



Ordinary Council Meeting 27/07/21

Item 12.2 refers

Attachment 2

**Draft List of Standard Development
Conditions of Planning Approval**

2021 Draft List of Standard Development Conditions of Planning Approval

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List of Standard Conditions of Development Approval
(For July 2021 Ordinary Council Meeting Adoption adoption)

CONDITION	WHEN REQUIRED	PATHWAY CODE	FOOTNOTE	WHEN REQUIRED
ADMINISTRATIVE				
APPROVED PLANS				
Development/land use shall be in accordance with the attached approved plan(s) dated _____ and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the City.	City of Belmont determined applications		A development approval is not an approval to commence any works associated with the development. A building permit must be obtained prior to commencement of any site and building works. Please liaise with the City's Building Surveyors to ascertain the requirements for a building permit to be issued.	All applications that will also require a BP.
Development/land use shall be in accordance with the attached approved plan(s) dated _____ and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the Metro Inner-south Joint Development Assessment Panel or City of Belmont (<i>delete as not applicable</i>).	Development Assessment Panel recommendations			
This decision constitutes development approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four year period, the approval shall lapse and be of no further effect.	Form 1 Development Assessment Panel applications recommended for approval.			
TEMPORARY APPROVAL				
This is a temporary approval only, valid for a period of <i>insert</i> (days/months/years) from the date of this decision. Upon expiry of this date the structure and/or land use (<i>delete where applicable</i>) shall be removed/ceased (<i>delete where applicable</i>) and the land reinstated to its former condition.	Where a temporary approval period is issued for an application.		With reference to condition <i>insert</i> , you are advised that if it is intended to continue the use or development of the land beyond the expiration of the approval period, further application must be lodged with the City prior to the expiration date for determination. It should be noted that further approval may not be granted depending on circumstances pertaining to the use and or development of the land in the context of the surrounding locality.	Temporary Approval applications.
AMENDED PLANS				
This approval varies the previous approval (<i>insert DA Number</i>) issued on (<i>insert date</i>) to the extent of the works shown on the development plans hereby approved only. The conditions of (<i>insert DA Number</i>) remain valid and continue to have effect.	Where an initial approvals conditions as part of a new application and can be used again and no additional conditions are required.			
Only the amendments outlined within the revision cloud/annotation (<i>delete as applicable</i>) form part of this approval. All other aspects of the development shall be consistent with the approval dated (<i>insert date</i>).	Amendments to Development Approvals for specific aspects.			
			GENERAL ADMINISTRATIVE ADVICE	
			The owner is advised that any change to the	

				property which amends the Gross Rental Value (as determined by the Valuer-General) may result in the issue of an Interim Rate Notice as per the <i>Local Government Act 1995</i> . If you have any queries regarding the Gross Rental Value of your property, please contact the City's Rates team on 9477 7222.	
				This is a development determination issued under the Metropolitan Region Scheme, the City of Belmont Local Planning Scheme No. 15 and the <i>Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions</i> . It is not an approval or consent to commence or carry out development under any other written law, act, statute, or agreement, whether administered by the City of Belmont or not. It is the applicant's responsibility to ensure all relevant approvals are obtained prior to the commencement of any development covered by this approval.	
				Where construction materials of the development are proposed to be stored onto the road reserve (verge), the applicant is required to obtain a Materials On Verge licence from the City of Belmont for the entire duration of construction works. Portable toilets, site sheds and sea containers are not permitted to be located on the road reserve (verge).	All substantial development
				The issuance of a development approval does not negate the need for the owner and/or applicant to seek all other approvals. You may also require approval under the <i>Strata Titles Act 1985</i> from any relevant strata company or other strata lot owners.	City Officers have noted a common misunderstanding with respect to a 'Change of Use' application, whereby an applicant seeks approval for a change to the use of an existing development but neglects additional approvals that may be required under other legislation – e.g. Strata, Building etc.. In order to ensure that the applicant is sufficiently aware of the need to investigate and acquire other approvals, standard footnotes are proposed for relevant change of use applications:
				A change of building classification or change of use may require the existing building to be assessed for compliance with the applicable building legislation and may require additional work be undertaken. Please contact the City's Building Surveyors for further information.	To be applied all change of use applications or when advised by one of the City's Building Surveyors.

				The applicant and owner are advised that the City's Rates Department will confirm under separate letter the street numbering applicable for this property.	As required where advised by Rates
				In regard to Condition <i>insert</i> , the applicant is advised to complete the attached legal agreement request form and lodge it with the City. This form will be sent to the City's Solicitors and they will compile a legal agreement and registration on the certificate of title to satisfy the condition. Please note that it can take six weeks for the agreement to be compiled, executed and lodged. It is recommended that the applicant lodge the request form as soon as possible to ensure delays are not experienced. The legal agreement should be finalised before lodgement of an application for a building permit.	Where legal agreement supported.
				<p>Prior to a building permit being issued, detailed plans, specifications and certified structural details shall be submitted with a copy of the development approval and such other approvals as listed below:</p> <ul style="list-style-type: none"> (a) Fire and Emergency Services of WA approval (ALL NON-RESIDENTIAL & LARGE SCALE RESIDENTIAL) (b) Department of Mines and Petroleum approval (USES INVOLVING DANGEROUS GOODS / NOXIOUS INDUSTRIES) (c) Department of Water and Environmental Regulation approval (USES INVOLVING NOXIOUS INDUSTRIES) (d) Public Health approvals (PUBLIC BUILDINGS / SWIMMING POOLS ETC) (e) Airservices Australia approval (DEVELOPMENT IN AIRPORT REFERRAL AREAS) (f) Water Corporation approval must be obtained to discharge stormwater into a drain under Water Corporation Control (IF DEVELOPMENT ABUTS A WATER CORPORATION DRAIN). <p>Department of Planning, Lands and Heritage / Main Roads WA / Department of Transport approval must be obtained for crossovers to 'Primary Regional Roads' or 'Other Regional Roads'.</p>	As required.
				Conditions <i>insert</i> to <i>insert</i> have been applied by Department of Planning, Lands and Heritage / Department of Transport / Main Roads WA / Department of Biodiversity, Conservation and Attractions / Heritage Council / Department of Water and Environmental Regulation. For more information about these conditions, please contact <i>insert</i> of <i>insert</i> on <i>insert</i> .	When a condition has been requested by a Government Agency and the applicant will need to contact this agency to get specific details on how to meet the conditions. i.e. a Main Roads WA crossover specification.
				Cranes used during the construction of the buildings must be referred to the Perth Airport, Senior Airports	Buildings with heights that may impact airspace.

				Operations Officer a minimum of 48 hours prior to erection.	
	GENERAL CONDITIONS				
	GENERAL MANAGEMENT PLAN				
	Prior to lodging an application for a building permit / commencement of the use / commencement of site works (<i>delete as necessary</i>), a <i>insert (specify matter e.g. waste (rubbish collection) / fire / noise, etc)</i> management plan development shall be submitted for approval and implemented to the satisfaction of the City.	Upon advice from relevant department where a management plan is required in relation to a potential amenity impact / site operation. Not to be used where a more specific management plan condition exists.		In relation to Condition <i>insert</i> , the <i>insert (specify type of plan)</i> Management Plan shall include <i>insert (specify required info as advised by relevant department)</i> . Please liaise with the City of Belmont <i>insert (specify relevant department)</i> regarding the requirements for the <i>insert (specify type of plan)</i> Management Plan / Strategy.	Where Management Plan condition is required.
	SUBDIVISION/AMALGAMATION				
	Prior to lodging an application for a building permit, the Lot/s <i>insert</i> shall be (subdivided / amalgamated) and (new certificates of title obtained for the subdivided lots) or (a new Certificate of Title obtained for the amalgamated lot).	Where a lot/s are required to be subdivided or amalgamated as part of the proposal.		Regarding Condition <i>insert</i> the applicant is advised that should the owners wish to have a building permit issued prior to (amalgamating / subdividing) (<i>delete as necessary</i>) the lots, then the City may permit the owner to enter into a legal agreement with City to defer the timeframe for satisfaction of the condition. The legal agreement must be prepared by the City's solicitors (at the owner's full cost), finalised and signed, and then registered as an absolute caveat on the property's certificate of title prior to application for a building permit being submitted. Please note that a legal agreement must be requested by the owner, in writing, and all costs associated with the preparation of a legal agreement and lodgement of a caveat must be borne by the owner. Generally legal agreements may take 4 to 6 weeks to be prepared and therefore any such request should be lodged promptly with the City's Planning Department.	Where amalgamation / subdivision required
				Please note that as this development approval is for more than five new residential dwellings, a cash-in-lieu contribution for public open space may be requested by the City at subdivision / built strata stage, in accordance with the Western Australian Planning Commission's Development Control Policy 2.3 and the City of Belmont Public Open Space Local Planning Strategy. The cash-in-lieu contribution is based on the equivalent market value of 10% of the development site, having regard to the provisions of the <i>Planning and Development Act 2005</i> .	Where more than five new dwellings are proposed.
				Please be advised that in the event the proposed subdivision boundary is less than 900mm clear of the retained existing dwelling, modifications may need to be undertaken to the dwelling to ensure compliance with the Building Code of Australia Volume Two Part 3.7 Fire Safety to the satisfaction of the City's Manager Building Services prior to the	Where a wall is likely to not comply with BCA (upon advice from Building Dept).

				local government clearing the subdivision. Please the City's Building Surveyors on (08) 9477 7222.	
	DEMOLITION/CLEARING SITE				
	Prior to the commencement of any site works, all existing buildings and structures on the lots, including soakwells, leach drains, septic tanks, underground storage tanks, stormwater drainage systems and waste water disposal systems, shall be removed and the land levelled to the satisfaction of the City.	Where demolition of existing buildings / structures is required or the retention of existing structures causes issues.		In relation to Condition <i>insert</i> , this development approval is not a demolition permit. A demolition permit must be obtained from the City prior to commencement of any demolition works. Please liaise with the City's Building Surveyors for further information.	Where demolition is proposed or required.
				Existing on-site effluent disposal system(s) and waste water disposal system(s) are to be decommissioned in accordance with the <i>Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974</i> . A pump out receipt from a licensed liquid waste contractor and statutory declaration from the decommissioning contractor or letter from a licenced plumber is to be provided to the City of Belmont as proof of decommissioning.	Where demolition is proposed or it is known that septic systems remain on the site.
				Written certification for the removal of septic tanks, soakwells, leach drains, underground storage tanks, stormwater drainage devices and associated pipework, and backfill with clean fill is required in the form of either: a) Written certification from a licensed demolition contractor stating that all septic tanks including all tanks and pipes and associated drainage systems (soakwells or leach drains) and any stormwater disposal systems have been decommissioned and removed and backfilled with clean fill; or b) A statutory declaration from the land owner or licensed demolition contractor stating that to the best of their knowledge there are no septic tanks, soakwells, leach drains, underground storage tanks, stormwater drainage devices and associated pipework located on the lot, and that they accept the consequences of any risk associated with proceeding with the development should there be unremoved septic tanks or other in ground devices on the site.	Where demolition is proposed or it is known that septic systems or other in-ground devices remain on the site.
	BUILDING MATERIALS / FINISHES				
	Prior to lodging an application for a building permit, a detailed schedule of external materials, finishes and colours to be used in the construction of the development shall be submitted for approval and implemented to the satisfaction of the City.	Where materials, colours and finishes are required but have not been submitted.			
	GENERAL FENCING				

	No buildings and structures (including fencing) are permitted to be located within a 6.0m x 6.0m truncation at the junction of <insert street name> and the <insert street name> road reserves, as marked in 'RED' on the approved plans.	Where no street corner truncation exists			
				The applicant/owner is advised that permission to erect a boundary wall near or on the boundary does not grant permission to use the adjoining property or to remove the dividing fence without neighbour's consent. Dividing fences are controlled under the <i>Dividing Fences Act 1961</i> and the City of Belmont has no jurisdiction to resolve disputes owners pertaining to this legislation. Please liaise with any adjoining landowner if there is an intention to remove or replace any portion of fencing or contact the Building and Energy (Building Commission) division of the Department of Mines, Industry Regulations and Safety for more information on the <i>Dividing Fences Act 1961</i> .	All development involving / likely to involve new dividing fences.
				It is the City's intention that in the 'Industrial', 'Mixed Use' and 'Mixed Business' zones fencing in the front setback area be kept to a minimum. In circumstances where fencing is required for security, the city can consider applications for high quality fencing constructed out of wrought iron, masonry or similar materials. Where fencing in the front setback has not been approved under this application, a separate application for development approval and building permit is required prior to installation.	All development in Mixed Use / Mixed Business / Industrial zones (where appropriate).
	VISIBILITY OF SERVICES				
	No services, such as air conditioners, fire boosters, meter service boards or water heaters shall be visible from the street.	All new development. On larger commercial developments make sure to check where this equipment will be, as it can be substantial in size.		With regards to Condition <i>insert</i> , please ensure all services are screened prior to the submitting of a Form 15A and Form 15C application to the City.	All grouped and multiple dwelling applications which have 5 or more units.
	RESIDENTIAL				
	BOUNDARY WALLS				
	Prior to occupation or use of the development, the external face of the <i>insert</i> wall built on the boundary shall be finished in either: (a) face brick; (b) painted render; or (c) painted brick work. to the satisfaction of the City.	Residential development comprises a portion of the dwelling constructed on the lot boundary.		In relation to the finish of the boundary wall(s), the owner is encouraged to liaise with the adjoining property owner(s) to ascertain a finish that satisfies both parties.	Where a boundary wall is proposed
	GROUP/MULTI DWELLINGS				
	Prior to occupation or use of the development, the existing house shall be upgraded externally to the equivalent standard of the new residence to the satisfaction of the City.	Where an existing dwelling retained as part of a grouped dwelling development.		In relation to Condition <i>insert</i> , the applicant is advised that the following upgrades are required for the existing dwelling: • <i>Insert</i>	Where upgrades to existing development are required.

				<ul style="list-style-type: none"> • <i>Insert</i> <p>The above upgrades are required to ensure that the existing dwelling achieves a high standard of maintenance and visual appearance commensurate with new development, having regard to Clause 5.2.6 of the Residential Design Codes. Please liaise with the City's Planning Department should you require any further information about the required upgrades.</p>	
	A storeroom shall be provided for each dwelling with a minimum internal area of 4 m ² or 3m ² (<i>Delete as necessary</i>) and a minimum internal dimension of 1.5m. The storerooms shall be enclosed, lockable and accessible from outside the dwelling; the swing path of the storerooms doors must not intrude into the 4 m ² or 3m ² (<i>Delete as necessary</i>) minimum internal area.	Grouped Dwellings and Multiple Dwellings.			
	Prior to the occupancy of the development, a lighting plan in accordance with the requirements of Clause 5.3.2 of the Residential Design Codes shall be submitted for approval in writing and implemented to the satisfaction of the City.	Where a lighting plan is required.			
	All clothes drying devices and clothes drying areas shall be located and positioned to not be visible from the street or a public place.	Grouped or multiple dwelling development.			
				It is important to note that if it is proposed to strata the units, Western Power will only provide one point of electrical supply for the existing green title residential lots.	Residential grouped / multiple dwellings
	AGED/DEPENDENT DWELLINGS				
	<p>Prior to lodging an application for a building permit, the proprietor must consent to the City lodging for registration on the Certificate of Title for the land a notification under Section 70A of the <i>Transfer of Land Act 1893</i>. The notification is to state as follows:</p> <p><i>"No person shall occupy dwelling that is not disabled, physically dependent or aged over 55, or is the surviving spouse of such a person."</i></p> <p>The notification and registration are at the full cost of the applicant.</p>	Where approval has been granted for aged / dependent persons dwellings		In relation to Condition <i>insert</i> , the 70A Notification shall be prepared and lodged by the City or its solicitors at the applicants cost.	
	Unit <i>insert</i> shall be designed and constructed to meet the standards set out in AS 4299 (Adaptable Housing – Class B standard) to the satisfaction of the City.	Where approval has been granted for aged / dependent persons dwellings			
	VISUAL PRIVACY				
	Prior to occupation or use of the development, major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line shall be provided with permanent screening to restrict views within the cone of vision from those major opening and/or unenclosed active habitable spaces, in accordance with Clause 5.4.1 of the Residential Design Codes Volume (1 or 2 <i>delete as necessary</i>), to the	Where a major opening to a habitable room of the dwelling or outdoor living space with a floor level greater than 0.5 metres above natural ground level does not comply with the acceptable standards of the R-Codes and cannot be set back		<p>In relation to Condition <i>insert</i>, compliance for the subject window(s) / opening(s) may be achieved in any of the following ways:</p> <ul style="list-style-type: none"> • Window / opening having a minimum sill height of 1.6 metres above the finished floor level of the room; or • Window / opening having fixed opaque glass 	Where overlooking is required to be addressed.

	satisfaction of the City.	the required privacy distance.		below 1.6 metres above the finished floor level of the room; or <ul style="list-style-type: none"> Fixed permanent screening device/s that comply with the requirements of the Residential Design Codes being attached to the window / opening; or Any other measure that complies with the provisions of Clause 5.4.1 of the Residential Design Codes Volume 1 to the satisfaction of the City. 	
				In relation to Condition <i>insert</i> , balcony screening shall be a minimum height of 1.6 metres and fixed permanent opaque materials that comply with the requirements of Residential Design Codes Volume 1 Clause 5.4.1 to the satisfaction of the City's Manager Planning Services.	Screening for balconies.
	RESIDENTIAL FENCING				
	Fences / walls in the front setback of the property shall comply with the visually permeable and sight line 'Deemed to Comply' requirements of Clause 5.2.4 and 5.2.5 of the Residential Design Codes Volume 1: (a) 1.2 metres above natural ground level within the primary street setback area; and (b) walls, fences and other structures truncated or reduced to no higher than 0.75 metres above natural ground level within 1.5 metres of the intersection of a driveway and a public street or where two streets intersect.	Where no fencing is proposed, or where fencing is proposed but does not comply with the R-Codes.		No fencing and walls within the primary or secondary street frontages, including fences and walls along primary or secondary street boundaries, are permitted unless a separate development approval is granted by the City of Belmont.	Applications in non-residential zones where fencing / walls have not been proposed.
	All fencing visible from the street or an internal access way shall be constructed in: (a) brick and visually permeable timber; or (b) brick and visually permeable wrought iron; or (c) other materials which match the units and which are acceptable to the City.	Grouped dwellings subject to the flexible code.		Visually permeable' has the definition given to it in the Residential Design Codes. The City's expectation is that any walls and fences must allow for adequate views between the building and the street to promote passive surveillance.	Where residential front fencing condition applied.
	No buildings, structures (including fencing) and landscaping exceeding 0.75 metres in height above ground level are permitted to be located within a 1.5m x 1.5m truncation at the junction of the common property / access way / driveway (<i>delete not applicable</i>) and the < <i>insert street name</i> > road reserve, as marked in 'RED' on the approved plans.	Where no sightline truncation exists adjacent to a vehicle access point		In relation to Condition <i>insert</i> , should the property be subdivided, the property boundaries may require modification to accommodate the required sightline truncation.	Where a sightline truncation is required but subdivision has not occurred.
	OUTBUILDINGS/CARPORTS				
	The outbuilding hereby approved shall not be used for any commercial or industrial use, or for human habitation, unless otherwise agreed in writing by the City.	Where an outbuilding is proposed.			
	The front and side portions of the carport shall remain unenclosed at all times, to the satisfaction of the City.	Where a carport structure is proposed in the front setback area.			

	SHADE SAILS				
	Shade sails / shade structures are to be maintained to the specification and satisfaction of the City.	Where shade sails are proposed.			
				RESIDENTIAL ADVICE	
				The owner is advised that the construction of an ancillary dwelling increases the Gross Rental Value of the property. The Valuer General's Office is responsible for the amendment of the Gross Rental Value of properties and advises the City's Rates Department accordingly. The Rates Department will then issue an interim rating adjustment.	Ancillary Dwellings
				Please note that site coverage for the development as a result of this application is <i>insert</i> . Any future development on the site must not contribute to site coverage in excess of <i>insert</i> , as required under the Residential Design Codes.	Where site cover is within 5% of exceeding permitted.
	COMMERCIAL/USE SPECIFIC				
	CUSTOMER LIMIT				
	There shall be no more than <i>insert</i> customers / clients / staff / practitioners (<i>delete as necessary</i>) on the site at any given time.	Where approval is given based on maximum occupancy numbers.			
	BED AND BREAKFAST				
	The bed and breakfast is limited to a maximum of <i>insert</i> bedrooms being used for accommodation purposes and is restricted to a maximum of six (6) unrelated persons only (including the residents of the dwelling) at any one time.	Bed and Breakfast applications		A change in building classification is required to comply with the current National Construction Code Building Code of Australia Volumes One and Two. The applicant/owner is required to submit an application for change in classification prior to the commencement of the bed and breakfast business.	The Building Department has advised that a change of building classification is required for bed and breakfasts.
	HOLIDAY ACCOMODATION				
	Development/land use shall be in accordance with the attached approved floor plan(s) dated <i>insert</i> , and Property Management Plan and bookings procedure dated <i>insert</i> version, and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the City.				
	Prior to commencement of use, the landowner shall implement the approved Property Management Plan (as well as any subsequently updated and approved versions of the Property Management Plan) to the satisfaction of the City.				
	Prior to commencement of use, the landowner shall modify the Property Management Plan to include the following:	When additional requirements are to be introduced to an existing Property Management			

	(a) <i>insert</i> (b) <i>insert</i>	Plan.			
	The landowner shall maintain a complaint register and outline the measures taken to address any complaints. This register shall be submitted to the City for review within six months of the date of this approval. The landowner shall update the Property Management Plan to address any issues arising from the review to the satisfaction of the City.				
	There shall be no more than six short-stay guests residing at the property at any one time.				
	The whole property is to be rented as one booking only. No bedrooms or other areas of the house are to be rented on an individual basis.				
	FAMILY DAY CARE				
	The family day care shall not care for: <ul style="list-style-type: none"> • More than seven (7) children at any one time including those living at the premises; inclusive of • More than four (4) children under school age at any one time. 	Family Day Care applications		The applicant is advised that they must obtain an approval from the Department of Communities Education and Care Regulatory Unit prior to commencement of the family day care service.	
	The operating times for <i>insert</i> shall be limited to the hours of <i>insert</i> am to <i>insert</i> pm, unless otherwise approved in writing by the City.	Family Day Care applications		The applicant is advised that no food preparation is approved to be undertaken on-site. Registration in accordance with the <i>Food Act 2008</i> must be obtained prior to the commencement of food preparation. Please liaise with the City's Environmental Health Department to ascertain the requirements.	
	MASSAGE				
	All massage services provided on site are to be non-sexual. Sex related activities are prohibited.	Where a massage business is approved.			
	STORAGE				
	All storage associated with the site shall occur within the building or beneath an approved roofed enclosure. The open air storage of equipment, materials and stock in yard areas is not permitted unless otherwise approved by the City.	Applications in the Mixed Use / Commercial / Mixed Business zones, or where outdoor storage has not been proposed in the Industrial zone.		Please note that use of external space and yard areas for storage or the conduct of any business activity is expressly prohibited in the Mixed Use Mixed Business (<i>delete n/a</i>) Zone under the provisions of City of Belmont Local Planning Scheme No. 15. This includes the placement of sea containers, stock, equipment and materials outside of buildings.	All development in Mixed Use / Mixed Business (where appropriate).
	Prior to lodging an application for a building permit, a plan detailing screening of outdoor storage from public view shall be submitted for approval and implemented to the satisfaction of the City.	Where outdoor storage is proposed in the Industrial zone / where proposed outdoor storage is not adequately screened.			

	No more than a maximum of 25% of the front building setback area shall be used for trade display purposes.	Where trade display is likely to occur / has been approved.		'Trade Display' refers to the display of trade goods or equipment for the purposes of advertising.	All development in Mixed Use / Mixed Business / Industrial zones (where appropriate).
	COMMERCIAL VEHICLES				
	All commercial vehicles and trucks shall ingress and egress the site in forward gear. No reversing of vehicles and trucks to or from the site via a public road is permitted.	Non-residential developments that are likely to have truck deliveries.		In relation to Condition <i>insert</i> , 'Commercial Vehicles' shall have the definition given in Schedule 1 of Local Planning Scheme No. 15. 'Trucks' include any motor vehicle with a gross vehicle mass over 4.5 tonnes, except a bus or tractor as defined in the <i>Road Traffic Code 2000</i> .	Where required.
	The commercial vehicle shall at all times be parked behind the front building line of the house.	All commercial vehicle parking approvals on Residential zoned land.		This development approval has been issued based on the information provided by the applicant and contained in the approved plans. The applicant is advised that any modifications to the approved arrangements for the parking of the commercial vehicle on the subject site will require the approval of the City. Should the occupant of the property no longer cease parking the commercial vehicle at the subject property, please notify the City in writing at the earliest opportunity.	Commercial vehicles
	The storage of any goods associated with the use of the commercial vehicle is not permitted on the subject site.	All commercial vehicle parking approvals			
	No loading, unloading and/or transfer of goods and passengers from one commercial vehicle to another shall occur on the site.	All commercial vehicle parking approvals			
	Major servicing, extensive cleaning and/or detailing of the commercial vehicle is not permitted to occur on the site.	All commercial vehicle parking approvals		In relation to Condition <i>insert</i> , any repairs, cleaning and/or detailing undertaken on the vehicle must be minor in nature, not generate any adverse emissions (noise, odour, etc) and not generate any liquid waste that cannot be easily contained. Liquid waste shall be defined as in the <i>Environmental Protection (Unauthorised Discharges) Regulations 2004</i> and shall be disposed of in accordance with those Regulations.	Commercial vehicles
	CRIME PREVENTION				
	The <i>insert</i> shall be painted in (<i>insert paint brand and colour</i>) or suitable alternative to the specification and satisfaction of the City.	On advice from Crime Prevention Officer			
	The <i>insert</i> shall be treated with two coats of a non-sacrificial anti-graffiti agent, or other suitable treatment, to the specification and satisfaction of the City.	On advice from Crime Prevention Officer .			
	SIGNAGE				
	Prior to occupation or commencement of the use, a signage strategy for the site / development shall be prepared and submitted to the City as a separate application for development approval.	All new large scale non-residential developments or existing developments where multiple tenancies are proposed and coordinated			

		signage is required.			
	Signage shall only advertise the businesses operating on the subject lot.	All signage.			
	The illumination of the sign shall not flash, pulsate, chase, or otherwise cause a nuisance to an adjoining site or the local area to the satisfaction of the City.	All illuminated signage.			
	The sign shall have a minimum headway of 2.7 metres.	All signage that requires a minimum headway unless variation supported.			
	The window signage shall not cover more than 50% of the glazed area of the window/s or exceed 10.0m ² in area in aggregate per tenancy on a lot.	All window signage unless variation supported.			
	The sign shall only be displayed during the business hours of the land use / business to which it relates.	All portable / ground-based signage			
	The sign shall be always located wholly within the boundaries of the subject property.	Signs located near a boundary or transportable in nature.			
	The level of illumination of the sign shall not exceed a maximum luminance of 300cd/m² and light spill of 50 lux on other properties. NEW CONDITION	Generally, illumination shall be in accordance with the City's Local Planning Policy – Advertising.		The applicant is advised that development approval is not approval for the erection and/or construction of any signage. A building permit is required prior to the erection and/or construction of signage. Please liaise with the City's Safer Communities – Building Surveying for more information.	Where signage is shown on plans but not approved under DA.
				Please be advised that approval of the signage has been granted based on the plans and information submitted. Any physical changes to the sign structure and/or modifications that alter the nature of the sign will require lodgement of a new application unless otherwise approved by the City.	All signage.
				Signage is not approved as part of this application. A separate application for development approval and building permit is required prior to display of any advertisements and signage.	All non-residential development and changes of use to non-residential land uses.
	HERITAGE				
	Prior to commencement or demolition works, the heritage building and/or structures shall be appropriately fenced and/or protected during construction of the development to the satisfaction of the City.	Where an application involves a heritage property to ensure it is protected.			
	Prior to lodging an application for a demolition permit, an archival record shall be submitted to and approved by the City for the place in accordance with the Heritage Council of Western Australia's 'Archival Recording of Heritage Places: Standard Brief and Standard Form (non-registered places)'. '	Where an application involves a heritage property and an archival record of the property is deemed necessary.			

	Prior to lodging an application for a demolition permit, a Demolition Management Plan detailing measures to minimise the impact of demolition works on the surrounding area/ remainder of property shall be submitted for approval and implemented to the satisfaction of the City.	Where an application involves the demolition of a heritage property and there is a need to protect remaining sections of the building or adjoining properties.			
	HAZARDS/NOTIFICATIONS				
	BUSHFIRE				
	Prior to occupation or use, the measures and actions identified in the Bushfire Management Plan and Bushfire Emergency Evacuation Plan dated (***) shall be implemented and thereafter maintained to the satisfaction of the City.	Where a BMP or BEEP has been approved.			
	The *insert* hereby approved shall be constructed in accordance with the construction requirements for AS 3959 BAL-***, as per the recommendation of the "Bushfire Attack Level (BAL) Assessment Report" dated **** by ***** to the satisfaction of the City.	Where a development is required to be constructed to AS3959 in accordance with a BAL assessment			
	Prior to the use or occupation of the development, the Asset Protection Zone (APZ) must be established and the property thereafter maintained in accordance with the Bushfire Management Plan as approved by the City.	Where an application within a Bushfire prone area requires a building protection zone.			
	<p>Prior to lodging an application for a building permit, the proprietor must consent to the City lodging for registration on the Certificate of Title for the land a notification under Section 70A of the <i>Transfer of Land Act 1893</i>. The notification is to state as follows:</p> <p><i>"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/ may be subject to a Bushfire Management Plan [RENAME/DELETE AS APPLICABLE]. Additional planning and building requirements may apply to development on this land"</i></p> <p>The notification and registration are at the full cost of the applicant.</p>	For applicable development within a Bushfire Prone area.		In relation to Condition <i>insert</i> , the 70A Notification shall be prepared and lodged by the City or its solicitors at the applicants cost.	
	AIRCRAFT NOISE				
	Prior to occupation or use of the development, the applicant shall, at their full cost, submit a report from a qualified acoustic consultant certifying that the development complies with the minimum aircraft noise reductions requirements under 'State Planning Policy No 5.1 – Land Use Planning in the Vicinity of Perth Airport' to the satisfaction of the City. Any recommendations contained in the acoustic report shall be thereafter implemented and maintained for the duration of the development.	Areas above 25 ANEF			
	<p>Prior to lodging an application for a building permit, the proprietor must consent to the City lodging for registration on the Certificate of Title for the land a notification under Section 70A of the <i>Transfer of Land Act 1893</i>. The notification is to state as follows:</p> <p><i>"This property is situated in vicinity of Perth Airport and is currently</i></p>	Where residential development is located within the 20-25 or 25-30 ANEF areas.		In relation to Condition <i>insert</i> , the 70A Notification shall be prepared and lodged by the City or its solicitors at the applicants cost.	

	<p><i>affected, or may be affected in the future by aircraft noise. Noise exposure levels are likely to increase in the future as a result of an increase in aircraft using the airport, changes in aircraft type or other operational changes. Further information about aircraft noise is available from the Perth Airport website. Information regarding development restrictions and noise insulation requirements for noise-affected property is available on request from the relevant local government offices</i>".</p> <p>The notification and registration are at the full cost of the applicant.</p>				
	TRANSPORT NOISE				
	<p>The applicant shall submit drawings and specifications detailing noise mitigation measures, in accordance with the submitted noise management plan (Insert Author, Month Year) and the Western Australian Planning Commission's State Planning Policy 5.4 - Road and Rail Noise and the associated Guidelines. These drawings and specifications are to be endorsed as acceptable by an independent, qualified acoustic engineer, prior to lodgement of a Building Permit application and thereafter implemented to the satisfaction of the City.</p>	<p>Where noise sensitive development is proposed in the proximity of major roads and rail transport corridors and a noise management plan has been submitted with the development application.</p>			
	<p>The applicant shall submit drawings and specifications detailing the implementation of Quiet House requirements in accordance with the Western Australian Planning Commission's State Planning Policy 5.4 - Road and Rail Noise and the associated Guidelines. These drawings and specifications are to be endorsed as acceptable by an independent, qualified acoustic engineer, prior to lodgement of a Building Permit application and thereafter implemented to the satisfaction of the City.</p> <p>NEW CONDITION</p>	<p>Where noise sensitive development is proposed in proximity of major roads and rail corridor, falls within exposure categories A – C and no noise management plan has been submitted with the development application.</p>			
	<p>Prior to lodging an application for a building permit, the proprietor must consent to the City lodging for registration on the Certificate of Title for the land a notification under Section 70A of the <i>Transfer of Land Act 1893</i>. The notification is to state as follows:</p> <p><i>"The lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise."</i></p> <p>The notification and registration are at the full cost of the applicant.</p>	<p>Where noise sensitive development is in an area subject to transport noise (SPP 5.4).</p>		<p>In relation to Condition <i>insert</i>, the 70A Notification shall be prepared and lodged by the City or its solicitors at the applicants cost.</p>	
	CONTRIBUTIONS				
	PUBLIC ART				
	<p>Prior to lodging an application for a building permit, the owner/applicant shall elect to either:</p> <ul style="list-style-type: none"> • Seek approval from the City of Belmont for an artist to provide public art on the development site to a minimum value of <i>\$insert</i> (exclusive GST); or • Make arrangements with the City of Belmont for a cash-in-lieu payment of <i>\$insert</i> (exclusive GST) being 1% of the estimated cost of the development 	<p>Where a public art contribution is required.</p>		<p>In relation to Conditions <i>insert</i> and <i>insert</i>, the proposed public art concept will be forwarded to the Public Art Advisory Panel which will make recommendations for approval by the City's Co-ordinator Community Place Making. Full details and specifications should be submitted at the earliest opportunity to ensure that the finalisation of the public art does not delay the progression of the development.</p>	<p>All public art proposals</p>

	to the satisfaction of the City.				
	Where public art will be provided on the development site in accordance with Condition <i>insert</i> , the approved concept/strategy shall be thereafter implemented and the artwork constructed and maintained for the life of the development to the satisfaction of the City.	Where a public art contribution will be physically provided on site.			
	Prior to occupation or use of the development, details of the proposed public art contribution (as outlined on the approved plans) required under Section 6 of the City's Local Planning Policy No. 1 shall be provided to the satisfaction of the City. The artwork shall thereafter be installed and maintained for the duration of the development.	Where public art is proposed to be incorporated within a development to satisfy Section 6 of Local Planning Policy No. 1.			
	Prior to the commencement of development, plans detailing the aesthetic treatment of the walls proposed as public art shall be submitted for approval and implemented prior to the occupation or use of the development to the satisfaction of the City.	Where public art is required to be provided but not incorporated into the proposed design.			
	DEVELOPMENT INFRASTRUCTURE				
	Prior to the commencement of development or use, the landowner/applicant shall contribute towards development infrastructure pursuant to Local Planning Scheme No. 15,	Where development contributions apply.		Condition <i>insert</i> is in acknowledgement of the obligations of all landowners within <i>insert (number & name of DCA)</i> to make a development contribution for public infrastructure. The development contribution applicable to <i>insert (address)</i> is <i>insert</i> amount. This amount is to be paid to the City of Belmont prior to application for a building permit. Alternatively, the City may permit the landowner to enter into a legal agreement with the City for an alternative payment arrangement to the satisfaction of the City's Director Corporate and Governance Services. Please contact the City's Planning Department for more information in relation to this condition. (Office Note – Delete the sentence referring to 'alternative payment/legal agreement' for sites in 'The Springs'. The option to defer payment of development contributions for 'The Springs' will not apply on the basis that the amounts are known/fixed costs and payments received by the City are then reimbursed directly to DevelopmentWA).	Where development contribution arrangements are in place
	CASH IN LIEU OF PARKING				
	Prior to lodging an application for a building permit, payment of \$< <i>insert total amount</i> > shall be made to the City of Belmont for Payment in Lieu of < <i>insert number of car parking bays</i> > car parking bays which have not been provided on site or in a shared parking arrangement. This condition has been imposed under the requirements of < <i>insert title Payment in Lieu of Parking Plan</i> > and clause 77H of the Planning and Development (Local Planning Schemes) Regulations 2015.	Where the City is prepared to accepted cash in lieu in response to a car parking shortfall (where there is an agreed strategy in place that identifies where the funds will be spent to provide public parking).			

ENGINEERING					
VEHICLE PARKING					
	Prior to the commencement of works, the applicant is to submit, and have approved to the satisfaction of the City, a detailed parking plan design which complies with the Australian Standard AS/NZS 2890 and AS/NZS 1428, including <i>(insert number)</i> parking bay/s (comprising <i>(insert number)</i> visitor bays, <i>(insert number)</i> loading bays, <i>(insert number)</i> disabled bays, <i>(insert number)</i> motorcycle / scooter bays), aisle widths, circulation areas, driveway/s and points of ingress and egress.	When a sperate carparking plan is required and the approved site plan does not provide enough detail.			
	Prior to occupation or use of the development the approved parking plan must be implemented, constructed and thereafter maintained for the life of the development, to the satisfaction of the City.	In conjunction with parking plan condition.			
	<p>Prior to occupation or use of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed, drained, line marked and kerbed in accordance with:</p> <p>(a) The approved plan;</p> <p>(b) Australian Standard AS/NZS 2890 and AS/NZS 1428;</p> <p>(c) Schedule 11 of City of Belmont Local Planning Scheme No. 15; and</p> <p>(d) The City's engineering requirements and design guidelines.</p> <p>The areas must be sealed in bitumen or concrete <i>(non-residential)</i> concrete or brick paving <i>(residential)</i> <i>(delete not applicable)</i> in accordance with the City's specifications and thereafter maintained for the life of the development, to the satisfaction of the City.</p>	All applications that have communal car parking areas and the approved site plan relating to parking is sufficient.			
	Prior to occupation or use of the development, a Car Parking Management Strategy for on-site car parking shall be prepared to the satisfaction of the City. The Management Strategy shall include details of the allocation of car parking bays for residents, employees, dwellings, tenancies, visitors and tandem employee parking bays, management and maintenance measures <i>(include how gate access will be managed if necessary)</i> , and the promotion and management of non-car-based travel modes, which encourages the use of bicycles and public transport <i>(delete not applicable and add additional requirements)</i> .	Where on-site car parking is communal and/or apportioned across the site.		To facilitate vehicle manoeuvring for the site, it is recommended that the gates to the car park remain open during business hours.	
	A minimum of <i><insert number of bays></i> visitor customer staff <i>(delete not applicable)</i> car parking bays are to be provided and maintained to the satisfaction of the City.	Where visitor, customer or staff bays are required but have not been shown on the plans.			
	The <i><insert number of bays></i> visitor customer staff <i>(delete not applicable)</i> car parking bays are to be constructed and maintained in accordance with the City's engineering requirements and design guidelines to the satisfaction of the City. The bays must be individually marked on site as 'Visitor Bays' 'Customer Bays' 'Staff Bays' <i>(delete not applicable)</i> and made available for use by visitors customers staff members <i>(delete not applicable)</i> at all times.	Any development where designated visitor bays, customer bays or staff bays are required and are shown on the plans.			

	The loading and/or unloading of vehicles is to occur on-site and in a manner that does not interfere with the parking of vehicles in the car park. All car parking bays in the car park are to be always made available for the parking of vehicles by visitors and employees.	Non-residential applications that involve loading / unloading.			
	Prior to occupation of the development or commencement of the use, the landowner shall enter into a legal agreement with the City prepared by the City's solicitors by which the landowner covenants to construct the shortfall of <i>insert</i> car parking bays when required by the City and agrees to the registration of an absolute caveat against the Certificate/s of Title to the land. The owner is to bear all costs associated with the preparation and stamping of the agreement and the registration of the caveat.	Where agreement is provided for the partial construction of the required number of car parking bays.			
	END OF TRIP FACILITIES				
	Prior to occupation of the development/commencement of the use (<i>delete as necessary</i>), a minimum of <i>insert</i> bicycle bays, <i>insert</i> ventilated equipment lockers, and <i>insert</i> male and <i>insert</i> female showers (or <i>insert</i> unisex showers) are to be installed and thereafter maintained for the course of the development/ use (<i>delete as necessary</i>), to the specifications outlined within <i>Austroroads Guide AP-R527-16-Bicycle Parking Facilities Guidelines for Design and Installation</i> and AS2890.3:2015, to the satisfaction of the City.	Where end of trip facilities is required.			
	VEHICLE ACCESS CONDITIONS				
	Prior to the commencement of site works within the <i>insert</i> road reserve, a Construction Traffic Management Plan prepared in accordance with the requirements of AS1742 Pt 3 shall be submitted for approval and implemented to the satisfaction of the City.	For large scale development, on advice from City engineers.		Any signage, road works or road marking made necessary by the proposed development shall be carried out at the developer's cost.	Where required.
	To facilitate and coordinate the orderly movement of vehicular traffic associated with future development abutting (<i>insert road/street name</i>), an easement in gross is to be granted free of cost to the City of Belmont as a public access easement in the location/s marked in 'RED' on the approved plans. The easement documentation is to be prepared by the City's solicitors at the applicant/owner's full expense and registered on the certificate of title for the land prior to lodgement of an application for a building permit, unless otherwise agreed in writing by the City.	Where an easement in gross is required, such as along a Regional Road.			
	Prior to the occupation of the development / commencement of the use (<i>delete as necessary</i>), the part of Lot <i>insert</i> the subject of any access easement shall be paved, kerbed and drained in accordance with the City's engineering requirements and design guidelines and thereafter maintained to a standard satisfactory to the City. Any construction and maintenance costs are to be borne by the owner. The maintenance obligation is to be stated in the grant of easement documentation.	Where an easement in gross is required, such as along a Regional Road.		Regarding Condition <i>insert</i> , the applicant is advised that should the owners wish to defer the timeframe for the construction of the accessway within the easement in gross and provide temporary access until the adjacent properties provide an easement in gross, then the owner can enter into a legal agreement with City to this effect. The legal agreement must be prepared by the City's solicitors (at the owner's full cost), finalised and signed, and then registered as an absolute caveat on the property's certificate of title prior to application for a building permit. Please note that a legal agreement must be requested by the owner, in writing, and all costs associated with the preparation of a legal agreement and lodgement of a caveat must be borne by the	Where an easement in gross is required but it is not feasible / reasonable to construct the accessway in the immediate term. Note – this is to be used only when other all avenues have been exhausted.

				owner. Generally legal agreements take 4 to 6 weeks to be prepared and therefore any such request should be lodged promptly.	
	All access ways, parking areas and hard stand areas shall be maintained in accordance with the City's engineering requirements and design guidelines to the satisfaction of the City.	Non-residential development applications proposing new vehicle access ways, parking areas and hardstand areas.		In relation to Condition <i>insert</i> , the City's Engineering Requirements and Design Guidelines contains detailed specifications which must be adhered to in the preparation of plans submitted for approval in respect of such matters as drainage, paving, parking, accessways, crossovers, land fill and retaining. If access ways, parking areas and hard stand is not satisfactorily maintained, the City may require by notice, in writing, that the area be brought up to a satisfactory standard within a specified period and the notice shall be complied with within that period. Without limitation, the notice may require that lines marking car bays be re-painted, pot holes be repaired, damaged kerbs be replaced and degraded access or parking areas be resurfaced generally in accordance with the City's Engineering Requirements and Design Guidelines.	Where required.
	Prior to the occupation of the development, the accessway(s) shall be constructed and drained in accordance with the City's engineering requirements and design guidelines and thereafter maintained to the satisfaction of the City. NEW CONDITION	All residential development applications. Which have driveways or common property driveways			
	Prior to commencement of use, the vehicle entry point is to be signposted with a 'Low Clearance' sign in accordance with Australian Standard AS2890.1:2004 to the satisfaction of the City.	Where a vehicle entry point has a clearance of less than 3.0m.			
	CROSSOVERS				
	Prior to occupation or use of the development, the owner / applicant shall, after having obtained written approval from the City (Infrastructure Services Clearance Application), construct a vehicle crossover in accordance with the approved plans and the City's engineering specifications to the satisfaction of the City.	Where a new crossover is required.		Neither a development approval nor a building permit constitutes an approval to construct a crossover to a property. Prior to commencement of any site works, separate approval must be obtained from the City's Infrastructure Services Department to construct a crossover to the property (i.e. from the road to connect with the property's internal driveway). This approval shall be sought by way of an application for Infrastructure Services Clearance. Failure to obtain approval from the City's Infrastructure Services for the crossover may result in time delays or refusal of a vehicle crossover subsidy. Please note Infrastructure Services Clearance Applications are determined within 30 working days from date of lodgment provided further information is not required.	
	Vehicle crossovers shall be designed to achieve a minimum clearance of <i>insert</i> metres from the existing street tree to the satisfaction of the City.	Where a crossover is located within proximity of a street tree. Please liaise with the		If upon the commencement of development works it becomes apparent that the street tree may be impacted, the applicant/owner shall stop works and	

		City's parks team to ensure that the minimum distance is acceptable.		submit a written request to the City's Parks Technical Assistant requesting an assessment with regard to the street tree's relocation or removal and replacement. All works associated with removal and replacement of any street tree shall be undertaken by the City at the applicant/owners cost.	
	Prior to occupation or use of the development, the redundant crossover/s to Lot <i>insert</i> , as shown on the approved plans, shall be removed and the verge and kerb reinstated in accordance with the City's Technical Specifications, to the satisfaction of the City.	Where a crossover is required to be removed.			
	STORMWATER				
	All stormwater from roofed and paved areas shall be collected and disposed of off-site via an approved sand trapped manhole/oil and silt separator device in accordance with the City's engineering requirements and design guidelines.	Developments in Areas 1, 2 and 3 of Engineering Stormwater Plan (refer to advice from City engineers) For general developments including residential, commercial and industrial.			
	All stormwater from roofed and paved areas shall be collected and disposed of on-site in accordance with the City of Belmont's engineering requirements and design guidelines.	Developments in Area 4 of Engineering Stormwater Plan (majority of CoB). This is not intended for Service Stations or other proposed uses which include refuelling areas. For general developments including residential, commercial and industrial.			
	All stormwater from roofed and paved areas shall be collected and disposed of via piped connection to the existing system on the site in accordance with the City of Belmont's engineering requirements and design guidelines. All new and existing drains, drainage pits and soakwells shall be maintained in a clean and clear condition free of obstruction.	On advice from City engineers. Do not use for Service Stations or other proposed uses which include refuelling areas. For general developments including residential, commercial and industrial.			
	All new and existing stormwater drains, drainage pits and soakwells shall be maintained in a clean and clear condition free of obstruction.	On advice from City engineers. For general developments including residential, commercial and industrial.			
	All stormwater runoff from roofed and paved areas shall be collected and disposed of with a combination system of on-site and off-site disposal via an (approved sand trapped manhole) (oil and silt separator device) (<i>delete as applicable</i>) in accordance with the City of Belmont's engineering requirements and design guidelines.	On advice from City engineers. Where a combination of on-site and off-site disposal is required.			
	Prior to lodging an application for a building permit, stormwater disposal plans, details and calculations prepared in accordance with the City's engineering requirements and design guidelines must be	On advice from City engineers. For general developments		In relation to Condition <i>insert</i> , please liaise with the Water Corporation.	Where new sewer connection is required

	submitted for approval and thereafter implemented, constructed and maintained to the satisfaction of the City.	including residential, commercial and industrial			
	<p>Prior to occupation or use of the development, the existing stormwater drainage system and grading at the site must be modified such that:</p> <p>a) There are no stormwater pits, pipes or other stormwater devices within or beneath the proposed building/extension; and</p> <p>b) Stormwater runoff will not flow into the proposed building/extension from the surrounding area.</p> <p>The applicant must provide confirmation of the above to the satisfaction of the City.</p>	Where an additional building or building extension is proposed on a part of a site where there are existing stormwater device(s) (pipes, pits, soakwells etc) and/or which includes hardstand which drains to a stormwater drainage system (including soakwells).			
	<p>Within 90 days of the date of this decision letter, the existing stormwater drainage system and grading at the site shall be modified such that:</p> <p>a) There are no stormwater pits, pipes or other stormwater devices within or beneath the proposed building/extension; and</p> <p>b) Stormwater runoff will not flow into the proposed building/extension from the surrounding area.</p> <p>The applicant must provide confirmation of the above to the satisfaction of the City.</p>	Where approval is sought for an <u>unauthorised</u> additional building or building extension which has been built over existing stormwater device(s) (pipes, pits, soakwells etc) and/or hardstand which drains to a stormwater drainage system (including soakwells).			
	<p>Prior to occupation or use of the development, the owner is to register on the Certificate of Title a (<i>insert</i>) metre wide service easement (drainage) in favour of the local government for the purpose of (<i>insert purpose of easement</i>) along the (<i>insert location</i>) boundary as shown on the approved plan to the satisfaction of the City. The easement document must be prepared by the City's solicitors (at the owners full cost), finalised and signed, and then registered on the property's certificate of title.</p>	Where local government drainage infrastructure is sited on a subject lot and no drainage easement has been lodged on the Certificate of Title.			
	GEOTECH & FILL CONDITIONS				
	The site shall be filled to provide for a minimum finished floor level of <i>insert</i> metres AHD which is 500 mm above the 1:100 year flood level.	Generally, applications within or near Swan River floodplain (on advice from Building Dept.)			
	All fill placed on the land must consist of coarse, clay free sand or other material approved in writing by the City.	Where additional fill is required.			
	Prior to the commencement of works, a compaction certificate prepared by an appropriately qualified consultant shall be lodged with the City certifying that the ground over the location of the removed bore and or swimming pool can accommodate the proposed development, to the satisfaction of the City.	Small to medium sized developments which have a swimming pool or bore to be removed.			
	Prior to lodging an application for a building permit, a geotechnical report prepared by an appropriately qualified consultant shall be submitted to the City certifying that the ground can accommodate the proposed development, to the satisfaction of the City.	Large developments which require geotechnical investigations for both foundation design and for permeability testing of soil for onsite drainage disposal.			

ENVIRONMENTAL					
	LANDSCAPING				
	<p>Prior to lodging an application for a building permit, a detailed landscaping plan for the subject site and/or the road verge(s) shall be submitted for approval and implemented to the satisfaction of the City. The plan must include the landscaping of:</p> <p>(a) all areas of the property visible from the street; (b) communal open spaces (<i>delete if communal open space not required/proposed</i>); and (c) the street verge in compliance with the Consolidated Local Law 2020.</p>	<ul style="list-style-type: none"> • Flexible-coded grouped dwellings above base code • Multiple dwellings • New non-residential • Some change of use where landscaping is insufficient. 		<p>The plan required by Condition <i>insert</i> shall be a minimum size of A3 at a scale of not less than 1:200.</p> <p>It is recommended that the landscaping plan is prepared by a qualified landscape architect / designer and meets the requirements specified in the City's Landscaping Plan Information Sheet.</p>	Where a landscaping plan required.
	<p>Prior to lodging an application for a building permit, a landscaping and irrigation plan for the upgrade of the existing landscaping shall be submitted for approval and implemented to the satisfaction of the City.</p>	Where landscaping is insufficient or requires upgrading			
	<p>Prior to occupation or use of the development, landscaping, plants, verge treatment and/or irrigation are to be installed and thereafter maintained in accordance with the approved landscaping and irrigation plan to the satisfaction of the City. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the City.</p>	Where a landscaping plan has been requested.		<p>In relation to Condition <i>insert</i>, the plants are to be nurtured until they reach their typical mature dimensions and shall thereafter be maintained at those mature dimensions unless the City approves otherwise in writing.</p>	Where landscaping plan required.
				<p>In relation to Condition <i>insert</i>, the landscaping plan submitted with the development application has been approved.</p>	Where landscaping plan / details included with DA are acceptable and approved.
	STREET TREES/VERGE				
	<p>Existing turf, irrigation, verge treatment or street trees located within the verge are City of Belmont assets and as such must not be damaged, removed or interfered with during the course of the development.</p> <p>NEW CONDITION</p>	All developments that have frontage to a street or abut a reserve.		<p>This development approval is not approval for the removal or alteration of any turf, irrigation, verge treatment or City tree. If during the course of the development any existing turf, irrigation and/or verge treatment is damaged or destroyed, the owner/applicant shall:</p> <p>(a) repair, reinstate or replace the item in accordance with any written direction of the City's Manager Parks, Leisure and Environment; and (b) thereafter maintain the item for a period of 12 months, to the satisfaction of the City's Manager Parks, Leisure and Environment.</p> <p>If during the course of the development any existing City tree is removed, pruned or is damaged without authorisation, the City, at its discretion may:</p> <p>a) take action under Regulation 5(1) of the <i>Local Government (Uniform Local Provisions) Regulations 1996</i> or other applicable legislation (including the issue of infringement notices);</p>	Where development is likely to impact the verge or verge infrastructure.

				<p>b) recover costs associated with the removal and/or damage(if applicable) and replacement tree/s as per the City's Schedule of Fees and Charges;</p> <p>c) recover costs equivalent to the Amenity Value of the tree; and/ or</p> <p>d) undertake replacement planting at a ratio of 1 (removed) to 3 (replaced).</p> <p>Tree removal and replacement works will be undertaken by the City at the cost of the owner / applicant.</p>	
				This development is not approval for any alteration of the verge and/or removal of street tree/s. An Infrastructure Services Clearance Application (ISCA) is to be lodged and approved, prior to commencement of any work on the verge.	
				The owner / applicant is advised that in accordance with the 'City of Belmont Urban Forest Strategy – Street Tree Plan' – the planting of a street tree upon the verge is scheduled to occur in (<i>insert season/month</i>). Please liaise with the City's Parks, Leisure and Environment Department should you require any further information about the proposed street tree planting.	Where the Parks, Leisure and Environment Dept have identified that street tree planting is scheduled in future.
	Existing street trees must be retained and protected in accordance with AS 4970-2009 to the satisfaction of the City.	Where street trees are to be retained and there is minimal risk that the development can impact on the tree.		Please refer to the City's Tree Protection Information Sheet for further information.	
				This development is not approval for any alteration of the verge and/or removal of street tree/s. An ISCA is to be lodged and approved, prior to commencement of any work on the verge.	When works i.e. a crossover is required as part of the development.
	<p>Prior to lodging an application for a building or demolition permit, a Preliminary Arboricultural Report shall be submitted for approval and implemented to the satisfaction of the City.</p> <p>NEW CONDITION</p>	Where a City tree is located adjacent to the development site and it is necessary to identify the Tree Protect Zone and identify specific protection details. To be applied when the generic condition would not provide sufficient protection.		The Preliminary Arboricultural Report identifies Tree Protection Zones to protect trees to be retained. For further information please refer to the City's Tree Protection Information Sheet.	
	Prior to lodging an application for a building or demolition permit, an Arboricultural Method Statement (AMS) prepared by a qualified Arborist shall be submitted for approval and implemented to the satisfaction of the City.	Where works are proposed within a TPZ of a high retention value City tree adjacent to the development site.		<p>The Arboricultural Method Statement is required to describe the method of all operations proposed within the TPZ, in order to demonstrate these can be undertaken with minimal risk of impact on trees to be retained.</p> <p>For further information on the AMS and monitoring and certification requirements, please see the City's Tree Protection Fact Sheet.</p>	

	Prior to commencement of development, including demolition, the Applicant shall pre-pay fees in accordance with the Annual Fees and Charges for the removal of the existing <i>insert</i> street(s) and the replacement planting of three (3) new <i>(insert size) (insert species)</i> street trees to be undertaken by the City.	Where street tree removal has been supported by Parks Technical Assistant or Arborist.		The City undertakes planting during the Winter planting season of May – September, and maintains street trees for the first two to three years of establishment. The tree offset of 1 (removed): 3 (replaced) is specified in the City's Urban Forest Policy (Council Policy NB 3.2) to account for anticipated survival rates, and the species are determined by the City as per the Street Tree Plan.	Where street tree approval has been supported by the City's Parks Technical Assistant/ Arborist.
ENVIRONMENTAL MANAGEMENT					
WASTE WATER					
	Prior to occupation or use of the development, the development shall be connected to the reticulated sewerage system to the satisfaction of the City.	Where a development is not currently on sewer but requires it (refer to advice from Health and Engineering).		The City's Health Services will require a plumbing plan showing how any new plumbed facilities (such as toilets and showers) will be connected to an existing waste water disposal system and provide details of what additional loading would be put on the system. This in itself may require an application in terms of the <i>Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974</i> . If a new septic system or on-site waste water disposal system is proposed, then the applicant will need to submit an application in terms of the aforementioned Regulations to the City's Health Services. Please note that should the daily discharge exceed 540 litres per day, the City will forward the application, with comments and recommendations, to the WA Department of Health. Please liaise with the City's Health Services prior to the lodgement of an application for a building permit.	
				Applicants are advised that discharge of trade waste water (e.g. from vehicle wash bays) into septic systems that treat "black water" (i.e. waste water from toilets) is not permitted. If onsite treatment or disposal of trade waste water is proposed, a separate waste water treatment apparatus and effluent disposal system is required.	
	Prior to occupation or use of the development the applicant shall provide a suitably sized area for effluent disposal that is protected from vehicular traffic by bollards and not paved or covered with a surface treatment, to the satisfaction of the City.	Where a development is not currently on sewer and is supported to remain without (refer to advice from Health and Engineering).			
	Prior to occupation or use of the development, the applicant shall provide a wastewater apparatus in accordance with the <i>Health (Treatment of Sewage & Disposal of Effluent & Liquid Waste) Regulations 1974</i> , the apparatus shall thereafter maintained to the satisfaction of the City.	Where a wastewater apparatus is required.			
SERVICE STATION DRAINAGE					
	The fuel dispensing area shall be: a) Located entirely beneath an impervious roof/forecourt canopy; b) Paved and graded to direct all fuel dispensing area runoff to	For Service Stations and other proposed uses which include a fuel dispensing area.		An application showing details of the size and location of the fuel dispensing area, associated runoff treatment plant and treated wastewater disposal areas and all other required information	Upon advice from City's Health Services and Environmental Officer Light Industry.

	dedicated impervious sumps.			shall be submitted to the City for approval prior to application for a building permit.	
	An area shall be provided on site for the disposal of treated fuel dispensing area runoff to the satisfaction of the City. This area shall be protected from vehicular traffic by bollards or non-mountable kerbing, and is not to be paved or covered with an impermeable surface treatment.	For Service Stations and other proposed uses which include a vehicle refuelling area in locations where a suitable Water Corporation sewer is NOT available within 91m of the site boundary.		Necessary approvals for connection to reticulated sewerage must be sought from the Water Corporation. The design of the drainage and treatment system shall be constructed to meet Water Corporation design and approvals requirements.	Where reticulated sewerage is available within 91m of the property boundary.
	Prior to occupation or use, fuel dispensing area drainage must be connected to the reticulated sewerage system to the satisfaction of the City.	For Service Stations and other proposed uses which include a vehicle refuelling area in locations where a suitable Water Corporation sewer is available within 91m of the site boundary.			
	All stormwater from paved areas (excluding fuel dispensing areas) and roofs shall be collected and disposed of on-site in accordance with the City's engineering requirements and design guidelines.	For Service Stations and Other Proposed Uses which include vehicle refueling areas. Use this standard condition for Service Stations and other proposed uses with refuelling areas which are located in Area 4 of Engineering Stormwater Plan (majority of CoB). This standard condition relates to parts of the premises where storm water is at a lower risk of being contaminated than the dispensing area.			
	All stormwater from paved areas (excluding fuel dispensing areas) and roofs shall be collected and disposed of via piped connection to the existing system on the site in accordance with the City's engineering requirements and design guidelines. Any existing drains, drainage pits and soakwells shall be maintained in a clean and clear condition free of obstruction.	For Service Stations and Other Proposed Uses which include vehicle refueling areas. Use this standard condition for Service Stations and other proposed uses with refuelling areas which are located in Area 4 of Engineering Stormwater Plan (majority of CoB). This standard condition relates to parts of the premises where storm water is at a lower risk of being contaminated than the dispensing area.		Condition <i>insert</i> relates to paved areas outside the fuel dispensing area. Fuel dispensing areas have separate requirements for treatment and disposal of runoff.	Upon advice from City's Health Services and Environmental Officer Light Industry.
	All stormwater from paved areas (excluding fuel dispensing areas) and roofs shall be collected and disposed of via a combination of on-site and over flow off-site connection to the City's stormwater drainage system. An approved oil/silt separator shall be installed at	For Service Stations and other proposed uses which include a fuel dispensing area.			

	the last manhole up-stream of the stormwater connection to the City's stormwater drainage system in accordance with the City's engineering requirements and design guidelines.				
	All stormwater runoff from paved areas (excluding fuel dispensing areas) shall pass through an approved oil and silt separator prior to discharging to any onsite soakwells.	For Service Stations where stormwater from paved areas is disposed of wholly or partly onsite.			
				Fuel dispensing area runoff needs to be disposed of separately from stormwater drainage from roofs and hardstand areas with a lower risk of contamination.	Upon advice from City's Health Services and Environmental Officer Light Industry.
	WASH DOWN BAYS				
	Prior to occupation or use, the applicant shall provide an area that is protected from vehicular traffic by bollards and that is not to be paved or covered with a surface treatment, for the disposal of treated wastewater from the wash bay on site in compliance with the <i>Health (Treatment of Sewage & Disposal of Effluent & Liquid Waste) Regulations 1974</i> and to the satisfaction of the City.	Where wash bays are proposed and not able to be connected to sewer.			
	Prior to lodging an application for a building permit, the applicant shall submit an application in terms of the <i>Health (Treatment of Sewage & Disposal of Effluent & Liquid Waste) Regulations 1974</i> showing details of the size and location of the proposed washbay, associated plant and treated wastewater disposal areas and all other required information. The plan shall be submitted for approval and implemented to the satisfaction of the City.	Where wash bays are proposed and not able to be connected to sewer. In conjunction with above condition.			
	Waste water from the vehicle/mechanical wash bay shall be discharged into the reticulated sewage system.	Where wash bays are proposed and can be connected to sewer.		With respect to Condition <i>insert</i> , necessary approvals for connection to reticulated sewerage must be sought from the Water Corporation.	Where wash bay is required to be connected to sewer.
				No vehicle washing is to occur on-site. Any future vehicle washing onsite will require a development approval from the City for a wash bay. The wash bay must discharge to Water Corporation Sewer in accordance with Water Corporation requirements.	Where vehicle washing does not form part of the application however the nature of the use may lend itself to washing in future. In locations where Water Corporation sewer is available.
	Major servicing, extensive cleaning and/or detailing of the commercial vehicle is not permitted to occur on the site.	All commercial vehicle parking approvals		In relation to Condition <i>insert</i> , any repairs, cleaning and/or detailing undertaken on the vehicle must be minor in nature, not generate any adverse emissions (noise, odour, etc) and not generate any liquid waste that cannot be easily contained. Liquid waste shall	

				be defined as in the <i>Environmental Protection (Unauthorised Discharges) Regulations 2004</i> and shall be disposed of in accordance with those Regulations.	
	NOISE				
	Noise generated from the site shall not exceed the assigned levels specified in the <i>Environmental Protection (Noise) Regulations 1997</i> and the approved Noise Management Plan.	Used when there is an acoustic report/noise management plan.			
	Prior to lodgement of an application for a building permit, an acoustic report from a suitably qualified acoustic consultant shall be obtained at the cost of the landowner demonstrating how the approved use will comply with the <i>Environmental Protection (Noise) Regulations 1997</i> . The recommendations of the report shall be implemented to the satisfaction of the City.	Where adverse noise may be experienced. Upon advice from Environmental Health Officers – preferably a noise acoustic report is provided as part of a development application.		The acoustic report is to identify noise sources associated with the use, whether the noise generated complies with applicable standards, and any measures suggested to ameliorate or attenuate noise produced. If required by the City, noise attenuation measures suggested by the report or by the City shall be adopted within a time stipulated by the City.	Where acoustic report required.
	All activity at the site is to comply with the Environmental Protection (Noise) Regulations 1997 (WA). The applicant shall undertake a noise compliance audit when operations commence to ensure compliance with the Environmental Protection (Noise) Regulations 1997 (WA), to the satisfaction of the City.			The premises shall be operated, and any necessary noise attenuation measures put in place, so as to ensure that noise emanating from the premises does not exceed assigned levels under the <i>Environmental Protection (Noise) Regulations 1997</i> .	Where noise impacts may arise.
				In regard to Condition <i>insert</i> , the following noise reduction measures are required: (a) Double brick cavity construction. (b) Sealed eaves to lower and upper floors. (c) Fibrous thermal insulation of R3 or greater between ceiling joists. (d) Laminated glass 6.38mm or greater with acoustic or resilient flap weather seals to frames for the <i>insert</i> facing windows to <i>insert</i> . (e) Solid core 40mm or greater with acoustic or resilient flap weather seals to frames. Doors with glass panels are to match the standard for windows above.	Where noise attenuation condition in Ascot Vale requested.
	LIGHTING				
	Any lighting installed on the building, yard areas or car parking areas shall operate in accordance with the requirements of Australian Standard AS 4282 - 2019 Control of the Obtrusive Effects of Outdoor Lighting. to ensure: a) all illumination is confined within the boundaries of the property; and b) there will not be any nuisance caused to an adjoining residents or the local area to the satisfaction of the City.	Non-residential applications as well as residential applications that have communal car parking areas.			

	MANAGEMENT PLANS			
	<p>Prior to the commencement of any site works, the applicant / owner shall:</p> <p>(a) complete and submit an Acid Sulfate Soils Self-Assessment Form to the Department of Water and Environmental Regulation and City of Belmont;</p> <p>(b) if required as a result of the self-assessment, subsequently prepare and submit an Acid Sulfate Soils Investigation Report to the Department of Water and Environmental Regulation and the City of Belmont for approval; and</p> <p>(c) if required as a result of the Acid Sulfate Soils Investigation Report, prepare and submit an Acid Sulfate Soils Management Plan and/or a Dewatering Management Plan to the Department of Water and Environmental Regulation and the City of Belmont for approval.</p> <p>Site works shall be carried out in accordance with the approved management plan(s).</p>	<p>Where acid sulphate soils are likely and extensive site works or dewatering is proposed.</p> <p>Applies to areas with High/Moderate Risk of Acid Sulfate Soils AND involving >100m³ soil disturbance OR dewatering</p>	<p>In relation to Condition <i>insert</i>, the required "Acid Sulfate Soils Self-Assessment Form" can be downloaded from the Western Australian Planning Commission's website at http://www.dplh.wa.gov.au.</p> <p>Where required:</p> <ul style="list-style-type: none"> any Acid Sulfate Soils investigation shall follow the provisions of the DWER's <i>Identification and Investigation of Acid Sulfate Soils and Acidic Landscapes</i> Published March 2013, Revised June 2015), which can be downloaded from the DWER website https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-ass-guidelines; and any Acid Sulfate Soils management plan shall follow the provisions of the DWER's <i>Treatment and Management of Soils and Water in Acid Sulfate Soil Landscapes</i> (Published July 2011, Revised June 2015), which can be downloaded from the DWER website https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-ass-guidelines. 	<p>Where acid sulfate soils condition imposed</p>
	<p>Prior to the commencement of site works the applicant/owner shall undertake:</p> <p>(a) investigations for site contamination, to be carried out to the specifications of the Department of Water and Environmental Regulation; and</p> <p>(b) where required, all remediation works including validation of remediation is to be completed to the specifications of the Department of Water and Environmental Regulation.</p> <p>to the satisfaction of the City.</p>	<p>Where site contamination is likely to exist.</p> <p>Note – applications should be referred to DWER if reported under the Contaminated Sites Act or classified as 'Potentially Contaminated – Investigation Required';.</p>	<p>In relation to Condition <i>insert</i>, the applicant is advised to refer to the Department of Water and Environmental Regulation's "Contaminated Sites Guidelines" for further information on the investigation and/or remediation process, which can be downloaded from the DWER website https://www.der.wa.gov.au/your-environment/contaminated-sites/61-contaminated-sites-guidelines. If any clarification is required in relation to these guidelines, the proponent is advised to contact the DWER Contaminated Sites branch directly.</p>	<p>Where site contamination condition imposed.</p>
	<p>Prior to the commencement of site works, a Construction Environmental Management Plan shall be submitted for approval and implemented to the satisfaction of the City</p>	<p>Where works are being undertaken adjacent to or within a natural area.</p>	<p>In relation to Condition <i>insert</i>, the Construction Environmental Management Plan (CEMP) shall be prepared by the contractor and is expected to include the site specific management of environmental issues such as surface water/ stormwater management, groundwater, wetlands, trees/ vegetation protection, spill response, erosion and sediment control, noise, vibration, dust and lighting. In addition, the CEMP is to address but not be limited to the following site specific matters:</p> <p>(a) A staging plan;</p> <p>(b) Storage of materials and equipment;</p> <p>(c) Delivery of materials or equipment to the site;</p> <p>(d) Access and parking arrangements for contractors and subcontractors;</p> <p>(e) Location of barriers and signage to notify public of closures of pathways;</p> <p>(f) Waste management;</p>	<p>Where a CEMP is required.</p>

				(g) Hours of operation, timeframes and responsibility for tasks identified; (h) Management of complaints and incidents; and (i) Any other matters likely to impact on surrounding properties and public areas.	
	Prior to the commencement of site works, a Dewatering Management Plan prepared based on advice from (<i>insert as necessary: DBCA or DWER</i>) shall be submitted for approval and implemented to the satisfaction of the City			The applicant is advised that approvals may be required from the Department of Water and Environmental Regulation and/or Water Corporation where dewatering is proposed. Please liaise with these agencies to determine the relevant requirements.	Where dewatering is proposed.
				In regard to Condition <i>insert</i> , the Dewatering Management Plan, which may be required as a result of the Acid Sulfate Soils Assessment, should address but not be limited to the following matters: (a) Location of dewatering activities; (b) Anticipated water quality and volume; (c) Description of proposed treatment train for the dewatering wastewater; (d) Description of the proposed method and location of disposal and any associated infrastructure; and (e) Evidence for any necessary approvals if off-site disposal is proposed (this includes disposal to stormwater drains).	Where dewatering is proposed.
	PRESCRIBED PREMISE/CONTAMINATED SITE				
	No more than (100 / 500 <i>delete as necessary</i>) used tyres are to be stored onsite at any one time.	In accordance with <i>Environmental Regulations 1987</i> - For proposed tyre fitting facilities, tyre retreading facilities, or other proposals that include tyre shredding or storage of used or shredded tyres. [Note - 500 tyres for tyre fitting premises. 100 tyres for all other premises].		With respect to Condition <i>insert</i> : <ul style="list-style-type: none"> the size of a tyre is to be disregarded when counting the number of used tyres permitted to be stored on site; 2 m3 of shredded, broken or pieces of used tyres are to be taken to equal 100 used tyres; In the case of tyre retreading facilities, the condition applies only to 'scrap' tyres. It does not apply to used tyres which are to be retreaded on-site. Any proposal to increase onsite storage of used tyres above (100 / 500 <i>delete as necessary</i>) will require prior-development approval for a change of use to Industry Noxious land use. 	Upon advice from City's Environmental Officer Light Industry. Delete as appropriate. 500 tyres for tyre fitting premises. 100 tyres for all other premises.
				The site is classified under the <i>Contaminated Sites Act 2003</i> as <i>contaminated – remediation required</i> . The site is affected by groundwater contamination associated with an adjacent source site and is understood to have historically been subject to potentially contaminating activities. An appropriate management plan should be prepared to address any risks associated with potential exposure to	Where a site is classified under the Contaminated Sites Act as <i>contaminated – remediation required</i> and DWER has no objection to the proposed use.

				contamination from ground disturbing and development related works. Contact Department of Water and Environmental Regulation's Contaminated Sites Hotline on 1300 762 982 for further information.	
				Please be advised that the proposed facility has been assessed as Industry Light/Noxious on the basis that its proposed production or design capacity is below XX tonnes/kilolitre per year/in aggregate. A production or design capacity in excess of XX tonnes/kilolitre per year/in aggregate will cause the premises to become 'Prescribed Premises' under the <i>Environmental Protection Act 1986</i> . Any change which causes the premises to become 'Prescribed Premises' will require development approval.	<p>Upon advice from City's Environmental Officer Light Industry.</p> <p>When a proposed facility meets a "Description of Category" listed in Schedule 1 of the <i>Environmental Protection Regulations 1987</i> but the proposed scale of operation is smaller than the corresponding "production or design capacity".</p> <p>(Proposals which exceed a relevant production or design capacity should be assessed as Industry Noxious).</p>
				The application has been assessed as 'General Industry' and should the operations change to 'Prescribed Premises' under the <i>Environmental Protection Act 1986</i> , a new application would be required.	When we have applications for spray booths and storage of tyres where the amount of paint and/or tyres stored on site are below the 'prescribed premises' limitations.
	DEPARTMENT OF HOUSING DEMOLITION APPLICATIONS				
				The applicant is advised that in addition to development approval to demolish the dwelling, a Demolition Permit is required to be obtained from the City of Belmont, <u>or</u> a copy of a demolition permit issued by the Housing Authority should be submitted to the City of Belmont.	The Department of Housing are able to issue their own Demolition Permits. The City would like a copy of demolition permit for its records.
				<p>The applicant is advised all buildings must be adequately baited prior to demolition. It is incumbent on the applicant, owner, or demolition contractor to bait all buildings being demolished, or to arrange for a licensed pest controller to carry out the baiting. A dwelling must be vacant prior to the laying of baits.</p> <p>Rodent baiting is to remain in place for a period of 14 days up to the commencement of the demolition of the buildings/structures. Baits are to be placed in every room of every building being demolished, including roof spaces and under elevated floors. External structures such as garages, sheds and old poultry and pigeon sheds/aviaries must also be</p>	<p>The Department of Housing are able to issue their own Demolition Permits. This footnote is to remind the Department to rat bait the premises prior to demolition.</p> <p>The Manager Health & Community Safety has requested that this footnote be added to any recommendations in support of demolition.</p>

				baited.	
	BIN COLLECTION				
	Bin storage areas shall be paved with an impervious material and must not drain to a stormwater drainage system or to the environment.				
	Bin storage areas be connected to sewer to the satisfaction of the City.	For drainage of bin storage areas where sewer is available. To be applied on the advice of the City's Health Team.			
	Bin storage areas shall drain to an approved onsite disposal system to the satisfaction of the City.	For bin storage areas where sewer is not available. To be applied on the advice of the City's Health Team.			
				<p>All residential properties must be serviced by the City. As such the applicant should liaise with Manager Health and Community Safety to ensure the collection service is feasible based on the plans submitted. The City may refer the submission to its waste service provider for their comments and approval. The following matters may also require to be addressed:</p> <ul style="list-style-type: none"> (a) Appropriate accessways and adequate manoeuvrability for collection trucks; and (b) Written approval for the City or its contractor to enter upon the said land to collect and remove domestic rubbish and recycling; and (c) The City or its contractor indemnification from any action being taken against it for any damage caused by the normal provision of the service by means of a legal agreement between the owner(s) and the City and Belmont; and (d) In high density residential complexes the provision of a "set down" area to facilitate the bulk waste service provided by the City. 	Where requested by Manager Health and Community Safety
				<p>This medium density development is subject to a 70% waste collection service in accordance with the City's waste collection policy. Accordingly, the City provides only 70% of the normal bin allocation, and owners pay 70% of the standard sanitation rate. As such, all bins onsite must be kept in the bin area for the communal use of all residents. The strata company is required to implement measures to ensure that bins are presented in the verge in time for uplift, and promptly retrieve the bins on the same day.</p>	Medium density development where the 70% policy has been applied.

				The total number of bins provided for this development is <i>insert</i> . Each unit is eligible to one 3m ³ bulk bin per financial year'	
				This high density development is subject to a 70% waste collection service in accordance with the City's waste collection policy. Accordingly, the City provides only 70% of the normal bin allocation, and owners pay 70% of the standard sanitation rate. As such, all bins onsite must be kept in the bin area for the communal use of all residents. High density developments are eligible to order two large (6-15m ²) bulk bins per financial year as part of the City's Bi-Annual Residential Bulk Bin services (BARB service) for the disposal of resident's old furniture, bicycles, white goods etc.	High density development where the 70% policy has been applied.
				The bin store area is to be provided with a tap and floor waste drain connected to the reticulated sewer, to the satisfaction of the City's Manager Health and Community Safety.	
	ESTATE SPECIFIC				
	INVERCLOY ESTATE				
	All windows visible from the street at the front of the development shall be of a vertical nature in accordance with the Invercloy Estate Special Development Precinct Policy.	Where horizontal windows have been proposed and are not acceptable			
	The residence shall have a minimum roof pitch of 30 degrees in accordance with the Invercloy Estate Special Development Precinct Policy. The roof to be constructed out of <i>insert</i> roof tiles" as stated in the application, in an " <i>insert</i> roof profile".	Where roof materials / profile has not been provided.			
	Window frames, eaves, gutters, downpipes and square steel posts shall be in colours and materials as specified by the Invercloy Estate Special Development Precinct Policy, including the selection of Heritage Red, Tuscan Red, Pale Terracotta, Caulfield Green, Rivergum, Mist Green, White, Cream and any pastels.	Where colours / materials have not been provided.			
	All gutters to be ogee, ovolo or rounded in accordance with the Invercloy Estate Special Development Precinct Policy.	Where gutter information has not been provided.			
	All downpipes shall be square in accordance with the Invercloy Estate Special Development Precinct Policy.	Where downpipe information has not been provided.			
	All television antennas, satellite dishes, solar collectors and air conditioners shall be mounted in locations that are not visible from the street at the front of the development, and have a colour finish that matches the colour of the roof.	Where info about plant / fixtures has not been provided.			
	Fencing to the front and side boundaries forward of, and equal with, the building line shall have a maximum height of 1 metre.	Where fencing info has not been provided.			
	BELGRAVIA ESTATE				

	All solar collectors and air conditioners shall be mounted in locations that are not visible from the street at the front of the development, and must match the colour of the approved roof.	Where information about the air conditioning unit has not been provided.			
	Any fencing located forward of the front building line shall be constructed of either solid masonry not exceeding 0.8 metres in height or of solid masonry not exceeding 0.8 metres in height with masonry piers to a maximum of 1.8 metres in height with the area between the piers containing open wrought iron, painted lattice or painted timber picket infill.	Where fencing within the street setback area doesn't comply with Belgravia Estate LPP, or has not been provided.			
	Any fencing forward of the front building line on the side lot boundaries and the secondary street frontage forward of the front building lines shall be constructed of either solid masonry not exceeding 0.8 metres in height or of solid masonry not exceeding 0.8 metres in height with masonry piers to a maximum of 1.8 metres in height with the area between the piers containing open wrought iron, painted lattice or open painted timber infill. Fencing shall be to the satisfaction of the City.	Where fencing within the street setback area doesn't comply with Belgravia Estate LPP, or has not been provided.			
	Fencing adjacent to Belgravia Street shall be open and visually permeable for at least 25 per cent of the length of the front boundary and shall be no more than 1.8 metres high (piers may be a maximum height of 2.0 metres) and constructed of either brick/limestone or brick/limestone piers with wrought iron or timber infill (pinelap excluded) infill panels. Fencing shall be to the satisfaction of the City of Belmont.	Where fencing along Belgravia Street doesn't comply with the Belgravia Estate LPP, or has not been provided.			
	All stormwater from roofed and paved areas shall be collected and disposed of off-site via an approved silt pit to be constructed in accordance with the City's engineering requirements and design guidelines to the satisfaction of the City of Belmont.	All roofed development in Belgravia Estate.		In regard to Condition <i>insert</i> , a Drainage Fee of \$330 (inclusive if GST) for each lot is payable to the City prior to the application for a building permit. (This is necessary to facilitate the City to clean and maintain the drainage system especially during the building works).	All new development in Belgravia Estate
	All external walls are to be constructed predominantly with a face brick, rendered or rammed earth finish and completed to a high standard to the satisfaction of the City.	Where information about the external walls has not been provided.			
	<p>Prior to lodging an application for a building permit, a schedule of materials and colours shall be submitted to the City demonstrating that:</p> <ul style="list-style-type: none"> (i) Any verandahs, alfresco areas and balconies shall incorporate brick, timber or coloured steel posts to the satisfaction of the City. (ii) The roof material is to consist of tiles or coloured traditional pattern corrugated metal. Non coloured metal clad roofs are not permitted. (iii) Architectural wall elements such as rendered panels or areas of weather board or similar cladding shall not exceed 50% of the wall area of any facade. <p>the plan shall be implemented to the satisfaction of the City.</p>	Where such information has not been provided or is insufficient.			
	The minimum roof pitch shall be 25 degrees wherever visible from the street or public open space.	Where the roof pitch is less than 25 degrees.			
	Plumbing fixtures, hot water systems, ground or wall mounted air	Where such information has		Please be advised that a separate development	

	conditioning units, garden sheds and clothes lines must be located so that they are not visible from the street to the satisfaction of the City.	not been provided or is insufficient.		approval is required for any the installation of satellite dishes within the Belgravia Residential Estate precinct.	
	ASCOT WATERS (BOTH ESTATES)				
	Front and rear fencing, and all fencing forward of the building line, shall comply with the provisions of the Ascot Waters Special Development Precinct Policy. Piers and dado walls shall be constructed of limestone blocks with red brick capping. Infill panels shall be visibly permeable and be coloured to harmonise with the proposed residence to the satisfaction of the City.	Where fencing / wall information has not been provided or is insufficient.			
	All piped and wired services (in particular plumbing pipes and vents), air conditioners, evaporative coolers, clothes drying areas and hot water storage tanks are to be located on the property so that they are not visible from any street or public place.	Where such information has not been provided or is insufficient.	PF80.02	In regard to Condition <i>insert</i> , where evaporative air conditioners are to be installed, they should be sited below the ridge line and at the rear of the residence to be concealed from public view.	
	The finish of the external face of all parapet and boundary walls shall be face brick or painted render to the satisfaction of the City.	Where the finish of parapet and boundary walls is unacceptable or has not been identified.			
	The development shall be constructed to a minimum finished floor level of <i>insert</i> metres AHD. Fill is limited to a maximum of 200 millimetres higher than this minimum finished floor level.	On advice from Building Dept.			
	The alfresco area at the <i>insert</i> of the dwelling shall remain permanently open and unenclosed on at least two sides unless otherwise approved by the City.	Where an alfresco area is proposed. Can become a generic condition.		In regard to Condition <i>insert</i> , enclosure of the alfresco area on more than two sides is not permitted unless a separate development application is submitted to and approved by the City.	All new development in Ascot Waters but can be applied for all patio applications.
	Prior to occupation or use of the development, the owner / applicant shall submit an application for construction of a vehicle crossover/s to the City's Infrastructure Services Division. Upon receipt of approval from the City, construction of the crossover/s shall be undertaken in brick paving in accordance with the City of Belmont crossover specifications and guidelines of the Ascot Waters Special Development Precinct Policy Local Planning Policy No. 6.	For all new dwellings in Ascot Vale where new crossover access is proposed.		In regard to Condition <i>insert</i> , the main body of brick paving for all crossovers shall be laid in Autumn Blend Cobble with a perimeter border of headers in Charcoal (or equivalent as approved by the City in matching colours). The main body of paving is to be in herringbone or 45° stretcher bond pattern.	
				In order to match the grassed areas in the linear park, it is suggested that the variety known as 'Wintergreen' be used for street verges.	In conjunction with standard landscaping condition.
	SPECIFIC ASCOT VALE ESTATE				
	All stormwater from roofed and paved areas shall be connected and disposed of off-site via pipe connection to the existing silt pit on the lot in accordance with the City's Engineering Requirements and Design Guidelines.	All roofed development in Ascot Vale Estate.		In regard to Condition <i>insert</i> , a Drainage Fee of \$330 (inclusive of GST) for each lot is payable to the City, prior to lodgement of an application for a building permit.	All new development in Ascot Vale.
	Prior to lodging an application for a building permit, details of noise attenuation measures in accordance with the Ascot Waters Special Development Precinct Policy Local Planning Policy No. 6 must be submitted for approval, constructed and thereafter maintained to the satisfaction of the City.	All development that has windows fronting or facing in the direction of Ascot racecourse.		Refer to generic noise footnotes	

	SPECIFIC ASCOT WATERS ESTATE				
	<p>The material and colour of the roof of the development shall be as follows:</p> <p>(a) corrugated metal roofing in Colorbond Off White, Stone, Merino, Wheat, Beige, Birch Grey, Heritage Red, Tuscan Red, Armour Grey, Slate Grey, Gull Grey, Mountain Blue, Ebony; or</p> <p>(b) clay and cement tiles in slate or shingle style.</p>	Where roofing material and colour has not been specified.			