

No.264 (Lot 107 and 111) Lord Street, Perth
Change of Use and Development Proposal

DEVELOPMENT APPLICATION



Prepared for **The Wash Garage Pty Ltd**
Prepared by **Taylor Burrell Barnett**



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1 INTRODUCTION

1.1 THE PROPOSAL

This application is made by Taylor Burrell Barnett on behalf of *The Wash Garage* as tenants of No. 264 (Lots 107 and 111) Lord Street, Perth (hereafter referred to as '*the site*') and in conjunction with the *Western Australian Planning Commission (WAPC)* as the landowner and signatories.



FIGURE 1: LOCATION PLAN WITH THE SITE OUTLINED IN RED

Development approval is sought to change the approved use of the site from an existing 'AA' use (that the use is not permitted unless the Council has exercised its discretion by granting planning approval) of 'Vehicle Sales Premise' to 'Motor Vehicle Wash', inclusive of the construction of the 'Customer Waiting Area', 'Screened Water Treatment Facility/Garbage Store', shade sail canopy and retention of the existing building on-site to accommodate the proposed operation, under the City of Stirling's Town Planning Scheme No. 1 (Scheme).

1.2 LEGAL DESCRIPTION

The legal description and area of the site is as follows:

No.	Road	Volume	Folio	Deposited Plan No.	Owner	Area
107 & 111	264 Lord Street, Perth	800	152	Lot 107 & 111 on Deposited Plan 30685	Western Australian Planning Commission	612m ²

A copy of the *Certificate of Titles* are included at **Appendix A**.

1.3 PLANS FOR DEVELOPMENT APPROVAL

Please find enclosed the following information to assist your consideration of the proposal:

- **Appendix A** Certificate of Titles
- **Appendix B** Planning Application Forms and checklist
- **Appendix C** Proposed Plans for Development Approval:

2 DEVELOPMENT DETAILS

2.1 OPERATING DETAILS

'The Wash Garage' will offer a personalised hand car wash and detailing service. Customers will pull into the site and park in one of the dedicated bays conveniently located on site (refer **Site Plan**) where a Sales Expert will determine which of the following levels of servicing is required:

- **Exterior Wash Only**
 - Hand Wash;
 - Chamois Dry; &
 - Tyre Glossed.
- **In & Out Wash**
 - **Exterior Wash; +**
 - Vacuum;
 - Interior Dusting; &
 - In & Out Windows.
- **Superior Service**
 - **In & Out Wash; +**
 - Detailing.

Once served by the Sales Expert, possession of the vehicle will be taken by a Wash Attendant, with all customers proceeding to the 'Customer Waiting Area' to pay for the requested service and make use of vending machines provided for their enjoyment whilst they wait. Cleaning of the vehicles will then occur in a production line manner with dedicated staff positioned at each station to ensure cleaning occurs in the most time efficient manner.

External washing of the vehicle will take place in the 'Washing Bay' located on site, underneath a shade sail canopy (for staff comfort), and above a specialised drainage system that captures the majority of water for treatment and future reuse.

Washed vehicles then proceed where depending on the level of service requested, their interior is cleaned in one of two dedicated 'Vacuuming Bays', before proceeding on to the dedicated 'Finishing Bay', and/or dedicated 'Detailing Bay' where staff wipe the car and complete the interior clean including window cleaning and final checking prior to customer handover, directly adjacent the 'Customer Waiting Area'.

Upon handover, customers then drive out of the site via the existing crossover located on Summers Street.

WATER RECYCLING

Given the nature of the business, water recycling is a core component of the operation. All water from the 'Washing Bay' will drain into a state-of-the-art triple interceptor installed underneath the concrete wash pad, which will separate and collect all the chemicals and sludge (which is then periodically removed by a professional service provider from the collection facility located to the rear of the building). The result is a saving of approximately 80% of the water used in each wash, with only a small amount of excess water overflowing into the local waste-water system.

HOURS OF OPERATION & EMPLOYEE NUMBERS

The business will operate seven days a week between the hours of 8am to 6pm. Typically, between 1-3 staff full/part-time staff will be involved in the operation, although scope is provided for up to a maximum of 4 employees to be accommodated during peak periods of demand, inclusive of:

- 1 x Manager
- 2 x Wash/Vacuum Staff
- 1 x Detailer

2.2 BUILDING DEVELOPMENT

The development proposal is in accordance with the following:

DEVELOPMENT PROPOSAL

- Installation of the 'Customer Waiting Area', restroom facilities and associated car parking bays in accordance with the proposed plans (refer **Appendix C**).
- Installation of the screened 'Water Treatment Facility and Garbage Store'.
- Modification to the ground underneath the 'Wash Bay' in order to install the wash bay and associated drainage facilities;
- Installation of shade sail canopy covering the 'Service Bays'; and
- Line marking.

EXISTING BUILDING ON-SITE

- Retention of existing building on-site to be utilised to accommodate the proposed operation.

2.3 SIGNS AND ADVERTISING

A separate development application will be lodged outlining the proposed signs and advertising.

2.4 ACCESS & CAR PARKING

In accordance with the City of Vincent's Parking and Access requirements for Commercial Development of a 'Motor Vehicle Wash', one space per working/wash bay is required. As per the proposal five working/wash bays are proposed inclusive of:

- two vacuuming bays;
- one washing bay;
- one finishing bay; and
- one detailing bay.

As outlined above five working/car bays are proposed therefore five onsite car parking bays are required before the car parking adjustment factors are applied. In accordance with the Policy and Section 1.3, Table 2: Adjustment Factors, the following percentages have been applied to determine the total amount of onsite car parking required.

#	Adjustment Factor	Development Scenario
1B	0.85 (15%)	The development is located within 800 metres ₍₂₎ of a rail station.
2	0.80 (20%)	The development is located within 400 metres ₍₂₎ of a bus route.
3B	0.85 (15%)	The development is located within 400 metres ₍₂₎ of an existing off-street public car park with in excess of 75 car bays

After applying the above adjustment factors to the required five car parking bays (5 bays x 0.85 x 0.80 x 0.85 = 2.89 bays) the total number of car parking bays required (after adjustment factors) equates to 2.89 car parking bays. It is noted the proposal supplies three car parking bays in accordance with proposed plans (refer **Appendix C**). In addition, the five dedicated servicing bays provided will not always all be in use at one given time therefore these bays can also be utilised in some instances.

2.5 ACCESS CONSIDERATION

Currently there are two existing access/egress points to the site. One from Lord Street located at the north-western corner of the site and one from Summers Street located at the south-eastern corner of the site.

It is proposed the existing access/egress crossover to Lord Street be closed to avoid any traffic issues on Lord Street. In this regard all access/egress to the site will be via the existing crossover from Summers Street which is more than capable of accommodating the expected average of 20-30 vehicles that will be serviced on-site each day.

Existing paths along both sides of Lord and Summers Streets can suitably accommodate pedestrian and cyclist traffic, inclusive of direct connections to existing public transportation facilities in the locality (bus stop approx. 80m in either direction, East Perth Train Station approx. 500m to the east).

3 STATUTORY CONSIDERATIONS

3.1 MRS ZONING

The site is predominantly zoned 'Urban' in the Metropolitan Region Scheme with a narrow strip at the front of the of Lot 107 and a large portion of Lot 111 being reserved as an 'Important Regional Road' to accommodate the future widening of Lord Street and the ultimate intersection upgrade of Lord and Summers Streets respectively in the long term.

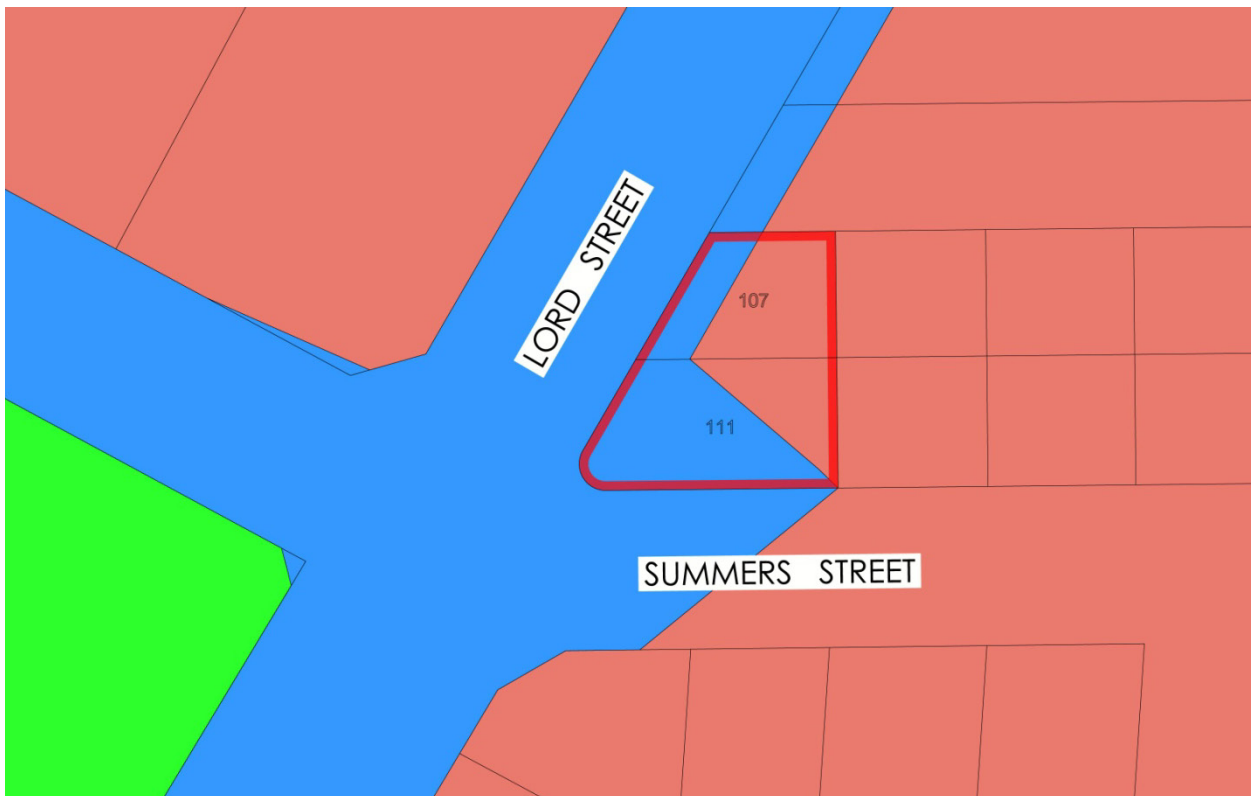


FIGURE 2: METROPOLITAN REGION SCHEME WITH THE SITE OUTLINED IN RED

3.2 CITY OF VINCENT TOWN PLANNING SCHEME NO. 1

Under the City of Vincent's Town Planning Scheme No.1 (Scheme) the site is predominantly zoned 'Commercial' and similarly, as outlined above a narrow strip at the front of the of Lot 107 and a large portion of Lot 111 being reserved as an 'Other Regional Roads Reservation' to accommodate the future widening of Lord Street and the ultimate intersection upgrade of Lord and Summers Streets respectively in the long term.

The site is located with the Banks Precinct where a range of commercial uses (amongst others) are permitted in accordance with Commercial Zone of the Zone Table in the Scheme.

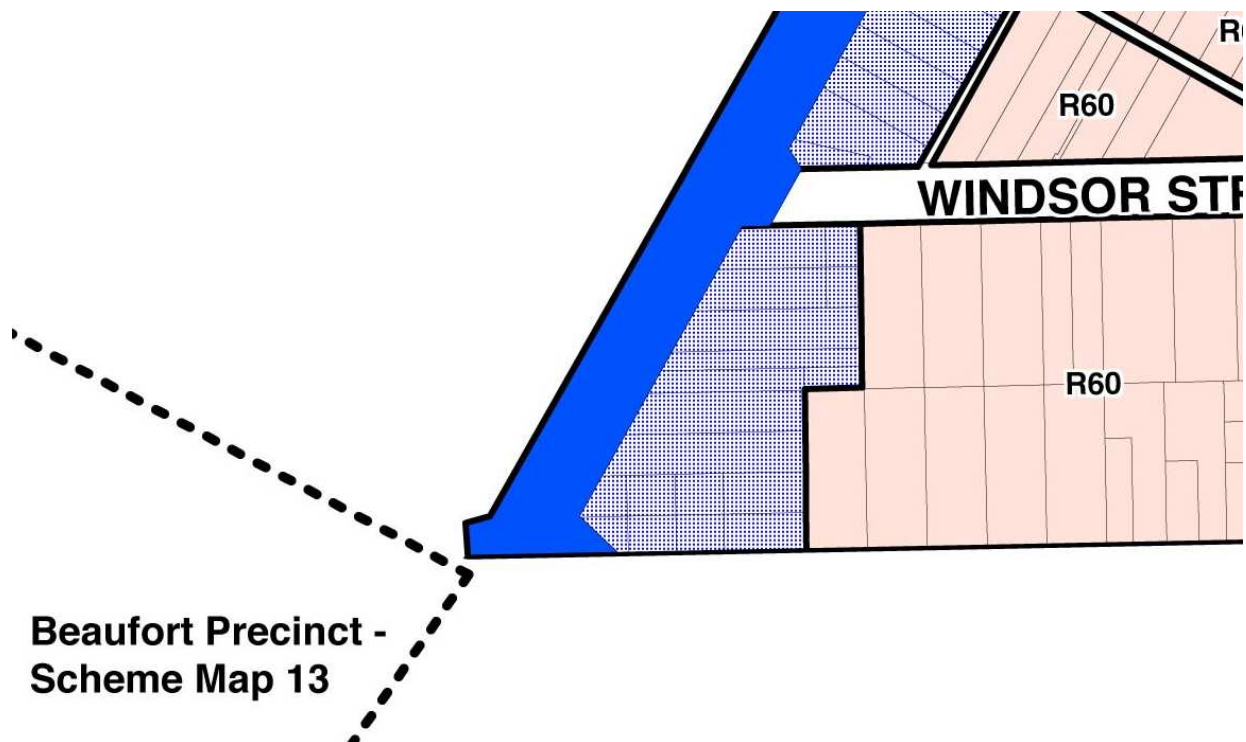


FIGURE 3: CITY OF VINCENT TOWN PLANNING SCHEME NO.1 BANKS PRECINCT – SCHEME MAP 15 EXTRACT

4 PLANNING COMPLIANCE

4.1 CHANGE OF USE CONSIDERATION

The proposal involves the removal of an existing 'AA' use (that the use is not permitted unless the Council has exercised its discretion by granting planning approval) as a 'Vehicle Sales Premise', to a use not listed within the zoning table of the Scheme to a 'Motor Vehicle Wash'. It is noted the use 'Motor Vehicle Wash' is listed together with two other uses being a 'Service Station and Motor/Boat Vehicle Repairs' within the Parking and Access Policy. In this regard it is suggested the 'AA' use can be applied to this proposal and is appropriate given the use "Service Station" is an 'AA' in accordance with Schemes Zone Table under the Commercial Zone. It is also suggested that the type of services the 'Motor Vehicle Wash' will be providing are more sensitive than those described under the definition of 'Service Station' within the Scheme.

Furthermore, whilst the proposal may not be consistent with the strategic long term vision for the area, by virtue of requiring minimal alterations to existing infrastructure on-site and the installation of the non-permanent and easily removable structures including the, 'Water Treatment Facility/Garbage Store' and shade sail canopy the proposal constitutes an eminently suitable interim use that will not prejudice the long term ambition of the Lord Street and the Banks Precinct.

It is also highlighted that the WAPC are the landowners of the site and signatories of the application. Their support signifies that upgrading requirements to Lord Street and the intersection of Lord and Summers Streets is a long term proposition and therefore support the approval of the 'Motor Vehicle Wash' in the interim.

5 CONCLUSION

This application seeks approval at No. 264 (Lots 107 and 111) Lord Street, Perth for:

- A change of use from 'Vehicle Sales Premise' to 'Motor Vehicle Wash'; and
- Installation of the 'Customer Waiting Area' restroom facilities and associated car parking bays in accordance with the proposed plans (refer **Appendix C**).
- Installation of the screened 'Water Treatment Facility and Garbage Store'.
- Modification to the ground underneath the 'Wash Bay' in order to install the wash bay and associated drainage facilities;
- Installation of shade sail canopy covering the 'Service Bays';
- Line marking; and
- Retention of the existing building on-site to accommodate the proposed operation.

As outlined in the earlier sections of this report, the proposal suggests an 'AA' use that is accordance with the relevant standards of the Scheme. Furthermore, the development is appropriate in the context of surrounding development and should be considered an interim use in a manner that does not unduly affect future widening of the Important Regional Road (Lord Street) and the ultimate intersection upgrade of Lord and Summers Streets in the long term, or prejudice the strategic long term vision for the area.

We therefore respectfully request approval to the development at the City's earliest convenience. Should it be of assistance, we would be happy to meet with the City to discuss any aspect of this proposal in further detail.

APPENDIX A

CERTIFICATE OF TITLES

WESTERN



AUSTRALIA

REGISTER NUMBER N/A	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
800FOLIO
152

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

**THIS IS A MULTI-LOT TITLE****LAND DESCRIPTION:**

LOTS 107 & 111 ON DEPOSITED PLAN 30685

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WESTERN AUSTRALIAN PLANNING COMMISSION OF 469 WELLINGTON STREET, PERTH
(T H989915) REGISTERED 18 JANUARY 2002

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP30685.
PREVIOUS TITLE: 55-64.
PROPERTY STREET ADDRESS: 264 LORD ST, PERTH (111/DP30685).
264 LORD ST, PERTH (107/DP30685).
LOCAL GOVERNMENT AREA: CITY OF VINCENT.
RESPONSIBLE AGENCY: WESTERN AUSTRALIAN PLANNING COMMISSION.

NOTE 1: K987668 THIS TITLE WAS CREATED BY SKETCH ON TRANSFER SUBDIVISION PROCESS AND IT CONTAINS PART LAND DESCRIPTIONS. SEPARATE TITLES CANNOT ISSUE FOR THE WITHIN LOTS WITHOUT SUBDIVISION APPROVAL FROM THE WESTERN AUSTRALIAN PLANNING COMMISSION. SEE SUNDRY DOCUMENT K651844.
NOTE 2: LAND DESCRIPTION AMENDED ON ORIGINAL CERTIFICATE OF TITLE - BUT NOT SHOWN ON CURRENT EDITION OF THE DUPLICATE.
NOTE 3: SKETCH ON ORIGINAL SUPERSEDED PAPER TITLE AMENDED - BUT NOT SHOWN

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: N/A

VOLUME/FOLIO: 800-152

PAGE 2

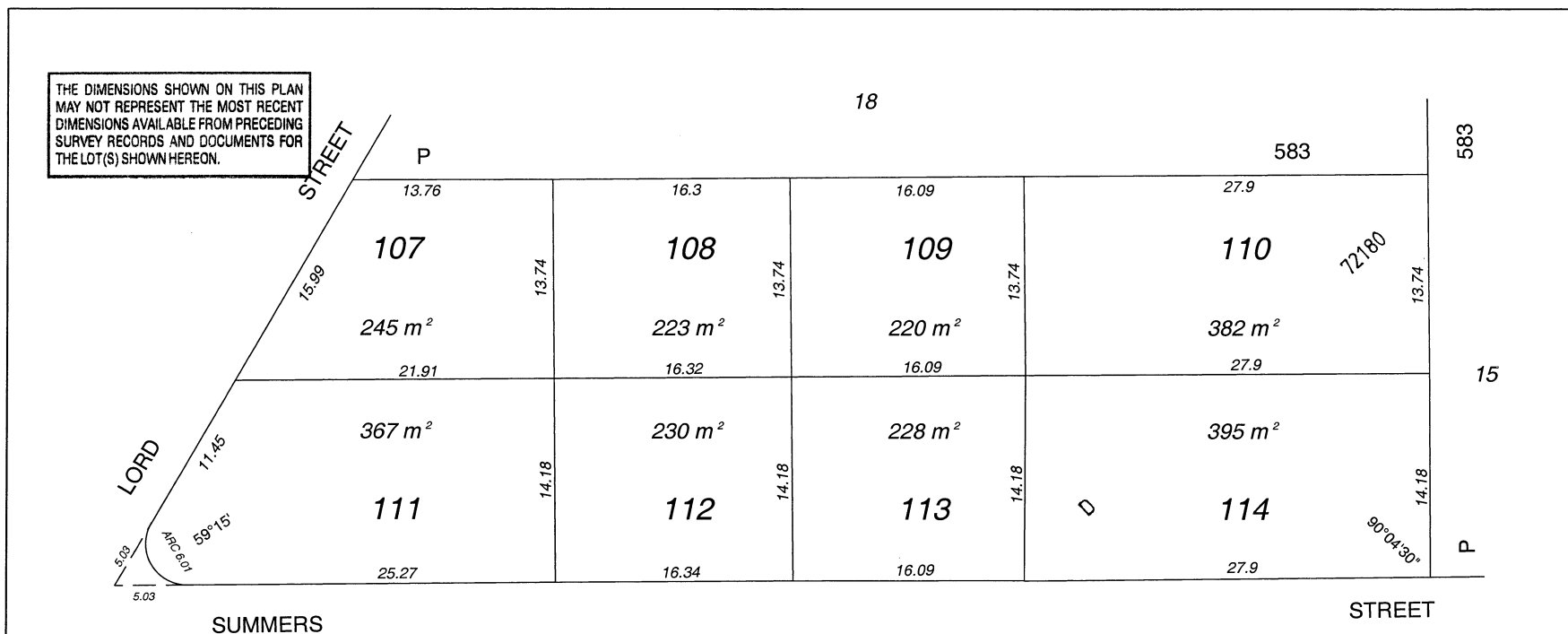
ON CURRENT EDITION OF THE DUPLICATE.

Subject to Dealing



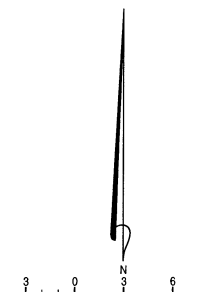
DP 30685

THE DIMENSIONS SHOWN ON THIS PLAN MAY NOT REPRESENT THE MOST RECENT DIMENSIONS AVAILABLE FROM PRECEDING SURVEY RECORDS AND DOCUMENTS FOR THE LOT(S) SHOWN HEREON.



FORMER TENURE

LOT	FORMER PI / TENURE	ON SURVEY	TITLE	LOT	FORMER PI / TENURE	ON SURVEY	TITLE
107	PT LOT 17	PLAN 583	800/152	111	PT LOT 16	PLAN 583	800/152
108	PT LOT 17	PLAN 583	1381/886	112	PT LOT 16	PLAN 583	1381/886
109	PT LOT 17	PLAN 583	1115/49	113	PT LOT 16	PLAN 583	1115/49
110	PT LOT 17	PLAN 583	1709/539	114	PT LOT 16	PLAN 583	1709/539



TYPE FREEHOLD		CREATED FOR ALLOCATION OF LOT NUMBERS FOR TITLE DESCRIPTION PURPOSES TO THOSE PARTS OF LOTS 16 & 17 ON PLAN 583 CREATED BY SUBDIVISION BY TRANSFERS 1016/1897, 2060/1922 & 7325/1930.		FORMER TENURE SEE FORMER TENURE TABLE		THIS PLAN PROVIDES A GRAPHIC REPRESENTATION OF EXISTING LOT(S) AND ALLOCATES WHOLE LOT(S) LAND DESCRIPTIONS FOR THE CONVERSION TO A DIGITAL REGISTER.	
PURPOSE CONVERSION		THE PARCELS INITIALLY CREATED BY TRANSFER 1016/1897 HAVE BEEN DESIGNATED LOTS 107 & 111 HEREON.		ON INDEX BG34 (1) 27.50		SCALE 1:300 ALL DISTANCES ARE IN METRES	
CERTIFICATE OF TITLE VOLUME 800 FOLIO 152 1115 049 1381 886 1709 539		THE PARCELS INITIALLY CREATED BY TRANSFER 2060/1922 HAVE BEEN DESIGNATED LOTS 108 & 112 HEREON.		PUBLIC		DEPOSITED PLAN 30685	
COMPILED FROM P 583, D 72180 TRANSFERS 1016/1897, 2060/1922 & 7325/1930,		MATT PESTELL 12.03.2002 PREPARED BY DATE		CSD REFERENCE GART-CSD/DP30685.CSD		DOLA Department of LAND ADMINISTRATION	
		KELLIE GOODALL 8.4.2002 CHECKED BY DATE		RECORDED		SHEET 1 OF 1 EDITION 1 VERSION 1	
		DISTRICT SWAN DOLA FILE					
		TOWNSITE					
		LOCAL AUTHORITY TOWN OF VINCENT					
		LOCALITY PERTH					

APPENDIX B
PLANNING APPLICATION FORMS AND
CHECKLIST

COUNCIL IS REQUESTED TO FORWARD THE ORIGINAL TO THE DEPARTMENT FOR PLANNING AND INFRASTRUCTURE ONLY WHEN THE APPROVAL OF THE WESTERN AUSTRALIAN PLANNING COMMISSION IS REQUIRED

METROPOLITAN REGION SCHEME

Form 1

Office Use Only
Serial No.....

City/Town Shire of VINCENTS

APPLICATION FOR APPROVAL TO COMMENCE DEVELOPMENT

Owner of land on which development proposed. } Surname WESTERN AUSTRALIAN PLANNING
Other Names COMMISSION
Address in full LOCKED BAG 2506

PERTH WA Postcode 6001

Submitted by MARK ELISS (TAYLOR BURRELL BARNETT)

Address for Correspondence 187 ROBERTS ROAD SUBIALO, PO BOX 8186
SUBIALO EAST Post Code 6008 Phone 9382 2911

Locality of development (street, suburb, etc) 264 LORD ST, EAST PERTH

Titles Office description of land: Lot No 107 & 111 Location No SWAN LOR A4

Plan or Diagram 583 Certificate of Title Vol 800 Folio 152

Nearest road junction or intersection SUMMERS ST

Description of proposed development HAND CAR WASH & DETAILING SERVICE

State nature of any existing buildings and/or land use VEHICLE SALES PREMISE

Approximate cost of proposed development \$ \$ 200,000

Estimated time of completion NOVEMBER 2015

Three copies of the Building Plan and Site Plan of the proposal are submitted with this application.

Signed by the owner of the land [Signature]

Date 24/3/2015

RECOMMENDATION OF COUNCIL

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NOTE: Submit two original forms together with copies of the plans requested to the office of the Local Authority in whose area the development is proposed.

ALL DETAILS MUST BE COMPLETED



CITY OF VINCENT

DEVELOPMENT APPLICATION

CONSENT AND INDEMNITY FORM

Proposed Development: Hand Car Wash and Detailing Service

Lot No. 107 & 111 **Street No.** 264

Street Name: Lord Street

Suburb: Perth

“the applicant hereby consents to copies of this application and all accompanying plans and documents being made available to the Council and members of the public, under the provisions of the Local Government Act 1995 and indemnifies the City against all loss and damage which it may suffer in respect of any claims brought against the City for infringement of copyright or breach of confidence relating from copies of any such plans or other documents being made available to members of the public.”

APPLICANT’S SIGNATURE:

DATE: ...21.April 2015.....

The Council acknowledges that where an applicant refuses to sign the consent and indemnity form to include plans in the agenda and for these to be displayed to members of the public (outside the statutory requirements) the City still has a statutory duty to receive and determine development applications. (Note: There is no legal basis upon which an applicant can be required to sign the indemnity and consent form as a condition of having the application processed.)



CITY OF VINCENT

PLANNING APPLICATION CHECKLIST, DEVELOPMENT ASSESSMENT PANELS AND DESIGN ADVISORY COMMITTEE

The City is seeking to improve the effectiveness and efficiency of its Planning Approvals Process. It has found that one of the major contributing factors to delays in assessing planning applications is that the application is incomplete when originally lodged.

In an attempt to make this process as user friendly as possible, the City of Vincent asks that you read the following information and complete the easy to use checklist to ensure ALL requirements have been met **before the application is lodged**.

Please note that incomplete applications may not be accepted and may be returned to the applicant until such time as all the details are provided.

All applications are to be accompanied by:

- Metropolitan Region Scheme (*MRS*) **Form 1** completed and signed by all owners of the land.
- A completed and signed **Consent and Indemnity** form if agreeable by the applicant/owner.
- One (1) copy of the complete set of the **Certificate of Title** (and a *lot diagram of survey*) of the subject lot/s showing all boundaries and easements/covenants on the land. *
- Three (3) copies of completed scaled and dimensioned plans. Scale to be nominated on plans. (*An extra 2 sets of scaled plans are required if the works require referral or determination by an external authority*)
- One (1) copy A4 size of the above plans.
Planning application fee (refer to Schedule of fees and Charges).
- A written submission providing justification for any non-complying items and outlining the proposed development. *
- Electronic lodgement of plans and supporting documents to be provided in a CD form in PDF Format for developments over \$500,000. For developments under \$500,000 applicants are encouraged to provide documents in an electronic PDF Form.**

The plans are to include the following information. Please note applications for development of a minor nature such as patios, garages, carports and front fences are not required to submit the information tagged with an Asterisk (*).

A Certificate of Title is however to be submitted where a proposal involves land burdened by a strata scheme, common property, drainage easements, memorials and restrictive covenants.

(Plans not drawn in ink, double sided plans or plans submitted on tracing paper will not be accepted)

1. SITE PLAN- (Scale 1:100 or 1:200)

- Street and lot number and street/road name
- North point
- Existing and proposed buildings
- Existing and proposed uses*
- Natural and proposed ground and finish floor levels
(*Relative to nominated datum point or AHD*)
(*Brick courses will be acceptable for Minor Nature Development*)
- Access points: driveways and/or Right of way access
- Boundaries and lot dimensions
- Setbacks to all boundaries
- Details and location of any fencing
- Location, layout and dimension of any car parking areas
- Outline of all existing buildings/structures on adjoining properties*
- Street Verge including - street verge trees, power poles, drainage pits, manholes, crossovers, footpaths and any other obstructions.
- Location of any easements
- Crossover Application
New/Alterations/Removal/Relocation

2. FLOOR PLAN- (Scale 1:100 or 1:200)

- A plan of every storey with floor levels (RL or AHD)*
- Internal layout showing doors/windows etc and room names*
- Roof/eaves lines *
- Total floor area in square metres*
- Set backs to all boundaries on all sides*

3. ELEVATIONS - (Scale 1:100 or 1:200)

- All four elevations are to be submitted with description/heading of each elevation (or 3 for minor nature development), if abutting the main building.
- Natural and proposed ground and finish floor levels (Relative to nominated datum point or AHD)
- Overall height dimension to be shown from NGL to ridge

DEMOLITION/PARTIAL DEMOLITION

- For proposals including partial demolition clearly show areas to be demolished on site plan.
- For proposals including full demolition please refer to and complete separate Demolition Checklist.

In addition, the following information is also required for the specific applications as described:

Residential Proposals (Inc 1, 2,

- Open space calculation expressed in percentages and square metres
- Overshadowing calculation expressed in percentages and square metres, including diagram showing extent of overshadowing on adjoining properties*

Commercial/Mixed Use Proposals (Inc 1, 2, 3)

- Location and dimension of all car parking bays (including visitors bays, loading bays, manoeuvring areas)
- Calculation of:
 - Plot ratio
 - Communal open space and open space
 - Overshadowing expressed in percentages and square metres (including overshadowing diagram showing extent of overshadowing on adjoining properties).
- Landscaping plan and details
- Traffic Impact Study, if applicable
- Floor area(s) for each different use
- Signage details, if applicable.
- Bin storage locations and details
- Transformer locations and details
- Neighbourhood Context Report (Mixed use)
- Neighbourhood Context Report - Multiple Dwellings Required where Multiple Dwellings are proposed in Residential Zones of Development of more than Three (3) Storeys in accordance with City's Policy relating to Multiple Dwellings.

Change of Use (Inc 1, 2, 3)

- A written submission including details of the following:
 - Nature of the activity
 - Proposed hours and days of operation
 - Maximum expected number of employees at any one time
 - Maximum number of expected visitors/customers/clients at the premises at any given time
 - Any equipment to be used (include machines, amplifiers etc)

NOTE: Elevations are NOT required for a Change of Use application, where there are no alterations or additions proposed to the external elevation.

Signage (Inc 1, 3)

- In addition to the requirements overleaf the location of the proposed signage shall be identified on the site plan
- In addition to the requirements overleaf the location of the proposed signage on relevant building façade(s) shall be shown and include the following:
 - Dimensions of proposed signage (width, depth and area in square metres)
 - Height from natural ground level to underside of all signage
- Provision of signage details, including:
 - Proposed colours, method of illumination and any lettering proposed
 - Percentage of sign area in relation to the wall or building façade where proposed

Development Assessment Panels (DAP)

- Development Assessment Panels (DAP) are an independent decision making body which determines certain development applications in place of Local Government or the Western Australian Planning Commission. A mandatory application must be determined by a DAP if the proposed development has an estimated cost of over \$7 Million.
 - Between \$3 Million - \$7 Million – Optional (To be determined either by the City or DAP) depending on the applicant
 - More than \$7 Million – To be determined by DAP

NOTE: The development cost is the estimated total cost to construct the development, including car parking and landscaping, but does not include the value of the land or construction finance costs.

REFER TO DAP Checklist for Further Information

Design Advisory Committee (DAC)

- The Design Advisory Committee provides independent advice to the Council, City's Administration and applicants on the design and site planning of specified development proposals prior to the submission of a Development Application. This shall include but not limited to, architectural and urban design elements, amenity, landscape architecture and environmental sustainability.
- [Has your Development been referred to the DAC prior to lodgement.](#)

NOTE: REFER TO Applicant's Guide and DAC Checklist for further information

NOTES:

1. Prior to lodging an application it is suggested you review ***Town Planning Scheme No.1*** the ***Residential Design Codes of WA*** as well as the ***City's Policies including the Residential Design Elements*** as they may contain information that affects your proposal. Please visit the City of Vincent website at www.vincent.wa.gov.au or contact Statutory Planning on 9273 6000 should you have any specific enquiries.
2. Fees & Charges - to determine the application fee please refer to Planning, Building and Heritage Services Schedule of Fees and Charges, which can be viewed at the City of Vincent website or at the City's Administration Centre. Alternatively please contact the City's Administration Officers on 9273 6000.
3. In addition to obtaining a Planning Approval, approvals or exemptions may be required from other Authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.
4. Any new crossover works within the road reserve requires the lodgement of a crossover application as part of the planning application. There is no additional crossover fee required to be paid in this instance.
5. **Where relevant a Development Application MUST be approved prior to the lodgement of the Building Licence Application. The City will NOT accept a Building Permit Application at the time of a Development Application being submitted, unless it is for a minor nature development, such as a carport, sign, fencing, shed or patios.**

SERVICES AND INFRASTRUCTURE – PLEASE READ

The City accepts no liability for the cost of relocation any services that may be required as a consequence of a proposed development. It is the applicant's responsibility to liaise with and obtain the relevant approvals/permits from various service providers (such as Water Corporation, Western Power etc) for the proposed development.

Applicants must refer to the City's Policy 2.2.2 UNDERGROUNDING OF POWER to determine whether their proposed development will be subject to an Undergrounding of Power requirement.

Where overhead powerlines exist, it is strongly recommended that applicants contact Western Power prior to submitting development applications, particularly with regard to setback requirements.

Applicant's full name: Mark Elliss

Applicant's
signature: _____

Date: 21 April 2015

Accepting Officers full name:

Accepting Officers
signature: _____

Date: _____

Draft 5 July 2013

APPENDIX C

PLANS FOR DEVELOPMENT APPROVAL

Lot 18
P 583

Single Storey Rendered
Brick and Tin
Warehouse/Showroom

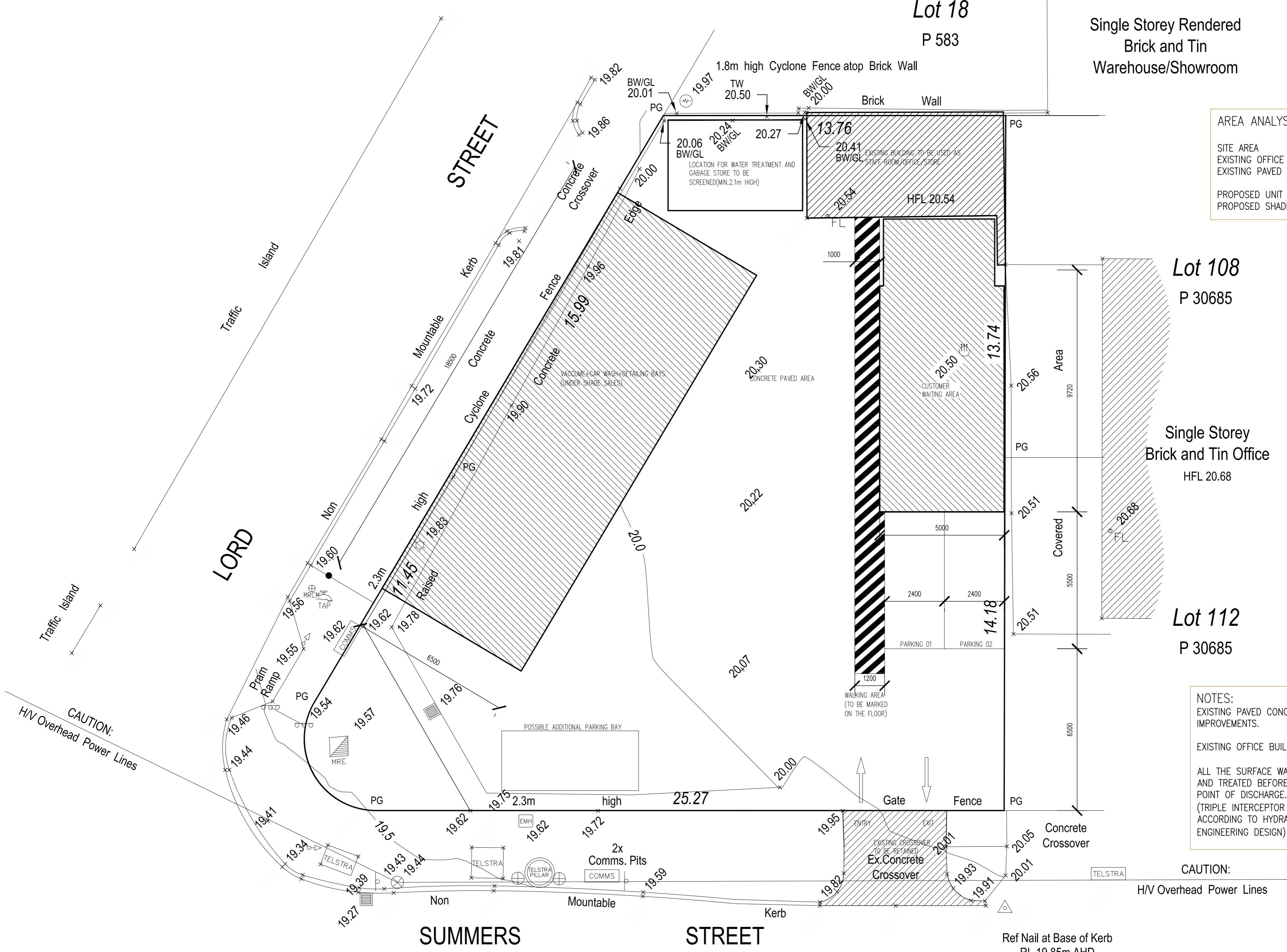
AREA ANALYSIS	
SITE AREA	-609.14sqm
EXISTING OFFICE BUILDING	-34.00sqm
EXISTING PAVED AREA	-564.86sqm
PROPOSED UNIT BUILDING	- 57.40sqm
PROPOSED SHADED AREA	-120.25sqm

Lot 108
P 30685

Single Storey
Brick and Tin Office
HFL 20.68

Lot 112
P 30685

NOTES:
EXISTING PAVED CONCRETE TO BE RETAINED WITH IMPROVEMENTS.
EXISTING OFFICE BUILDING TO BE RETAINED.
ALL THE SURFACE WATER/WASTE TO BE COLLECTED AND TREATED BEFORE DISCHARGE TO THE LEGAL POINT OF DISCHARGE.
(TRIPLE INTERCEPTOR TO BE INSTALLED ACCORDING TO HYDRAULIC ENGINEERING DESIGN)



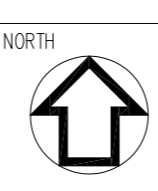
CAUTION:
H/V Overhead Power Lines

CAUTION:
H/V Overhead Power Lines

Ref Nail at Base of Kerb
RL 19.85m AHD

DATE	NO	REVISION	DATE	NO	REVISION	DATE
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER CONSULTANTS' DRAWINGS. ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE, WITH ANY DISCREPANCIES BEING RESOLVED PRIOR TO THE COMMENCEMENT OF WORK. THESE DRAWINGS MUST NOT BE SCALED. FIGURED DIMENSIONS ONLY MAY BE TAKEN FROM THIS DRAWING AND THE BUILDING CODE OF AUSTRALIA.



DRAWINGS
SITE PLAN
1:100 @ A2

CLIENT
THE WASH GARAGE PTY LTD
ADDRESS
264 LORD STREET
PERTH - WESTERN AUSTRALIA

DRAWN
DM
PLOT
21.03.2015
DWG No.
TP01
REVISION

PUDI INTERNATIONAL PTY LTD
P.O.BOX 5230
CLAYTON VIC 3168
TEL 0433909 562

