

**5.1 NO. 109 (LOT: 1; S/P: 51676) ALMA ROAD, NORTH PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO GROUPED DWELLING**

**Ward:** South

**Attachments:**

1. Location Plan
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 Alterations and Additions to Grouped Dwelling at No. 109 (Lot: 1; S/P: 51676) Alma Road, North 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 Dwelling as shown on the approved plans dated 20 June 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 details and annotations as indicated on the approved plans 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 Alterations and Additions to Grouped Dwelling at No. 109 Alma Road, North Perth (the subject site) that is included on the City of Vincent's Heritage List (Management Category B).

The application proposes an extension to the existing dining room. This existing dining room was a later addition to the original dwelling. The extension requires the demolition of the rear wall of the existing dining room. The application also proposes the installation of two new window awnings to the western façade of the dwelling and the demolition of the existing exterior rear deck.

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 proposed 'new work' is minor in nature and in scale, and does not have an impact on the significance or streetscape presentation of the heritage-listed property.

### PROPOSAL:

A summary of the works proposed is as follows:

- A 9.9 square metre extension to the existing dining room. The existing dining room forms part of an addition to the dwelling. The extension requires the demolition of the rear wall of the dining room;
- The installation of two new window awnings to the western façade of the dwelling; and
- The demolition of the existing exterior rear deck adjacent to the dining room.

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

### BACKGROUND:

<b>Landowner:</b>	William Croft, Kerry Croft, Robert Bell and Ilaria Corbett
<b>Applicant:</b>	William Croft and Kerry Croft
<b>Client:</b>	William Croft and Kerry Croft
<b>Date of Application:</b>	20 June 2023
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Residential R Code: R40
<b>Built Form Area:</b>	Residential
<b>Existing Land Use:</b>	Grouped Dwelling
<b>Proposed Use Class:</b>	Grouped Dwelling – 'P'
<b>Lot Area:</b>	345m <sup>2</sup>
<b>Right of Way (ROW):</b>	No
<b>City of Vincent Heritage List:</b>	Yes – Management Category B
<b>State Register of Heritage Places:</b>	No

#### Site Context and Zoning

The subject site is bound by Alma Road to the north, and residential properties to the east, west and south. A location plan is included as **Attachment 1**.

The subject site and adjoining properties to the west and east along Alma Road are zoned Residential R40 under the City's Local Planning Scheme No. 2 (LPS2) and are within the Residential Built Form Area under the Built Form Policy.

#### Strata Lot Details

The subject site is a strata lot that fronts onto Alma Road. There is another strata lot (No. 109A Alma Road) located to its rear and that is accessible from Alma Road via an access leg.

The previous subdivision of the parent lot in 2003 created the subject site and the strata located to the rear at No. 109A Alma Road. The subdivision resulted in a 4.0 metre wide common property access way extending from Alma Road to the rear lot. This common property access way was 107 square metres in area and provided for vehicle access for the rear lot from Alma Road.

Since the previous subdivision approval and creation of the strata lots, the strata plan for the two lots (being Nos. 109 and 109A Alma Road) has been amended in 2009. Vehicle access for the dwelling on the rear lot is provided from the right of way and not required from the common property access way.

The amendment resulted in the common property access way effectively being split into two areas for the exclusive use of each of the two properties. This includes a 1.49 metre wide access leg that is 35 square metres in area and that provides pedestrian and servicing access for the rear lot from Alma Road. The remaining portion of the common property that is 72 square metres in area is for the exclusive use of the subject site.

Development the subject of this application is contained within the boundaries of the subject site and areas for its exclusive use.

Heritage Listing

The subject site and the two single houses to the east along Alma Road, being Nos. 105 and 107 Alma Road, North Perth, form part of a collection of three houses across Nos. 105-109 Alma Road, North 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 dwellings are a cohesive and intact example of three Federation bungalows on neighbouring sites.

The Statement of Significance sets out that the dwellings make a significant contribution to the character of the area.

**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	✓	
Building Setbacks/Boundary Wall	✓	
Building Height/Storeys	✓	
Street Surveillance	✓	
Street Walls and Fences	✓	
Open Space	✓	
Outdoor Living Area	✓	
Landscaping (R Codes)	✓	
Car Parking	✓	
Solar Access	✓	
Vehicle Access	✓	
Visual Privacy	✓	
External Fixtures, Utilities and Facilities	✓	
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 for this application. This is due to the minor nature of works proposed. This includes the deck and dining room wall to the rear of the dwelling that are proposed to be demolished do not contribute to the significance of the heritage place, and do not adversely impact adjoining properties or the Alma Road 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. This referral related to the development plans included in **Attachment 2** and comments were sought on the acceptability of the proposed demolition and the appropriateness of the proposed additions to a heritage-listed place, as considered against the 10 principles of good design.

The DRP Member provided the following comments in support of the proposal:

- This is a modest extension that does not compete with the original building. The scale and visual impact of the extension is low, and the extension poses minimal impact on the heritage significance of the place.
- The location of the proposed extension to the rear of the dwelling does not have an impact on the streetscape presence of the property or the relationship to the other heritage listed properties in the group. This is due to the works being located to the rear of the property when viewed from the street and not interacting with another heritage property.
- The design is simple and cost effective. The use of fibre cement board cladding for a such a small visually discrete extension is acceptable in this case and is sufficiently distinctly new that it will not pose an impact on the heritage building.
- The extension will provide some modest increase to the floor area and presumably allow the property to have a modern sustained residential function on a lot that has been historically subdivided. This is a positive heritage outcome.

Design Review Progress Report	
	<i>Supported</i>
	<i>Pending further attention</i>
	<i>Not supported</i>
	<i>No comment provided/Insufficient information</i>
	DRP Member Referral
Principle 1 – <b>Context &amp; Character</b>	
Principle 2 – <b>Landscape Quality</b>	
Principle 3 – <b>Built Form and Scale</b>	
Principle 4 – <b>Functionality &amp; Built Quality</b>	
Principle 5 – <b>Sustainability</b>	
Principle 6 – <b>Amenity</b>	
Principle 7 – <b>Legibility</b>	
Principle 8 – <b>Safety</b>	
Principle 9 – <b>Community</b>	
Principle 10 – <b>Aesthetics</b>	

**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 Volume 1;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 – Built Form; 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 (2023 R Codes). The amendments split the R Codes Volume 1 into Part B – Low Density and Part C – Medium Density (Medium Density Code). The Medium Density Code was due to be gazetted and come into operation on 1 September 2023.

On 9 August 2023, the Minister for Planning announced that they had requested to defer gazettal of the Medium Density Code to rework the policy, including removal of its application to R30 and R40 coded lots.

In their statement on 18 August 2023, the Western Australian Planning Commission's Chairman estimated that the policy changes may take around 6 months to be made.

The 2023 R Codes remains an adopted policy of the WAPC, although the weight it is afforded in determining an application is limited. This is because it is neither certain nor imminent in coming into effect in the form it was adopted. This is due to its deferred gazettal to a future date that is currently unconfirmed and the uncertainty in the extent of amendments to be made in reworking the policy, including the intended removal of its application to R30 and R40 coded lots.

#### 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 dining wall and rear deck to enable the extension of the dining room.

#### **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:**

The City has assessed the application against the environmentally sustainable design provisions of the City's Built Form Policy. These provisions are informed by the key sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, which requires new developments to demonstrate best practice in respect to reductions in energy, water and waste and improving urban greening.

There are limitations for the development to influence whole of life environmental impact of the entire dwelling on the site through this application. This is because the scope of the application is limited to a 9.9 square metre building extension.

Administration's assessment has identified that the proposed development would satisfy the [element objectives](#) of the Built Form Policy in respect to environmentally sustainable design. This is because the development proposes the retention of most of the existing building and structures on-site to minimise building waste and new glazing is shaded from direct sun and heat by the proposed awnings.

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the 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 the application against the planning framework, it is recommended for approval. The following key comments are of relevance:

- The proposed demolition to the rear of the existing dwelling 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 the elements of the existing dwelling on-site that are of heritage value.
- The proposed alterations and additions relate to a modest extension of an existing dining room that would be clearly legible as 'new work' to a heritage building, and located at the rear of the property. The proposed works would result in minimal visual impact and would not adversely affect the amenity of adjoining properties.
- The proposed additions are of a style, materiality and colour that are compatible with and responds to the heritage place, and ensures that the dwelling's street presentation to Alma Road is preserved.

Heritage Management Policy

The proposed alterations and additions meet 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 allows for demolition to the place that are of little significance to the heritage listed place. Demolition works proposed are contained to the rear of the dwelling that would not impact the streetscape presentation of the dwelling to Alma Road. The

demolition works are also to the rear wall of the dining room that was a later addition to the original dwelling.

- Building Scale, Bulk and Mass: The proposal does not seek to modify the streetscape elevation of the dwelling, maintaining the overall scale of built form presented to the street. The extension is a modest 9.9 square metre dining room extension and unobtrusive awnings added over windows to the western side of the dwelling. These additions would not compete with the built form and scale of the building.
- Location of Works: The location of the proposed extension is to the rear of the dwelling and would not have an impact on the streetscape presence of the property or the relationship to the group of heritage listed properties it forms part of together with Nos. 105 and 107 Alma Road.
- Materials and Finishes: The Heritage Management Policy accepts development to a heritage place where they are sympathetic to the existing material and readily identifiable as 'new work'. The colours and materials of the proposed additions would be compatible with the heritage fabric of the place and could be distinguished as 'new work'. The proposed materials and finishes including fibre cement cladding and white coloured paint. The proposal does not mimic or replicate historic styles and would not obscure the heritage fabric of the dwellings.
- 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 dwelling. This is because they are appropriately located, designed and of a scale that would result in minimal impact to the heritage fabric of the dwelling and would not impact the adjoining heritage listed properties.



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

**LEGEND**

**METROPOLITAN REGION SCHEME RESERVES**

*Note: The Western Australian Planning Commission acts on 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

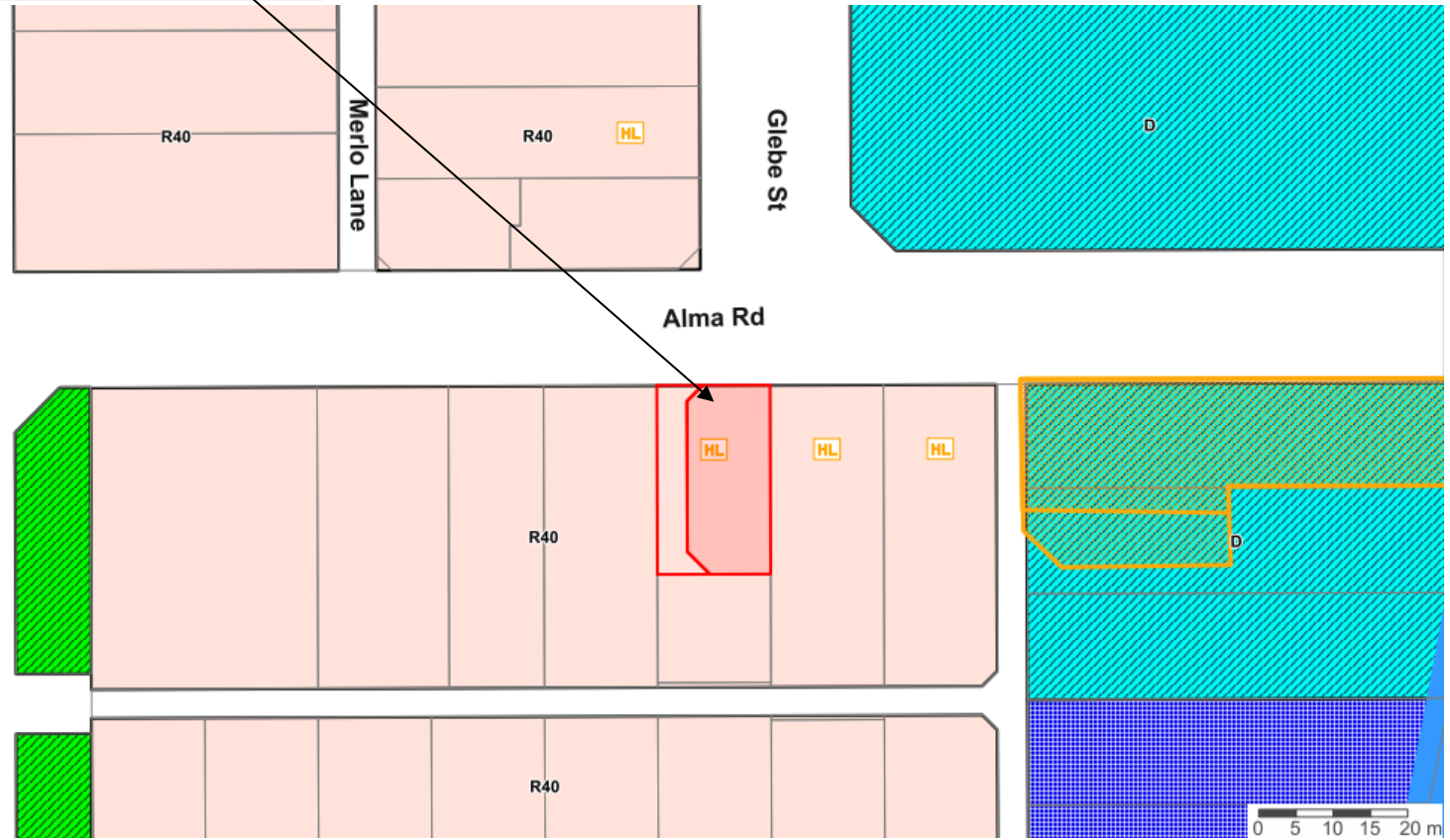
**CITY OF VINCENT SCHEME ZONES**

- 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 USE**

**ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES**

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

**SUBJECT SITE**



**CITY OF VINCENT**

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Location Map

No. 109 Alma Road, North Perth

Extent of Consultation





**SUBJECT SITE**



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No. 109 Alma Road, North Perth



**Development Application**

- DA01 Cover Sheet
- DA02 Site Plan
- DA03 Floor Plan
- DA04 Elevations
- DA05 Landscape Plan
- DA06 Perspectives
- DA07 Overlooking
- DA08 Window Awning Detail

Heritage building,  
entirely untouched  
and conserved

Minor addition to the  
existing lean-to < 10m<sup>2</sup>



All trees preserved.

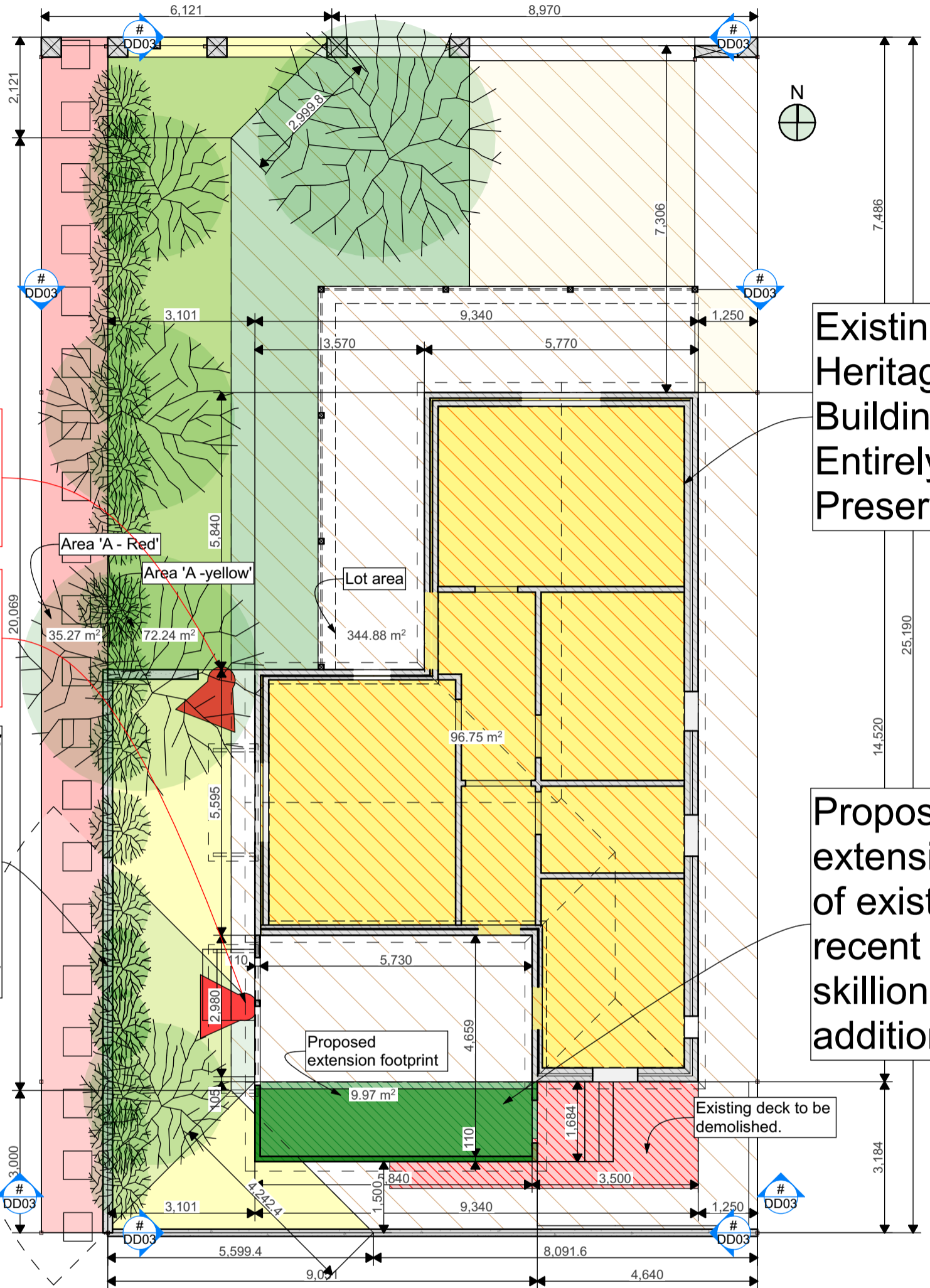


Minor addition to the  
existing lean-to < 10m<sup>2</sup>

Lot Area: in total comprising 273 m <sup>2</sup> strata titled area plus 72m <sup>2</sup> common property area	345.15 m <sup>2</sup>
Building Footprint	127.18
Actual Open space:	345.15 - 127.18 = 217.97 m <sup>2</sup>

<b>Property Information</b>	
Project Type:	Dining Room Extension
Owners:	William Croft
Site Address:	109 Alma Road North Perth W.A.
Zoning:	R40
Setbacks:	Side 1.25m East, 1.5m West, Rear 1.5 m, Front 6.2m

- Notes:**
- 1) No change to landscaping.
  - 2) No change to height of FFL above NGL at extention.
  - 3) No feature survey provided.
  - 4) No visibility of minor addition from street, therefore no Streetscape Analysis provided.



See Photograph  
1 on Overlooking  
page

See Photograph  
2 on Overlooking  
page

6.0m cone of  
vision obscured  
by visually  
impermeable  
blockwork and  
tree hedge row

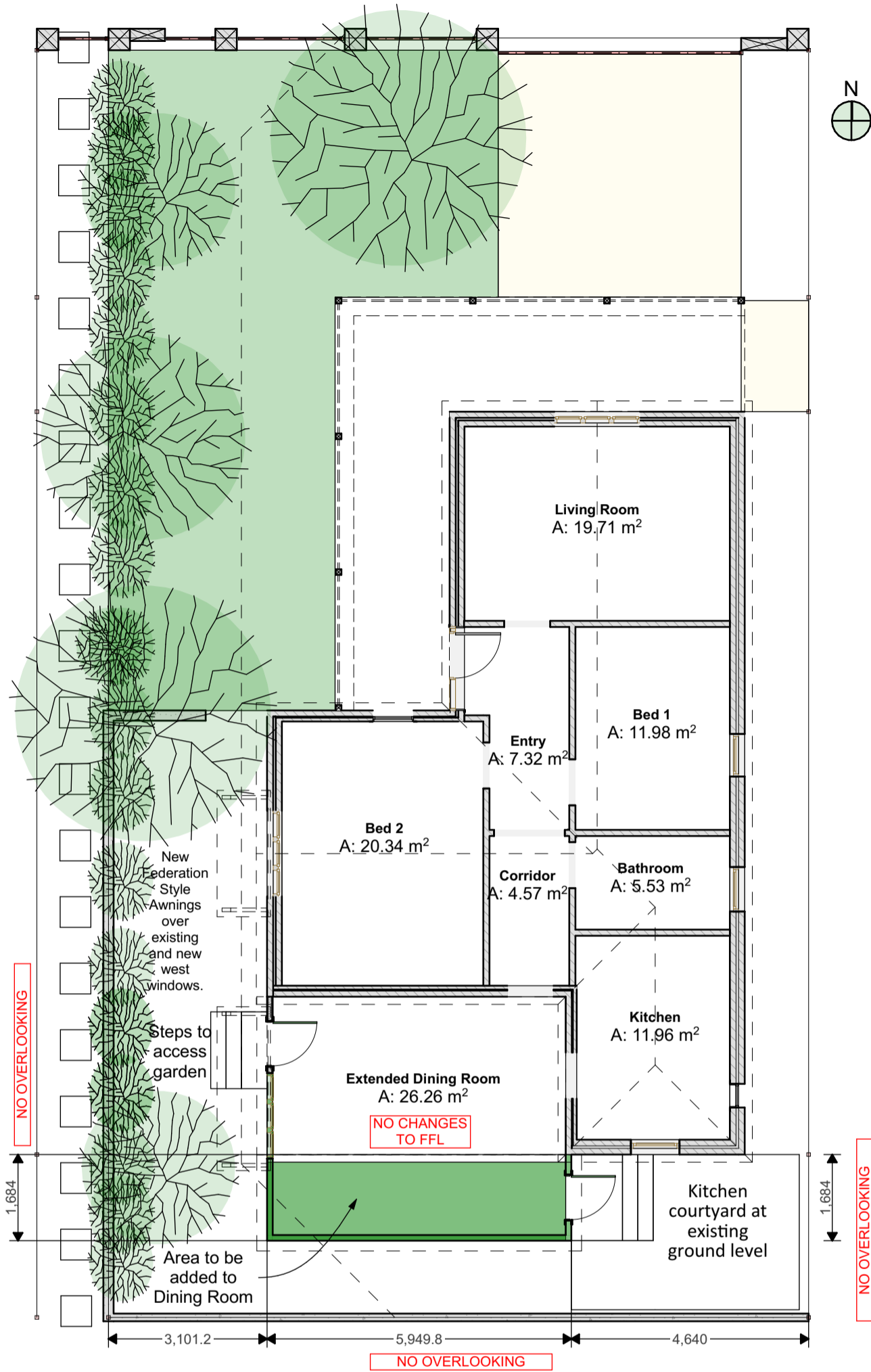
Existing  
Heritage  
Building  
Entirely  
Preserved

Proposed  
extension  
of existing  
recent  
skillion  
addition

DA02

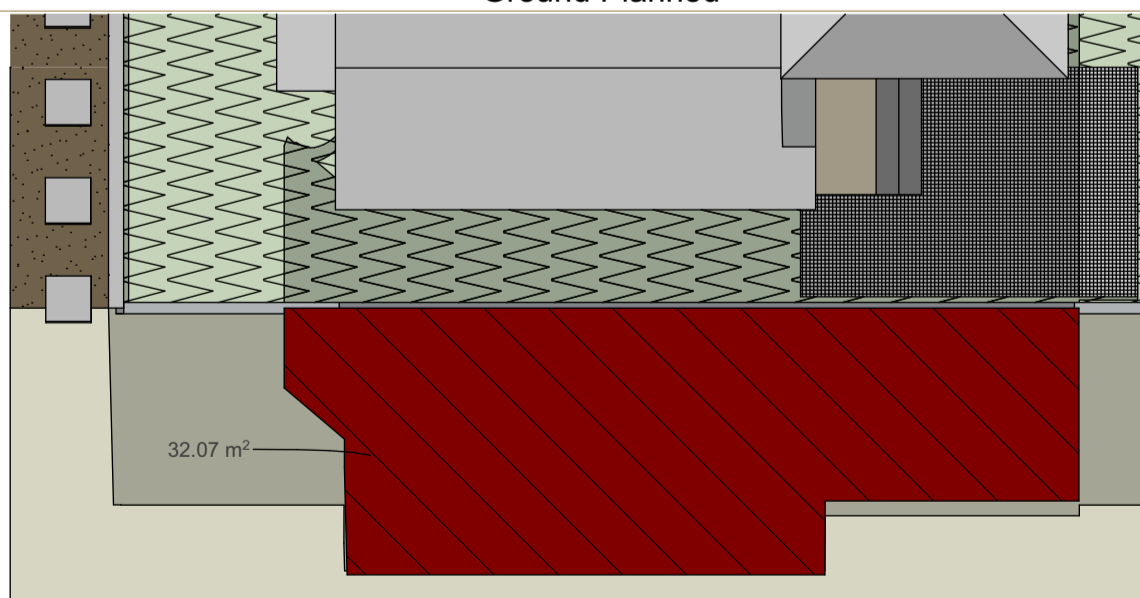
Ground (Development Application)

1:100

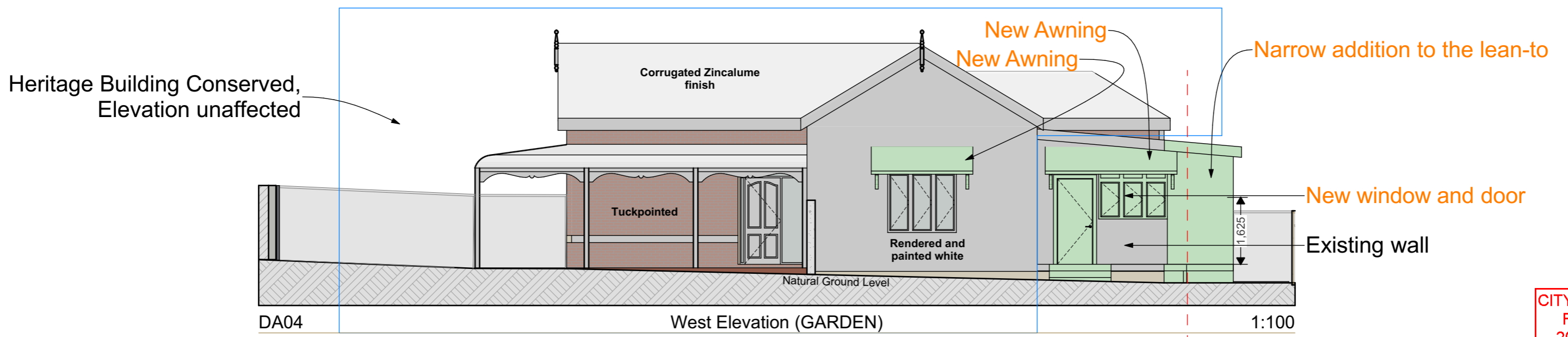
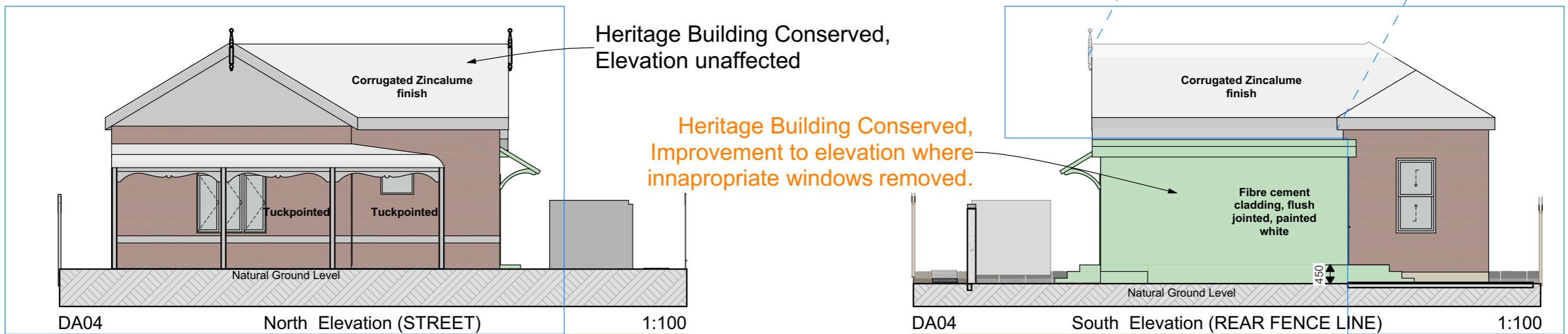
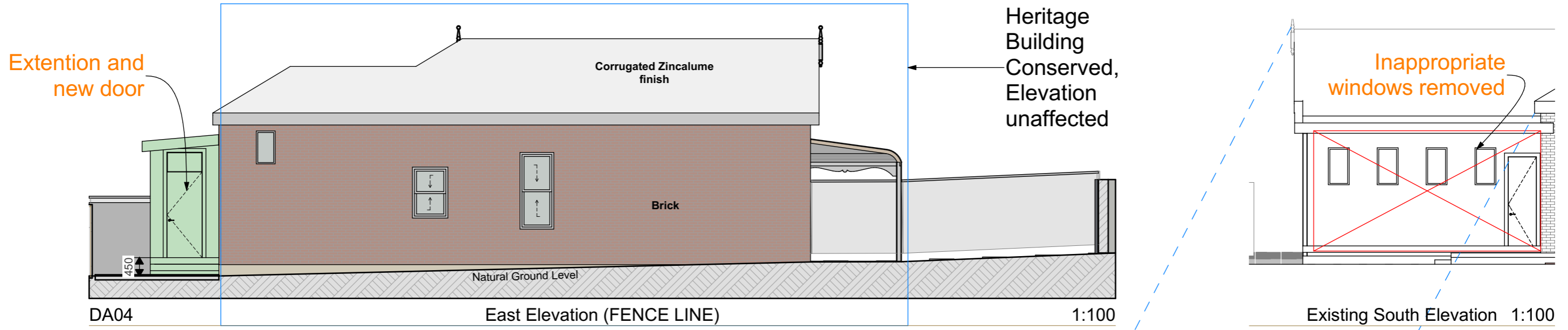


All Elements  
Satisfy  
Deemed-To-  
Comply  
requirements

0. Ground Planned 1:100

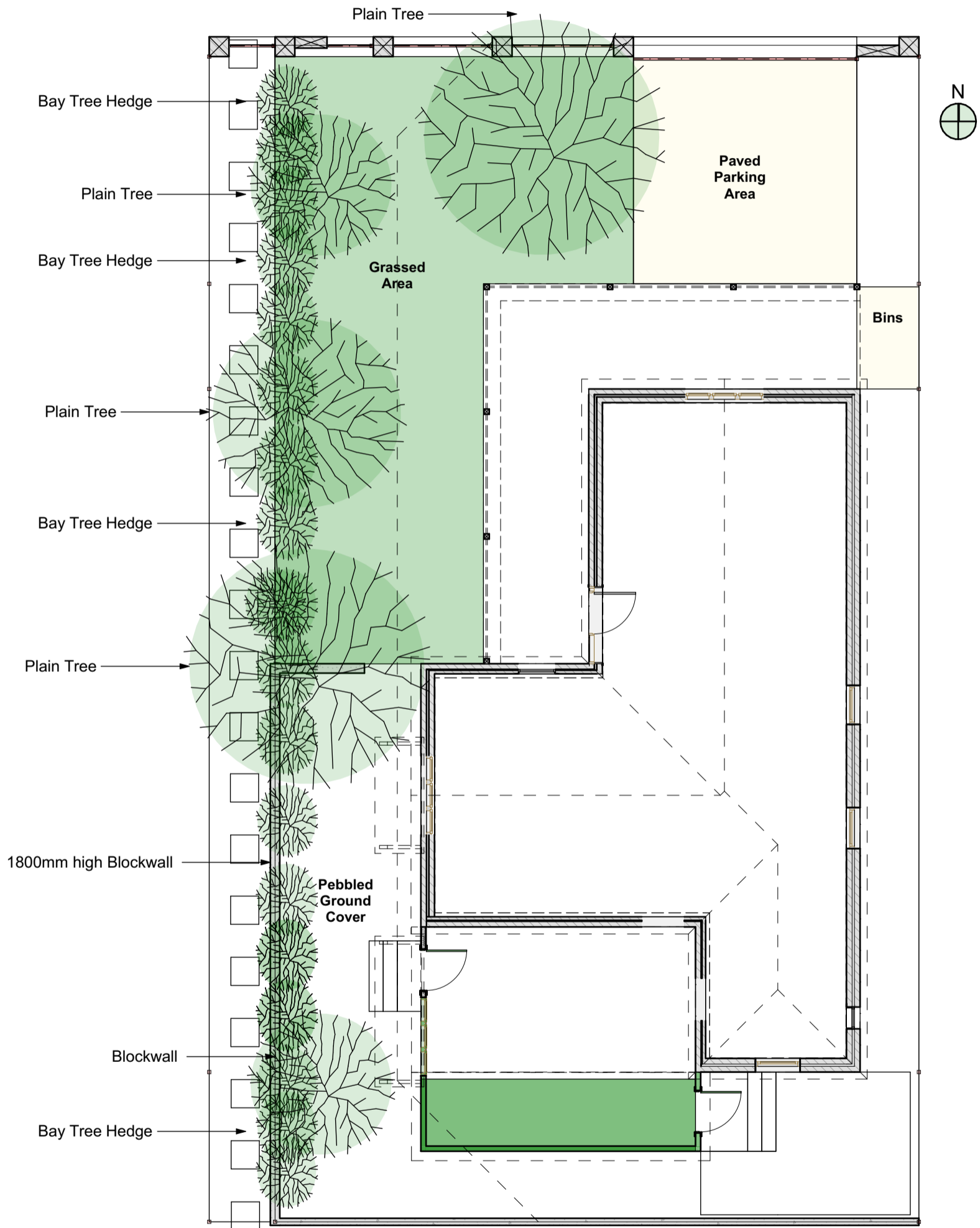


3D-C Mod2 Overshadowing < 15% 1:100



CITY OF VINCENT  
RECEIVED  
20 June 2023

No Change to Landscaping



0.

Landscape Plan

1:100



View of main building

1:435.3



Visually impermeable fenceline

1:435.3



View to Front Door

1:435.3



View of parking area

1:435.3

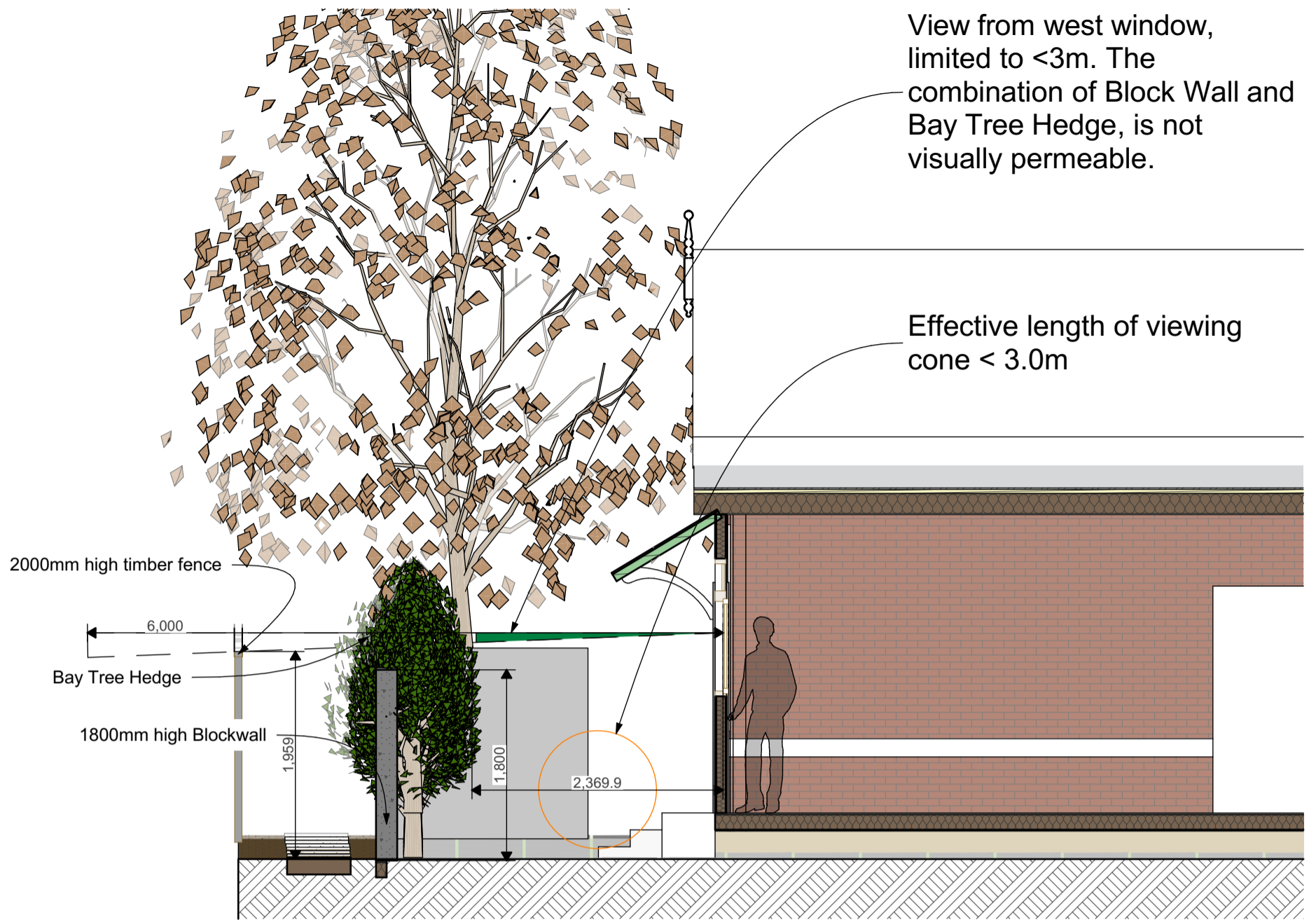


Extention highlighted

View of rear extension

1:435.3





G-G

Sectional Study of Overlooking

1:50



Photograph 1 View from New Window



Photograph 2 View of Leafy South West Courtyard

See DA02 for photograph positions

CITY OF VINCENT  
RECEIVED  
20 June 2023

Overlooking  
DA07

ISSUED:


NOT FOR CONSTRUCTION  
UNLESS CERTIFIED

Drawings and Specifications as instruments of service are and shall remain the property of the person producing the model and generating the drawings. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the copyright owner.

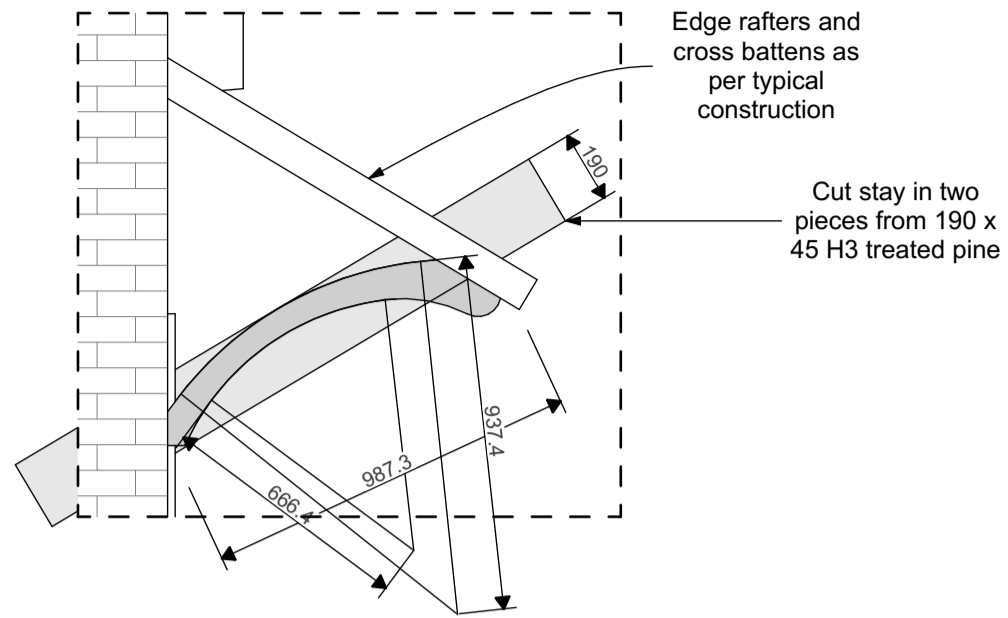
The General Contractor is responsible for confirming and correlating dimensions at the job site. Sip Haus Supplies will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

**SIP HAUS**

12B Hyland Street Bassendean WA 6054  
040 929 0344  
www.siphaus.com.au

Project Number  
**2332**

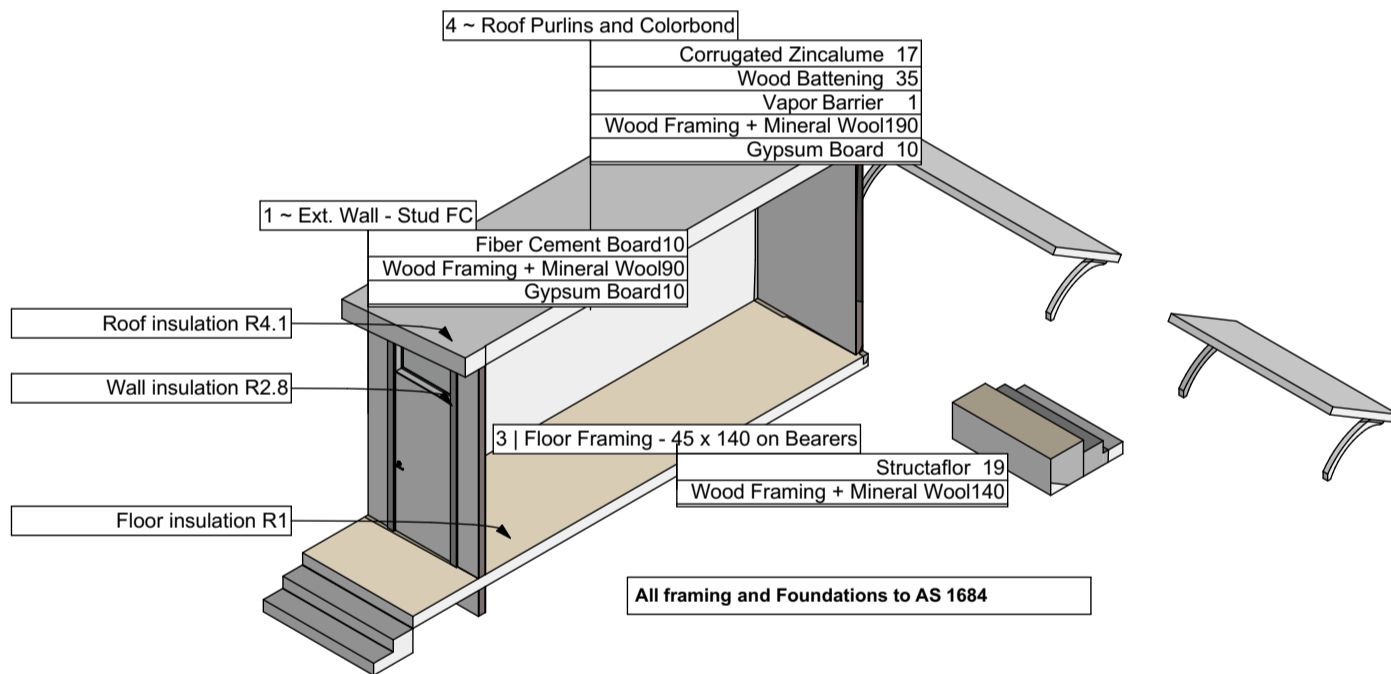
**Alma Road**  
109 Alma Road  
North Perth, W.A.



D-32

Awning Detail

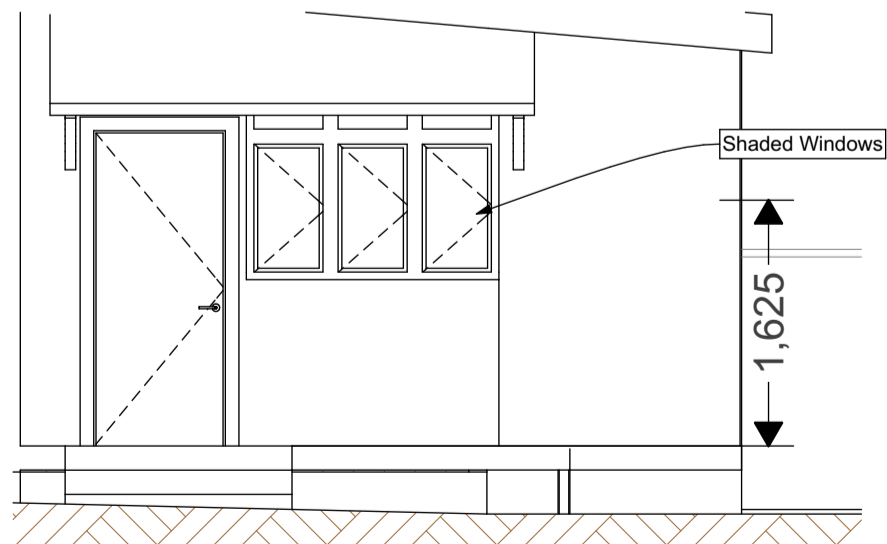
1:20



3D-C Mod3

Construction

1:100



West Window Shading

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### **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. 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.
11. The applicant is advised that they may require approval from the Strata Corporation in accordance with the *Strata Titles Act 1985*, prior to commencement of any works on site.