



No: DA18/1731

PLANNING AND DEVELOPMENT ACT 2005

CITY OF STIRLING

Local Planning Scheme No. 3

DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL
NOTICE OF CONDITIONAL APPROVAL

Location: HN 32 Wood Street INGLEWOOD WA 6052

Lot: 19

Plan/Diagram: 16143

Vol. No: 1462

Folio No: 368

Application Date: 9 October 2018

Expiry Date: 21 March 2021

Description of proposed development:

Residential - Four Grouped Dwellings

The application for development approval is:

Granted subject to the following conditions:

CONDITIONS OF APPROVAL:

1. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City. The plans approved as part of this application form part of the planning approval issued.
2. The infill panels forming part of the front fencing shall be visually permeable as defined by the Residential Design Codes. Refer Advice Note 15.
3. Crossover/s shall be designed and constructed in accordance with the City's Local Planning Policy 6.7 - Parking and Access. Crossovers are to be installed prior to occupancy or use of the development.
4. All driveways, parking and manoeuvring areas shall be constructed of brick paving, drained and maintained in accordance with the City's Local Planning Policy 6.7 - Parking and Access prior to the occupation of the development. Alternative finishes such as concrete or bitumen are acceptable if it has a decorative finish to the satisfaction of the City.
5. Prior to the occupation or use of the development, any redundant crossover(s) shall be removed and the kerbing and road verge reinstated at the owners cost in accordance with the City's Local Planning Policy 6.7 - Parking and Access.
6. 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.

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7. 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.
8. All landscaped areas are to be planted, reticulated and mulched in accordance with the approved plan prior to occupation of the development and maintained in accordance with the City's Local Planning Policy 6.6 - Landscaping.
9. Prior to occupation of the development, the external finish of the boundary wall/s shall be to the same standard as the rest of the development, to the satisfaction of the City.
10. 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.
11. Prior to occupation of the development, two (2) advanced trees must be planted on site in the area indicated on the approved plan and be thereafter maintained. The trees must be provided with a minimum nine (9) square metres of soil space and a minimum dimension of two (2) metres at ground level free of intrusions. Refer Advice Note 16.
12. Planting of one new street tree at the applicants cost will be scheduled to occur in the next available planting season after the completion of the development. The owner/applicant shall pay the cost of planting of the new street tree prior to commencement of development as determined by the City in the City's Local Planning Policy 6.11 - Trees and Development. Refer Advice Note 17.
13. No walls, letterboxes, fences or other structures above 0.75 metres in height to be constructed within 1.5 metres of where:
 - a) vehicular access points adjoin the site, or
 - b) driveway meets a public street, or
 - c) two streets intersect, or
 - d) driveway meets a right of way, orunless further approval of Council is obtained.

NOTES:

- Note 1: If the development the subject of this approval is not substantially commenced within a period of two years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the Council having first been sought and obtained.
- Note 3: If an applicant is aggrieved by this determination there is a right of appeal under Part 14 of the *Planning and Development Act 2005*. An appeal must be lodged within 28 days of the determination with the State Administrative Tribunal.
- Note 4: Except where the land the subject of this approval is the subject of a notice under Clause 32 of the Metropolitan Region Scheme or is reserved by that Scheme, this approval shall be deemed to be an approval under the Metropolitan Region Scheme.
- Note 5: This is a Development Approval of the City of Stirling under its Local Planning Scheme and related policies. It is not a building licence or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approvals, consents and licenses required under any

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other law, and to commence and carry out development in accordance with all relevant laws.

- Note 6: 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.
- Note 7: The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
- Note 8: Compliance with the provisions of the Building Code of Australia.
- Note 9: Development is to comply in all respects with the attached approved plans which have been stamped accordingly.
- Note 10: Noisy Construction Work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless a Noise Management Plan for the construction site has been approved in writing by the City.
- Note 11: The proposed crossover configuration is subject to the approval of the City's Verge Control Business Unit. A "Crossover Installation Application" is required to be submitted and approved prior to the commencement of the crossover installation.
- Note 12: All street trees adjoining the subject land as shown on the submitted plans are to be retained and protected. It is the responsibility of the applicant to ensure that the site survey plan is correct as any inaccuracy of the plans will not be considered justification for removal of the trees in the event that their positions are incorrectly shown. The removal of street trees without the written approval of the City is an offence.
- Note 13: The applicant is advised that any future strata title of the property must be consistent with this approval and the lot sizes demonstrated in the application.
- Note 14: Connection to Deep Sewer in the locality.
- Note 15: In reference to condition 2, visually permeable is defined as *"in reference to a wall, gate, door or fence that the vertical surface has 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; as viewed directly from the street"*.
- Note 16: In reference to Condition 11, an Advanced Tree is defined in the City's Local Planning Policy 6.11 - Trees and Development as: *means a tree which requires planting in at least a 90 litre container or greater size and which is at least 2 metres in height and at least 2 years of age.*
- Note 17: As per Condition 12 the associated contribution costs for the planting of one new street tree(s) are as follows:
- | | | |
|------|---------------------------------|---------------------------------------|
| i) | Cost of new tree: | \$860.00 (current cost excluding GST) |
| ii) | Number of new trees required: | 1 |
| iii) | Total for the associated works: | \$860.00 |

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Tree species will be chosen by the City to reflect the surrounding streetscape. Costs include 2 years of watering and the provision that the City will replace the tree should it be damaged or die during that period.

***** PLEASE NOTE: THIS APPROVAL IS NOT A BUILDING PERMIT *****

Signed:

Dated: 21 March 2019



Giselle Allix
Senior Planning Officer
for and on behalf of the City of Stirling

Contact Officer: Karina Bowater – 9205 8433