

Our Ref: DA21/0043
Enquiries: Tim Shingles



1 June 2021

Ustyle Homes
14 Trumper Drive
BUSSELTON WA 6280

Attention: David Reed

Dear David,

**DA21/0043 APPLICATION FOR DEVELOPMENT APPROVAL - SINGLE HOUSE
LOT 46 (No. 22) MANSON STREET, WEST BUSSELTON**

I refer to your application for Development Approval received by the City on 21 January 2021 for Single House on the above mentioned site.

The City has considered the application and I can advise that the application has been approved, subject to conditions. A notice of determination and approved plans are enclosed.

Please take the time to carefully read the notice of determination, including all conditions and advice notes, as well as any notations made on the approved plans, prior to commencing the development.

Please note that the notice of determination is a Development Approval only and is not a building permit or any other form of approval.

If you have any queries regarding this matter please do not hesitate to contact Tim Shingles direct on 9781 1718 or via email at Tim.Shingles@busselton.wa.gov.au.

Yours sincerely,

A handwritten signature in blue ink that reads "Lee Reddell".

Lee Reddell
MANAGER DEVELOPMENT SERVICES

Encl.: Decision Notice
Approved plans

All Communications to:

T (08) 9781 0444
E city@busselton.wa.gov.au

Locked Bag 1 Busselton WA 6280
www.busselton.wa.gov.au

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NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

CITY OF BUSSELTON
LOCAL PLANNING SCHEME No. 21

Application No: DA21/0043
Determination Date: 1 June 2021

The City having considered the application:

Dated:	21 January 2021
Submitted by:	Ustyle Homes
On behalf of:	S R Byrne, F A Byrne
Legal Description:	Lot 46 DIAGRAM 28936
Property Details:	22 Manson Street WEST BUSSELTON
Proposal:	Single House

hereby advise that it has determined to:

GRANT DEVELOPMENT APPROVAL

subject to the following conditions:

GENERAL CONDITIONS:

1. The development hereby approved shall be substantially commenced within two years of the date of this decision notice and if not substantially commenced within this period, the approval will lapse and be of no further effect.
2. The development hereby approved shall be undertaken in accordance with the signed and stamped, Approved Development Plans (enclosed), including any notes placed thereon in red by the City.

PRIOR TO COMMENCEMENT OF ANY WORKS CONDITIONS:

3. The development hereby approved, or any works required to implement the development, shall not commence until the following plans or details have been submitted to the City and have been approved in writing:
 - 3.1 The driveway and front fence shall be re-designed and aligned to ensure the retention of all street trees (Advice note 5).

PRIOR TO OCCUPATION OF THE DEVELOPMENT CONDITIONS:

4. The development hereby approved shall not be occupied, or used, until all plans, details or works required by Conditions 2 and 3 have been implemented; and/or the following conditions have been complied with:
 - 4.1 The existing vehicle crossover to be removed and the verge reinstated with grass or landscaping to the specifications of the local government.

ONGOING CONDITIONS:

5. The works undertaken to satisfy Conditions 2, 3 and 4 shall be subsequently maintained for the life of the development, and the following condition complied with:
 - 5.1 Fences within the primary street setback area are to be visually permeable above 1.2m of natural ground level, measured from the primary street side of the fence, in accordance with Part 5.2.4, C4 of the Residential Design Codes (Advice note 6).

ADVICE TO APPLICANT:

1. If the applicant and/or owner are aggrieved by this determination, including any conditions of approval, there is a right to lodge a request for reconsideration. The application form and information on fees payable can be found on the City's website.
2. If the applicant and/or owner are aggrieved by this determination there may also be a right of review under the provisions of Part 14 of the *Planning and Development Act 2005*. A review must be lodged with the State Administrative Tribunal, and must be lodged within 28 days of the determination being made by the City of Busselton.
3. This Notice of Determination grants Development Approval to the development the subject of this application (DA21/0043). It cannot be construed as granting Development Approval for any other structure shown on the approved plans which was not specifically included in this application.
4. Please note it is the responsibility of the applicant/owner to ensure that, in relation to Condition 1, this Development Approval remains current and does not lapse. The City of Busselton does not send reminder notices in this regard.
5. Street trees shall not be removed without development approval being first obtained from the City of Busselton.
6. Fences within the primary street setback area are to be 'visually permeable' above 1.2m of natural ground level in accordance with the Residential Design Codes, which defines visual permeability as:

In reference to a wall, gate, door, screen or fence that the vertical surface when viewed directly from the street or other public space has:

- *continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;*
- *continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or*
- *a surface offering equal or lesser obstruction to view*

7. In accordance with the provisions of the *Building Act 2011*, and *Building Regulations 2012*, an application for a building permit must be submitted to, and approval granted by the City, prior to the commencement of the development hereby permitted.
8. In accordance with the requirements of the *Local Government (Uniform Local Provisions) Regulations 1996*, you are hereby notified that any vehicle access from the land to a road or other public thoroughfare must be in accordance with the City's adopted Crossover Policy and Vehicle Crossovers Technical Specification.



Lee Reddell
MANAGER DEVELOPMENT SERVICES

Date: 1 June 2021