

DEVELOPMENT APPROVAL CONDITIONS

This information sheet provides an overview and guidance notes on the City's requirements for satisfying conditions of development approval.

To ensure timely processing of your Building Permit application please ensure that any conditions that require action **prior** to Building Permit lodgement have been undertaken and information submitted prior to or at the time of, submitting your building permit. Where conditions of development approval have not been satisfied this may impact the issue of a Building Permit or Occupancy Permit.

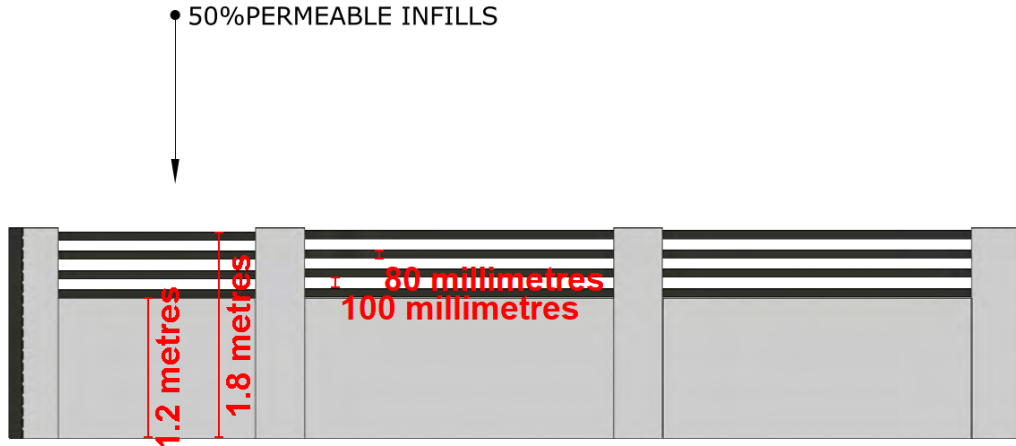
DESCRIPTION	CONDITION	CITY'S REQUIREMENTS
Standard residential conditions		
Screening to balcony or windows	Prior to occupancy or use of the development, all privacy screening shall be visually impermeable and is to comply in all respects with the requirements of Clause 5.4.1 of the Residential Design Codes (Visual Privacy) deemed to comply provisions, to the satisfaction of the City.	<p>This condition is to be considered in accordance with the associated advice note.</p> <p>As per the R Codes, screening is defined as "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."</p> <p>When demonstrating privacy screening to development, elevations and site plans are clearly required to demonstrate:</p> <ul style="list-style-type: none"> • Height of screening from finish floor level • Materiality <p>Spacing of any slats, screening, piers, louvres or the like to demonstrate permeability Indicate fixed elements of screening</p>
Schedule of external finishes to be submitted	Prior to the lodgement of a building permit, a schedule detailing the colour and texture of the building materials, demonstrating that the proposed development complements the surrounding area, must be submitted to and approved by the Local Government, prior to lodging an application for a building permit. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the Local Government, prior to occupation of the development.	<p>A schedule of colours and materials is required to demonstrate the colours and finish including but not limited to the following:</p> <ul style="list-style-type: none"> • Roof • Walls • Window and door frames • Balustrading • Garage doors • Fencing infills • Screening <p>The schedule of colours and materials for the development shall be demonstrated by way of:</p>

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		<p>Coloured elevations and perspectives of the dwelling. Applicants are required to demonstrate the finish and colours to ALL elevations of the development. <u>OR</u> Colours and Materials list which provides colour swatches and notes the location of these finishes</p> <p>Applicants are recommended to undertake a streetscape analysis of the immediate locality to determine the key colour and material characteristics of the area, to inform the design palette for the proposal.</p>
Colours and materials in accordance with approved schedule	The colours, materials and finishes of the development shall be in accordance with the approved schedule of finishes which forms part of this approval.	<p>At the Development Application stage, the applicant will have been required to demonstrate the colours and material schedule for the proposed development on plans, as approved by the City.</p> <p>The applicant is required to demonstrate this same design palette - colours and materials - when submitting the building permit. Applicants are advised that changes should not be made to the colours and/or materials of the development after development approval.</p> <p>Unless also demonstrated to be consistent with the established streetscape and the City may require colours and materials to be reverted to those approved at the development application stage.</p>
Boundary wall finish	The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, prior to the practical completion of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick; or material as otherwise approved; to the satisfaction of the City.	<p>Prior to occupation of the development all boundary walls that adjoin another property are to be finished to a good and clean standard as per the approved plans.</p> <p>The finish of the wall is at the landowners discretion, it is encouraged that landowners liaise with the affected landowner and agree on a finish for the wall, however this is not mandatory and the wall can either be clean face brick or rendered.</p> <p>Refer below for approval requirements to access adjoining land.</p>
Boundary wall obtain neighbour consent goes with	With reference to Condition X, 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	<p>Where approved development provides an imposition on the neighbouring lot – construction of boundary walls, retaining, boundary wall finish, fencing, neighbour consent is required to be obtained.</p> <p>Under the Building Act 2011, a person responsible for building or demolition work must not encroach or adversely affect adjoining land (refer definitions in section 3 of that Act), unless they have the required consent of the affected adjoining owner(s) prior to a building or demolition permit being granted or the work commencing.</p>

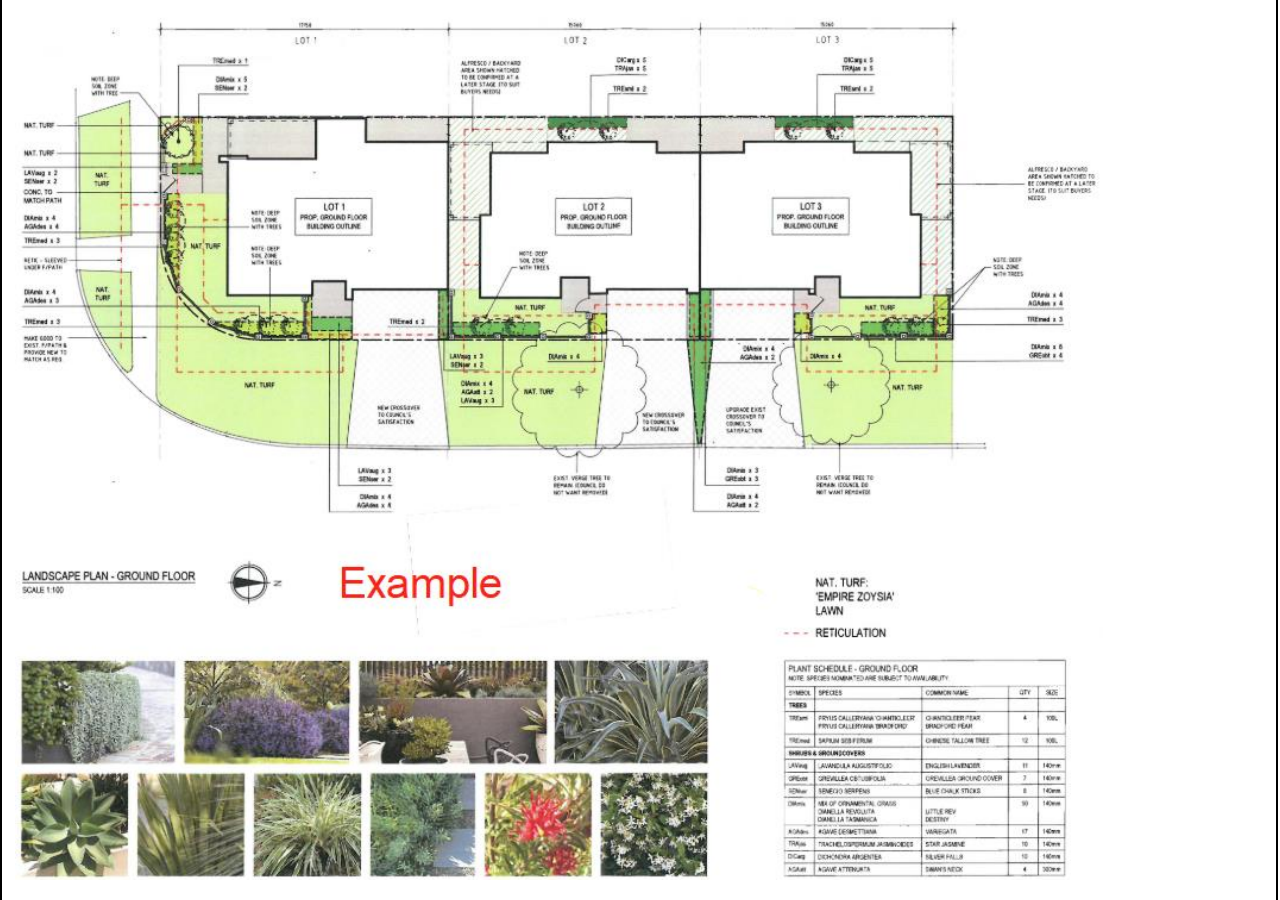
		<p>At Building Permit stage, applicants/owners are required to submit a BA 20 form- <i>Notice and request for consent to encroach or adversely affect</i> and/or BA 20A form – <i>Notice and request for consent: protection structures, party walls, removal of fences, access to land.</i></p> <p>BA20 form is required for:</p> <ul style="list-style-type: none"> • Encroachment • Adversely affecting the land – • reducing the stability or bearing capacity of the land or a building or structure on the land; • damage, or reduce the structural adequacy of, a building or structure on the land; • changing of the natural site drainage in a way that reduces the effectiveness of the drainage of the land or existing or future buildings or structures on the land. <p>BA20A form required for:</p> <ul style="list-style-type: none"> • Access to land • Protection structures - anything placed into or onto land beyond the boundaries of works land • Work which affects party walls. • Work to affect a substantial dividing fence • Work to affect a boundary retaining wall outside of your building site • Fences <p>Copies of the forms are available on the Department Mines, Industry Regulation and Safety website.</p> <p>The affected neighbour is required to review and sign the BA 20 form <u>prior</u> to submission of a Building Permit.</p> <p>Should you require further information in relation to the clearing of this Condition, please contact the City's Building Services on 9273 6000.</p>
<p>Carport door to be visually permeable</p>	<p>The proposed carport is not permitted a garage door unless the door is visually permeable in accordance with the definition of Visually Permeable in the Residential Design Codes.</p>	<p>A Carport is defined as:</p> <ul style="list-style-type: none"> • A roofed structure designed to accommodate one or more motor vehicles unenclosed except to the extent that it abuts a dwelling or a property boundary on one side, and being without a door unless that door is visually permeable. <p>Visually Permeable is defined as:</p>

		<ul style="list-style-type: none"> • In reference to a wall, gate, door, screen or fence that the vertical surface when viewed directly from the street or other public space has: <ul style="list-style-type: none"> ○ continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area; ○ continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or ○ a surface offering equal or lesser obstruction to view. <p>Installation of a solid door is not compliant with the definition of 'carport' and would require an amended development application.</p>
<p>Clothes drying facilities to be provided for multiple dwellings</p>	<p>Each multiple dwelling shall be provided with a clothes drying area screened from the public realm in accordance with State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments, to the satisfaction of the City, prior to the occupation or use of the development;</p>	<p>Compliance of this condition can be demonstrated in two ways – Demonstrated provision and installation of clothes dryers to each dwelling Clothes lines located out of public view - where a clothes line is located to be visible from the street (primary street, secondary street or right of way) screening as per the City's built form policy is to be demonstrated - <i>continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate (75%)</i>.</p> <p>Either of these options is to be demonstrated at Occupancy Permit stage, with the City's Building team. The City will undertake a site visit to the dwellings to ensure either of the above measures have been implemented.</p>
<p>Visually Permeable Fencing</p>	<p>The gate and/or fencing infill panels above the approved solid portions of wall shall be visually permeable in accordance with the Residential Design Codes of WA, to the satisfaction of the City (refer to advice note XX).</p>	<p>Visual Permeability is defined under the Residential Design Codes (R-Codes) as "<i>Continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third (1/3) of its face in aggregate of the entire surface or where narrower than 50mm, at least one half (1/2) of the face in aggregate as viewed directly from the street.</i>". Plans are to indicate the materiality, spacing and permeability of any infill panels to a fence.</p> <p>A 'front fence' includes a wall, screen, barrier or the like abutting a street boundary and/or located within the primary street setback area. This includes fencing on the side boundaries within the street setback area.</p>

		 <p>The diagram illustrates a cross-section of a vehicle access gate. It features a central opening flanked by two vertical posts. Above the opening, there are horizontal bars representing the gate structure. A label '50% PERMEABLE INFILLS' with a downward arrow points to the upper portion of these bars. Dimension lines indicate the following measurements: a height of 1.2 metres for the lower section of the gate, a height of 1.8 metres for the upper section, a thickness of 80 millimetres for the upper bars, and a thickness of 100 millimetres for the lower bars.</p>
<p>Gates to be located within property</p>	<p>The proposed vehicular access gate is required to open wholly within the subject lot</p>	<p>All vehicle access gates are required to open <u>into</u> the subject lot and not into the public realm – inclusive of footpaths and verge areas.</p> <p>Where vehicle access gates are proposed, the site plan and ground floor plans are required to demonstrate the dimensions of any gates, and the direction in which gates shall operate. Gates are permitted to open into the lot or across the lot frontage.</p>
<p>Stormwater to be retained on site</p>	<p>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</p>	<p>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.</p> <p>All stormwater management methods must comply with the Building Code of Australia (BCA) and must be addressed as part of the building permit application.</p> <p>The City's Policy 2.2.10 – Stormwater Drainage Connections provides information in relation to stormwater management for both commercial and residential developments.</p>

		Should you require further information in relation to the clearing of this Condition, please contact the City's Technical Services team on 9273 6000.
Aged / Dependent persons dwelling S.70 requirement	Prior to lodging an application for a Building Permit, the owner must execute and provide to the Local Government a notification pursuant to Section 70A of the Transfer of Land Act 1893 (as amended) to be registered on the Certificate of Title advising prospective purchasers that the use of the land is subject to the aged persons or dependent persons restriction set out in Condition (insert number) to the satisfaction of the Local Government.	<p>The developer/landowner is required to pay all costs associated with the preparation and registration of a notification on a Certificate of Title under Section 70A of the Transfer of Land Act.</p> <p>It is recommended that solicitors or licensed surveyors are used to prepare and register the Section 70A notification documentation with Landgate.</p> <p>A copy of the Section 70A template is available from Landgate - https://www0.landgate.wa.gov.au/titles-and-surveys/forms-and-fees/land-titling-forms</p>
Aged or dependent persons dwelling land use limitation	Any Aged or Dependent Persons' Dwelling must be designed and used only for the permanent accommodation of a person who: (i) is aged 55 years or more; or (ii) has a recognised form of disability requiring special or supported accommodation; and may also accommodate the spouse or carer of that person and in any case no more than one other person.	<p>This condition will be applied to any approval for Aged or Dependent Persons Dwelling as State Planning Policy 7.3 Residential Design Codes provides certain development bonuses that would otherwise not apply to single or grouped dwellings.</p> <p>To ensure the development is used as intended the development is conditioned to limit future occupants.</p>
Internal design for aged or dependant person dwellings	The internal design of each dwelling shall be in accordance with Clause 5.5.2 C2.1-4 of the Residential Design Codes which requires specific design features.	This condition will be applied to any approval for Aged or Dependent Persons Dwelling as State Planning Policy 7.3 Residential Design Codes prescribes construction standards for this dwelling type to reflect the intended occupants.
Landscaping Plan to be submitted	A detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall be lodged with and approved by the City prior to lodgement of a Building Permit. The plan shall be drawn to a scale of 1:100 and show the following:	<p>Landscape Plans are required to respond to criteria specified within any relevant condition of development approval and criteria within relevant policies, including the City's Policy 7.1.1 Built Form and/or the Residential Design Codes of WA, as applicable.</p> <p>Landscape Plans are required to be lodged with development applications, however it is recognised that in some circumstances more detailed Landscaping Plans are appropriately provided as a condition of Development Approval.</p>

	<ul style="list-style-type: none"> • The location and type of existing and proposed trees and plants; • Areas to be irrigated or reticulated; • The provision of a minimum of 15 percent deep soil area, as defined by the City's Policy No. 7.1.1 – Built Form; and • The provision of trees contributing towards canopy coverage within deep soil areas provided and within the front setback area. The tree species are to be in accordance with the City's recommended tree species list. 	<p>It should be noted that applications for the development of Multiple Dwellings (apartments) and/or Commercial uses require a Landscape Plan designed by a registered Landscape Architect.</p> <p>Landscape Plans provided to the City for approval must include the following details:</p> <ul style="list-style-type: none"> • A site plan showing all existing and proposed landscaping on-site and within verge areas; • All landscaping indicated on a site plan with symbols which correspond to a legend of species including their quantity and pot size; • All trees shown on a site plan with an accurate representation of canopy cover at maturity. Canopy cover should be calculated and tabled as a total percentage of site area and percentage of front setback area; include canopy cover only within site boundaries; • Deep soil zones must be clearly marked on a site plan in square metres and tabled as a total percentage of site area; and • A schedule detailing how landscaping is intended to be maintained, including method and type of reticulation or irrigation. <p>The City has an information package on Trees available on its website via https://www.vincent.wa.gov.au/residents/environment/parks-and-streetscapes/trees/trees.aspx. This package includes a Tree Brochure with a list of suitable tree species, their height and canopy width.</p>
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		 <p>LANDSCAPE PLAN - GROUND FLOOR SCALE 1:100</p> <p>Example</p> <p>NAT. TURF: 'EMPIRE ZOYSIA' LAWN --- RETICULATION</p> <p>PLANT SCHEDULE - GROUND FLOOR NOTE: SPECIES NOMINATED ARE SUBJECT TO AVAILABILITY</p> <table border="1"> <thead> <tr> <th>SYMBOL</th> <th>SPECIES</th> <th>COMMON NAME</th> <th>QTY</th> <th>SIZE</th> </tr> </thead> <tbody> <tr> <td colspan="5">TREES</td> </tr> <tr> <td>TREEM</td> <td>FRAXUS CALLEPRINNA CHAMNOLLEER</td> <td>CHAMNOLLEER FRAX</td> <td>4</td> <td>100L</td> </tr> <tr> <td>TREEM</td> <td>FRAXUS CALLEPRINNA BRACHYCEPH</td> <td>BRACHY-CEPH FRAX</td> <td>4</td> <td>100L</td> </tr> <tr> <td>TREEM</td> <td>QUERCUS TALIAEFORMIS</td> <td>COMMON TALIAE TREES</td> <td>10</td> <td>100L</td> </tr> <tr> <td colspan="5">SHRUBS & BUSHES</td> </tr> <tr> <td>LAVING</td> <td>LAURUSNOLA AUGUSTIFOLIA</td> <td>ENGLISH LAVENDER</td> <td>11</td> <td>140cm</td> </tr> <tr> <td>SPRIN</td> <td>CRATAEGUS CRATAEGUS</td> <td>CRATAEGUS BRINDLE</td> <td>7</td> <td>140cm</td> </tr> <tr> <td>SPRIN</td> <td>SPYRAEUS BERBERIDACEAE</td> <td>BLUE CHALK STICKS</td> <td>8</td> <td>140cm</td> </tr> <tr> <td>SPRIN</td> <td>SEMPERVIVENSIS</td> <td>LITTLE RED DRAGON</td> <td>10</td> <td>140cm</td> </tr> <tr> <td>SPRIN</td> <td>SEMPERVIVENSIS</td> <td>RED DRAGON</td> <td>10</td> <td>140cm</td> </tr> <tr> <td>AGRAM</td> <td>AGAVE DESERTIUM</td> <td>DESERT AGAVE</td> <td>17</td> <td>140cm</td> </tr> <tr> <td>TUNAL</td> <td>TRACHELOSPERMUM AFRICANUM</td> <td>STAR AGAVE</td> <td>10</td> <td>140cm</td> </tr> <tr> <td>DCM</td> <td>DIOSCOREA ALATA</td> <td>WILD YAM</td> <td>10</td> <td>140cm</td> </tr> <tr> <td>AGRAM</td> <td>AGAVE ATTENUATA</td> <td>SMOOTH AGAVE</td> <td>4</td> <td>100cm</td> </tr> </tbody> </table>	SYMBOL	SPECIES	COMMON NAME	QTY	SIZE	TREES					TREEM	FRAXUS CALLEPRINNA CHAMNOLLEER	CHAMNOLLEER FRAX	4	100L	TREEM	FRAXUS CALLEPRINNA BRACHYCEPH	BRACHY-CEPH FRAX	4	100L	TREEM	QUERCUS TALIAEFORMIS	COMMON TALIAE TREES	10	100L	SHRUBS & BUSHES					LAVING	LAURUSNOLA AUGUSTIFOLIA	ENGLISH LAVENDER	11	140cm	SPRIN	CRATAEGUS CRATAEGUS	CRATAEGUS BRINDLE	7	140cm	SPRIN	SPYRAEUS BERBERIDACEAE	BLUE CHALK STICKS	8	140cm	SPRIN	SEMPERVIVENSIS	LITTLE RED DRAGON	10	140cm	SPRIN	SEMPERVIVENSIS	RED DRAGON	10	140cm	AGRAM	AGAVE DESERTIUM	DESERT AGAVE	17	140cm	TUNAL	TRACHELOSPERMUM AFRICANUM	STAR AGAVE	10	140cm	DCM	DIOSCOREA ALATA	WILD YAM	10	140cm	AGRAM	AGAVE ATTENUATA	SMOOTH AGAVE	4	100cm
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<p>Landscaping plan to be implemented</p>	<p>All works shown in the plans as identified in Condition X above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers.</p>	<p>All landscaping and reticulation as shown on an approved Landscape Plan must be installed prior to occupancy or use of the development, and maintained thereafter. Landscaping that has not been installed at Occupancy may impact the issue of an Occupancy Permit and will be referred to the City's Compliance Department.</p>																																																																											


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<p>BAC to be submitted (For Residential Development)</p>	<p>Within twenty eight days (28) days of the issue date of this 'Approval to Commence Development', a Building Approval Certificate Application (BA13), including architectural drawings and building compliance report (BCA), which are prepared by a qualified Practising Building Consultant demonstrating the building complying with the Building Code of Australia (BCA) requirements for a Class X Building, shall be submitted to and approved by the City of Vincent Building Services, and that the cost of this service is to be borne by the applicant/owner(s);</p>	<p>If you have received development approval for existing residential development, you will also require a Building Approval Certificate. This confirms that the residential development has been assessed by a private building surveyor to be compliant with the Building Codes of Australia.</p> <p>A Building Approval Certificate is required:</p> <ul style="list-style-type: none"> • Where residential works have been carried out without first obtaining a building permit; or • To confirm compliance with the applicable building standards for residential works that did not previously require an approval. <p>The applicable application form is available at: https://www.commerce.wa.gov.au/publications/ba13-application-building-approval-certificate</p>
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DESCRIPTION	CONDITION	
<h2>Standard commercial conditions</h2>		
<p>Approved land use</p>	<p>This approval is for <<insert application description>> as defined in the City of Vincent Local Planning Scheme No.2 and the subject land may not be used for any other use without the prior approval of the City.</p>	<p>This condition is applied to all change of use applications.</p> <p>The approved development is required to operate in accordance with the specified land use detailed on the determination notice.</p> <p>All land use definitions are available within Part 6, Division 2 of the City's Local Planning Scheme No. 2 (LPS2), which is available via www.vincent.wa.gov.au.</p> <p>If you wish to alter the land use, please contact the City's Duty Planning Officer on 9273 6000 to confirm if a development application may be required.</p>
<p>Approved hours of operation</p>	<p>The proposed <<insert land use>> shall limited to the following hours of operation:</p>	<p>This condition may be applied where the operation of the land use may impact the amenity of the locality (i.e. noise, parking, etc.).</p> <p>The approved development is required to operate in accordance with the approved hours specified on the development approval.</p>

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		<p>If you wish to extend the hours of operation, an amended development application is required to be submitted for the City's assessment.</p>
<p>Maximum capacity</p>	<p>The proposed <<insert land use>> shall be limited to the following patron numbers:</p>	<p>This condition may be applied where the number of patrons may affect the amenity of the locality (i.e. noise, parking, etc.).</p> <p>The approved development shall accommodate no more than the number of patrons / persons specified on the development approval.</p> <p>If you wish to amend the maximum capacity, an amended development application is required to be submitted for the City's assessment.</p>
<p>Active frontage required to street facing windows</p>	<p>Doors and windows and adjacent floor areas fronting <<insert Street name here>> shall maintain an active and interactive relationship with this street; Darkened obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited;</p>	<p>This condition is applied to all development applications which have a street frontage to ensure the development maintains and interactive frontage with the street.</p> <p>Any obstructions (i.e. cupboards, tinting, etc.) adjacent to the windows and/or openings should be removed to ensure surveillance is maintained.</p> <p>Example Inactive Frontage</p> 

		<p>Example Interactive Frontage</p>	
<p>Ground floor glazing to be visually permeable</p>	<p>Ground floor glazing and/or tinting shall be a minimum of 70 percent visually permeable to provide unobscured visibility. Darkened, obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited.</p>	<p>This condition is applied to all development applications which have a street frontage to ensure the development maintains and interactive frontage with the street.</p> <p>Any glazing shall be a minimum of 70 percent visually permeable. Where glazing is proposed to be installed:</p> <ul style="list-style-type: none"> the glazing location and permeability should be detailed on the building permit plans; or notify the City in writing confirming that glazing is proposed to be installed, the location of the glazing and the permeability of the glazing. 	
<p>External fixtures to be screened</p>	<p>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;</p>	<p>This condition is applied to all development applications proposing development.</p> <p>Any development that requires the installation of external fixtures is required to demonstrate those fixtures are adequately design to integrate with the building. This should be achieved by:</p> <ul style="list-style-type: none"> Showing the location of all fixtures on the building permit plans; or Notifying the City in writing confirming the location of the external fixtures proposed to be installed. <p>Where possible, external fixtures are to be attached to building, behind the predominant building alignment so they are not visible from the street.</p> <p>Where this is not possible, the City may consider external fixtures being attached to a structure provided they are setback and/or perpendicular to the street and painted the same colour as the wall they are attached to.</p> <p>Where external fixtures are not shown on development plans, they are to be shown on the building permit plan for the City's assessment.</p>	

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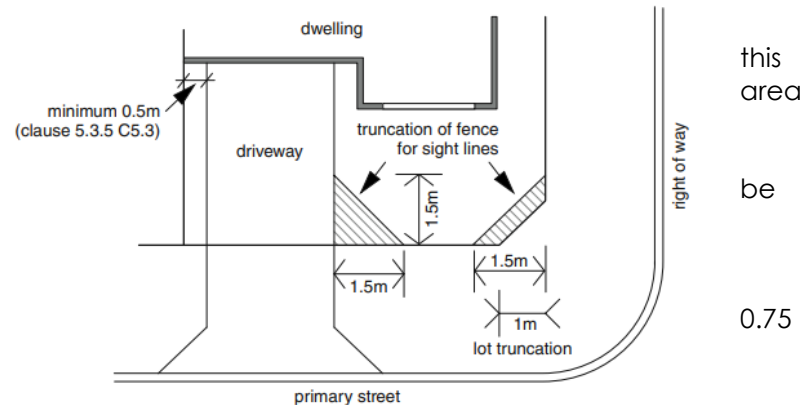
<p>Public art contribution - Options 1 & 2</p>	<p>In accordance with City of Vincent Policy 7.5.13 Percent for Art the application is required to make a public art contribution of << insert 1% of cost of development>> being one percent of the <<insert cost of development>>.</p> <p>In order to comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration prior to the lodgement of a Building permit stipulating the choice of:</p> <p>Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant; or</p> <p>Option 2: Owner/Applicant chooses to pay cash-in-lieu. Owner/Applicants who choose Option 2 will receive a 15% discount on the Percent for Art contribution.</p>	<p>This condition is imposed where the development is subject to public art in accordance with City policy 7.5.13 Percent for Art.</p> <p>In order to comply with this condition, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration <u>prior to the lodgement of a Building permit</u> stipulating the choice of:</p> <ul style="list-style-type: none"> • Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant; or • Option 2: Owner/Applicant chooses to pay cash-in-lieu. <p>Where the owner/applicant chooses to co-ordinate the art project themselves, it is recommended they contact the City's Arts Activation Officer as early as possible (i.e. design stage) to discuss their proposal.</p> <p>If Option 1 is selected, the owner/applicant is required to:</p> <ul style="list-style-type: none"> • Review the City's Policy No. 7.5.13 Percent for Public Art and the respective guidelines; • Consult with the City as required (note: it is recommended to consult with the City as early as possible (at the design stage of the development) to ensure the best possible outcome; • Seek the City's approval for the chosen professional artist, enters into a contract with their approved chosen professional artist, and submits an Application for Art Work Design to the City within 90 days from the date the statutory declaration is submitted to the City. Once the application is internally reviewed and the City is satisfied, the project obtains full project approval from the City.
<p>Public art contribution - Options 1 & 2</p>	<p>The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy No. 7.5.13 :</p> <p>(a) in conjunction with the above chosen option;</p> <p>(1) Option 1 – prior to the issue of a Building Permit for the development, obtain approval for the Public Art Project and associated Artist; and</p> <p>prior to the first occupation of the development, install the approved public art</p>	<p>Once approval from the City has been obtained:</p> <ul style="list-style-type: none"> • The artist undertakes the public art project; • The public art is completely installed prior to first occupation of the development; • A plaque is installed in accordance with Clause 5.3 of Policy No. 7.5.3 Percent for Public Art; and • The Owner/Applicant must provide to the City a budget report for the full amount of the contribution at the completion of the project. <p>If Option 2 is selected, <u>prior to lodgement of a building permit</u>, the Owner/Applicant is required to notify the City, through a statutory declaration they would like to pay cash-in-lieu of public art.</p>

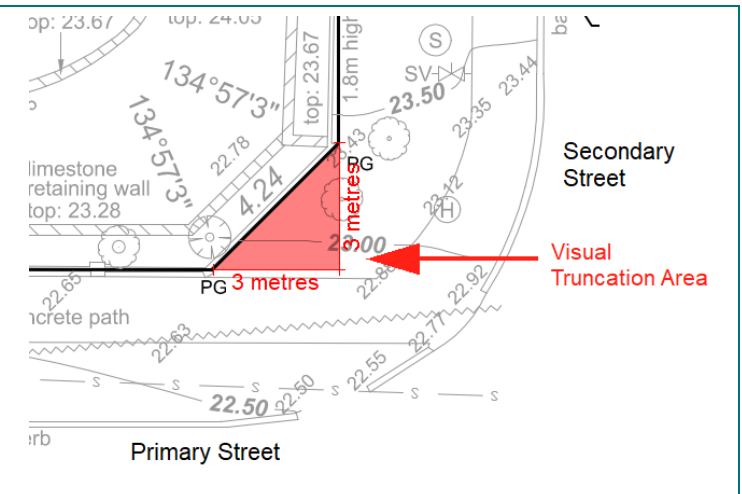
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	<p>project, and thereafter maintain the art work;</p> <p>OR</p> <p>(2) Option 2 – prior to the issue of an Occupancy Permit pay the above cash-in-lieu contribution amount.</p>	<p>The City will then raise an invoice for the cash-in-lieu contribution.</p> <p>The invoice is to be paid in full to the City <u>prior to the issuing of the Occupancy Permit.</u></p>
<p>Awning to be removable</p>	<p>The awning within the (insert street name) Street road reservation attached to the façade of the building shall be designed to be removable, to the satisfaction of the City</p>	<p>This condition is imposed where an awning is proposed to be constructed within the road reservation area.</p> <p>The Owner/Applicant shall demonstrate on the working drawings provided as part of the building permit application that the awning can be removed from the building it is attached to.</p>
<p>Occupancy Permit to be submitted (For Commercial Development)</p>	<p>Within twenty eight days (28) days of the issue date of this 'Approval to Commence Development', an Application for Occupancy Permit (BA9), including architectural drawings and Certificate of Building Compliance (BA18), which are prepared by a qualified Practising Building Consultant demonstrating the building complying with the Building Code of Australia (BCA) requirements for a Class X Building, shall be submitted to and approved by the City of Vincent Building Services, and that the cost of this service is to be borne by the applicant/owner(s)</p>	<p>If you have received development approval for existing non-residential development, you will also require an Occupancy Permit and a Certificate of Building Compliance. These confirm that the non-residential development has been assessed by a private building surveyor to be compliant with the Building Codes of Australia.</p> <p>A Building Approval Certificate is required to authorise non-residential works which do not have approval.</p> <p>The applicable application forms are available at: BA9 - https://www.commerce.wa.gov.au/publications/ba9-application-occupancy-permit BA18 - https://www.commerce.wa.gov.au/publications/ba18-certificate-building-compliance</p>

Unauthorised Existing development	The approval is valid from the date of the Council's decision and does not retrospectively authorise any other unapproved use of the premises.	While existing development is capable of receiving development approval, the approval is only valid from the date it was issued. For the period prior when development approval was issued, the City may still progress compliance action.
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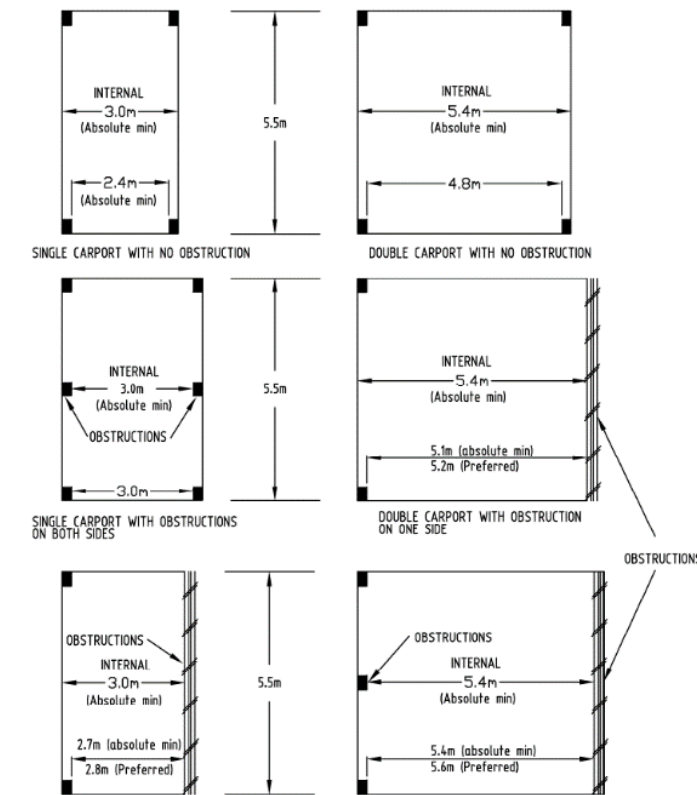
Description	CONDITION	CITY'S REQUIREMENTS
<h2>Standard engineering conditions</h2>		
No development within truncation area	<p>No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metre of where:</p> <ul style="list-style-type: none"> walls, letterboxes or fences adjoin vehicular access points to the site; or a driveway meets a public street; or two streets intersect; Unless otherwise approved by the City of Vincent 	<p>No development, including walls, letterboxes and fences, with a height greater than 0.75 metres is to be constructed within the 1.5 metre sightlines truncation area.</p> <p>The 1.5 metre sightline area is measured from where vehicle access points or driveways meet a public street, or where two streets intersect.</p> <p>Please see the figure below indicating how the 1.5 metre sightlines truncation area is measured, and showing the area (shaded) where no structures can be constructed above 0.75 metres in height.</p> <p>Any structures proposed within 1.5 metre sightlines truncation which are greater than 0.75 metres in height will require a development application to be submitted to the City for its consideration. This includes fencing within visually permeable fencing above 0.75 metres.</p> <div data-bbox="1332 798 2139 1204" style="text-align: right;">  <p>minimum 0.5m (clause 5.3.5 C5.3)</p> <p>dwelling</p> <p>driveway</p> <p>truncation of fence for sight lines</p> <p>1.5m</p> <p>1.5m</p> <p>1m lot truncation</p> <p>primary street</p> <p>right of way</p> <p>this area be 0.75</p> </div>

<p>Development within truncation</p>	<p>No development (including building, wall, fence or other form of visual obstruction) greater than 750mm in height measured from the natural ground level at the boundary, is to be placed on the lot within a X metre by X metre visual truncation at the intersection. Refer to markings on the approved plans.</p>	<p>No development, including buildings, walls, letterboxes and fences, with a height greater than 0.75 metres is to be constructed within the approved and marked visual truncation area. Please see the figure below indicating how the visual truncation area is measured at the intersection of two streets.</p> <p>The 0.75 metre height is measured from the natural ground level at the boundary, this level can be obtained from a site survey.</p>	
<p>Traffic Impact Assessment / Statement to be submitted</p>	<p>Prior to the lodgement of a Building Permit application for the proposed development, a Traffic Impact <<Assessment OR Statement>> is required to be submitted and deemed acceptable by the City prior to the issue of a Building Permit.</p>	<p>The Department of Planning Lands and Heritage (DPLH) have prepared guidelines in relation to traffic impact assessments. Volume 4 of these guidelines is applicable to individual developments and provides information on when traffic assessment is required as well as the level of information that needs to be provided for both traffic impact statements and traffic impact assessments.</p> <p>The DPLH Transport Impact Assessment Information landing page is available to view here. Volume 4 of these guidelines is available to view here.</p> <p>Individual developments can range from very large scale with either a single land use (for example, retail) or a range of land uses, (for example, mixed use residential/commercial/ retail) down to the development of a single dwelling or small shop. Each would have widely different transport implications and a 'one size fits all' assessment process would not be appropriate.</p> <p>Volume 4 of the DPLH guidelines outlines the following:</p> <ul style="list-style-type: none"> • Developments which would generate less than 10 vehicle trips during peak hour generally do not require any transport information. • A Transport Impact Statement is required for development applications which would generate between 10-100 vehicle trips during peak hour. • A Transport Impact Assessment is required where the development would generate more than 100 vehicle trips during peak hour. 	

		<p>Applicants who are required to clear this Condition should refer to the abovementioned guidelines as a whole, but also specifically:</p> <ul style="list-style-type: none"> • Part B of Volume 4 which provides information pertaining to Transport Impact Statements; • Part C of Volume 4 which provides information pertaining to Transport Impact Assessments; • Appendix A1 of Volume 4 which provides a tick box checklist for Transport Impact Statements; and • Appendix A2 of Volume 4 which provides a tick box checklist for Transport Impact Assessments.
<p>Crossovers are subject to separate approval</p>	<p>All new crossovers to lots are subject to a separate application to be approved by the City. All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications, which specify that the portion of the existing footpath traversing the proposed crossover (subject to the Footpath being in good condition as determined by the Infrastructure and Environment Services Directorate), must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not 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.</p>	<p>Crossover applications are processed by the City's Technical Services team. Please refer to the City's website here for information, specifications and application forms pertaining to crossover installations.</p> <p>Should you require further information in relation to the clearing of this Condition, please contact the City's Technical Services team on 9273 6000.</p>
<p>Removal of redundant crossover required</p>	<p>Prior to the first occupation of the development, redundant or "blind" crossovers shall be removed and the verge and kerb made good to the satisfaction of the City, at the applicant/owner's full expense.</p>	<p>The existing crossover must be removed and all building materials disposed of in the proper manner. Once the crossover has been removed, the ground levels are to be made good and re-grassed.</p> <p>The City's website provides specifications for the reinstatement of roads and kerbs here.</p> <p>Should you require further information in relation to the clearing of this Condition, please contact the City's Technical Services team on 9273 6000.</p>

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<p>ROW widening on future subdivision</p>	<p>A X metre wide right-of-way widening is to be provided, constructed and drained to the specifications of the City of Vincent at the landowner/applicant cost along the North eastern boundary of the subject land (refer advice note X). The right-of-way is to be accurately illustrated on any future Deposited Plan or Survey-strata plan and vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown.</p>	<p>The City requires right-of-way widening for some development applications in accordance with the City's Policy No. 7.1.1 – Built Form and the Department of Planning Lands and Heritage Planning Bulletin 33 – Rights of Way of Laneways in Established Areas. The City's website provides specifications for the construction of rights of ways here.</p> <p>Should you require further information in relation to the clearing of this Condition, please contact the City's Technical Services team on 9273 6000.</p> <p>This is to be completed prior to occupancy of the development.</p>
<p>Prior to first occupation of Development, ROW to be sealed etc.</p>	<p>Prior to the first occupation of the development, the full length and width of the adjacent Right of Way from <<location 1>> to <<location 2>>, (e.g. the Northern boundary) of the development Lot, shall be sealed and drained in accordance with the City's specification, at the full cost of the developer.</p>	<p>The City's website provides specifications for the construction of rights of ways here.</p> <p>Prior to the commencement of works, a bond shall generally be lodged with the City in accordance with the City's 2019-2020 Fees and Charges for the upgrade of the ROW, in accordance with the City's specifications.</p> <p>Should you require further information in relation to the clearing of this Condition, please contact the City's Technical Services team on 9273 6000.</p>
<p>Bin store to be provided</p>	<p>Prior to first occupation of the development, a bin store is required to be provided, of sufficient size to accommodate the City's maximum bin requirement, as assessed by the City.</p>	<p>Please note that the City will be rolling out a new bin system called FOGO in October 2020 (TBC). This will introduce a third bin for food organic and garden organic waste. For more information in relation to FOGO Rollout please refer to the City's website here.</p> <p>For multiple dwelling (apartment) developments the bin store provision should be in accordance with clause 4.17 (Waste Management) of State Planning Policy 7.3 - Residential Design Codes Volume 2.</p> <p>Should you require further information in relation to bin store requirements, please contact the City's Technical Services team on 9273 6569.</p>
<p>Parking layout</p>	<p>The layout and dimensions of all driveway(s) and parking area(s) shall be in accordance with AS2890.1.</p>	<p>All approved driveways and parking areas are required to be provided in accordance with the Australian Standards (AS2890.1).</p> <p>For example the width and length dimensions of parking bays should be as follows:</p>

		<p>Single bay:</p> <ul style="list-style-type: none"> • 2.4m x 5.4m – when the bay doesn't abut a wall, e.g. a carport or open bay. • 2.7m x 5.4m – when the bay abuts one wall, e.g. a carport built up to a boundary fence. • 3.0m x 5.4m – when the bay abuts two walls, e.g. a garage <p>Double bay:</p> <ul style="list-style-type: none"> • 4.8m x 5.4m – when the bays don't abut any walls, e.g. a double carport or open double bay. • 5.1m x 5.4m – when the bays abut one wall, e.g. a double carport built up to a boundary fence. • 5.4m x 5.4m – when the bays abut two walls, e.g. a double garage <p>If you have any questions or need advice on the Australian Standards (AS2890.1), please contact the City's Technical Services team on 9273 6000.</p>  <p>NOTE: WIDTH MAY VARY DEPENDING ON ENTRY/EGRESS ANGLE REFER TO AS 2890.1 FIGURE 5.2 & 5.4</p>
<p>Provision of parking bays</p>	<p>Prior to the commencement of the approved use(s) <<insert number>> car parking bays and related access ways as shown on the approved plans shall be constructed and thereafter maintained in accordance with Australian Standard AS2890.1.</p>	<p>Before the use(s) commence operation, the approved number of car parking bays and related access ways (e.g. driveways and/or manoeuvring areas) shall be constructed in accordance with the Australian Standards (AS2890.1). After the use(s) commence operation, the parking bays and related access ways shall be maintained by the owner/occupier in accordance with the Australian Standards (AS2890.1), which includes making any repairs if damage occurs to these areas.</p>


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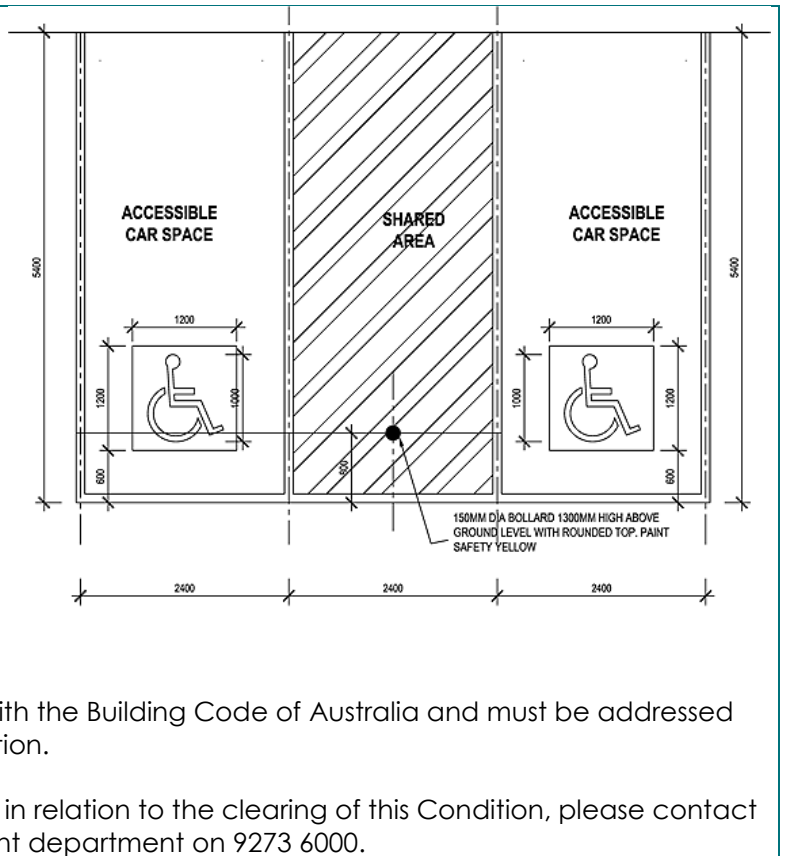
<p>Visitor parking</p>	<p>(Insert number) visitor parking bays shall be permanently marked, maintained and legally accessible at all times for use exclusively by visitors to the property, be clearly visible or suitably sign posted from the street or communal driveway and be located, together with the reversing area, in front of any security gates or barrier for the development unless otherwise approved by the City.</p>	<p>If you have any questions or need advice on the Australian Standards (AS2890.1), please contact the City's Technical Services team on 9273 6000.</p>
<p>Car parking areas shall be sealed</p>	<p>All driveways, car parking and manoeuvring area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City.</p>	
<p>Car parking for residential component to be marked</p>	<p>Prior to the first occupation of the development, the car parking spaces provided for the residential component of the development shall be clearly marked and signposted for the exclusive use of the residents of the development and shall not be in tandem arrangement unless they service the same residential unit/dwelling;</p>	
<p>Off street parking to be available</p>	<p>Prior to occupancy or use of the development all off street parking to be sealed, drained, line marked and accessible onsite during business hours for all customers and staff.</p>	
<p>Parking permits not available</p>	<p>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</p>	

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	<p>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.</p>	<p>The City will not issue any parking permits to owner and/or occupiers of residential units/dwellings. All prospective purchasers/renters should be notified of this restriction.</p> <p>It is recommended that a notice be placed on any purchasing information and/or contracts to advise prospective purchases/renters of this restriction prior to entering into any agreement so that no issues arise in the future. All parking permit applications are referred to City's Development and Design team and will not be supported where this condition or advice note has been placed on a determination notice.</p>
<p>Parking management plan</p>	<p>Prior to the occupation of the development, a Parking Management Plan shall be submitted to and approved by the City. The Parking Management Plan is to include, but not limited to, addressing the following: Detailed management measures for the operation of the vehicular entry gate, to ensure access is readily available for owners/visitors/tenants to the residential and non-residential units at all times; The allocation of the car parking bays to ensure that there is a total of <<insert number resident bays required>> resident bays, <<insert number visitor bays required>> visitor bays and <<insert number of commercial bays required>> commercial bays. The approved Parking Management Plan shall be implemented, and the development shall be carried out in accordance with the approved Parking Management Plan and approved plans, to the satisfaction of the City at the expense of the owners/occupiers.</p>	<p>A parking management plan is required to be submitted to the City for it's consideration before the development is occupied. This is required when the City considers that the proposed development will involve parking scenarios which require a specific plan to manage. In certain instances the City may condition preparation of a Parking Management Plan where considered appropriate.</p> <p>A template is available on page 11-13 of the City's Policy No. 7.1.1 - Non-Residential Development Parking Requirements.</p> <p>The following information, where applicable, is required to be providing on the plan:</p> <ul style="list-style-type: none"> • Details of who will be responsible for management, operation and maintenance of parking (inclusive of car stackers); • The allocation of the approved number of resident, visitor and/or commercial bays. • Management of allocation of parking bays as specified in this Parking Management Plan including signage and enforcement; • Detailed management measures for the operation of the vehicular entry gate, to ensure access is readily available for owners/visitors/tenants to the residential and non-residential units at all times; • Management of Tandem Parking for staff/tenants; • Way finding measures to ensure efficient use of parking facilities; and • Promotion of alternative transport modes such as the provision of well-maintained bicycle and end of trip facilities, use of active transport initiatives or public transport promotion. <p>The City will review the submitted Parking Management Plan and will confirm whether it is approved or whether it will require amendments. All measures and details outlined in the Parking Management Plan shall then be implemented and carried out upon occupancy and use of the development at the expense of the owners/occupiers.</p>

		<p>If you have any questions about the Parking Management Plan or are proposing changes to an approved Parking Management Plan please contact the City's Development and Design team on 9273 6000.</p>
<p>Bicycle parking to be provided</p>	<p>A minimum of <<no. of bicycle short-term bays>> short-term bicycle bays and <<no. of bicycle long-term bays>> long term bicycle bays shall be provided within the development. The bicycle bay shall be designed in accordance with AS2890.3 and installed prior to occupation to the satisfaction of the City.</p>	<p>Before the development is occupied the approved number of short-term and long-term bicycle bays shall be installed within the development. A short-term bicycle bay is a facility of security level C in accordance with AS 2890.3. A long-term bicycle bay is a facility of security level A or B in accordance with AS2890.3. Each of the security levels are defined below and examples are shown in the figure:</p> <ul style="list-style-type: none"> • Security level A: a parking space within an individual bicycle locker that provides a high security locking system. • Security level B: a level C parking space within a secure room or structure that is accessed with devices such as keys, codes or swipe cards for communal areas. Entrance gates to a common area must be self-closing and self-locking. A cyclist's own locking device can be used to secure individual cages. Chain mesh fencing is not considered a suitable. • Security level C: a parking space that allows a bicycle frame and wheels to be locked to a bicycle parking device (e.g. a bicycle rack or rail) using the cyclists own locking device. <p>If you have any questions regarding what was approved or need advice on the Australian Standards (AS2890.3), please contact the City's Technical Services team and Planning team on 9273 6000.</p> <div data-bbox="1881 422 2139 965">  </div>

<p>Number of disabled bays required</p>	<p>The development shall be provided with X disabled car bay(s) on site and in compliance with the requirements of Australian Standards AS 2890 – Parking Facilities Part 1: Off-street car parking.</p>	<p>The City requires the floor plans to indicate the provision and location of on-site disabled car bays, in accordance with the number of bays specified in the condition of approval.</p> <p>Disabled car bays are to be provided in accordance with the Australian Standards AS 2890 – <i>Parking Facilities Part 1: Off-street car parking</i>.</p> <p>The following information is to be clearly provided and marked on the plans – Driveway and car bay grades Car bay dimension and corresponding shared space dimensions</p> <p>The disabled car bays must comply with the Building Code of Australia and must be addressed as part of the building permit application.</p> <p>Should you require further information in relation to the clearing of this Condition, please contact the City's Engineering and Environment department on 9273 6000.</p>	
<p>Internal design, parking and external paths to be in accordance with AS</p>	<p>The internal design of each dwelling, external paths and car parking areas are shall be developed in accordance with the requirements of AS4299/1995 – Adaptable Housing.</p>	<p>The City requires the floor plans to indicate the provision and location of on-site disabled car bays and corresponding external paths, in accordance with the Australian Standards AS 2890 – Parking Facilities Part 1: Off-street car parking.</p> <p>The internal specification of each dwellings are to demonstrate compliance with the Australian Standards 4299/1995 – Adaptable Housing (Australian Standard AS 4299/1995). Dwellings are essentially required to demonstrate a configuration, fit out and dimensions to allow occupants and visitors to use a wheelchair.</p> <p>Adherence to AS 4299 may be specified in the building contract and enables housing to be certified as adaptable to one of three classes.</p>	

		<p>The following information is to be clearly provided and marked on the plans – Driveway and car bay grades Access path location and width Car bay dimension and corresponding shared space dimensions Location and levels of any ramping</p> <p>The disabled car bays provided must comply with the Building Code of Australia and must be addressed as part of the building permit application.</p> <p>Applicants are advised to refer to Clause 5.5.2 of the Residential Design Codes for additional information. Should you require further information in relation to the clearing of this Condition, please contact the City's Engineering and Environment department and/or Building Services on 9273 6000.</p>
<p>Access management plan</p>	<p>Prior to occupation of the development an Access Management Plan shall be submitted to and approved by the City. The access management plan is to include the following:</p> <p>Detailed management measures for the operation of the vehicular entry gate, to ensure access is readily available for owners/visitors/tenants to the residential units at all times; and</p> <p>The Plan as identified in Condition X above shall be implemented and shall be maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers.</p>	<p>An Access Management Plan is required to be submitted to the City for its consideration before the development is occupied. This is required when the City considers that the proposed development will involve access scenarios which require a specific plan to manage.</p> <p>The following information, where applicable, is required to be providing on the plan:</p> <ul style="list-style-type: none"> • Detailed management measures (e.g. visitor passes, entry buzzers) for the operation of the vehicular entry/exit gate, to ensure access is readily available at all times for owners, tenants and visitors to the development.; and • Detailed management measures (e.g. visitor passes, entry buzzers) for the operation of the pedestrian entry/exit gate, to ensure access is readily available at all times for owners, tenants and visitors to the development. <p>The City will review the submitted Access Management Plan and will confirm whether it is approved or whether it will require amendments. All measures and details outlined in the Access Management Plan shall then be implemented and carried out upon occupancy and use of the development at the expense of the owners/occupiers.</p> <p>If you have any questions about the Access Management Plan or are proposing changes to an approved Access Management Plan please contact the City's Development and Design team on 9273 6000.</p>

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<p>Cash-in-lieu parking contribution</p>	<p>A cash-in-lieu contribution shall be paid to the City for the shortfall of <<insert number of bays>>, based on the cost of \$5,400 per bay as set out in the City's <<insert budget year>> Schedule of Fees and Charges being a contribution of <<insert total contribution amount>> prior to the commencement of development or by entering into a written agreement with the City to pay the cash-in-lieu over an agreed period up to five years.</p>	<p>A cash-in-lieu contribution may be required to be paid to the City when a parking shortfall is proposed as part of the proposed development. This fee is calculated based on the exact parking bay number shortfall that is proposed and that number is multiplied by the standard fee for one bay set out in the City's Schedule of Fees and Charges. This contribution can be paid in a lump sum, or a written agreement can be entered into with the City to make payment over an agreed period of up to five years.</p> <p>Please notify the City prior to commencement of the development so that the invoice can be raised with the City's Financial Services team and sent to the payee. The City will not be able to issue a building and/or occupancy permit until this fee is either paid or an appropriate written agreement is entered into with the City.</p>
<p>Cash-in-lieu parking payment options</p>	<p>Prior to the Occupation of the development the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:</p> <p>a) pay a cash-in-lieu contribution of \$<<insert contribution amount>> for the equivalent value of <<insert parking shortfall>> car parking spaces, based on the cost of \$5,400 per bay as set out in the City's <<insert financial year>> Budget; OR</p> <p>b) lodge an appropriate assurance bond/ bank guarantee of a value of \$<<insert contribution amount>> to the satisfaction of the City. This assurance bond / bank guarantee will only be released in the following circumstances:</p> <p>1) to the owner(s) / applicant where the subject 'Approval to Commence Development' did not commence and subsequently expired</p>	<p>If you have any questions regarding the cash-in-lieu contribution please contact the City's Financial Services team and Development and Design team on 9273 6000.</p>
<p>Acoustic report to be</p>	<p>An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation shall be lodged with and approved by the</p>	<p>The purpose of an Acoustic Report is to assess the noise environment affecting a development site and to demonstrate how the development will be designed and constructed for the purpose of minimising the effects of noise intrusion upon the site and noise emissions from the site.</p>

<p>prepared and implemented</p>	<p>City prior to the lodgement of a Building Permit. All recommended measures in the report shall be undertaken in accordance with the report to the City's satisfaction, prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;</p>	<p>An Acoustic Report must be prepared by an Acoustic Consultant/Engineer with relevant qualifications and experience, and should be a member of one of the following professional bodies or to the satisfaction of the City;</p> <ul style="list-style-type: none"> • Australian Acoustical Society; or • Engineers Australia; or • Association of Australian Acoustical Consultants. <p>Proof of membership shall accompany the report submitted.</p> <p>An Acoustic Report must address the criteria of the City's Policy No. 7.5.21 – Sound Attenuation, including noise source identification and noise treatment solutions, demonstrating that the outcomes for reporting have been achieved.</p> <p>All recommended measures must be implemented in accordance with the Acoustic Report prior to occupation.</p>
<p>Management Plan</p>	<p>Prior to the occupation of the development the applicant providing an amended Management Plan for the <<insert land use description>> which includes the following:</p> <p>Insert requirements</p>	<p>The contents of a Venue / Noise Management Plan can vary depending on the specific use or event proposed, however a Management Plan addresses the mitigation of noise emitting activities and management of other health and amenity related aspects, and generally includes and addresses the following:</p> <ul style="list-style-type: none"> • Dates and hours of operation; • Setting up and taking down dates, time and equipment used; • Noise emitting activities, including dates, duration, time and frequency; • Use and style of amplified music; • Mechanical services such as air conditioning units; • Patron/customer noise management; • Deliveries, loading and unloading of goods, equipment or the like; • Waste management and rubbish disposal; • Emergency response plan; • Toilet facilities; • Parking management, including pick-up and drop-off areas; and • Community relations i.e. complaint management.
<p>Construction Management Plan</p>	<p>A Construction Management Plan that details how the construction of the development will be managed to minimise</p>	<p>In accordance with the City's Policy No. 7.5.23, a Construction Management Plan is to be submitted which addresses each of the requirements specified.</p>

	<p>the impact on the surrounding area shall be lodged with and approved by the City prior to the issuing of a building permit (including demolition and/or forward works). The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:</p> <ul style="list-style-type: none"> • Public safety, amenity and site security; • Contact details of essential site personnel; • Construction operating hours; • Noise control and vibration management; • Dilapidation Reports of nearby properties; • Air, sand and dust management; • Stormwater and sediment control; • Soil excavation method; • Waste management and materials re-use; • Traffic and access management; • Parking arrangements for contractors and subcontractors; • Consultation plan with nearby properties; and • Compliance with AS4970-2009 relating to the protection of trees on the development site. 	<p>Once submitted, the Construction Management Plan will be referred to various internal departments to confirm its acceptability. You will be advised in writing once the Construction Management Plan has been approved.</p> <p>Please note that the City will not issue a Building Permit until the Construction Management Plan has been approved. To avoid any delays in the Building Permit being issued, the Construction Management Plan should be submitted via mail@vincent.wa.gov.au (using the development application reference number) prior to the Building Permit being lodged to allow sufficient time for review.</p>
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Do you have more questions?

The City is unable to confirm if a proposal would be supported in the absence of a formal application. However, applicants can discuss their applications with the City's Urban Planners. Urban Planners can provide general advice to applicants to confirm how conditions can be cleared and information required to lodge a complete application.

INFORMATION SHEET



A Planner is available at the City's Administration Office Monday to Friday, 8.30am to 5.00pm, in person or on the phone.

Phone: 9273 6000

Email: mail@vincent.wa.gov.au

Address: Main Administration Building, 244 Vincent Street, Leederville 6007, WA

Disclaimer: This information is produced by the City of Vincent in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. Verification with the original Local Laws, planning schemes and other relevant documents is recommended for detailed references.