

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. 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.
3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
4. If the 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.
5. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
6. Any noise created at the premises must ensure compliance with the provisions within the *Environmental Protection (Noise) Regulations 1997*.
7. As of 30 June 2021, the City does not collect waste for commercial premises. The applicant is to ensure suitable private waste collection is arranged and maintained for the Music Studio use. If the waste generation exceeds that of the single house, a private contractor for waste removal may need to be engaged.
8. The applicant is advised that a liquor license may be required for the serving and/or sale of liquor, in accordance with *Liquor Control Act 1988*. The City encourages the applicant to liaise directly with the Department of Racing, Gaming and Liquor to ensure all obligations regarding liquor licencing are met prior to the commencement of the use.