

Notice of Determination on Application for Planning Approval

Planning Development Act 2005



Shire of Kondinin
Town Planning Scheme No.1
Determination on application for planning approval

SUBMITTED BY: Kondinin Community Recreation Council

ON BEHALF OF: Shire of Kondinin

LOCATION: No. 49 (Lot 263) Gordon Street, Kondinin

PLAN/DIAGRAM: DP 211790

VOL No: LR3021 **FOLIO No:** 337

APPLICATION DATE: 23 August 2016

DESCRIPTION OF PROPOSED DEVELOPMENT: Alterations and Additions to Building

The application for planning approval is granted subject to the following conditions:

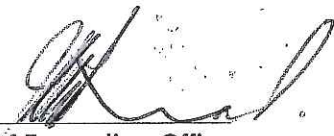
1. A completed Certified Building Permit Application with Certificate of Design Construction and accompanying structural certification with a completed and signed by a competent person a statement of 'Evidence of suitability' pursuant to the Building Code of Australia 2015 (as amended) PART A2 ACCEPTANCE OF DESIGN AND CONSTRUCTION, clause A2.2 Evidence of suitability, an energy and water efficiency documentation compliant with the Building Code of Australia 2015 (as amended) SECTION J ENERGY EFFICIENCY and the Water Efficiency Labelling and Standards (WELS) report and Department Fire and Emergency Services approval and evidence of compliance with all disability provisions in relation to a Class 9B building and referencing AS 1428.1—2009 for accessible and/or ambulant specifications as determined in the scope of works shall be submitted and approved by the Shire prior to the issuing of the Building Permit;
2. Smoke detectors shall be installed as per the Local Government (Miscellaneous Provisions) Act 1960; the Local Government Act 1995, Building Code of Australia 2015 (as amended) and the Building Amendments Regulations 2009;
3. All requirements for mechanical ventilation be met in accordance with the Building Code of Australia 2015 (as amended) and the Sewerage (Lighting, Ventilation and Construction) Regulations 1971 and wherever a discrepancy between the two occurs the Regulation prevails;
4. All sanitary conveniences opening into a bedroom and/or a food preparation room shall be in accordance with the Shire of Kondinin Health Local Law 1998 and the Building Code of Australia 2015 (as amended) and wherever a discrepancy between the two occurs the Health Local Law prevails;
5. All carpet and soff furnishings must comply with the requirements of the Shire of Kondinin Health Local Laws 1998 and the Building Code of Australia 2015 (as

amended) and wherever a discrepancy between the two occurs the Health Local Law prevails; and

6. A compliant escape plan including location of fire extinguishers and a muster point shall be submitted and approved by the Shire prior to the issuing of the Building Permit.

Advice Notes

1. The development shall be substantially commenced within two (2) years from the date of this approval. If the development is not substantially commenced within this period the approval will lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further planning approval of the Shire of Kondinin having first been sought and obtained;
2. A completed Certified Building Permit Application must be submitted to and approved by the Shire through the issuing of a Certified Building Permit prior to the commencement of any construction on the land;
3. The noise generated by any activities on-site, including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997;
4. No works shall commence prior to 7.00am Monday through to Saturday and 9.00am Sunday and all works to cease by 5.00pm every day unless the Shire of Kondinin has given prior approval of a noise management plan;
5. Failure to comply with any of the conditions of this planning approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Kondinin Town Planning Scheme No.1 and may result in legal action being initiated by the local government.

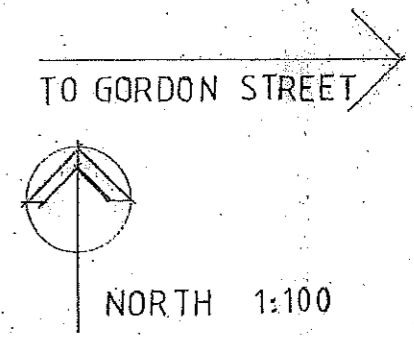
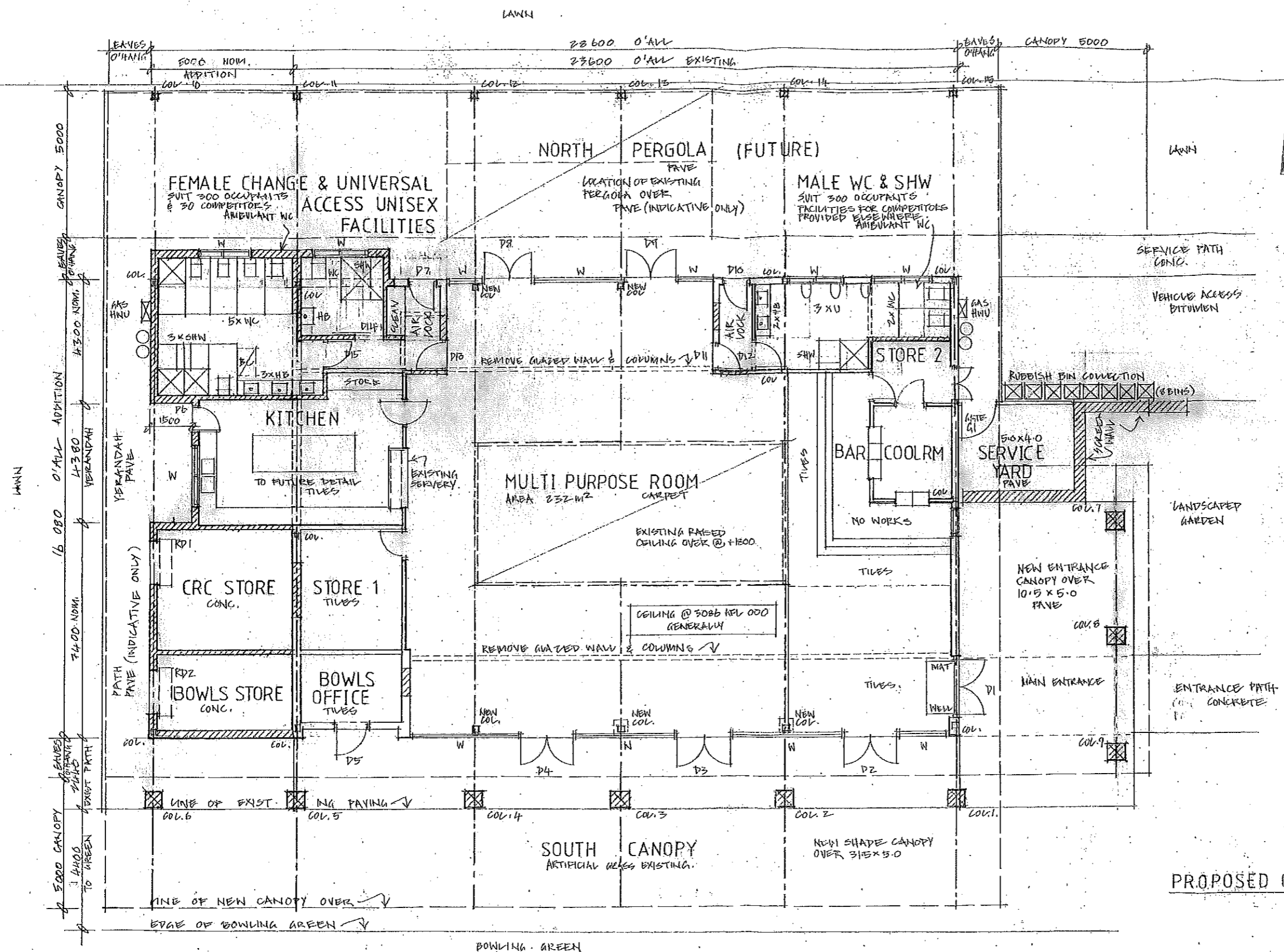

Chief Executive Officer

23/8/2016
Date

for and on behalf of the Shire of Kondinin.

SHIRE OF KONDININ
RECEIVED
02 AUG 2016
File No

SHIRE OF KONDININ
APPLICATION FOR PLANNING APPROVAL
APPROVED SUBJECT TO CONDITIONS
Signed: [Signature]
Chief Executive Officer
Date: 23.8.2016



PROPOSED GROUND FLOOR PLAN

KONDININ CRC CONCEPT DESIGN FLOOR PLAN

KONDININ CRC ADDS & ALTS
FOR KONDININ CRC COMMITTEE & SHIRE
149, LOT 263 GORDON ST, KONDININ
CONCEPT DESIGN - FLOOR PLAN
DESIGN © ROSALIE PECH EVA ARCHITECT
DATE JULY 2016 JOB NO 2016-0004
REV. - DWG NO CD 2 OF 4.

Rosalie Pech Eva
ABWA Reg #2150
PO Box 102 Brookton WA 6306
576 Brookton-Corrigin Hwy
Brookton WA 6306
P. (08) 9642 1287
F. (08) 9642 1243
M. 0429 421 287
rpecheva@rpearchitect.com.au
www.rpearchitect.com.au
Rosalie Pech Eva
Architect

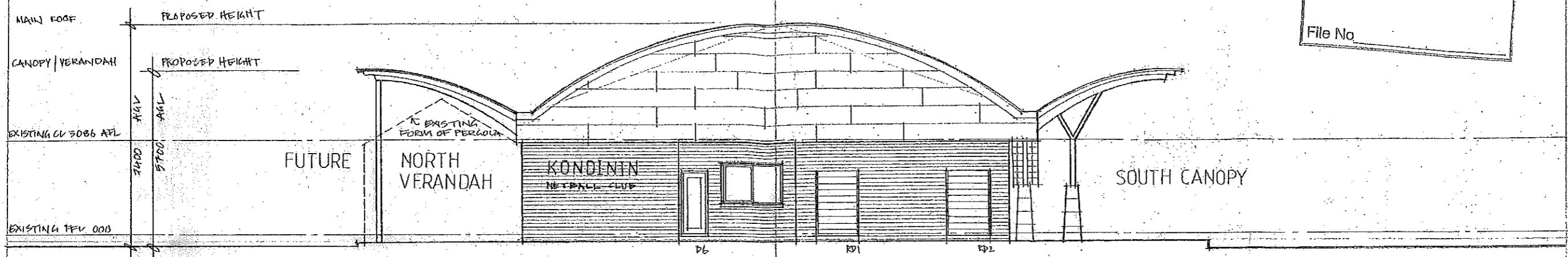
SHIRE OF KONDININ
 APPLICATION FOR PLANNING APPROVAL
 APPROVED subject to conditions

Signed: *[Signature]*
 Chief Executive Officer
 Date: 23.8.2016

SHIRE OF KONDININ
 RECEIVED

02 AUG 2016

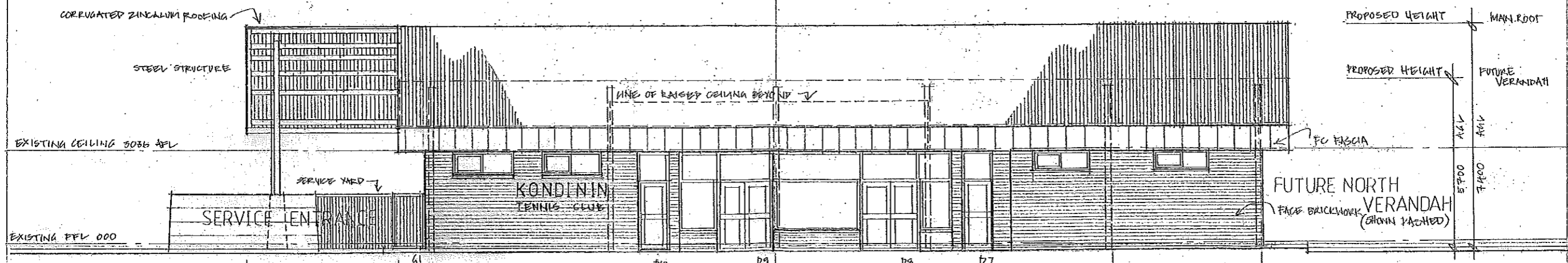
File No



TO TENNIS COURTS

BOWLING GREENS

WEST ELEVATION 1:100



NORTH ELEVATION 1:100

KONDININ CRC CONCEPT DESIGN ELEVATIONS

KONDININ CRC ADDS & ALT
 FOR KONDININ CRC COMMITTEE & SHIRE
 HA9, LOT 263 GORDON ST, KONDININ
 CONCEPT DESIGN - ELEVATIONS II
 DESIGN © ROSALIE PECH EVA ARCHITECT
 DATE JULY 2016 JOB NO 2016-0004
 REV - DWG NO CD.4 OF 4

Rosalie Pech Eva
 ABWA Reg #2150

PO Box 102 Brookton WA 6306
 576 Brookton-Corrigin Hwy
 Brookton WA 6306
 P. (08) 9642 1287
 F. (08) 9642 1243
 M. 0429 421 287
 rpecheva@rpearchitect.com.au
 www.rpearchitect.com.au

Rosalie
 Pech Eva
 Architect