

9.5 NOS. 54-56 (LOTS 4 AND 3; S/P 7987) LINDSAY STREET, PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO GROUPED DWELLINGS

Ward: South

Attachments:

1. Location Map
2. Development Plans
3. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for and Alterations and Additions to Grouped Dwellings at Nos. 54-56 (Lots: 4 and 3; S/P: 7987) Lindsay Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 3:

1. **Development Plans**

This approval is for Alterations and Additions to Grouped Dwellings (Doors, Window and Street Wall) as shown on the approved plans dated 30 May 2023 and 5 July 2023. No other development forms part of this approval;

2. **External Fixtures**

All external fixtures, such as television antennas (of a non-standard type), radio and other antennae, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive to the satisfaction of the City;

3. **Colours and Materials**

The colours, materials and finishes of the development shall be in accordance with the approved schedule of colours and materials dated 5 July 2023 and which forms part of this approval, to the satisfaction of the City; and

4. **Stormwater**

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for the Alterations and Additions to Grouped Dwellings at Nos. 54 and 56 Lindsay Street, Perth (the subject site) that are heritage listed on the City of Vincent's Heritage List (Management Category B). The proposed works relate to two terrace houses as part of this application.

The application proposes to remove the existing ground floor doors located on the eastern façade of each of the two dwellings and to replace these existing doors with new sliding doors, and to install one new window to the eastern façade of the dwelling at No. 56 Lindsay Street. The application also proposes the demolition of the existing secondary street brick wall along Monger Street and the construction of a new street wall.

The proposed development plans are included as **Attachment 2**.

The proposal meets all relevant deemed-to-comply and acceptable development (or equivalent) standards. A development application is required for the proposed works due to the heritage listing of the place.

The proposed modifications are acceptable as they meet the objectives of the City's Local Planning Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy), which ensures the preservation of heritage value while enabling improvements to the dwellings.

The proposal does not impact the streetscape presentation of the dwellings and is predominantly replacement works. Where new work is proposed, it is minor and does not have an impact on the significance or streetscape presentation of the terraces.

PROPOSAL:

The application proposes Alterations and Additions to Grouped Dwellings at Nos. 54-56 Lindsay Street, Perth.

A summary of works proposed are as follows:

- The removal of the existing ground floor doors located on the eastern façade of each dwelling at Nos. 54 and 56 Lindsay Street, and the installation of replacement sliding doors to each of these dwellings;
- The installation of one new window to the eastern façade of the dwelling at No. 56 Lindsay Street; and
- The demolition of the existing secondary street brick wall and construction of a replacement brick wall along Monger Street.

The proposed development plans are included as **Attachment 2**.

BACKGROUND:

Landowner (No. 54 Lindsay Street):	Sally Ann Vernon and Michael John Vernon
Landowner (No. 56 Lindsay Street):	Melinda Jane Fisher and John Russell Walter Fisher
Applicant:	Nick Wild
Client:	Sally Ann Vernon and Michael John Vernon Melinda Jane Fisher and John Russell Walter Fisher
Date of Application:	30 May 2023
Zoning:	MRS: Urban LPS2: Zone: Mixed Use R Code: R80
Built Form Area:	Mixed Use
Existing Land Use:	Grouped Dwellings
Proposed Use Class:	Grouped Dwellings
Lot Area:	693m ²
Right of Way (ROW):	No
City of Vincent Heritage List:	Yes – Management Category B
State Register of Heritage Places:	No

Site Context and Zoning

The subject site is bound by Lindsay Street to the west, Monger Street to the south, a commercial development to the north and a communal street to the east with commercial businesses adjoining. A location plan is included as **Attachment 1**.

The subject site and adjoining properties to the north-east and south-west along Lindsay Street are zoned Mixed Use R80 under the City's Local Planning Scheme No. 2 (LPS2). Adjoining properties to the east along Beaufort Street and the north-west across Lindsay Street are zoned Commercial under LPS2.

The properties zoned Commercial along Beaufort Street are within the Activity Corridor Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). The Commercial Zone properties along Lindsay Street and all surrounding Mixed Use Zone properties are within the Mixed Use Built Form Area under the Built Form Policy.

Heritage Listing

The two grouped dwellings included as part of this proposal form part of a collection of four terrace houses across Nos. 54-60 Lindsay Street, Perth that are listed on the City's Heritage List as Management Category B – Conservation Recommended.

The [Statement of Significance](#) for the heritage listing details that the terraces are a fine, restrained and relatively intact example of terrace houses in the Federation Filigree style.

The Statement of Significance sets out that extensive renovations have occurred to the dwellings over time to make way for rear parking and to accommodate a change to office accommodation.

The subject site is also adjacent to terrace houses located to the east and south that are heritage listed and that back onto the site.

DETAILS:**Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the State Government's Residential Design Codes (R Codes), the City's Built Form Policy and the Heritage Management Policy. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Deemed-to-Comply / Acceptable Outcomes (or equivalent)	Requires the Discretion of Council
Street Setback	✓	
Street Walls and Fences	✓	
Building Setbacks/Boundary Wall	✓	
Building Height/Storeys	✓	
Street Surveillance	✓	
Open Space	✓	
Landscaping (R Codes)	✓	
Car Parking	✓	
Solar Access	✓	
Vehicle Access	✓	
Visual Privacy	✓	
External Fixtures	✓	
Surveillance	✓	
Heritage Management Policy	✓	

Detailed Assessment

The application satisfies all deemed-to-comply and acceptable outcomes (or equivalent) standards in the City's policy framework, including the Heritage Management Policy.

The Heritage Management Policy sets out that proposed development that complies with acceptable development standards will generally be approved, and that the performance criteria describe the desired outcome to be achieved.

Unlike the Built Form Policy and R Codes, the Heritage Management Policy also requires consideration of the proposal against performance criteria even though it complies with the prescribed acceptable development standards. This is considered in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was not undertaken as part of this application. This is due to the minor nature of works proposed. The proposed structure/building to be demolished does not contribute to the significance of the heritage place, and does not adversely impact adjoining properties or the Lindsay Street or Monger Street streetscape.

In accordance with the principles of the City's Community and Stakeholder Engagement Policy, such proposals are not required to be advertised.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to the City's DRP Member for comment who specialises in heritage conservation and architecture on two occasions. The initial referral related to the development plans included in **Attachment 2**. Comments were requested on how the development would present to the street, the appropriateness of the proposed design and the acceptability of detailed design elements as considered against the 10 principles of good design.

The DRP Member provided the following positive comments on the proposal:

- The proposed sliding door changes does not impact on the streetscape presentation of the terraces.
- The doors are generally replacing existing doors which are acceptable.
- The window is a new intrusion but is minor and will not impact on the significance or streetscape setting of the terrace.
- The proposed alterations will improve amenity via the increased access to natural light and ventilation.
- The brick wall largely looks to replace the existing brick wall. The wall will not pose any impact on the heritage value of the terrace and is acceptable as its generally like for like.

The DRP Member also requested further information regarding the materiality of the new window/doors to confirm acceptability.

The applicant subsequently provided a schedule of colours and materials to accompany the proposal, as included in **Attachment 2**. The DRP Member reviewed this information and confirmed support for the proposed materials and colours.

A summary of the design review progress is shown in the table below.

Design Review Progress Report		
	Supported	
	Pending further attention – refer to detailed comments provided	
	Not supported	
	Not relevant to this proposal	
	DRP Member	
	Referral 1	Referral 2
Principle 1 - Context and character		
Principle 2 - Landscape quality		
Principle 3 - Built form and scale		
Principle 4 - Functionality and build quality		
Principle 5 – Sustainability		
Principle 6 – Amenity		
Principle 7 – Legibility		
Principle 8 – Safety		
Principle 9 – Community		
Principle 10 - Aesthetics		

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Heritage Act 2018;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- Burra Charter;
- State Planning Policy 3.5 - Historic Heritage Conservation;
- State Planning Policy 7.3 – Residential Design Codes;

- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 – Built Form Policy; and
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with [Clause 67\(2\)](#) of the Deemed Provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Planning Regulations) and in determining a development application, Council is to have due regard to a range of matters to the extent that these are relevant to the development application.

The matters for consideration relevant to this application relate to the compatibility of the development within its setting, amenity and character of the locality, heritage significance, consistency with planning policies and advice from the DRP.

Local Planning Scheme No. 2

The objectives of the Residential zone under LPS2 are a relevant consideration for the application. These objectives are:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community;*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development;*
- *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;*
- *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas;*
- *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles; and*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

Burra Charter

The Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013 (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site.

In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting, bulk, form, scale, character, colour, texture and material. In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place.

State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) sets out principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. These principles inform the heritage management standards of local planning policies.

State Planning Policy 7.3 – Residential Design Codes Volume 1 2023

On 23 February 2023, the State Government publicly released amendments to Volume 1 of the R Codes. The amendments split the R Codes into Part B – Low Density and Part C – Medium Density.

Part C – Medium Density will apply to grouped dwellings in areas coded R30 and above, such as the subject site.

A transitional period applies and the 2023 R Codes will be gazetted and come into operation on 1 September 2023.

During this transitional period, assessment is to be undertaken against the existing R Codes. Where deemed to comply standards are not met, assessment is required to be undertaken primarily against the design principles of the existing R Codes, with due regard given to relevant design principles of Part C – Medium Density also.

Assessment against Part C – Medium Density is not required for this proposal given deemed-to-comply standards are met.

Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties

As the subject site and adjacent properties are heritage listed properties, the proposal is required to be assessed against both Parts 4 and 5 of the Heritage Policy.

The objectives of the Heritage Policy are to:

1. *Encourage the appropriate conservation and restoration of places listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the City of Vincent.*
2. *Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the City of Vincent Municipal Heritage Inventory.*
3. *Promote and encourage urban and architectural design that serves to support and enhance the ongoing significance of heritage places.*
4. *Ensure that the evolution of the City of Vincent provides the means for a sustainable and innovative process towards integrating older style buildings with new development.*
5. *Complement the State Planning Policy No. 3.5 'Historic Heritage Conservation' and the City of Vincent Residential Design Elements Policy and other associated Policies.*

Part 4 of the Heritage Policy relates to development to heritage listed buildings. The policy includes 'acceptable development' criteria as well as the following three performance criteria:

- P1 Development is to comply with the statement of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form.*
- P2 Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.*
- P3 To ensure the cultural heritage significance of a place is conserved and the majority of the significant parts of the heritage place and their relationship to the setting within the heritage place should be retained.*

Part 5 of the Heritage Policy relates to development adjacent to heritage listed buildings. The policy includes 'acceptable development' criteria as well as the following three performance criteria:

- P1 New development maintains and enhances existing views and vistas to the principal façade(s) of the adjacent heritage listed place.*
- P2 New development maintains and enhances the visual prominence and significance of the adjacent heritage listed place.*
- P3 New development is of a scale and mass that respects the adjacent heritage listed place.*

Delegation to Determine Applications:

This application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments.

This is because the delegation does not extend to proposals for the demolition of any structure or building on a heritage protected place.

The application proposes demolition to a heritage protected place. The demolition relates to the existing street wall and partial demolition of two walls to the existing dwellings to enable the installation of new doors and a window.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2022-2032:

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:Summary Assessment

In assessing this application against the planning framework, it is recommended for approval. The following key comments are of relevance:

- The proposed demolition would not impact upon the heritage significance of the place.
- The location and design of the proposed alterations and additions are respectful and compatible with buildings on-site that are of heritage value.
- The proposed alterations and additions would not change the existing footprint of the building. It would result in similarly sized replacement doors and a small-scale alteration to provide for a single window.
- The proposed street wall is of a style, materiality and colour that is consistent with and responds to the heritage place, ensuring that the prominent street frontages along Lindsay Street and Monger Street are preserved.

Heritage Management Policy

The proposed alterations and additions meets the acceptable development standards of the Heritage Management Policy.

Comments are included below relating to how the proposed alterations and additions to a heritage listed place meets the performance criteria and objectives of the Heritage Management Policy.

- Demolition Acceptability: The Heritage Management Policy accepts demolition and/or modification to the place that are of little significance and accepts changes where they are sympathetic to the existing material and readily identifiable as new work. All demolition and modification proposed is contained to the rear of the dwelling that would not impact the streetscape presentation of the terraces, and the alterations are provided in colours and materials compatible with the heritage fabric and could be distinguished as 'new work'.
- Building Scale, Bulk and Mass: The proposal does not seek to expand the established building footprint, maintaining the overall scale of built form provided to the street. The street fence is proposed to increase in height from 1.2 metres to a maximum of 1.8 metres to assist in screening views of vehicles on the street. Landscape planting has been incorporated to a portion of the fence to assist in softening the appearance of the wall.
- Doors and Openings: While the doors are visible from Monger Street, they cannot be viewed from Lindsay Street or in conjunction with the principal façade of the heritage buildings. The proposed doors and windows have been proportionally sized to largely reflect the dimensions of the existing doors, maintaining consistency.
- Materials, Finishes and Fences: The proposed materials and finishes include red brick and white aluminium framing which are consistent with materials and colours of the existing dwellings. The proposal does not mimic or replicate historic styles and would not obscure the heritage fabric of the dwellings, and instead seeks to improve the existing development.
- DRP Support: Comments received from the City's DRP Member specialising in heritage conservation confirm that the alterations and additions are compatible with the heritage listed dwellings. This is because they are of an appropriate scale, would result in minimal impact to the heritage fabric and the materiality is suitable.

**CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE**

LEGEND

METROPOLITAN REGION SCHEME RESERVES

Note: The Western Australian Planning Commission care of the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.

- PARKS AND RECREATION**
- R Restricted Public Access
- PRIMARY REGIONAL ROADS RESERVATION**
- OTHER REGIONAL ROADS RESERVATION**
- RAILWAYS**
- PUBLIC PURPOSES**
Particular use denoted as follows:
- H Hospital
- HS High School
- TS Technical School
- CP Car Park
- U University
- CG Commonwealth Government
- SU Special Use
- WSD Water Authority of Western Australia
- P Prison

CITY OF VINCENT LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE**
- R Restricted
- PUBLIC PURPOSES**
Particular use denoted as follows:
- PS Primary School
- CP Car Park
- CU Civic Uses
- HS High School
- I Institute for the Deaf
- W Water Supply Sewerage and Drainage
- TS Technical School

CITY OF VINCENT SCHEME ZONES

- RESIDENTIAL**
- MIXED USE**
- COMMERCIAL**
- LOCAL CENTRE**
- DISTRICT CENTRE**
- REGIONAL CENTRE**
- SPECIAL USE**
Particular use denoted as follows:
- CP Car Park
- CU Community Use
- FC Function Centre
- HC Hall and Non Residential Club
- H Hotel
- PW Place of Worship
- S Service Station

ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES

- CODE AREA BOUNDARY**
- SCHEME AREA BOUNDARY**
- DENSITY CODE**



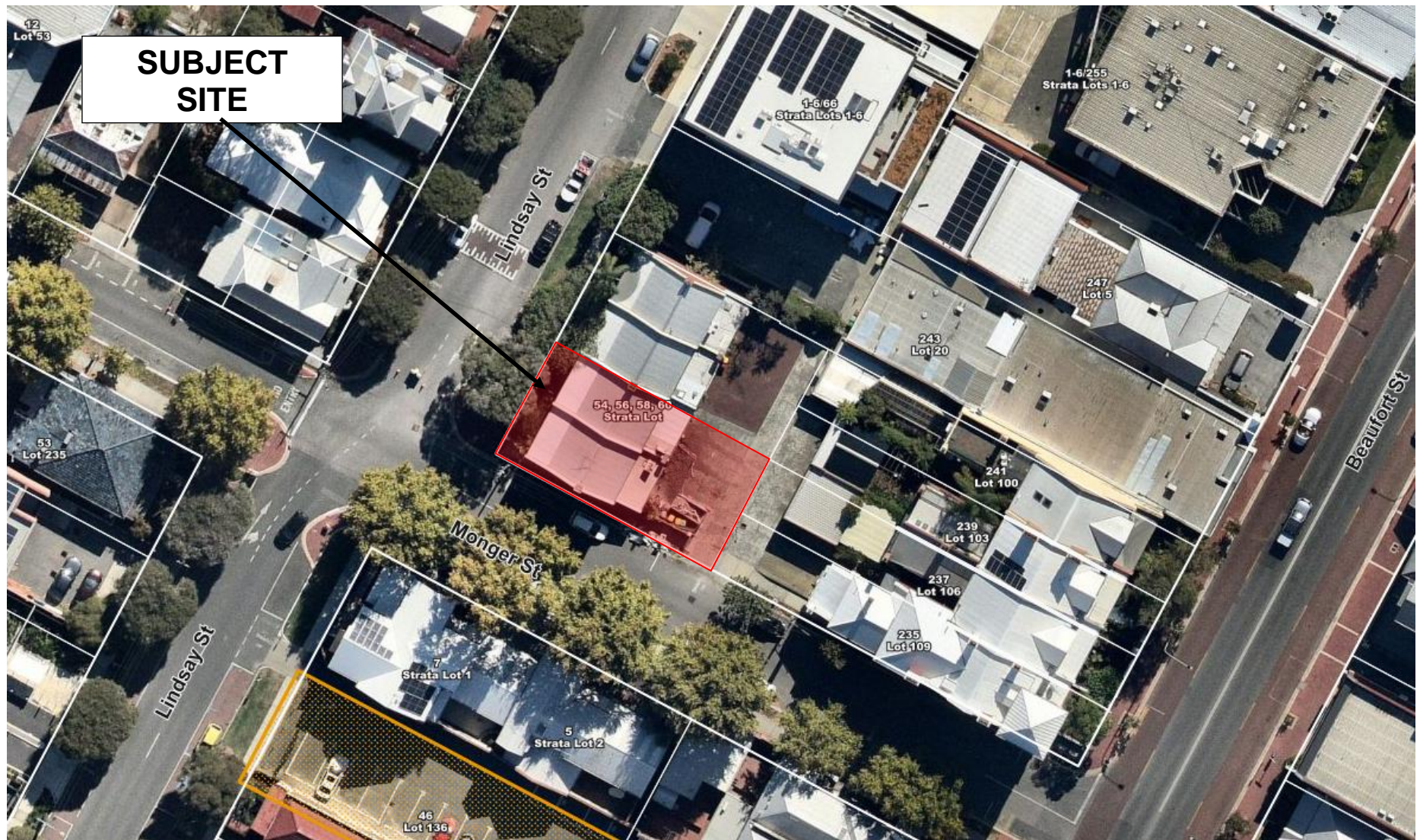
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Location Map

No. 54-56 Lindsay Street, Perth



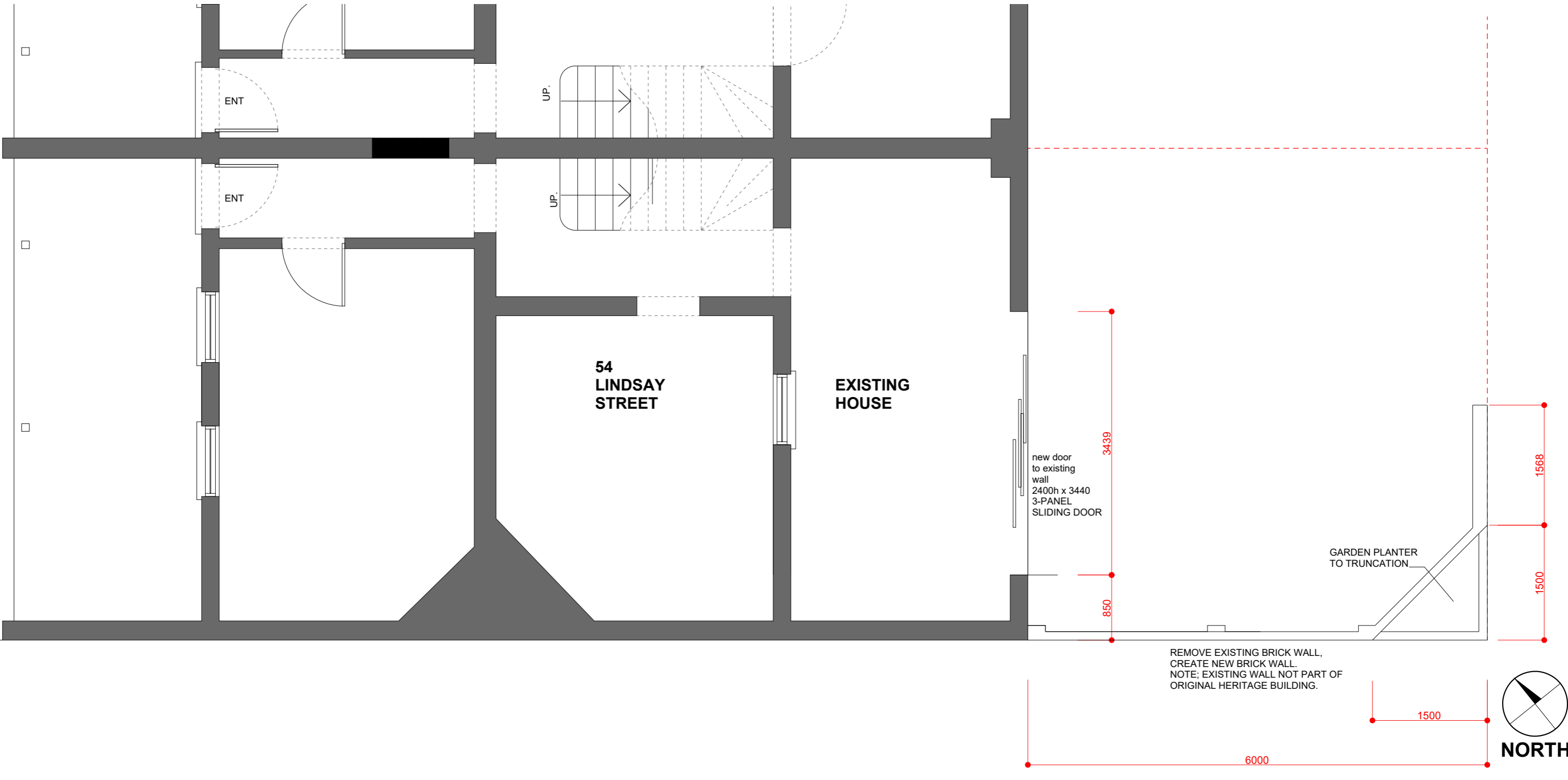


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No. 54-56 Lindsay Street, Perth

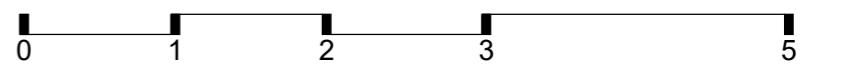




REMOVE EXISTING BRICK WALL,
CREATE NEW BRICK WALL.
NOTE; EXISTING WALL NOT PART OF
ORIGINAL HERITAGE BUILDING.

GROUND FLOOR PLAN

1 : 50



54 LINDSAY STREET

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30 May 2023

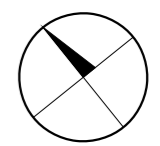
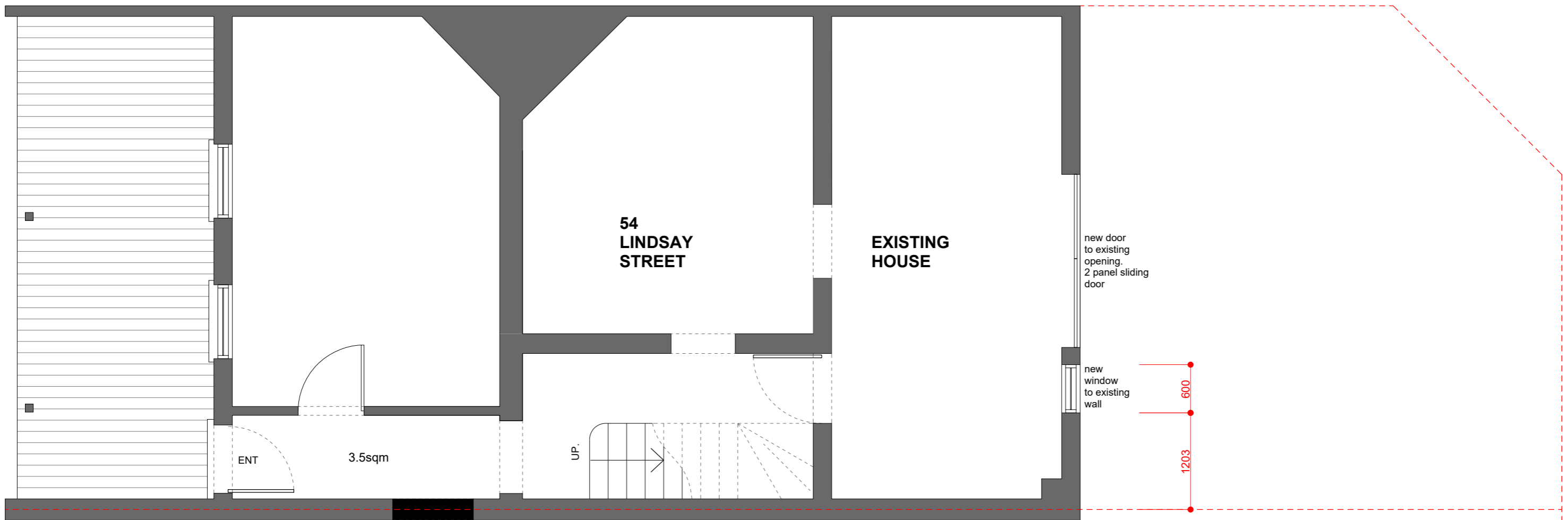


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PROJECT TITLE-	LOCATION-	PROJECT DESCRIPTION	PROJECT No.	DRAWING TITLE-	No.	ISSUED	DATE	USE FIGURED DIMENSIONS AT ALL TIMES. DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS AND LEVELS TO BE CHECKED BY CONTRACTOR PRIOR TO COMMENCING. IF DESCRENCIES ARE FOUND, NOTIFY DESIGN OFFICE PRIOR TO COMMENCING. THIS DESIGN REMAINS THE COPYRIGHT OF WILD DESIGN AND CANNOT BE COPIED WITHOUT PERMISSION.	DRAWING No-
LINDSAY STREET ADDITION	54-56 LINDSAY STREET PERTH	ALTERATION TO EXISTING TOWNHOUSE	2022/03 ISSUED FOR-	FLOORPLAN PAGE No-					

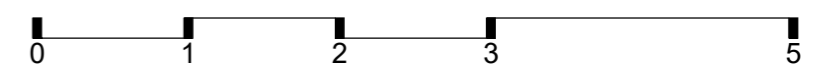
02



NORTH

GROUND FLOOR PLAN

1 : 50



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LINDSAY STREET ALTERATION	54-56 LINDSAY STREET PERTH	ALTERATION TO EXISTING TOWNHOUSE	2022/03	FLOORPLAN					
			ISSUED FOR-	PAGE No-					
			PLANNING APPROVAL						



EAST ELEVATION EXISTING



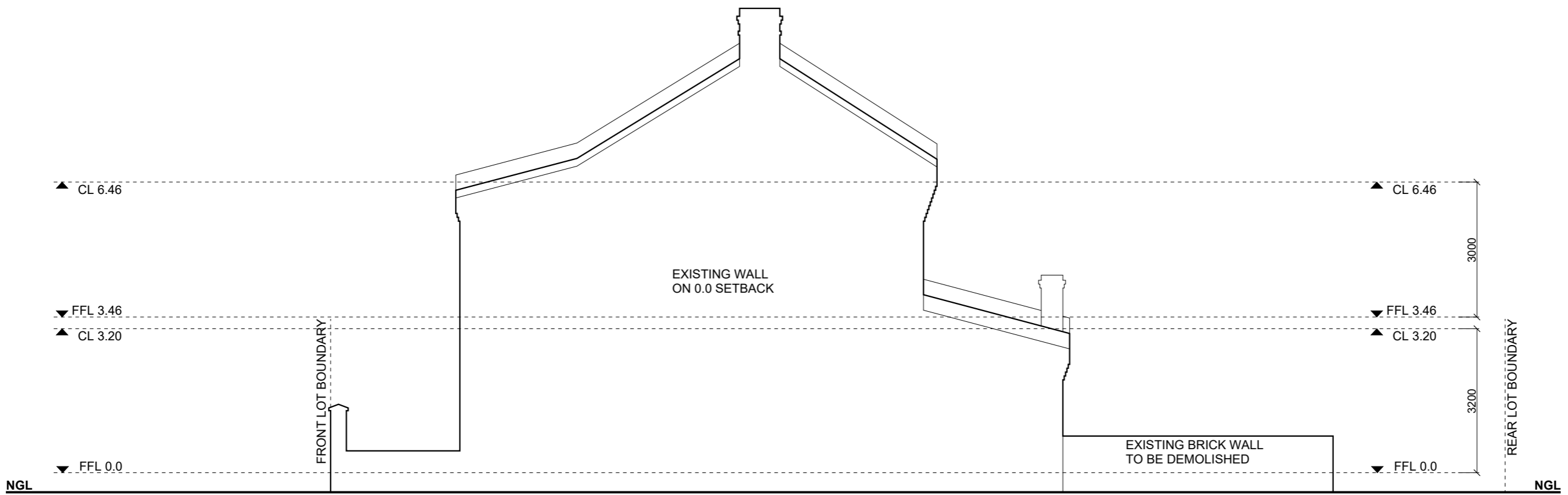
EAST ELEVATION PROPOSED

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30 May 2023

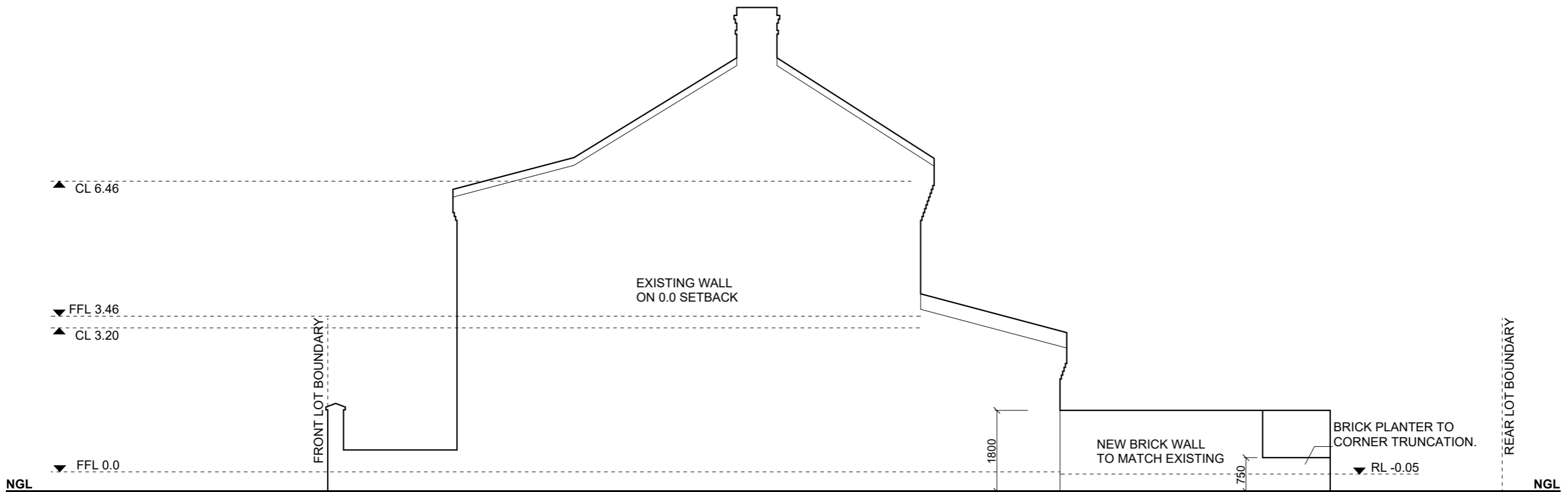


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LINDSAY STREET ALTERATION	54-56 LINDSAY STREET PERTH	ALTERATION TO EXISTING TOWNHOUSE	2022/03 ISSUED FOR-	ELEVATIONS PAGE No-					

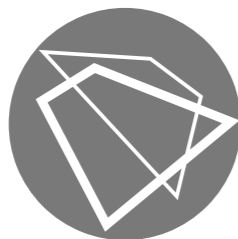


SOUTH ELEVATION EXISTING



SOUTH ELEVATION PROPOSED

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LINDSAY STREET CARPORT	54-56 LINDSAY STREET PERTH	PROPOSED ALTERATIONS	2022/03 ISSUED FOR-	ELEVATIONS PAGE No-					

05




WILD DESIGN OFFICE

23.06.2023

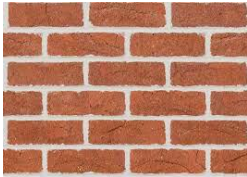
ALTERATIONS.
54-56 LINDSAY STREET, PERTH.

FENESTRATION / BRICKWORK SCHEDULE.

FENESTRATIONS

ITEM	TYPE	MATERIAL	COLOUR	IMAGE
DOOR TO 54 LINDSAY STREET.	AWS 618 SERIES 3 PANEL STACKING	FRAMES - ALUMINUM GLAZING- VIRIDIAN COMFORT PLUS, CLEAR	PEARL WHITE POWDER COATED	
DOOR TO 56 LINDSAY STREET.	AWS 618 SERIES 2 PANEL SLIDING	FRAMES - ALUMINUM GLAZING- VIRIDIAN COMFORT PLUS, CLEAR	PEARL WHITE POWDER COATED	
WINDOW TO 56 LINDSAY STREET.	AWS 618 SERIES SINGE PANEL TOP HUNG AWNING	FRAMES - ALUMINUM GLAZING- VIRIDIAN COMFORT PLUS, CLEAR	PEARL WHITE POWDER COATED	

BRICKWORK

ITEM	TYPE	MATERIAL	COLOUR	IMAGE
STREET WALL TO MONGER STREET.	AUSTRAL BRICKS, 'GOVERNOR' COMMON FORMAT.	STRETCHER BOND	BRICKS - 'GIPPS' MORTAR - WHITE	

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RECEIVED
5 July 2023

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 two 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 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.
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. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
7. NO verge trees shall be removed. The verge trees shall be RETAINED and PROTECTED from any damage including unauthorised pruning.
8. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.
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. Permits are required for placement of any material within the road reserve.
10. 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.
11. All stormwater 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 stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. 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.