



LP.PLN.3 – A342

20 September 2024

Shire of Morawa
26 Winfield Street
MORAWA WA 6623

Dear Sir / Madam,

**PROPOSED MORAWA EARLY CHILDHOOD EDUCATION AND FAMILY CENTRE
ON LOT 409 (NO.26) PRATER STREET, MORAWA**

Council at its ordinary council meeting held on Thursday 19 September 2024 granted Development Approval as per the attached Determination on Application for Development Approval No: TP08/24.

PLEASE NOTE: This Development Approval **DOES NOT** constitute a building permit, for which a separate application must be made to the Shire. It is your responsibility to ensure a copy of this development approval and the approved plans are submitted with the building permit application and that the plans approved with this development application correspond with the submitted building permit application. You must not commence development until you have obtained a building permit, together with any additional approvals which may be required from other Government Agencies under separate legislation. It is your responsibility to obtain any additional approvals required before the development / use can lawfully commence.

This Development Approval **DOES NOT** negate the requirement for any additional approvals which may be required from other Government Agencies under separate legislation. It is your responsibility to obtain any additional approvals required before the development / land use can lawfully commence.

Unless otherwise stipulated, all the conditions of the enclosed Development Approval are to be complied with to the satisfaction of the Shire **PRIOR** to the commencement.

Should you have any queries or require any further information please do not hesitate to contact the Shire on 9971 1204.

Yours faithfully

Scott Wildgoose
Chief Executive Officer

Approval No: TP09/24

NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

Planning and Development Act 2005

Shire of Morawa

Proponent: **Shire of Morawa**

Lot/Location No: **409**

House/Street No: **26**

Street Name: **Prater Street**

Locality/Suburb: **Morawa**

Application date: **1 September 2024**

Received on: **1 September 2024**

Description of proposed development/land use: **Morawa Early Childhood Education and Family Centre**

Date of Determination: **19 September 2024**

The application for development approval is approved subject to the following conditions:

1. Development shall be in accordance with the approved plans dated 19 September 2024 and subject to any modifications required as a consequence of any conditions of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government – minor modifications may be approved by the Chief Executive Officer if deemed in line with this approval.
2. The development/land use is to be located entirely within the property boundary.
3. The use of second hand materials is not permitted.
4. All stormwater is to be disposed of on-site to the approval of the local government.
5. The landowner/proponent is responsible to ensure the provision of reticulated sewerage to the development/land use.
6. Prior to commencement of the development/land use, all land indicated as landscaped area on the attached approved plan(s) are to be landscaped effectively and maintained thereafter to the approval of the local government.
7. Any lighting device is to be positioned and shielded as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries or cause any glare nuisance to any nearby residents or passing motorists.

8. All mechanical service systems (including air conditioners, pool filters etc.) are to be designed and installed to prevent emitted noise levels from exceeding the relevant decibel levels as set out in the Environmental Protection (Noise) Regulations 1997 (as amended).
9. Provision for carparking on Lot 408 (No.4) Croot Street should parking be deemed necessary in the future a dedicated parking area can be generated on Lot 408 (No.4) Croot Street (Reserve 29344 Plan 2910931).

Advice Notes:

- a) Any additions to or change of use of any part of the building or land (not the subject of this approval) requires further application and development approval.
- b) With regards to Condition No.4 on application for a building permit a detailed design of stormwater collection and disposal system of developed areas is to be supplied.
- c) With regards to Condition No.2 it is recommended that the services of a licensed surveyor be employed to verify the exact boundary position.

Notes:

- i. If the development, the subject of this approval, is not substantially commenced within a period of 2 years after the date of determination, the approval shall lapse and be of no further effect.
- ii. Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- iii. If an applicant is aggrieved by this determination there is a right (pursuant to the *Planning and Development Act 2005*) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.



Scot Wildgoose
Chief Executive Officer

Date of Issue: 20 September 2024