suitable waste collection for the site.
8. All storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.
9. 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.