

Planning and Development Act 2005**City of Canning****Notice of Determination on Application for Development Approval**

Location: 14 Vinnicombe Drive CANNING VALE WA 6155
Lot 981 DP 410204
Application Date: 22/12/2023
Application No.: 105.1854
Development: Change of Use – Tyre Recycling Facility (Resource Recovery Centre)

The Application for Development Approval is subject to the following conditions:

- (1) The development is to comply in all respects with the attached stamped approved plans dated 29 July 2024 and shall be maintained for the duration of the development to the satisfaction of the City.
- (2) Applicant to submit copy of Department of Water & Environment Regulation prescribed premises licence to the City prior to commencement of the use.
- (3) Storm water from all roofed and paved areas must be collected and discharged via the existing approved drainage system. Storm water must not affect or be allowed to flow onto or into any other property. Drainage systems must be in accordance with the Building Code of Australia.
- (4) Prior to the initial occupation of the building hereby approved, the 5-parking bays, driveway/s and points of ingress and egress shall be sealed, kerbed, drained, line marked and made available for use in accordance with the approved plans for the duration of the development to the satisfaction of the City.
- (5) Prior to the occupation of the building a minimum of two (2) bicycle stands/racks that conform to Australian Standard 2890.3 shall be provided in close proximity to the entrance of the building, and two (2) lockers are to be installed and thereafter maintained for the duration of the development to the satisfaction of the City. Details of the bicycle parking and lockers shall be provided prior to the lodgement of a Building Permit Application.
- (6) Prior to the occupation of the building 'Loading/Unloading' areas shall be constructed in accordance with AS2890.2 and maintained for the duration of the development to the satisfaction of the City.

- (7) Vehicle circulation areas shall be kept clear of any permanent storage and be accessible for safe manoeuvring of vehicles to the rear of the site for the duration of the development to the satisfaction of the City.
- (8) All outdoor storage areas shall not be visible from the street and be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
- (9) The tree(s) existing on site are to be retained and shall not be removed unless written approval by the City of Canning is granted.

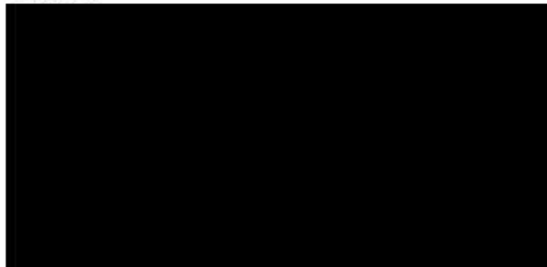
Advice Notes:

- (a) If the development that is the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
- (b) Where an approval has so lapsed, no development must be carried out without the further approval of the City of Canning having first being sought and obtained.
- (c) This approval does not authorise the commencement of any building works. The applicant is advised that a building permit must be obtained prior to the commencement of any works. To obtain a building permit it will be necessary to submit documentation in compliance with the Building Regulations, including plans incorporating all conditions of this approval, specifications and structural drawings.
- (d) A new occupancy permit will be required to recognise the permanent change that will be made to the classification of the building. Section 41 of the Building Act 2011 requires the owner or occupier to ensure that the new occupancy permit is in effect prior to the new use being adopted.
- (e) The new works and affected parts of the proposed building works must comply with the requirements of the Disability (Access to Premises - Buildings) Standards 2010.
- (f) The proponent is to submit a set of the approved plans to the Fire and Emergency Services Authority of Western Australia (FESA) for assessment. For further information in this regard contact FESA on 9336 9300.
- (g) Applicant to liaise with the Department of Water and Environmental Regulation in relation to registration or licencing conditions for the business to carry out the proposed operation at the property.
- (h) With respect to Condition (4), construction of the car parking bays requires paving, sealing, marking and draining to the satisfaction of the Executive Strategic and Regulatory Services.

- (i) This Development Application does not authorise construction of a crossover. An application to construct a crossover must be made to the City on the prescribed form, accompanied by a site plan clearly showing the design, dimensions and specifications of the proposed crossover and an application fee. Please go to the City's website for more information, or contact the City's Development Engineer.
- (j) With respect to condition (3), please be advised that the existing stormwater drainage system should be checked to ensure that adequate capacity is provided for any proposed works. In the event that the existing drainage system is insufficient to cater for the development, additional drainage capacity is to be provided where applicable. Existing and proposed drainage details are to be submitted as part of the required Building Permit Application.
- (k) If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.
- (l) If the land owner wishes to amend or cancel the development application, they may lodge an application with the City of Canning, in accordance with clause 77 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.

For further enquiries please telephone the City's Planning Officer Sushmitha Jayaram on (08) 9231 0588.

Signed:



Date: 29 July 2024

For and on behalf of the City of Canning
Under Delegation No. 213