

**9.4 NOS. 95-117 (LOT: 300; D/P: 1791) EGINA STREET, MOUNT HAWTHORN - PROPOSED SIGNAGE**

- Attachments:**
1. **Location Map**
  2. **Development Plans**
  3. **Applicant's Supporting Documentation**
  4. **Previous Development Approval**
  5. **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 proposed Signage at Nos. 95-117 (Lot: 300; D/P: 1791) Egina Street, Mount Hawthorn, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

1. **This approval is for Signage as shown on the approved plans dated 9 November 2020. No other development forms part of this approval;**
2. **The signage is not permitted to be illuminated, electronic or programmable, to the satisfaction of the City;**
3. **The signage shall not advertise gambling, drugs, fast food, tobacco or alcohol related products, services or trademarks, electoral or political material, adult entertainment material or other graphics/wording deemed offensive or discriminatory, to the satisfaction of the City; and**
4. **All signage shall be kept in a good state of repair, safe, non-climbable, and free from graffiti for the duration of its display on-site, to the satisfaction of the City.**

**PURPOSE OF REPORT:**

To consider an application for development approval for signage for the purposes of displaying club logos and sponsors. The signs are proposed to be installed on the fascia of the existing pavilion at Menzies Park, Nos. 95-117 Egina Street, Mount Hawthorn (subject site).

**PROPOSAL:**

The subject site is located at Nos. 95-117 Egina Street, Mount Hawthorn (Menzies Park) as shown on the location plan included as **Attachment 1**.

The application proposes the installation of five signs on the fascia of the existing pavilion at the subject site. Details of the proposed signage are as follows:

- One sign showing the logo of the University Cricket Club (Cricket Club). It is proposed to be 1.45 metres in height and 1.7 metres in width;
- A total of four signs showing the sponsors of the local sporting clubs. Two of these sponsor signs were previously approved. Each sign is proposed to be 0.51 metres in height and 1.95 metres in width. The sponsor signs would change depending on the sporting club and the sponsors for the season; and
- The existing sign for the Mount Hawthorn Cardinals Junior Football Club (Football Club) logo would remain.

The sponsor signs would be classified as 'billboard' signage under Policy No. 7.5.2 – Signs and Advertising (Signage Policy) as they advertise businesses not located on the site. The definition of a billboard sign under the Signage Policy is as follows:

*"Billboard" means a sign erected for the purpose of advertising products or services which are not being offered on a site on which the sign is erected.*

The proposed development plans are included as **Attachment 2**. The applicant's supporting documentation including a sign strategy and written justification is included as **Attachment 3**.

#### BACKGROUND:

<b>Landowner:</b>	City of Vincent
<b>Applicant:</b>	University Cricket Club (PSCA) Inc
<b>Date of Application:</b>	15 October 2020
<b>Zoning:</b>	MRS: Urban LPS2: Reserve - Public Open Space
<b>Built Form Area:</b>	N/A - Reserve
<b>Existing Land Use:</b>	Public Open Space
<b>Proposed Use Class:</b>	Public Open Space – Signage Addition
<b>Lot Area:</b>	23430.3m <sup>2</sup>
<b>Right of Way (ROW):</b>	No
<b>Heritage List:</b>	Yes

The subject site is bound by Purslowe Street to the north, Egina Street to the east, Berryman Street to the south and East Street to the west.

The subject site is reserved for Public Open Space under the City of Vincent's Local Planning Scheme No. 2 (LPS2). The surrounding properties are all zoned Residential R30 under LPS2. They are all within the Residential Built Form Area under the City's Policy No. 7.1.1 – Built Form Policy (Built Form Policy).

The subject site is on the City's Municipal Heritage Inventory as 'Menzies Park' and is listed as Management Category B – Conservation Recommended.

The subject site is classified as a Sports Space under the City's Public Open Space Strategy.

#### Previous Approval

On 18 November 2011, the Football Club lodged a development application seeking approval for signage. This included the logo for the Football Club and two signs for the club's sponsors. The application was approved on 2 December 2011.

The previous approval 2 December 2011 Delegated Approval Notice and previously approved development plans are included as **Attachment 4**.

#### DETAILS:

##### Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of LPS2, Signage Policy and Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage 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	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Signage		✓
Heritage Management		✓

##### Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Signage	
Deemed-to-Comply Standard	Proposal
<b>Policy No. 7.5.2 – Signs and Advertising</b>	
<i>Part 2(i) – Standards Common to all Signs</i>	

The total signage area is not to exceed 10 per cent of the total area of the building wall in which that signage is located.	The total signage area is 13.8% of the total area of the pavilion façade.
<b>Policy No. 7.5.2 – Signs and Advertising</b>  <i>Part 3(iii) – Bill Posting and Billboards</i>  Billboards and the structures of a similar or identical type are not permitted within the City of Vincent.	The application proposes the installation of billboard signs on the subject site for the purposes of displaying sponsors of the local sporting clubs.
<b>Policy No. 7.5.2 – Signs and Advertising</b>  <i>Part 4 – Standards Common to Signs on Heritage Buildings</i>  ii) New Signs are to: a) not dominate a Heritage Place. Instead, signs should be placed where they would have traditionally been placed, and should be limited to a level consistent with traditional coverage.	The application proposes the signs to be placed on the roof of the existing pavilion where they have been traditionally placed. The traditional level of coverage was three signs with a total area of 9 square metres. The proposed level of coverage is six signs with a total area of 13.5 square metres.
<b>Heritage Management</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<b>Policy No. 7.6.1 – Heritage Management</b>  <i>Acceptable Development</i>  A2.7 – Signage to comply with 'Standards Common to Signs on Heritage Buildings' provisions in the City's Policy No. 7.5.2 – Signs and Advertising.	The signage does not comply with 'Standards Common to Signs on Heritage Buildings' provisions as the proposal increases the level of signage that would traditionally exist.

The above element of the proposal does not meet the specified deemed-to-comply standards and is discussed in the Comments section below.

#### **CONSULTATION/ADVERTISING:**

The application has been reviewed against the City's Policy No. 4.1.5 – Community Consultation (Community Consultation Policy) and it was determined that the proposal did not require advertising for the following reasons:

- The location of the proposed signage is consistent with existing signage associated with the football club on the pavilion roof;
- It is reasonably expected that Menzies Park would contain signage associated with local sporting clubs as the park is classified as a Sports Space under the City's Public Open Space Strategy; and
- The proposed signage would not have a significant impact on the community, or the economy, lifestyle, amenity and/or environment of any member of the community or community group. The proposed signage would be located a significant distance from adjoining residential properties and the streetscape.

#### **Design Review Panel (DRP):**

Referred to DRP: No

#### **LEGAL/POLICY:**

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation;

- Policy No. 7.5.2 – Signs and Advertising; 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 will have the right to apply to the State Administrative Tribunal for a review of Council's determination.

#### Signage Policy

The Notice of Motion at the 20 October 2020 Ordinary Council Meeting amended the Signage Policy to exclude billboard signage from being able to be considered against the principles for variations to standards.

Notwithstanding this and as per Schedule 2, Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the local government in considering an application for development approval is to have due regard for matters in the consideration of applications for planning approval. This includes the following:

- any local planning policy for the Scheme area; and
- in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve.

The appropriateness of the proposed billboard (sponsor) signage has been considered against the objective of the Signage Policy and the objectives for land reserved as Public Open Space under LPS2.

#### **Delegation to Determine Applications:**

This matter is being referred to Council in accordance with the City's Register of Delegations, Authorisations and Appointments as the delegation does not extend to the approval of applications for a billboard sign.

#### **RISK MANAGEMENT IMPLICATIONS:**

Low. 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 2018-2028:

#### Innovative and Accountable

*We are open and accountable to an engaged community.*

#### **SUSTAINABILITY IMPLICATIONS:**

Nil.

#### **PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following deliverables of the City's Public Health Plan 2020-2025:

18.2 – Support the implementation of alcohol and or smoke free environments including festivals, events, activities and or clubs; and

18.4 – Advocate for reduced exposure to alcohol and tobacco advertising, marketing, promotion and sponsorship.

#### **FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**COMMENTS:**Signage

The application proposes the total signage area to be 13.8 per cent of the total area of the pavilion façade in lieu of the permitted 10 per cent under the Signage Policy.

The Heritage Policy states that new signs should be limited to a level consistent with traditional coverage. The application proposes signage on a heritage place and proposes to increase the level of signage coverage from the traditional level of coverage.

The Signage Policy provides that where a particular standard or provision is unreasonable or undesirable in the particular circumstances of the application, the City may use its discretion to waive or vary a standard having regard to the following relevant principles for variations to standards:

*“Appropriateness of Setting:*

- a) *The scale and design of the proposed signage is appropriate to the building and the architectural detailing to which it relates;*
- b) *The scale and design of the proposed signage is compatible with existing surrounding development and is appropriate to the general nature of land use in the area;*
- c) *The proposed signage does not dominate the streetscape;*
- d) *The proposed signage does not block important views, obscure architectural detailing or is not detrimental to the amenity of nearby properties; and*
- e) *The proposed signage does not result in the destruction of important elements of the building fabric.*

*Consolidation of Signs:*

- a) *Rationalisation of signs is necessary where signs have been installed in an ad-hoc manner over an extended period of time; or*
- b) *Where several businesses are located in close proximity to one another and form part of a shopping centre or similar commercial aggregation.”*

The proposal is consistent with these principles and is supported for the following reasons:

- The Cricket Club sign and each of the sponsor signs comply with the individual standards for created roof signs under the Signage Policy, including the size standard of three square metres. The Cricket Club sign would have an area of 2.5 square metres and each sponsor sign would have an area one square metre;
- The total area and number of signs on the pavilion façade is appropriate, with each sporting club currently using the park having space for their own logo and name, along with a maximum of four club sponsors. Sufficient space is provided on either side of the signage on the pavilion fascia to ensure that there is not a proliferation of signage and that the signage does not dominate the pavilion façade or heritage place;
- Menzies Park is classified as a Sports Space under the City’s Public Open Space Strategy. It is reasonably expected that the park would contain signage associated with local sporting clubs, including for club logos and sponsors;
- The signage would be located on the south-west fascia of the existing pavilion. In this direction the signage would be located a minimum of 110 metres from the nearest street and 130 metres from the nearest residential properties. The signage would also be fixed and not digital, moving or illuminated. This ensures that it will not block important views, dominate the streetscape or be detrimental to the amenity of nearby properties; and
- The pavilion was built in 2005/2006 and is not included on the statement of significance for the Menzies Park heritage listing. The signage would be located on a solid metal sheeting fascia of the existing pavilion which does not have any architectural detailing and is not an important element of the building fabric. The signage would also be readily removable. This ensures that it will respect and not detract from the existing pavilion.

*Billboard Signage*

The application proposes signage displaying sponsors of the local sporting clubs. These signs are classified as billboard signage under the Signage Policy which is not permitted, as they would advertise products or services which are not offered on the subject site.

The Notice of Motion at the 20 October 2020 Ordinary Council Meeting amended the Signage Policy to exclude billboard signage from being able to be considered against the principles for variations to standards outlined above.

In considering the acceptability of the proposed signage, the City is required to have due regard for the objective of the Signage Policy and the objectives for land reserved as Public Open Space under LPS2.

The objective of the Signage Policy is:

*“To ensure that the display of advertisements on properties does not adversely impact upon the amenity of the surrounding areas while providing appropriate exposure of activities or services.”*

The objectives of land reserved as Public Open Space under LPS2 are:

*“To set aside areas for public open space, particularly those established under the Planning and Development Act 2005 s. 152.*

*To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.”*

The proposal is consistent with these objectives and is supported for the following reasons:

- Menzies Park is classified as a Sports Space under the City’s Public Open Space Strategy. It is reasonably expected that the park would contain signage associated with local sporting clubs, including for sponsors. Other examples of Sport Spaces in the City which contain signage advertising sponsors of local sporting clubs are Dorrien Gardens, Leederville Oval and Litis Stadium, as well as Menzies Park itself with existing signage;
- The signage is for sponsors of the local sporting clubs using Menzies Park. This is in support of and associated with the use of the park as a space for active recreation;
- There would be a total of four sponsor signs at any one time. Two of these sponsor signs were previously approved. The signage would also be fixed and replaced seasonally, it would not be digital, moving or illuminated. This ensures that appropriate exposure of the sponsors are provided without adversely impacting on the amenity of surrounding areas;
- Each sponsor sign would have an area of one square metre, is contained within the fascia of the existing pavilion and is compliant with the sign-specific standards for created roof signs under the Signage Policy. This ensures that the signage does not detract from the existing building and does not block important views or dominate Menzies Park and surrounding area; and
- For the reasons outlined above, approval of the proposed sponsor signage would not set an undesirable precedent for billboard signage on private properties due to their limited size, non-digital nature, distance from the street and adjoining properties, and location on land reserved for Public Open Space. As outlined in the applicant’s written justification, the sponsor signage would provide revenue for the sporting clubs to assist them in delivering community support and services. It would not be providing revenue for a private organisation for their own benefit.

#### Heritage

The application proposes signage that does not comply with ‘Standards Common to Signs on Heritage Buildings’ provisions. The Heritage Policy provides criteria for acceptable development which states that signage on heritage places is to comply with these provisions.

The subject site is listed on the City’s Municipal Heritage Inventory as ‘Menzies Park’ and is listed as Management Category B – Conservation Recommended. The statement of significance is as follows:

*“Menzies Park was created in the 1940s to make up for a deficit in public open space in the area of Mount Hawthorn, south of Scarborough Beach Road, in recognition of planning standards promoted by the City Beautiful movement under the leadership of W E Bold, the long standing Town Clerk of the City of Perth.”*

The Heritage Policy states that new development is to meet the following performance criteria:

*“P1 - Development is to comply with the statement of significance and zones 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.”*

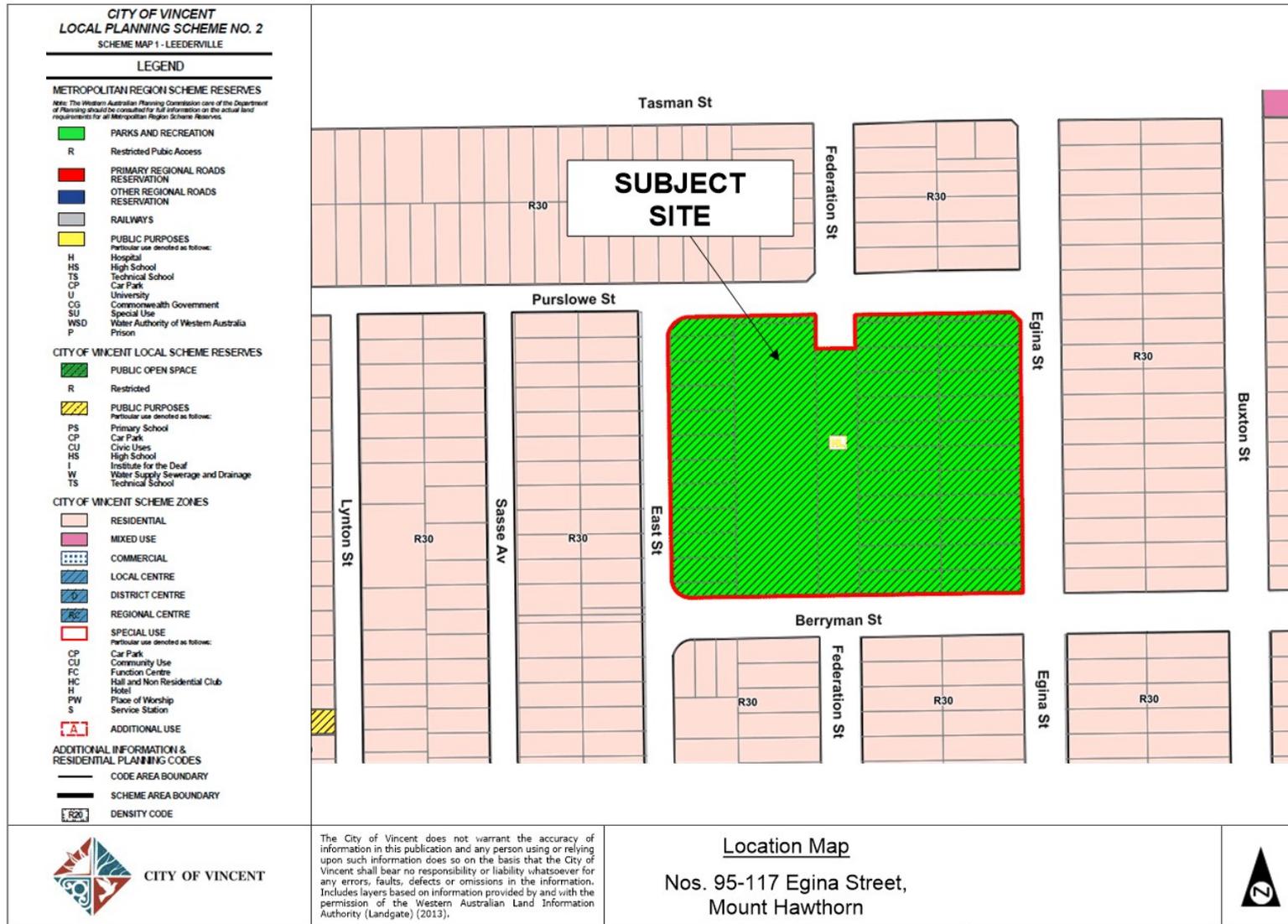
The proposal is consistent with the performance criteria of the Heritage Policy and is supported for the following reasons:

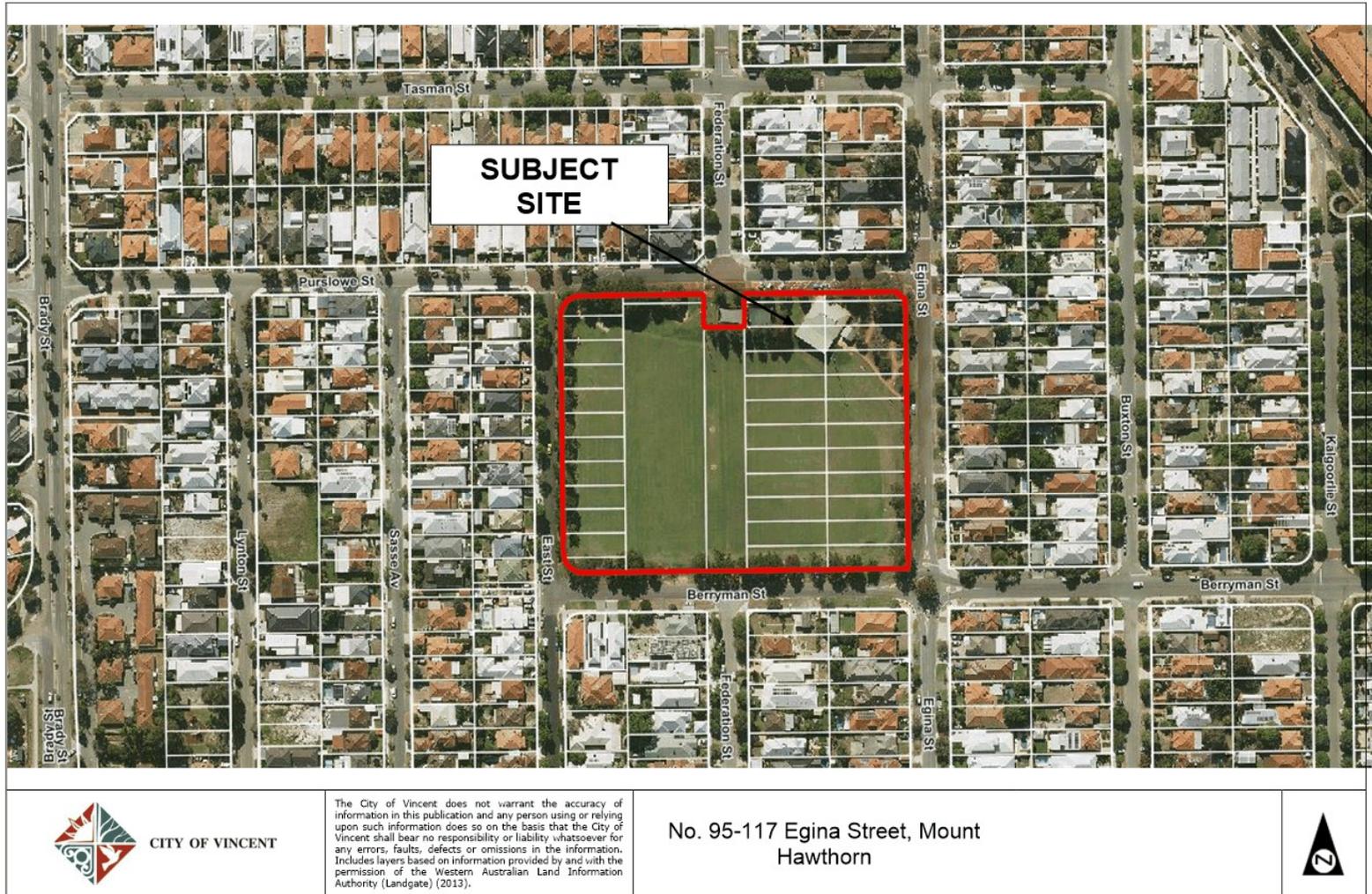
- The pavilion was built in 2005/2006 and is not included on the statement of significance for the Menzies Park heritage listing. The building does not contribute to the cultural significance of the heritage place. The signage would be located on a solid metal sheeting fascia of the existing pavilion which does not have any architectural detailing and is not an important element of the building fabric. The signage would also be readily removable and require minimal alteration to the existing building. This ensures that it would respect and not detract from the existing pavilion;
- The signage would be simply designed and readily distinguishable as new work, ensuring that it is compatible with the existing fabric; and
- The signage would be compatible with the social and historical value of Menzies Park as public open space used for sporting and recreation activities. This is because the signage is associated with local sporting clubs which lease and use the park for these activities.

#### Future Management

The two sporting clubs which currently use Menzies Park are the Football Club and the Cricket Club. Both clubs have provided an undertaking to the City that they will install their sponsor signs at the start of the season and remove them at the end of the season. The respective sporting seasons of both clubs do not overlap. The Football Club's season begins in April and finishes in September, the Cricket Club's season begins in October and finishes in March the following year. An advice note has been recommended to advise the sporting clubs that they are to comply with the terms of their existing legal agreements with the City for the use of the Menzies Park.

The development plans do not show specific content for the four proposed sponsor signs. This is to allow each sporting club to put up their own sponsors during their season and to allow them to change their sponsors from season to season without needing further development approval from the City. To manage the content of the signs Conditions 2 and 3 have been recommended to prevent the signage from being digital or advertising material that is inappropriate or not in accordance with the City's Public Health Plan 2020-2025. This would ensure that the sponsor signage will not detract from Menzies Park and its heritage significance, and would not adversely affect the streetscape and adjoining properties.







**DEVELOPMENT APPLICATION – CITY OF VINCENT, MENZIES PARK PAVILION****APPLICANT:** UNIVERSITY CRICKET CLUB (PSCA) INC**PROPOSAL:** INSTALLATION OF NEW SIGNAGE FOR CLUB'S SPONSORS ONTO PAVILION ROOF FAÇADE**Background of University Cricket Club (PSCA)**

The University Cricket Club (PSCA), "UCC", was established in 1974-75 as an amateur cricket club playing in the inner suburbs of Perth. Today we have 4 sides playing in the Perth Swan Cricket Association and our home ground is at Menzies Park, which is where we have been located since the late 1970's.

The UCC was instrumental in working with the City in Vincent in the early-2000's to establish the re-development of the Menzies Park Pavilion, securing Federal Government Grant money to help support this re-development (previous to this it was simply a toilet block). Following this in the early 2010's, the UCC together with the Mt Hawthorn Junior Football Club, worked with the City to develop the Pavilion verandah extensions, to where it is today, one of the most coveted Pavilions in the City of Vincent.

Several years ago, the Junior Football Club, received the approval from the City to establish signage for their Sponsors' onto the Menzies Park Pavilion façade. In this "development", they erected signage infrastructure which allows them to change signs as pertaining to their appropriate Sponsors for the season. The UCC has been in consultation with the Junior Football Club to utilise this infrastructure for our own Club Sponsors for our summer season of cricket. The Football Club has endorsed this.

We will have 4 Sponsors' signs in place on the Pavilion façade. The signs will be size 1952x510x4mm, to meet the current signage infrastructure on Menzies façade. They will be made from Aluminium and they will not project more than 300mm from the roof/fascia, as in accordance with the City's Signage Policy.

Plus we will have our own Club sign of size 1700x1450x4mm, made from Aluminium, and will also not project more than 300mm from the roof/fascia.

The signs will also be readily and easily removable.

The location of the signage, including the Junior Football Club on the façade of Menzies Pavilion is shown in the attached plan

We believe the businesses that we are proposing to have their Logos displayed on the Menzies Park Pavilion is in line with similar signage by the Junior Football Club and would be unobtrusive for the surrounding neighbourhood. We have targeted several businesses within the City of Vincent and it is our intent to support local businesses as much as we can, with this partnership/sponsorship arrangement. But we also understand that not all local businesses are able to provide sponsorship in these current difficult economic times, so we would hope that the City of Vincent accepts outside businesses may also have an interest to support us. All the businesses are small privately run and are independent operations, so this provides great support for these small businesses.

The funds that the UCC receives from these Sponsors provides us with highly invaluable financial support to help us run an amateur sporting Club.

We trust that the City will approve this Development Application in time for our coming cricket season, beginning mid-Oct 2020.

Secretary  
University Cricket Club (PSCA)  
20 August 2020



TOWN OF VINCENT

SIGN STRATEGY PRO FORMA

COMMERCIAL AND RESIDENTIAL PROPERTIES

As per the Town’s Policy No. 3.5.2 relating to Signs and Advertising, a Sign Strategy is to be submitted with Development Applications in the following instances:

- Signage advertising services or products other than those available on the lot;
- Pylon signage with a width exceeding 300 millimetres;
- Wall signage exceeding ten (10) percent in area in total on any one wall (excluding projecting signs); and
- Applications for variation of standards for proposals involving three (3) or more signs that do not comply with the standards of the Town.

A Sign Strategy is required in the above instances to assist the Council in exercising its discretion in relation to signage applications, to ensure:

- a reasonable and equitable level of identification to businesses and community facilities within the Town of Vincent is provided;
- signage compliments the character and visual amenity of an area, the buildings on which they are displayed, and the general environment; and
- there is no proliferation of signage to the detriment of existing signage.

1.0 Personal and Site Details

1.1 Personal Details:

Applicant Name: [REDACTED]

Address: [REDACTED]

Suburb: [REDACTED] Postcode: [REDACTED]

Tel (H) [REDACTED] (WK) [REDACTED] (Mob) [REDACTED]

E-Mail: [REDACTED]

Planning Application Number: .....

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1.2 Site Details:

Address: MENZIES PARK PAVILION  
 Suburb: MT MAWTHORN Postcode: 6016  
 Approved land use (e.g. house, office, shop): COMMUNITY PAVILION  
 Context of immediate surrounds (residential or commercial): RECREATION  
 Is the property heritage listed? (tick appropriate box) Yes  No

2.0 Existing Signage

2.1 Photographs:

Photographs, showing all of the building/sites existing signage, is to be included.

Have photographs been attached to this Pro Forma? Yes  No   
 To your knowledge, have these signs been approved? Yes  No

3.0 Proposed Signage (including re-badging of existing signage)

3.1 Table:

Please insert details of the proposed signage in the following table. This table is to correspond with the plans and elevations as stipulated by section 3.2 below:

Signage No.	Sign Type	Message (Sign Content)	Height and Width (mm)	Area (m2)	Method of Illumination
1	CANTENED ROOF	UNIVERSITY CATERER BUS	1700 x 1450 mm	2.465	N/A
2	(DITTO)	SLATE MUR	1952 x 510 mm	0.995	N/A
3	(DITTO)	MT MAWTHORN IGA	1952 x 510 mm	0.995	N/A
4	(DITTO)	STUDIO LUXE	1952 x 510 mm	0.995	N/A
5	(DITTO)	THE OXFORD HOTEL	1952 x 510 mm	0.995	N/A
6	(DITTO)	TRAINING ROOM (DITTO)	(DITTO)	(DITTO)	(DITTO)

3.2 Diagrams:

As per the Planning Application Checklist relating to signage, a site plan and elevations showing the proposed location of signage are to be provided, inclusive of the following:

- Dimensions of proposed signage (width, depth and area in square metres)
- Height from natural ground level to underside of all signage

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- Percentage of sign area in relation to the wall or building façade where proposed

As per the requirements in the Planning Application Checklist, have diagrams been attached to this Pro Forma? (PHOTOS HAVE BEEN ATTACHED) Yes  No

**4.0 Rationale for Proposed Signage relating to Specific Assessment Criteria**

Please provide written justification in relation to the below specific assessment criteria, to demonstrate that consideration has been given to the impact of the signage on the amenity of the adjacent property and surrounding area.

- The proposed signage respects the amenity of the area;
- The proposed signage does not compete with existing signage within the site;
- The size and impact of the proposed signage responds to the size of the premises on which the signage is to be displayed and the scale of the surrounding buildings;
- The proposed signage does not negatively impact on the appearance and efficiency of a road or other public way in terms of colour, brightness and location;
- The pattern and theme of the proposed signage matches that of existing signage in the area;
- The proposed signage responds to any objects of scenic, historic, architectural, scientific or cultural interest; and
- The proposed signage does not dominate the streetscape.

Applicant's Name: [REDACTED] Signature: [REDACTED] Date: 20/08/2020  
 UNIVERSITY CRICKET CLUB (R.S.C.)

**Note:**

If the Sign Strategy is approved by the Town, the signage approved as part of the strategy may be renewed or replaced with no additional planning approval, (only a Sign Licence). However, planning approval will be required if:

- the advertisement area is to be increased;
- the renewal or replacement would result in a different type of sign; and
- the sign is to be erected in a different location.

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- 2 -

THIS IS NOT A BUILDING LICENCE

Fifth Schedule Clause 42  
For Office Use Only  
Serial No. 5.2011.576.1**CITY OF VINCENT TOWN PLANNING SCHEME  
APPROVAL TO COMMENCE DEVELOPMENT****LOT:** 315 D/P: 1939**STRATA LOT NO.:****PROPERTY ADDRESS:** Nos. 95-117 Egina Street MOUNT HAWTHORN**OWNER:** City of Vincent  
PO Box 82  
LEEDERVILLE WA 6902

Approval to commence development in accordance with the application for Town Planning Approval dated 18 November 2011 received on 22 November 2011 for Signage and the attached plans dated 22 November 2011 was GRANTED in accordance with the provisions of the City of Vincent Town Planning Scheme and the Metropolitan Region Scheme subject to the following conditions.

- (i) the signage shall not have flashing or intermittent lighting;
- (ii) all signage shall be subject to a separate Sign Licence application being submitted to and approved by the City prior to the erection of the signage; and
- (iii) all signage shall be kept in a good state of repair, safe, non-climbable, and free from graffiti for the duration of its display on-site.

**NOTES:**

**THE RELEVANT ENVIRONMENTAL HEALTH, ENGINEERING AND BUILDING REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT IS CONTAINED IN THE ATTACHMENTS.**

**PLEASE NOTE THAT ANY AMENDMENTS PROPOSED IN THE BUILDING LICENCE APPLICATION PLANS, WHICH DIFFER FROM THE PLANNING APPROVAL PLANS, MAY RESULT IN THE REQUIREMENT FOR A NEW PLANNING APPLICATION TO BE SUBMITTED FOR ASSESSMENT AND DETERMINATION. SHOULD THIS BE THE CASE, THE OWNER/BUILDER/DEVELOPER IS ADVISED TO FACTOR IN AN ADDITIONAL TIME PERIOD INTO THE DEVELOPMENT/BUILDING PROCESS.**

**PLEASE NOTE THAT ANY ADDITIONAL PROPERTY NUMBERING TO THE ABOVEMENTIONED ADDRESS, WHICH IS RESULTANT FROM THIS APPLICATION, IS TO BE ALLOCATED BY THE CITY OF VINCENT AND NO OTHER PARTIES. IT IS RECOMMENDED THAT YOU LIAISE**

- 3 -

WITH THE CITY'S PLANNING SECTION ON THE ABOVE MATTER,  
DURING THE BUILDING LICENCE STAGE.

PERSON(S), OWNER(S), BUILDER(S) AND DEVELOPER(S)  
UNDERTAKING DEVELOPMENT/CONSTRUCTION OF ANY KIND ARE  
HEREBY ADVISED OF A RESPONSIBILITY TO COMPLY WITH THE  
REQUIREMENTS OF THE DISABILITY DISCRIMINATION ACT 1992.  
FOR FURTHER INFORMATION ON THIS ACT, ENQUIRIES SHOULD BE  
DIRECTED TO THE DISABILITY SERVICES COMMISSION ON  
TELEPHONE NUMBER (08) 9426 9200.

SHOULD THE APPLICANT BE AGGRIEVED BY THE DECISION A RIGHT  
OF APPEAL MAY EXIST UNDER THE PROVISIONS OF THE TOWN  
PLANNING SCHEME OR THE METROPOLITAN REGION SCHEME.

This approval is valid for a period of TWO years only. If the development is not  
substantially commenced within this period, a fresh approval must be obtained before  
commencing or continuing the development.

DATE OF DECISION: 2 December 2011  
DATE OF ISSUE: 2 December 2011



MANAGER  
PLANNING AND BUILDING SERVICES

- 4 -

### BUILDING SPECIFIC REQUIREMENTS

The following requirements are also applicable to the above development, in addition to the actual planning conditions contained in the attached Approval to Commence Development Serial No. 5.2011.576.1:

A Builder\* shall not commence to construct a building or alter, add to, repair or underpin any building demolish or remove an existing building and shall not commence any earthworks, necessary for, or incidental to, that construction, alteration, addition or underpinning until a Building Licence (or Demolition Licence) has been issued by the City of Vincent in accordance with the Building Regulations 1989 (as amended).

The Builder\* shall ensure that all works necessary or reasonably incidental to, or resulting from, those proposed building works are carried out in accordance with a valid Building Licence and the attached conditions and in compliance with the requirements of the current Building Code of Australia, Residential Design Codes and relevant Australian Standards, unless the City of Vincent agrees in writing, with or without conditions, to waive or vary those requirements.

#### **Change of Use:**

Before making or occupying any change in the use of an existing building which would result in a change of building classification(s), as defined under the Building Code of Australia, the person proposing to make that change shall submit plans and specifications to and obtain the written approval from the City's Building Services Section. The building must comply with the requirements of the Building Code of Australia applicable to the new Class.

Note: Regulation 3 of the Building Regulations 1989: Builder\* means "a person employed to construct any building or to demolish, alter or execute any work on a building already constructed, and includes the owner or occupier of the land upon which any such building is intended to be constructed, or other person for whom, or by whose order or under whose direction and control such alteration or work was done or is intended to be done, as the case may be".



**CITY OF VINCENT**  
 PLANNING & BUILDING SERVICES

~~APPROVED~~ REFUSED  
 IN ACCORDANCE WITH - 2 DEC 2011

FORM M.R.S 2 ISSUED 2/12/11  
 AND AMENDMENTS SHOWN IN RED

..... Manager, Planning & Building Services

6 metres

HOME OF THE MIGHTY

**Mt Hawthorn**  
**CARDINALS**

**JUNIOR FOOTBALL CLUB**



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**MENAGLIO KOHN**  
 REAL ESTATE AGENTS

1.5 metres



**Bendigo Bank**  
 North Perth Community Bank Branch

THIS APPROVAL IS GRANTED UNDER THE  
 CITY OF VINCENT TOWN  
 PLANNING SCHEME BY DELEGATED  
 AUTHORITY TO THE CHIEF EXECUTIVE  
 OFFICER PURSUANT TO SECTION 543 OF  
 THE LOCAL GOVERNMENT

RECEIVED  
 22 NOV 2011  
 CITY OF VINCENT

**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. The applicant and other sporting clubs erecting and maintaining the signage subject to this approval are advised to comply with the relevant provisions relating to signage of the club's existing legal agreement/s with the City.
3. 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.
4. A further two years is added to the date by which the development shall be substantially commenced, pursuant to Schedule 4, Clause 4.2 of the Clause 78H Notice of Exemption from Planning Requirements During State of Emergency signed by the Minister for Planning on 8 April 2020.
5. 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.