

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. With reference to Condition 2, 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. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to 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.
4. The relocation of the utility pole and cross-street power connection shall be at the developer's cost in consultation with Western Power.
5. With reference to Condition 5.1.3, the City's Parks team advise that they recommend *Hibiscus Tiliaceus* or *Olea Europaea* trees to be planted in this area.
6. With reference to condition 6, the visual privacy requirements of Clause 5.4.1 C1.2 of the R Codes Volume 1 states that "screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 percent obscure, permanently fixed, made of durable material and restrict view in the direction of the overlooking into any adjoining property.
7. With reference to Condition 7, a 'clear sight line' means:
 - Continuous horizontal or vertical gaps that constitute a minimum of 50 percent of the total surface area;
 - A minimum gap size of 40mm;
 - If slats are orientated to be deeper than they are wide, the distance between the slats must be no less than two-times the depth of the slat;
 - Clear non-reflective glass.
8. With reference to Condition 9.4 all new crossovers to the development site are subject to a separate application to be approved by the City.
9. 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. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
10. 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.

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11. 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.
12. The subject site has been identified as potentially being in an area affected by acid sulfate soils. As such it is your responsibility to ensure that all building works comply with the Acid Sulfate Soils Planning Guidelines published by the Western Australian Planning Commission. For more information, please contact the Department of Water and Environmental Regulation on (08) 6364 7000.
13. The subject site is surrounded by land which has been identified as being contaminated. If required, remediation, including validation of remediation of any contamination identified, should be completed prior to completion of construction works at the subject site. A current list of accredited auditors is available from www.dwer.wa.gov.au. The applicant is advised that any investigations and remediation are to be carried out in compliance with the *Contaminated Sites Act 2003* and current Department of Water and Environmental Regulation contaminated sites guidelines.
14. With reference to Condition 12 should connection to the City's drainage infrastructure be required, this is to be in accordance with the City's Policy No. 2.2.10 – Stormwater Drainage Connections. 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.