



Metro Inner Development Assessment Panel Agenda

Meeting Date and Time: Wednesday, 3 July 2024; 9.30am
Meeting Number: MIDAP/21
Meeting Venue: 140 William Street, Perth
Public Observing: Online

A live stream will be available at the time of the meeting, via the following link:
[MIDAP/21 - 3 July 2024 - City of Stirling - City of Vincent](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – CITY OF STIRLING

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
 - 4.1a Lot No.100 (House Number 345 Scarborough Beach Road, Osborne Park – Proposed motor vehicle sales, motor vehicle repairs and fast food outlet – DAP/20/01886
 - 4.1b Lot No.100 (House Number 345 Scarborough Beach Road, Osborne Park – Proposed motor vehicle sales, motor vehicle repairs and fast food outlet – DAP/20/01886
5. Section 31 SAT Reconsiderations

PART C – CITY OF VINCENT

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations
 - 5.1 No. 37 - 43 Stuart Street, Perth - Proposed Unlisted Use (Community Purpose) & Alterations & Additions – DAP/23/02480

PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. General Business
3. Meeting Closure



Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation



ATTENDANCE

DAP Members

Francesca Lefante (Presiding Member)
Lee O'Donohue (Deputy Presiding Member)
John Syme (Specialist Member)

Part B – City of Stirling

Cr Suzanne Migdale (Local Government Member, City of Stirling)
Cr Michael Dudek (Local Government Member, City of Stirling)

Part C – City of Vincent

Cr Ashley Wallace (Local Government Member, City of Vincent)
Cr Nicole Woolf (Local Government Member, City of Vincent)

Minute Secretary

Tenielle Brownfield (DAP Secretariat)

Officers in Attendance

Ashlee Kelly (DAP Secretariat)



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being recorded and livestreamed on the DAP website in accordance with regulation 40(2A) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Nil

3. Members on Leave of Absence

Nil

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).



PART C – CITY OF VINCENT

1. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

2. Disclosure of Interests

Nil.

3. Form 1 DAP Applications

Nil

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

- 5.1 No. 37 - 43 Stuart Street, Perth - Proposed Unlisted Use (Community Purpose) & Alterations & Additions – DAP/23/02480

**PART B - ITEM 4.1a - LOT NO. 100 (HOUSE NUMBER 345
SCARBOROUGH BEACH ROAD, OSBORNE PARK –
PROPOSED MOTOR VEHICLE SALES, MOTOR VEHICLE
REPAIRS AND FAST FOOD OUTLET**

**Form 2 – Responsible Authority Report
(Regulation 17)**

DAP Name:	Metro Inner DAP
Local Government Area:	City of Stirling
Proposed Amendments:	Amendment to DA20/1846 and DA22/1358 – Modifications to Motor Vehicle Sales and Motor Vehicle Repairs
Applicant:	Rowe Group
Owner:	Associated Finance Pty Ltd
Value of Amendment:	\$12 Million (no change from previous approval)
Responsible Authority:	City of Stirling
Authorising Officer:	Giovanna Lumbaca, Acting Director Planning and Development
LG Reference:	DA23/1505
DAP File No:	DAP/20/01886
Date of Original DAP decision:	28 January 2021
Application Received Date:	13 December 2023
Application Statutory Process Timeframe:	90 Days, with an additional 36 days as agreed between the Applicant and City of Stirling
Attachment(s):	1. Development Application Plans (received 14 February 2024) 2. Aerial Location Plan 3. Metropolitan Region Scheme Zoning Map 4. City of Stirling Local Planning Scheme No.3 Zoning Map 5. Herdsman Glendalough Planning Framework Summary Table 6. Applicant's Original Planning Report received 14 February 2024 7. Applicant's Response to Request for Information received 24 March 2024 8. Metro Inner-North JDAP Meeting Agenda dated 17 March 2023 9. Metro Inner-Jortn JDAP Meeting Minutes dated 17 March 2023

Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☒ Yes	Complete Responsible Authority Recommendation section
	☐ N/A	
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro Inner-North Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/20/01886 as detailed on the DAP Form 2 dated 13 December 2023 is appropriate for consideration in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/20/01886 and accompanying plans (Attachment 1) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Stirling Local Planning Scheme No. 3, for the proposed minor amendment to the approved Motor Vehicle Sales, Repair and Fast Food Outlet at Lot 100, House Number 345 Scarborough Beach Road, Osborne Park subject to the following conditions:

Conditions

1. Works to the verge area and modifications to the road network, which are indicated on the plans, do not form part of this approval. All works to the verge area and modifications are as per previous approval DA20/1846, to the satisfaction of the City.
2. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon. The plans approved as part of this application and which form part of the development approval issued are listed below:

Drawing Title	Drawing Number	Revision	Drawn By
Site Plan	A01	R	Roxby
Workshop Ground Floor Plan	A02	R	Roxby
First Floor Plan	A03	F	Roxby
Hydraulic Services Site Plan	H2	9	Roxby
Electric Services Site Plan	E01	11	Roxby
Building No.1: Ground Floor Plan	A07	L	Roxby
Building No.1: First Floor Plan	A08	J	Roxby
Building No.2: Ground Floor Plan	A12	M	Roxby
Building No.2: First Floor Plan	A13	K	Roxby
Elevations 1 & 2	A17	I	Roxby
Elevations 3 & 4	A18	F	Roxby

Elevations 5 & 6	A19	F	Roxby
Section 7,8 & 9 Section CC	A20	H	Roxby

3. All other conditions and requirements detailed on the previous approvals DA20/1846 dated 28 January 2021 and DA22/1358 dated 17 March 2023 shall remain, unless altered by this application.

Background

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No. 3
Local Planning Scheme Zone/Reserve	Development
Draft Structure Plan/Precinct Plan	Draft Herdsman Glendalough Structure Plan Amendment 114 of Local Planning Scheme No. 3
Draft Structure Plan/Precinct Plan Land Use Designation	Mixed Use
Use Class (approved):	Motor Vehicle, Boat or Caravan Sales, Motor Vehicle Repairs and Restaurant
Lot Size:	14,931m ²
Net Lettable Area (NLA):	5,560m ²
Existing Land Use:	Motor Vehicle, Boat or Caravan Sales, Motor Vehicle Repairs and Restaurant Currently Vacant
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Locality

The subject site is located approximately 6km north-west of the Perth CBD and south-east of the signalised intersection of Frobisher Street/Harborne Street and Scarborough Beach Road. The Mitchell Freeway and the Glendalough Train Station are adjacent to the subject lots to the east (Attachment 2).

The site is located within the Glendalough District Centre, as defined under *State Planning Policy 4.2 – Activity Centres for Perth and Peel* (SPP4.2) and the *Central Sub-regional Planning Framework (the Framework)*. In regard to the main role/function of district centres, SPP4.2 details that:

District centres have a greater focus on servicing the daily and weekly needs of residents. Their relatively smaller scale catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the particular needs of their catchments.

Previous Applications

At its meeting held on 28 January 2021, the Metro Inner-North JDAP resolved to approve a Form 1 Development Assessment Panel JDAP application (DAP/20/01886) for Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet at House Number 345 Scarborough Beach Road, Osborne Park.

Since the original approval was granted by the Metro Inner-North JDAP a, Form 2 development application was approved on 17 March 2023 for minor modifications to the existing development which included increasing the building footprint to Building No. 1 and 3, decreasing the number of customer car parking bays and reducing the height of the Showroom buildings (Buildings 1 and 2).

The Applicant's current submission identifies that the proposed amendments have resulted from detailed design work, which is to accommodate specific operational requirements, *National Construction Code of Australia (NCC)* requirements and to provide an improved operational and amenity outcome for the existing for the development.

Proposal:

On 14 February 2024, the City formally received the Form 2 application seeking to amend the previous development approvals. A summary of the proposed amendments are listed below:

- The removal of the existing electrical sub-station along Pollard Street adjacent to Building No.3;
- The removal of one (1) parking bay to accommodate access to the Ford showroom.
- The inclusion of a window facing Scarborough Beach Road, resulting in a Fast Food Outlet land use replacing the previously approved Restaurant;
- Increased landscaping areas, including widening of the landscaping strip along the southern boundary, expanding approved landscaping islands within the parking area, and adding an extra island between Building No. 1 and 3;
- Rearranging the first floor in Building No.1 to provide an additional first floor (mezzanine) area to the showroom (BYD showroom'), incorporating four new offices;
- Rearranging internal space within the BYD showroom (Building No.1), including reducing the size of the Fast Food Outlet, adding an external 'servery' window, and adjusting the entry door position;
- Erecting of a new retaining wall around the landscaping in the south-west corner and along the southern boundary;
- Alterations to the façade of Building No.1 to provide an additional mezzanine area, including the addition of four new offices;

The modifications as part of the Form 2 development application are considered minor in the context of the overall development. The Form 2 application seeks to amend the development approval to address operational, functional and construction regulation matters only.

The Applicant originally requested road network and verge modifications to the Scarborough Beach Road and Harborne Street Road reserve as part of this Form 2 development application. Following discussions with the Applicant, the road network modifications will be addressed separately to this application with the City as per the approved Form 1 Development Assessment Panel JDAP application (DAP/20/01886). As such, no modifications to the road network or works within the verge area of Scarborough Beach Road and Harborne Street Road reserve are intended to form part of this application. The City has recommended a condition relating to this matter.

Legislation and Policy:

The following legislation is applicable to the proposed development.

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*

Schemes

- *Metropolitan Region Scheme (MRS)*
- *Local Planning Scheme No. 3 (LPS3)*
- *Draft Amendment 114 to LPS3*

State Government Policies

- *Perth and Peel @ 3.5million*
- *Central Sub-regional Planning Framework*
- *State Planning Policy 4.2 – Activity Centres for Perth and Peel*
- *Development Control Policy 1.5 – Bicycle Planning Section 3.4 Bicycle Parking and End-of-Trip Facilities*
- *Development Control Policy 1.6 – Planning to Support Transit Use and Transit Oriented Development*
- *Development Control Policy 5.1 – Regional Roads (Vehicular Access)*

Structure Plans/Activity Centre Plans/Local Development Plans

- *Draft Herdsman Glendalough Structure Plan (HGSP)*
- *Herdsman Glendalough Local Development Plan (HGLDP)*

Local Policies

- *Draft Local Planning Policy 5.8 – Stirling City Centre and Herdsman-Glendalough Parking (LPP5.8)*
- *Local Planning Policy 6.1 – Advertising Signs (LPP6.1)*
- *Local Planning Policy 6.2 – Bicycle Parking (LPP6.2)*
- *Local Planning Policy 6.3 – Bin Storage Areas (LPP 6.3)*

- Local Planning Policy 6.6 – Landscaping (LPP 6.6)
- Local Planning Policy 6.7 – Parking & Access (LPP 6.7)
- Local Planning Policy 6.11 – Trees and Development (LPP6.11)

Status of Local Planning Framework

On 21 August 2018, LPS3 Scheme Amendment No.39 was gazetted (AMD39). AMD39 introduced the Herdsman Glendalough Special Control Area (HGSCA) into LPS3 and changed the zoning of the subject site from 'Industry Zone' to 'Development Zone'. Clause 6.4.3 of LPS3, gazetted under AMD 39, requires Council to adopt a Structure Plan for the HGSCA. A Structure Plan for the HGSCA has been prepared and endorsed by Council. Clause 22 of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires the approval of the Western Australian Planning Commission (WAPC) before the draft HGSP comes into effect.

In addition to the preparation of the HGSP, the City has prepared draft Scheme Amendment 114 (AMD114). The purpose of AMD 114 is to rezone properties within the HGSCA from 'Development Zone' to various zonings as outlined under the draft HGSP, including key provisions of the modified draft HGSP within LPS3. Draft AMD114 proposes to rezone the subject site 'Mixed Use'. This is discussed in further detail later in this report.

A summarised status of the HGSCA local planning framework is provided in Attachment 5.

Metropolitan Region Scheme

The lot is zoned Urban under the MRS (Attachment 4).

The land is subject to a Western Australian Planning Commission (WAPC) resolution under Clause 32 of the MRS (Resolution 2021/01), which states the following in relation to the Stirling and Glendalough Station Precincts:

“Unless a structure plan is in place for the areas defined in WAPC plan No. 4.1495/1, the City of Stirling is to refer for determination by the WAPC the following classes of applications under clause 28 of the MRS for approval to commence and carry out development on land”

- (a) Applications that include non-residential uses and/or development;*
- (b) Applications for 5 or more residential dwellings.”*

The Clause 32 area for land surrounding the Glendalough Train Station was originally declared in 1990. The primary objectives of the resolution are to facilitate development generally within an 800 metre radius from the station to:

- ensure development does not prejudice the structure planning for the area;
- ensure development is consistent with the station precincts concept; and
- protect the potential for value capture or other innovations applicable to the area.

As the draft HGSP has not been endorsed by the WAPC and the application includes non-residential uses and development, the application must also be determined by the WAPC. The City of Stirling (the City) is required to provide a report and

recommendation under LPS3, and the WAPC is required to provide a report and recommendation under the MRS.

Planning Control Area No. 127 Scarborough Beach Road

Planning Control Area 127 (PCA 127) was created under the *Planning and Development Act 2005*, to protect the reservation for the Scarborough Beach Road Activity Corridor Framework. It is intended to prevent development that may prejudice the intent of Scarborough Beach Road as an Other Regional Road in the MRS when future road upgrading and reservation plans are being implemented. PCA 127 impacts a northern portion of the site (Attachment 3).

The changes proposed as part of this application have no impact upon the PCA.

Consultation:

Public Consultation

In accordance with Clause 77 (3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, this development application did not require public consultation. This is due to the minor nature of the proposed changes in the context of the overall development.

Consultation with Government/Service Agencies

The development application has been referred to the Department of Planning, Lands and Heritage (DPLH) Strategy and Engagement Team. DPLH advised they have no objection to the proposed modifications, as these do not affect access arrangements, and has a negligible traffic increase.

A referral to Main Roads Western Australia (MRWA) and Water Corporation was not undertaken due to the proposed amendments being minor changes only with no change to the access/egress or intensification of the approved land use as part of this application.

Design Review Panel Advice

This application was not referred to the City of Stirling Design Review Panel due to the minor nature of the proposed changes in the context of the overall development.

Internal Referrals

Internal referrals have been undertaken as part of the City's assessment. These comments have been incorporated into the Planning Assessment section of this report.

Planning Assessment:

The proposal has been assessed against applicable planning framework and is supported by the City. The following matters have been identified as relevant key considerations:

1. Proposed Land Use
2. Car Parking
3. Advertising Signage

1. Proposed Land Use

The Form 2 application seeks the inclusion of a 'Fast Food Outlet' window open to the public along the Scarborough Beach Road frontage.

The table below summarises the zoning permissibility of the proposed Fast Food Outlet addition, as set out in Table 6.4.5 Herdsman Glendalough Special Control Area Land Use Permissibility Table of LPS3 Amendment No.114.

The subject site is zoned Development under LPS3, with a proposed zoning of 'Mixed Use' as per LPS3 AMD 114 and the LDP. Under the draft provisions of AMD 114 to LPS3, a Fast Food Outlet use in the Mixed-Use zone is a 'P' use which means the use is permitted by the Scheme providing it complies with the relevant development standards and the requirements of the Scheme.

Table 6.4.5 – Herdsman Glendalough Special Control Area Land Use Permissibility	
Use Classifications/Zone	Mixed Use
Fast Food Outlet	P

The provision of a Fast-Food Outlet is a use class which is complementary to the Mixed Use Zone, as a Fast Food Outlet provides a service that is conveniently located and accessible to the community. A Fast Food Outlet in the locality facilitates the provision of a use which can provide a service to both current and future businesses in the locality, as well as providing an active use at street level for pedestrians.

2. Car Parking

The introduction of a Fast-Food Outlet, an increased Mezzanine on Building 1 and removal of four car bays increased the surplus on site from 33 car parking bays to 105 car parking bays. The design of the car parking bays and associated accessways have been reviewed as part of this application, with the development identified to be consistent with the provisions of Australian Standard AS2890.1. The City considers the provision of car parking acceptable.

3. Advertising Signs

The proposed development has been assessed against the signage provisions of Local Planning Policy 6.1 – Advertising Signs. Please see below which identifies where discretion is sought.

- Three wall signs proposed in lieu of maximum two signs permitted on the lot.

The development addresses the Objectives of LPP .1 and is supported. An assessment against the Objectives of LPP 6.1 is provided below.

Local Planning Policy 6.1 – Advertising Signs	
Objective	Officer Comment
<i>To ensure advertising signs do not pose a safety threat and do not prevent passive surveillance;</i>	The proposed signage does not pose a safety threat for users of the development due to the signage location. The signage is located on the

Local Planning Policy 6.1 – Advertising Signs	
Objective	Officer Comment
	façade of the development to prevent any passive surveillance issues along Scarborough Beach Road.
<i>To ensure businesses can display advertising signs without, in certain circumstances, the need to obtain development approval;</i>	Not applicable.
<i>To ensure that the display of advertising signs does not adversely impact on the amenity of surrounding land and streetscapes;</i>	The proposed signage consists of the business name on contrasting background. The signage is legible and easy to read and relates directly to the Motor Vehicle Sales use. The overall display of signage is rationalised over the built form facade and is not considered to have a detrimental impact on the streetscape. The wall signage will have minimal impacts on the street due to the small proportion of the façade which is taken up by signage. The wall signage is in keeping with similar wall signage to Motor Vehicle Sales within the immediate streetscape.
<i>To ensure advertising signs are appropriately scaled for their setting;</i>	The display of signage is rationalised to the development with the proposed signage consistent with the materials of the development and appropriate in size in relation to the scale of the development and subject site.
<i>To avoid the proliferation of advertising signs on individual sites and buildings to minimise visual clutter;</i>	There will be no proliferation of signage. All signage is respectful to the scale of the development to which it relates, is fixed directly to the building, and is designed to ensure no repetition of signage. The building facades predominantly consists of shop front windows, reducing the overall visual clutter of the façade.
<i>To encourage the incorporation of advertising signs into the design consideration of buildings and avoid obscuring or detracting from prominent architectural features;</i>	The proposed wall signs are incorporated into the design of the building. The colours and materials match the colours and materials of the Motor Vehicle Sales façade. The wall signs are integrated within the development, avoiding signage that obscures or detracts from the prominent architectural features.

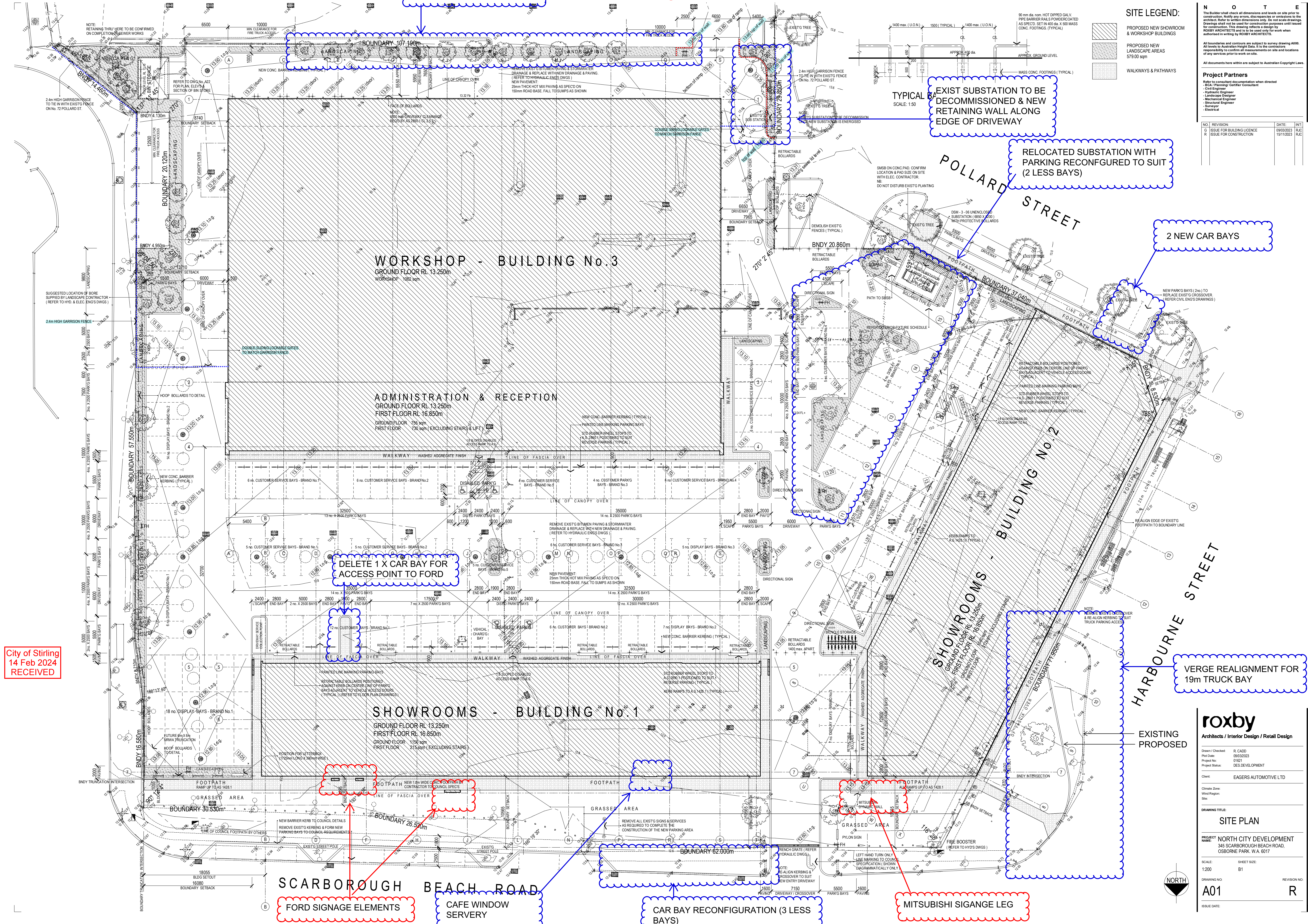
Local Planning Policy 6.1 – Advertising Signs	
Objective	Officer Comment
<i>To ensure advertising signs only relate to services and products available on the site; and</i>	The signage contains only the name and logo of the Motor Vehicle Sales brand.
<i>To ensure the content of advertising signs meets community expectations and is not discriminatory or offensive.</i>	The signage is not discriminatory or offensive. The signage contains only the name of the business and information relating to the business.

On the basis of the above, the City considers that the development addresses the objectives of LPP6.1 and is therefore able to be supported.

Conclusion:

The proposed amendments to the Motor Vehicle Sales and Motor Vehicle Repairs approved by the original Form 1 DAP application and Form 2 DAP application (DA20/1846 and DA22/1358 refers) are minor in nature and result from the detailed design process and to improve the overall operation and amenity of the site.

The development remains consistent with the applicable planning framework and intended future development context and therefore the City recommends approval of the proposed development, subject to conditions.



SITE LEGEND:

- PROPOSED NEW SHOWROOM & WORKSHOP BUILDINGS
- PROPOSED NEW LANDSCAPE AREAS 579.00 sqm
- WALKWAYS & PATHWAYS

Project Partners

Refer to consultant documentation when directed

- BCA / Planning / Certifier Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION	DATE	INT.
G	ISSUE FOR BUILDING LICENCE	09/03/2023	RJC
R	ISSUE FOR CONSTRUCTION	15/11/2023	RJC

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 09/03/2023
Project No: 11627
Project Status: DES. DEVELOPMENT

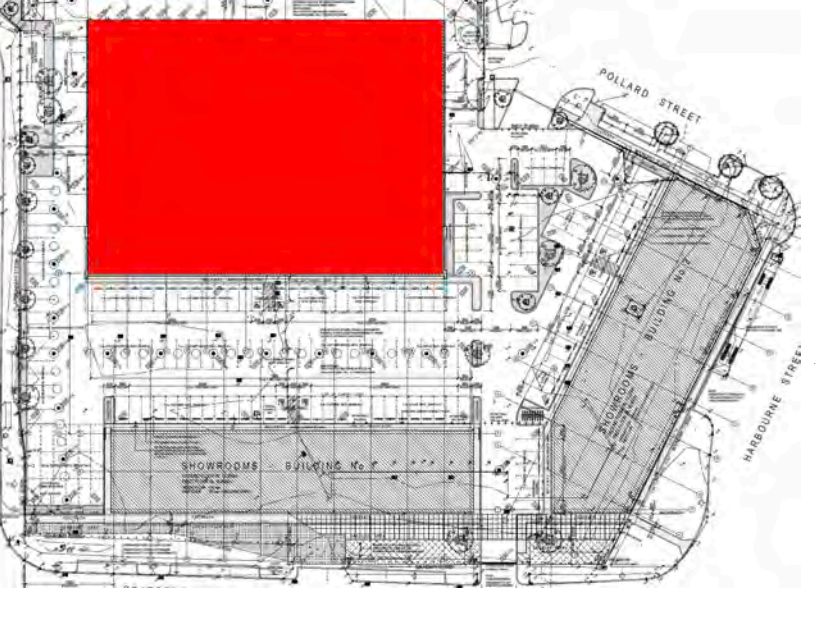
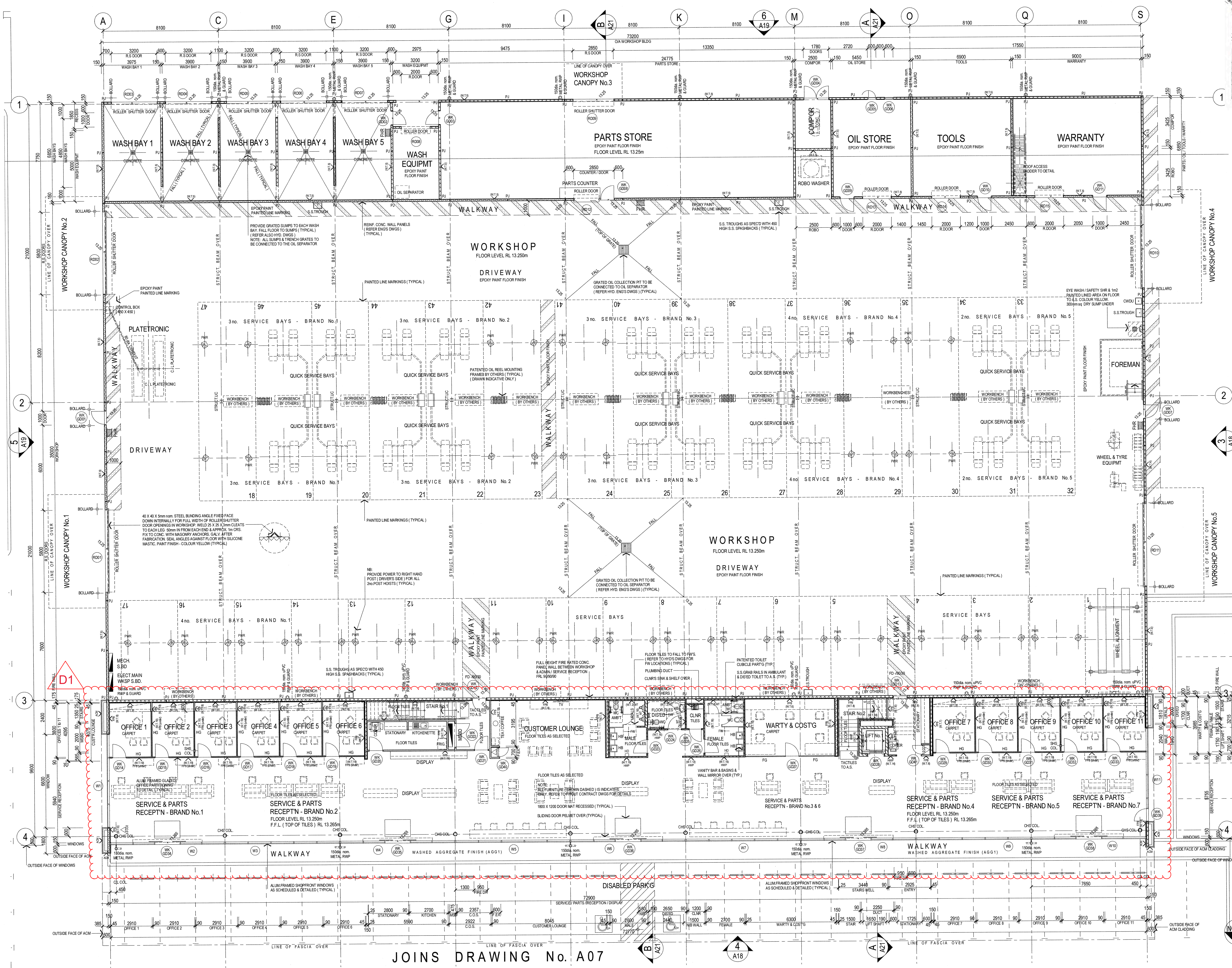
Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
SITE PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:200
SHEET SIZE: B1
DRAWING NO: A01
REVISION NO: R
ISSUE DATE:



City of Stirling
14 Feb 2024
RECEIVED

- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No. A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - F.R.W. AS NOTED
- REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. R.C. 8mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SORTING AS SELECTED U.O.N.
- HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) 800mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
- FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- COMPOSITE ALUMINUM PANELS (eg. ALPOLIC)
- 6mm FLUSH CEMENT FIBREBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CONCRETE WALLS (25mm O.A. nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
- 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 PURING CHANNELS (40mm O.A. nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- HARDWALL PLASTER - PAINTED
- FACE BLOCKWORK / BRICKWORK - PAINTED
- CONC. WALL PANEL - PAINTED
- CONC. WALL PANEL - UNPAINTED
- WALL TILES AS SELECTED
- CONFINEMENT SITE
- REDUCED LEVEL
- FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RAINWATER PIPE
- OVERFLOW POPS
- PANEL JOINT
- PANEL GROOVE
- EXPANSION JOINT
- CONTROL JOINT
- EXPRESSED JOINT
- FLUSHED JOINT
- CLOUPARDS UNDER
- CLOUPARDS OVER
- FLOOR WASTE
- FIRE HOSE REEL
- CHILLED DRINKING WATER UNIT
- ALUM. DOOR GRILLE (REFER MECH. DWGS)
- FLOOR BOX (POWER & DATA)
- CONDUIT OUTLET (POWER & DATA)
- DRENCHER OVER WINDOW & OR DOOR
- ILLUMINATED EXIT SIGN TO A.S.
- WALL TYPE AS DETAILED
- WALL MATERIAL LINING

- GENERAL NOTES:**
- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SLOPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCHILARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQUIRED.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC PIPES & OVERFLOW PRESSURE SUPPRESSED U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING AND CASING BEADS AS NOTED ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOPSITS (REFER FINISHES SCHEDULE IN SPEC)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 11/1/22
Project No: 202101
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

City Zone:
Wind Region:
Site:

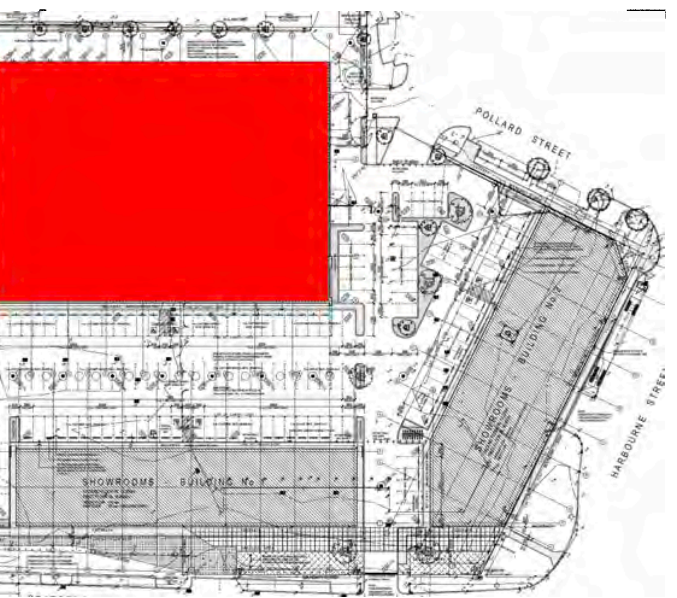
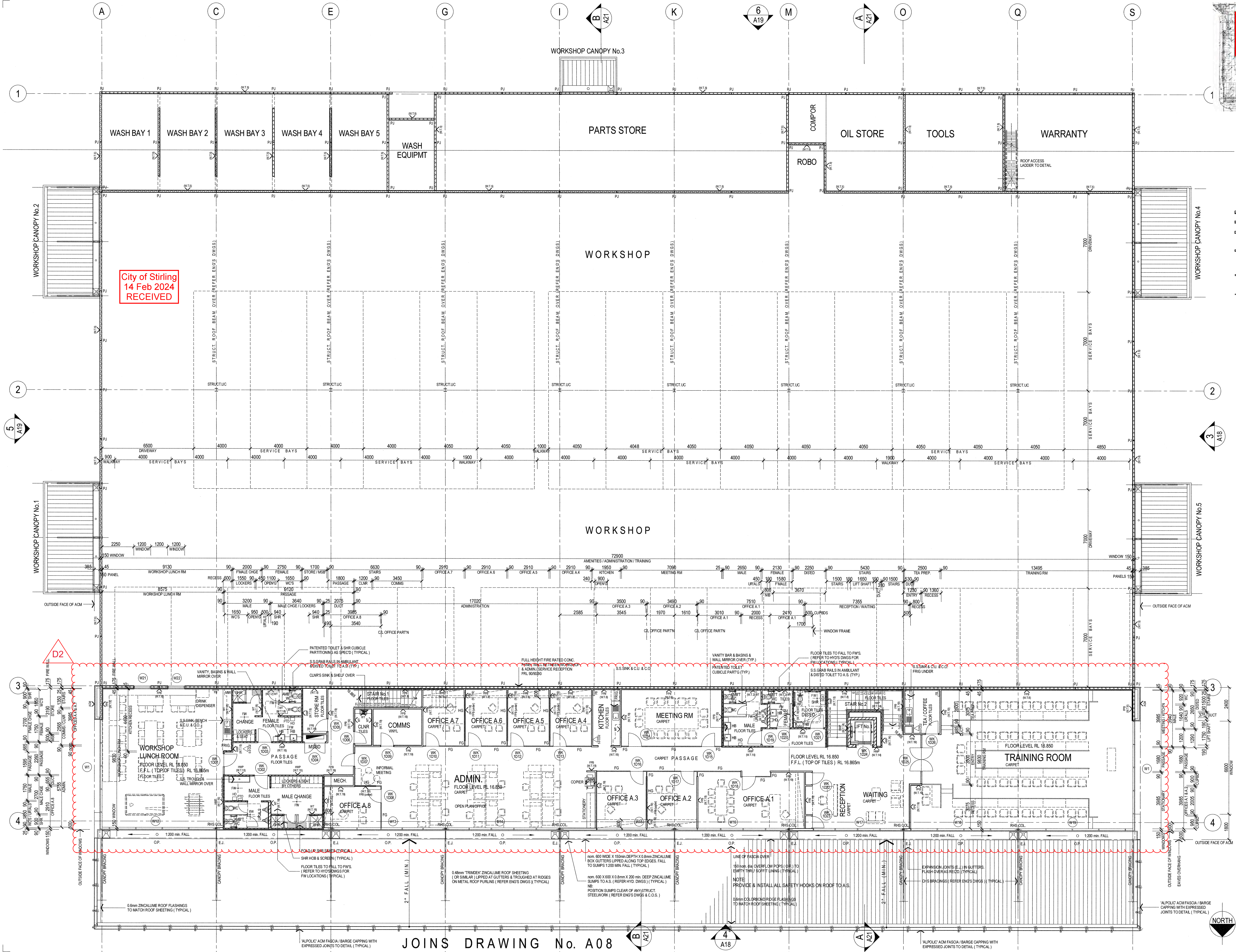
DRAWING TITLE:
WORKSHOP:
GROUND FLOOR PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A02
REVISION NO: F

ISSUE DATE:



- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No. A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - F.R.L. AS NOTED
 - REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. 8/100mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 600mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CONCRETE WALLS (25mm (24mm) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.))
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 PURRING CHANNELS (45mm (24mm) 100mm) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - R.W.P. RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - exp.J. EXPRESSED JOINT
 - fh.J. FLUSHED JOINT
 - C.U. CLIPBOARDS UNDER
 - C.O. CLIPBOARDS OVER
 - F.W. FLOOR WASTE
 - F.H.R. FIRE HOSE REEL
 - C.D.W.U. CHILLED DRINKING WATER UNIT
 - D.G. ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - F.B. FLOOR BOX (POWER A/COR DATA)
 - C.T. CONDUIT OUTLET (POWER A/COR DATA)
 - D. DRAINAGE OVER WINDOW A/COR DOOR
 - EXT. ILLUMINATED EXT. SIGN TO A.S.
 - WALL TYPE AS DETAILED
 - WALL MATERIAL / LINING

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANNUALY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILL & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING

STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD. ALONG SILL & AGAINST WINDOW & SKIRTY FRAMES

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPEC)

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CAD
Plot Date: 11/11/22
Project No: 01521
Project Status: 25% DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone: 1
Wind Region: 1
Site:

DRAWING TITLE: **WORKSHOP: FIRST FLOOR PLAN**

PROJECT NAME: **NORTH CITY DEVELOPMENT**
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: **A03**
REVISION NO: **F**

ISSUE DATE:

Architectural floor plan of a car dealership layout. The plan includes various rooms and areas, with callouts indicating specific features and changes. Key areas include:

- FORD SHOWROOM G101:** Located on the left side, featuring a reception area, sales offices (G102, G103, G104, G105, G106), and a lounge. Callouts include "DELETE 1 X CAR BAY FOR ACCESS POINT TO FORD" and "CAR BAY DELETED - PAVED ENTRY PROVIDED".
- NISSAN SHOWROOM G113:** Located in the center, featuring a reception area, sales offices (G114, G115, G116, G117), and a lounge. Callouts include "RECONFIGURED OFFICES AND CAFE AREA WITH NEW MEZZANINE OVER" and "NEW AUTO WINDOW".
- BYD SHOWROOM G118:** Located on the right side, featuring a reception area, sales offices (G119, G120, G121, G122, G123, G124, G125), and a lounge. Callouts include "CAFE WINDOW SERVERY" and "NEW AUTO WINDOW".
- Other areas:** Includes a disabled parking area, a walkway, and various service areas like the DP's office, reception, and lounge.

The plan also includes detailed dimensions, room numbers, and structural notes. Callouts are color-coded: blue for general layout changes, red for specific structural or material changes, and green for new additions.

City of Stirling
14 Feb 2024
RECEIVED

[illegible]

N O T E

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect in writing within dimensions only. Do not scale drawing. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBLY ARCHITECTS and is to be used only for work when authorised in writing by ROXBLY ARCHITECTS.

All boundaries and contours are subject to survey drawing A001. All work to Australian Height Data. If the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents herein will be subject to Australian Copyright Law.

For Construction Partners

Refer to consultant documentation when directed

- BCA (Planning) Certifier Consultant
- Civil Engineer
- Hydrographer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

Refer to consultant documentation when directed

- BCA / Planning/ Certifier Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

[illegible]

NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH "TYPICAL WALL TYPES" ON DRAWING No.A22

- | | |
|-------|---|
| | THICKNESS WALLS OF VARYING
BROWNS (REFER DIMENSIONS) |
| | THICKNESS - FIRE AS NOTED |
| | REIN. CONCRETE WALL PANELS OF VARYING
THICKNESS (REFER DIMENSIONS) |
| | 100mm non. OR 80mm non. CEILING HEIGHT STUD PARTS
WALLS (U.O.N) (REFER DIMENSIONS) REFER TO STUD
WALL TYPES ON DRAWING NO.422 FOR LININGS, INSULA
FRAMING. 100mm HIGH ALUMINIUM SKIRTING AS SELECTED
U.O.N |
| HG | HALF HEIGHT GLAZED PARTI SUITE (E.G. SAPPHIRE
INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850
SLIGHT TO CEILING LINE ON STUD FRAMED PARTI
WALL. CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALU
SKIRTING AS SELECTED |
| FG | FULL HEIGHT GLAZED PARTI SUITE (E.G. SAPPHIRE
INDUSTRIES PARTI SUITE TO SUIT OR SIMILAR) FULL
CEILING LEVEL |
| AGN | COMPOSITE ALUMINIUM PANELS (E.G. "ALPOLIC") |
| CB | 15mm FLUSH CEMENT FIBREBOARD - PAINTED |
| FRB | 15mm FLUSH PLASTERBOARD - PAINTED |
| FRBOW | 13mm FLUSH PLASTERBOARD (DRY WALL. CONSTRUCTED
ADHERED DIRECTLY TO FACE OF MASONRY & OR
CONCRETE WALLS - 20mm (0.000000) 100mm HIGH ALU
SKIRTING AS SELECTED (U.O.N) |
| FRBFC | 13mm FLUSH PLASTERBOARD LINING ON RIBS NO. 129
FRUSTR CHANNELS (45mm U.O.N) PROVIDE ALL
ASSOCIATED ANCHORING, CASING BEADS, PACKING
THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S
RECOMMENDATIONS. REFER TO SPECIAL WALL TYPES
ON DRAWING NO. 44 FOR INSULATION. 100mm HIGH
ALUMINIUM SKIRTING AS SELECTED U.O.N |
| FRP | HWORZALL PLASTER - PAINTED |
| FRBK | FACE BLOCKWORK / BROWKWORK - PAINTED |
| W | CONC. WALL PANEL - PAINTED |
| CU | CONC. WALL PANEL - UNPAINTED |
| WT | WALL TILES AS SELECTED |
| C.O.S | CONCRETE SURF |
| R.L | REFINED LEVEL |
| F.F | FLOOR LEVEL - TOP OF STRUCTURAL FLOOR |
| RWP | RAMP WATER LINE - TOP OF FLOOR FINISHES |
| O.P. | OVERFLO W POPS |
| P.J. | PANEL JOINT |
| P.GV | PANEL GROOVE |
| E.X | EXPANSION JOINT |
| C.J | CONTROL JOINT |
| exp | EXPRESSED JOINT |
| hbj | FUSED JOINT |
| CU | CUPBOARDS UNDER |
| OW | OVER FLOOR WATER |
| FRH | FIRE HOSE REEL |
| CDWU | CHILLED DRINK WATER |
| CD | COLD DRAIN DRILL (REFER MECH. DWGS) |
| PO | POWER (POWER OR POWER & DATA) |
| CG | CONDUIT OUTLET / POWER & DATA |
| D | DRENCHER OVER WINDOW / DOOR |
| [EXT] | ILLUMINATED EXIT SIGN TO A.S. |
| WALL | WALL TYPE AS DETAILLED |
| WALL | MATERIAL / FINISH |

REFER TO CEILING PLANS FOR EXTENT OF MOTORISED WINDOW TREATMENT

REFER ORDER TO ARCHITECT FOR GLAZED DOOR & PARTITION DETAIL.
CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE
VARIFIED BACK TO ARCHITECT

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL
GUTTERS, DOWNS, SIPS, METAL, OVERLAP PANS, METAL
RAINWATER PIPES.

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN
ON DRAWINGS. PROVIDE ALL FLASHINGS, FLASHING TAPE, FLASHING
PROVIDING & INSTALLING ALL FLASHINGS to MECHANICAL
ELECTRICAL & PLUMBING PENETRATIONS AS REQ'D

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING
ALL TOILET, SINK, SHOWER, & TUB DRAIN PIPES FROM SINKS TO
SEWER. PROVIDE ALL FLASHINGS, FLASHING TAPE, FLASHING
MATERIAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL
FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT MATERIAL WORK
NECESSARY TO PROTECT FINISHES.

TEST & MASONRY NIBS AT DOORWAYS TO ME MM 10mm U.N.M.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE
TRIMMINGS ANCHORS & CASING BRED AS REQ'D ABOVE SIPS &
CONTRACTOR TO PROVIDE ALL FLASHINGS, FLASHING TAPE, FLASHING
MATERIAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL
FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT MATERIAL WORK
NECESSARY TO PROTECT FINISHES.

PAINT OUT ALL PIPES & MECHANICALS DETAILING ADOPTING AN SP
WALLS, COLUMNS & JOINTS. REFER FINISHES SCHEDULE IN PR
SPEC.

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE
PROTECTED WITH FIRE RATED PENETRATIONS. PROVIDE ALL
EG FIRE PROTECT, FIRE DAMPERS, OR FIRE SEALANTS ETC.

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 09/03/2023
Project No: 01621
Project Status: DES. DEVELOPMENT

Client: **EAGERS AUTOMOTIVE LTD**

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:

BUILDING No.1:
FIRST FLOOR PLAN

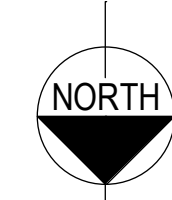
PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK. W.A. 6017

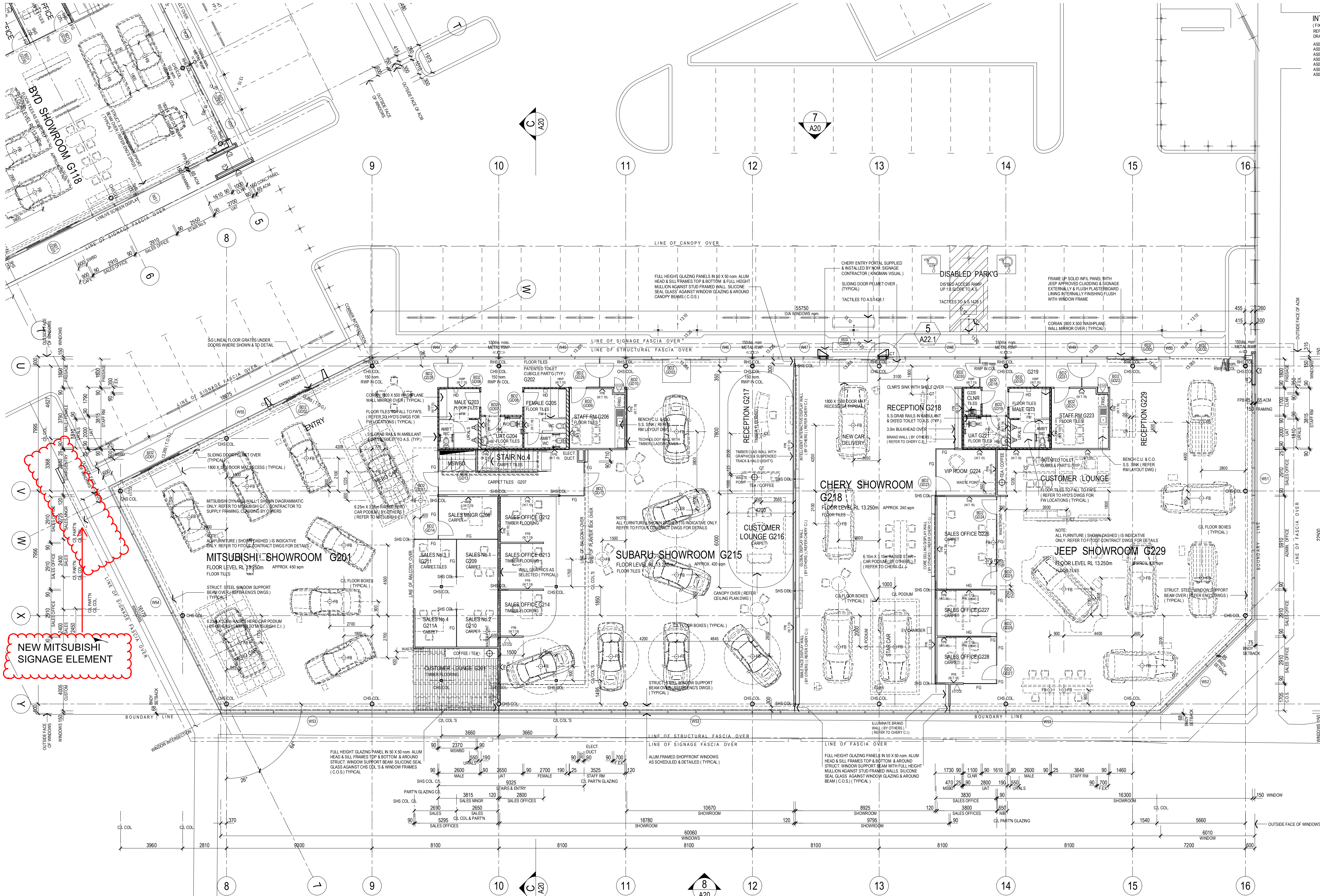
SCALE: 1:100 SHEET SIZE: B1

DRAWING NO. **A08** REVISION **J**

ISSUE DATE: _____

City of Stirling
14 Feb 2024
RECEIVED





NEW MITSUBISHI
SIGNAGE ELEMENT

INTERIOR FITOUT
(FIXTURES/FITTINGS/SIGNAGE)
REFER TO THE FOLLOWING
DRAWINGS AS FOLLOWS:

AS01 SERIES - FORD
AS02 SERIES - NISSAN
AS03 SERIES - HYUNDAI
AS04 SERIES - MITSUBISHI
AS05 SERIES - SUBARU
AS06 SERIES - JEEP

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBY ARCHITECTS and is to be used only for work when authorised in writing by ROXBY ARCHITECTS.

All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners

Refer to consultant documentation when directed

- BCA / Planning / Certifier Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION	DATE	INT.
G	ISSUE FOR BUILDING LICENCE	09/03/2023	RJC
I	ISSUE FOR CONSTRUCTION	19/06/2023	RJC
J	AMEND SUBARU OFFICE LAYOUTS, CHERRY SHOWROOM & STAIR 4. ADD MSWB	30/06/2023	RJC
K	AMEND SHOWROOM OFFICE LAYOUTS, W55	28/07/2023	RJC
L	AMEND WINDOW W55 (B LOG 2)	18/09/2023	RJC

LEGEND:

NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No. A22

- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - FRIL AS NOTED
- REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. & OR 90mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES DRAWING No. A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- HG FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR 850mm SILL HEIGHT TO CEILING LEVEL ON STUD OR SIMILAR PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 10mm HIGH ALUM. SKIRTING AS SELECTED
- FG FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- ACM COMPOSITE ALUMINUM PANELS (eg. ALPOLIC)
- 6mm FLUSH CEMENT FIBREBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CEILING LEVEL
- 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm O.A. nom.) PROVIDE ALL ASSOCIATED ANCHORS, CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO TYPICAL WALL TYPES ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- HARDWALL PLASTER - PAINTED
- FACE BRICKWORK / BRICKWORK - PAINTED
- CONC. WALL PANEL - PAINTED
- CONC. WALL PANEL - UNPAINTED
- WALL TILES AS SELECTED
- CO.S CONFIRM ON SITE
- RL REDUCED LEVEL
- F.F. FINISHED FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RWP RAINWATER PIPE
- O.P. OVERFLOW POPS
- P.J. PANEL JOINT
- P.O.V. PANEL GROOVE
- EXP. EXPANSION JOINT
- CHJ CONTROL JOINT
- EXPJ EXPRESSED JOINT
- CUJ CUPBOARDS UNDER
- CUO CUPBOARDS OVER
- FW FIRE HOSE REEL
- CDWJ CHILLED DRINKING WATER UNIT
- DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
- FB FLOOR BOX (POWER & OR DATA)
- CT CONDUIT OUTLET (POWER & OR DATA)
- D DRENCHER OVER WINDOW & OR DOOR
- [EXIT] ILLUMINATED EXIT SIGN TO A.S.
- [FW] WALL TYPE AS DETAILED
- [FW] WALL MATERIAL / LINING

GENERAL NOTES:

REFER TO CEILING PLANS FOR EXTENT OF MOTORISED WINDOW TREATMENT

REFER DOOR SCHEDULE FOR GLAZED DOOR & PARTITION DETAILS

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWP'S & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT NETWORK INCLUDING TOP HAT BATTENING

STUD & MASONRY NBS AT DOORWAYS TO BE MIN:100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SCOFFITS (REFER FINISHES SCHEDULE IN SPEC.)

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 08/03/2023
Project No: 01627
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

DRAWING TITLE:

BUILDING No.2:
GROUND FLOOR PLAN

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK. W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO:

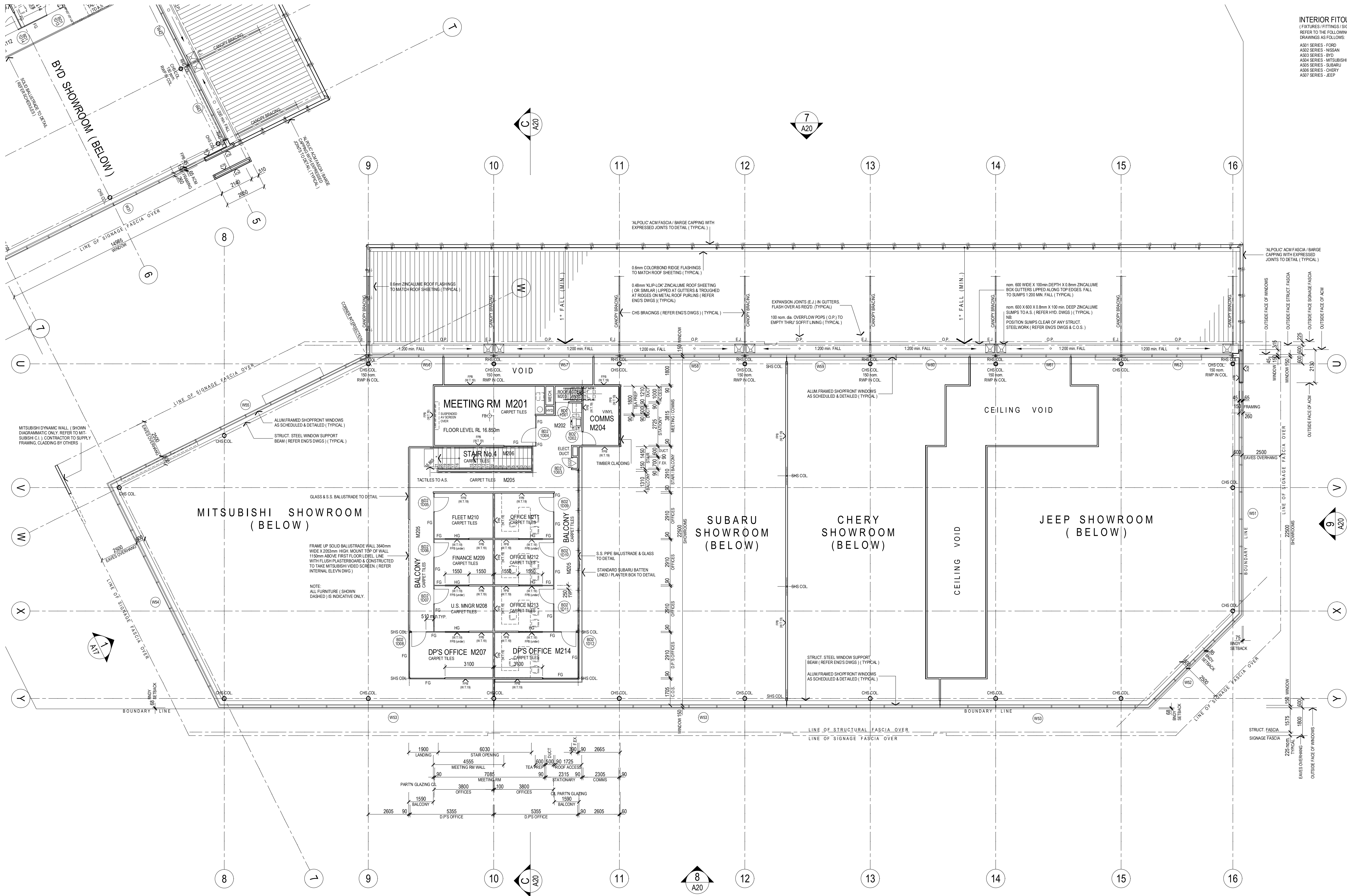
A12

ISSUE DATE:

REVISION NO:

M

City of Stirling
14 Feb 2024
RECEIVED



INTERIOR FITOUT

(FIXTURES / FITTINGS / SIGNAGE)
REFER TO THE FOLLOWING
DRAWINGS AS FOLLOWS:

- AS01 SERIES - FORD
- AS02 SERIES - NISSAN
- AS03 SERIES - BYD
- AS04 SERIES - MITSUBISHI
- AS05 SERIES - SUBARU
- AS06 SERIES - CHERY
- AS07 SERIES - JEEP

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBY ARCHITECTS and is to be used only for work when authorised in writing by ROXBY ARCHITECTS.

All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners

- Refer to consultant documentation when directed
- BCA / Planning / Certifier Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION	DATE	INT.
G	ISSUE FOR BUILDING LICENCE	09/03/2023	RJC
H	ISSUE FOR CONSTRUCTION	19/06/2023	RJC
I	AMEND STAIR & SELECT DUCT ADD	30/06/2023	RJC
J	AMEND SUBARU BALUSTRADE	28/07/2023	RJC

LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH 'TYPICAL WALL TYPES' ON DRAWING No.A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - F.R.L. AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 90mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No.A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - WALL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - COMPOSITE ALUMINUM PANELS (eg 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY &/OR CONCRETE WALLS (25mm O.A nom) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No.129 FURRING CHANNELS (45mm O.A nom) PROVIDE ALL ASSOCIATED ANCHORS, CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - CONFIRM ON SITE
 - REDUCED LEVEL
 - FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RAINWATER PIPE
 - OVERFLOW POPS
 - PANEL JOINT
 - PANEL GROOVE
 - EXPANSION JOINT
 - CONTROL JOINT
 - EXPRESS JOINT
 - FLUSHED JOINT
 - CUPBOARDS UNDER
 - CUPBOARDS OVER
 - FLOOR WASTE
 - FIRE HOSE REEL
 - CHILLED DRINKING WATER UNIT
 - ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FLOOR BOX (POWER &/OR DATA)
 - CONDUIT OUTLET (POWER &/OR DATA)
 - DRENCHER OVER WINDOW &/OR DOOR
 - ILLUMINATED EXIT SIGN TO A.S.
 - WALL TYPE AS DETAILED
 - WALL MATERIAL / LINING

GENERAL NOTES:

- REFER TO CEILING PLANS FOR EXTENT OF MOTORISED WINDOW TREATMENT
- REFER DOOR SCHEDULE FOR GLAZED DOOR & PARTITION DETAILS
- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWP'S & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT NETWORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NBS AT DOORWAYS TO BE MIN:100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 09/03/2023
Project No: 01627
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
**BUILDING No.2:
FIRST FLOOR PLAN**

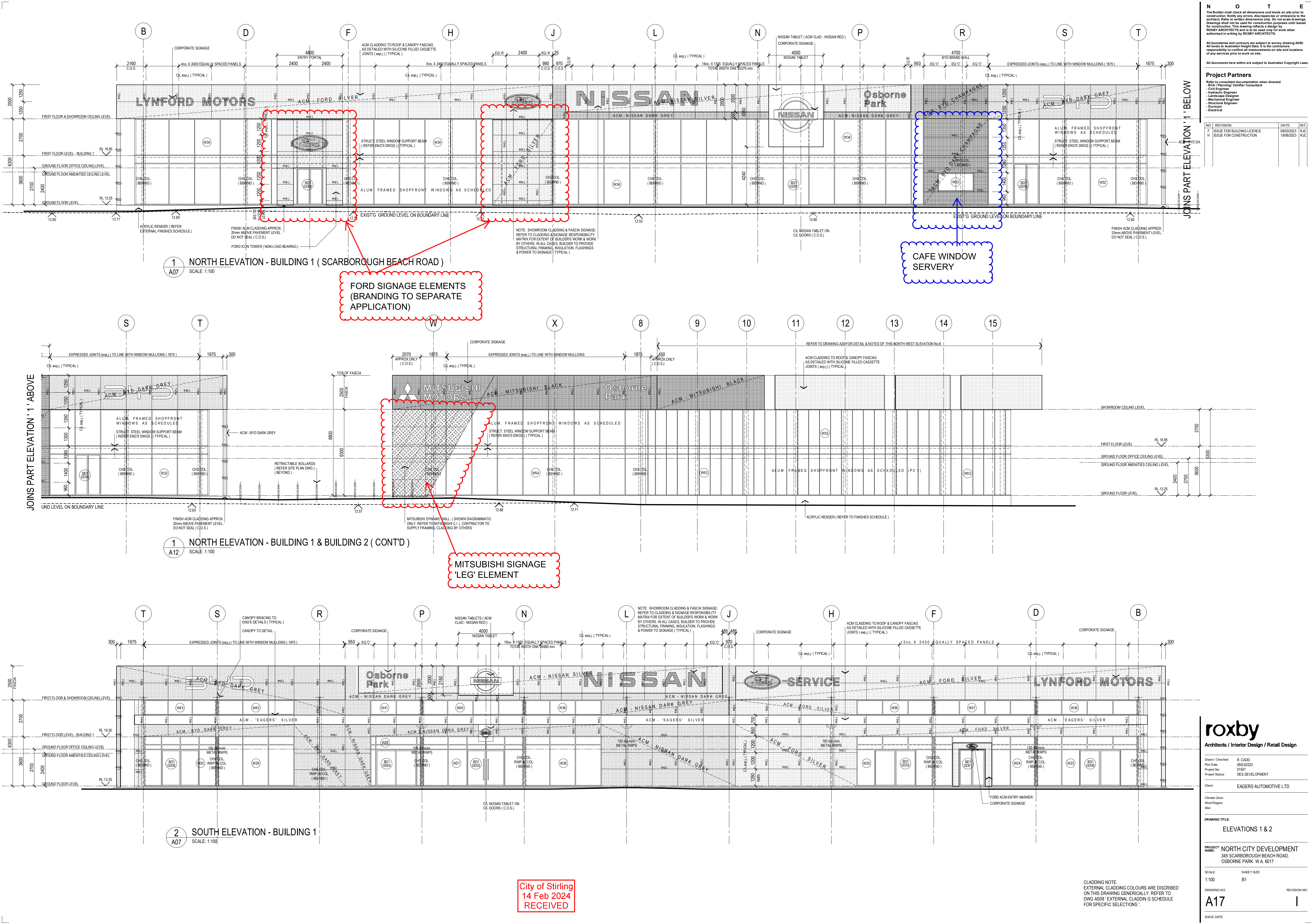
PROJECT NAME:
**NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK. W.A. 6017**

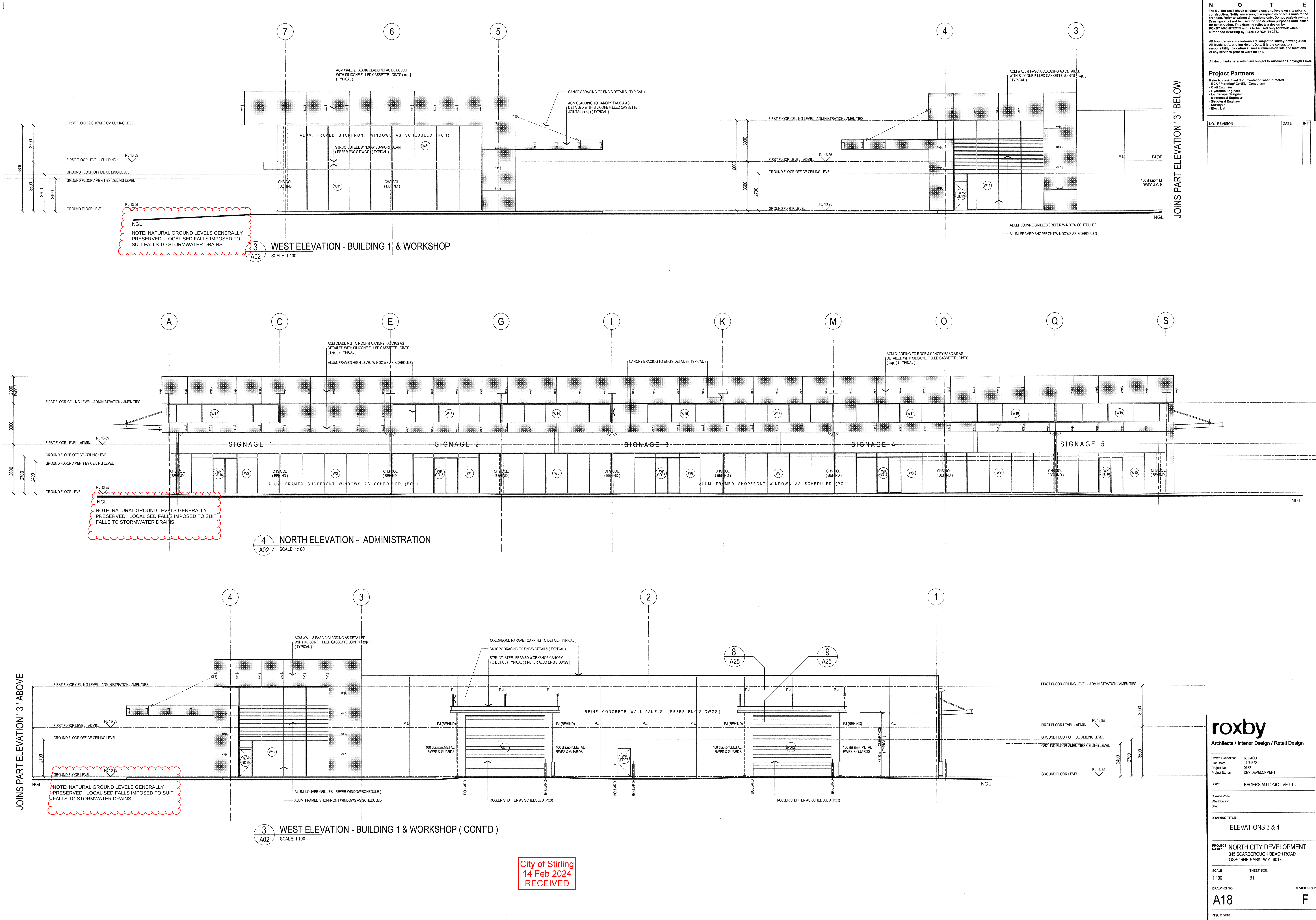
SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A13
REVISION NO: K

ISSUE DATE:

City of Stirling
14 Feb 2024
RECEIVED





N O T E

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBY ARCHITECTS and is to be used only for work when authorised in writing by ROXBY ARCHITECTS.

All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners

Refer to consultant documentation when directed

- BCA Planning Certificate Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION	DATE	INT.

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 11/11/22
Project No: 01521
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

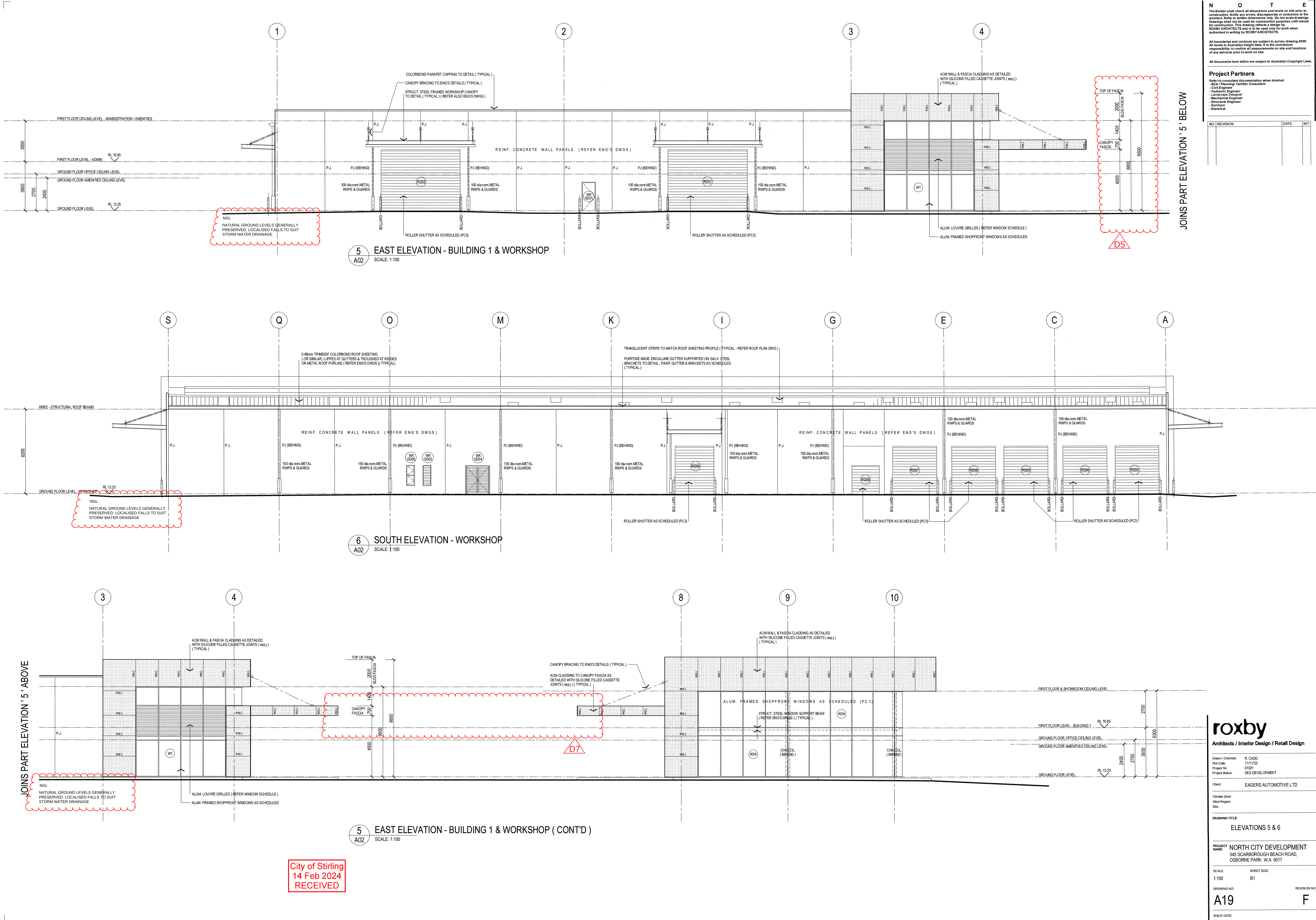
DRAWING TITLE:
ELEVATIONS 3 & 4

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: SHEET SIZE:
1:100 B1

DRAWING NO: A18
REVISION NO: F

ISSUE DATE:



N O T E

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBY ARCHITECTS and is to be used only for work authorised in writing by ROXBY ARCHITECTS.

All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners

Refer to consultant documentation when directed

- BCA Planning / Center Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION	DATE	INT.

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 11/11/22
Project No: 01021
Project Status: DES DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
ELEVATIONS 5 & 6

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

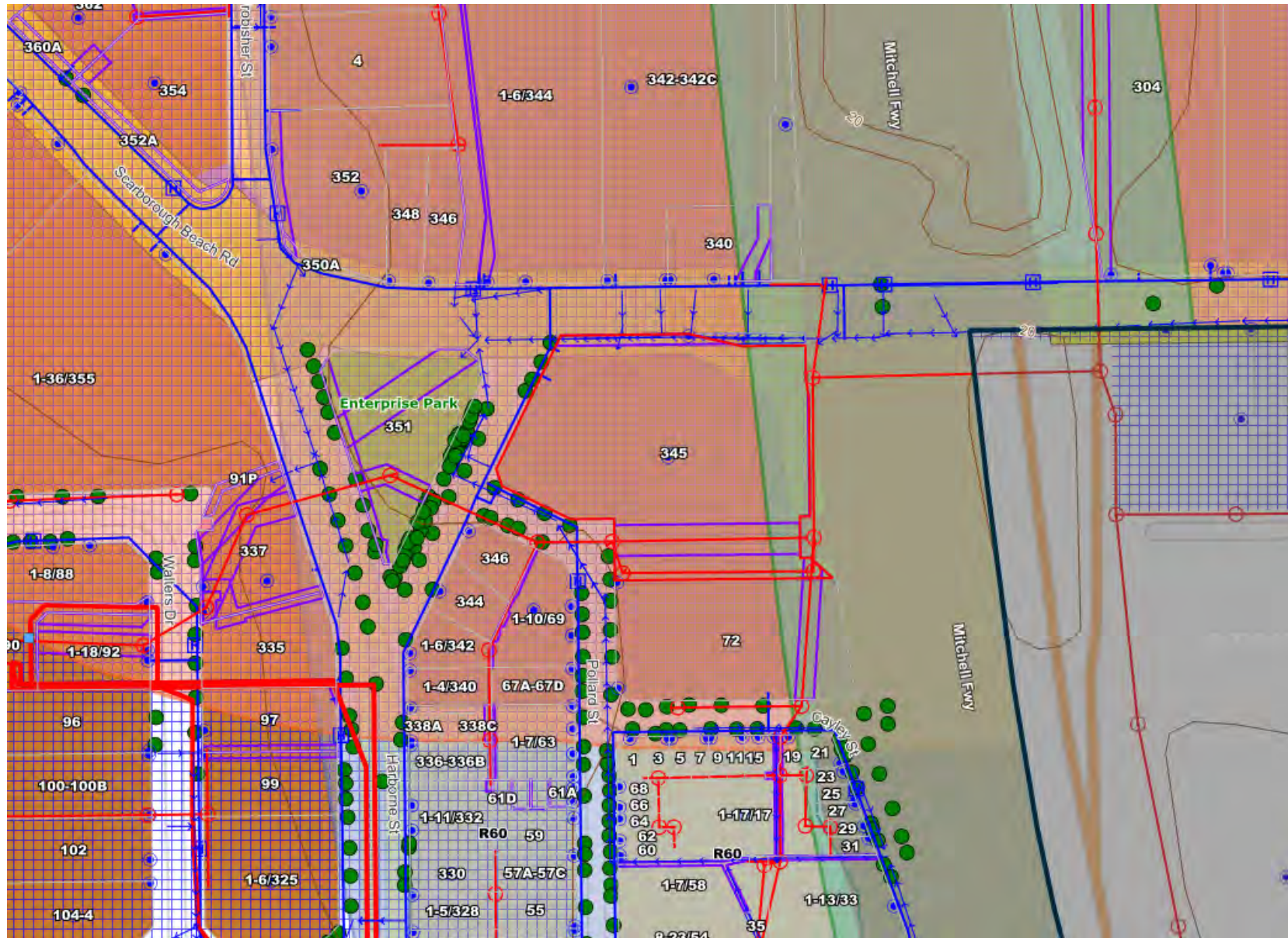
SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A19
REVISION NO: F

ISSUE DATE:

City of Stirling
14 Feb 2024
RECEIVED





Attachment * - Herdsman Glendalough Planning Framework Summary Table

Herdsman Glendalough Planning Framework		
Planning Instrument	Purpose	Current Status
Local Planning Scheme No.3 Amendment 39.	To re-zone land within the HGSCA from 'Industry Zone' to 'Development Zone'.	Gazetted and in effect in LPS3 adopted on 21 August 2018.
Local Planning Scheme No.3 Amendment 114.	To re-zone land within the HGSCA from 'Development Zone' to the applicable zone identified in the HGSP.	Council resolved to recommend WAPC approves Amendment 114. Pending WAPC decision.
Draft Herdsman Glendalough Structure Plan.	To provide a higher order local planning framework for the HGSCA that provides direction for development control and land use permissions.	Adopted by Council on 21 August 2018. Council resolved to recommend WAPC approves the HGSP. Pending WAPC decision.
Herdsman Glendalough Local Development Plan.	To provide built form controls for development within the HGSCA.	Adopted by Council on 23 June 2020. Noted not to be operational until gazettal of Amendment 114.
Local Planning Policy 5.8 – Stirling City Centre and Herdsman Glendalough Parking.	To provide specific development control for car parking within the HGSCA.	Adopted by Council on 23 June 2020. Noted not to be operational until gazettal of Amendment 114.

Job Ref: 9180
13 February 2024

Chief Executive Officer
City of Stirling
Administration Centre
25 Cedric Street
STIRLING WA 6021

Attention: Ms Amanda Sheers – Director Planning and Development

Dear Ms Sheers

Application under Regulation 17 – Request for (Minor) Amendments to Development Approval (DAP/20/01886)

Lot 100 (No. 345) Scarborough Beach Road, Osborne Park

Rowe Group acts on behalf of Associated Finance Pty Ltd, being the owner of Lot 100 (No. 345) Scarborough Beach Road, Osborne Park (**site**). We are instructed by our Client to prepare and lodge, pursuant to Regulation 17(1)(c) of the *Planning and Development (Development Assessment Panels) Regulations 2011 (Regulations)*, an Application for (Minor) Amendments to Approval DAP/20/01886 – ‘Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet’.

Application DAP/20/01886 was originally approved by the Metro Inner North Joint Development Assessment Panel (**JDAP**) on 28 January 2021. A subsequent Application, made under Regulation 17, to amend the Approval was granted by the JDAP on 17 March 2023. The enclosed Application seeks a further amendment to these Approvals.

To assist in processing this Application, the following documentation is enclosed:

- A completed and signed MRS Form 1;
- A completed and signed City of Stirling Application for Development Approval Form;
- A completed and signed DAP Form 2;
- A copy of the current Certificate of Title (Attachment 1);
- A copy of the previous Development Approval and recently approved Amendment (DAP20/01886) (Attachment 2); and
- A copy of the amended Development Plans (Attachment 3).



Level 3
369 Newcastle Street
Northbridge 6003
Western Australia
p: 08 9221 1991
f: 08 9221 1919
info@rowegroup.com.au
rowegroup.com.au

**City of Stirling
14 Feb 2024
RECEIVED**



Payment of the Application Fee will be made following receipt of lodgement. Background information in support of the Application is provided below.

Site Location and Description

The site is located in the municipality of the City of Stirling, within the locality of Osborne Park, approximately 5km north-west east of the Perth Central Area. It is bound by Scarborough Beach Road to the north, Harborne and Pollard Streets to the west and the Mitchell Freeway and Glendalough Train Station to the east.

The site comprises a single freehold lot, legally described as follows:

"Lot 100 on Diagram 85832 and held within Certificate of Title Volume 2006, Folio 60"

Refer to **Attachment 1 - Certificate of Title**.

The site measures approximately 1.49ha in area and maintains a frontage of approximately 118m to Scarborough Beach Road, 74m to Harborne Street and 83m to Pollard Street. It is currently vacant of built form however preliminary site works to implement Approval DAP/20/01886 have recently commenced.

Recent Approvals History and Proposed Amendments

Development Approval to construct a Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet on the site (DAP/20/01886) was originally granted by the JDAP on 28 January 2021. A subsequent Application, made under Regulation 17, to amend Approval DAP/20/01886 was granted by the JDAP on 17 March 2023. The approved amendments included minor modifications to building floorspace and canopies, building height and on-site car parking.

Refer to **Attachment 2 - Previous Development Approval**

The enclosed Application seeks a further amendment to these Approvals. Specifically, the enclosed Application seeks approval for the following modifications:

1. Rearrange internal space within the 'BYD Showroom' (Building No. 1), including reducing the size of the café/kitchen, adding an external 'server' window, and adjusting the entry door position (note that the overall showroom floor area is maintained as approved).
2. Remove the existing electrical sub-station along Pollard Street adjacent to Building No. 3.
3. Install a new electrical sub-station along Pollard Street near Building No. 2.
4. Rearrange car parking between Buildings No. 2 and No. 3 to make room for the new electrical sub-station (removing 2 parking bays).
5. Increase landscaping areas, including widening the landscaping strip along the southern boundary, expanding approved landscaping islands within the parking area, and adding an extra island between Building Nos. 1 and 3.
6. Erect a new retaining wall around landscaping in the south-west corner and along the southern boundary.

City of Stirling
14 Feb 2024
RECEIVED

7. Rearrange the first floor in Building No. 1 to provide an additional first floor (mezzanine) area to the BYD showroom, incorporating 4 new offices.
8. Alterations to the façade of Building Nos. 1 and 2 as outlined in associated façade/signage development application.
9. Removal of one (1) parking bay to accommodate access to the Ford showroom.

The amendments proposed under this Application are minor in the context of the overall approved development and do not introduce any new use classes or change the use classes approved. The amendments have arisen as a result of the detailed design process and provide an improved operational and amenity outcome.

In relation to Item 1, the internal floorspace modifications to the 'BYD Showroom' and installation of a Café servery window with a thickened façade is designed to cater to pedestrian traffic travelling to/from Glendalough Train Station and bus depot. A copy of the proposed Amended Plans showing the relocated sub-station and servery window are enclosed.

Refer to **Attachment 3 – Development Plans**

Planning and Development (Development Assessment Panels) Regulations 2011

The ability to amend an approval granted by the DAP is enabled under Regulation 17 which reads:

- 17(1) *An owner of land in respect of which a development approval has been granted by a DAP pursuant to a DAP application may apply for the DAP to do any or all of the following:*
- (a) To amend the approval so as to extend the period within which any development approved must be substantially commenced;*
 - (b) To amend or delete any condition to which the approval is subject;*
 - (c) To amend an aspect of the development approved which, if amended, would not substantially change the development approved;*
 - (d) To cancel the approval.*

The enclosed Application is made pursuant to Regulation 17(1)(c) on the basis that the amendments proposed are of a minor nature and will not substantially change the approved development.

Regulation 17(3) states:

Unless otherwise provided in this regulation, regulations 10 to 13 apply to an application under subregulation (1) as if the application were a DAP application.

Regulation 12(3) is relevant in this instance. It relates to the statutory timeframes for reporting by the Responsible Authority to the Western Australian Planning Commission ('WAPC'), specifying a due date of 48 days from lodgement where advertising is not required, and 78 days where advertising is required.

City of Stirling
14 Feb 2024
RECEIVED

Given the minor nature of the amendments proposed, it is our view that advertising of this Application is not required in accordance with Regulation 12(3)(b) and that, accordingly, the statutory timeframe for reporting by the Responsible Authority ought to be reduced to 48 days.

Town Planning Considerations

Town Planning Considerations

State Planning Policy 7.0 – Design of the Built Environment

The WAPC's *State Planning Policy 7.0 – Design of the Built Environment* (SPP 7.0') provides the broad framework for the design of the built environment across Western Australia. The design of the substantive development (as amended) considers and responds to the ten (10) design principles, as follows:

1. Context and Character

The site and surrounding locality have been characterised by motor vehicle showrooms for a number of decades. The proposed amendments do not seek to change the use of the approved development, but seek to provide an upgraded architectural format which incorporates urban design principles, whilst addressing the commercial needs and realities of a viable motor vehicle showroom development.

2. Landscape Quality

As previously outlined, the amended application seeks approval for the planting of 28 new trees, being 24 trees on-site and four (4) trees within the street verge. Other areas of significant landscaping comprising a mix of hard and soft treatments are provided throughout the site which complement the proposed development.

3. Built Form and Scale

The overall built form and scale proposed as part of the amended application remains consistent with that of the established area, so as not to negatively impact the surrounding locality or internal public spaces.

4. Functionality and Build Quality

The development maintains the same functionality and build quality, responding to the latest advancements in motor vehicle showroom design.

5. Sustainability

The proposed landscaping treatments incorporates a number of sustainability measures, including rain sensor shut-off irrigation, waterwise planting, water efficient irrigation systems comprising hydro-zoning and water harvesting principles where appropriate. The showroom buildings have been

designed to accommodate energy efficiency requirements, and minimise reliance on mechanical services where possible.

6. Amenity

The development incorporates a mix of complementary uses within the site which are interconnected by way of the proposed design response. Areas of landscaped amenity are provided throughout the site, in addition to a small café which will be utilised by customers and employees alike. The internal amenity provided for staff includes breakout space, end of trip facilities, seating areas and other such areas which provide for a comfortable working environment. Workstations will be located to ensure minimal impacts arising from overshadowing, glare, reflection, and noise and minimise.

7. Legibility

The development provides for a legible, grid-like site layout which is easy to navigate. Line marking will be provided to the internal road network with wayfinding signage to direct customers to the various components of the development.

8. Safety

The proposed design maintains strong passive surveillance of the surrounding public realm and internal areas of the site through the use of extensive areas of clear glazing. Buildings are orientated towards the street to ensure visual sightlines are provided at all times.

9. Community

The development provides for a café which provides amenity for customers and employees. The development also provides for continuous weather protection adjacent to Scarborough Beach Road and Harborne Street in the form of awnings, offering shelter from the weather which promotes walkability to the Glendalough Train Station.

10. Aesthetics

The overall aesthetic appearance of the building is of a high-quality, comprising clear glazing and fascia cladding. The motor vehicle service centre will have a strong streetscape presence and aesthetically pleasing building elevations which are complemented by areas of landscaping within the site to provide visual relief to the built form.

Planning Control Area No. 127 – Scarborough Beach Road

A portion of the subject site is located within the Planning Control Area No. 127 ('PCA'), which was created under the *Planning and Development Act 2005* to protect the reservation for the ultimate widening of Scarborough Beach Road to potentially accommodate light rail from the Glendalough Train Station to Scarborough Beach

Road. In this regard, development approval is also sought for the portion of development within the PCA (i.e. canopy structure).

The town planning framework applicable to the site has not changed since approval to the previous Amendment was granted by the JDAP in March 2023. The amendments proposed under this Application are minor in nature and do not introduce any new use classes or change the use classes approved.

In relation to the proposed amendments, we note the following items require consideration:

Car Parking and vehicle manoeuvring

The most recent site plan approved on 17th March 2023 incorporated the provision of 96 parking bays, which represented a surplus of 33 bays in comparison to the relevant provisions from the City's Local Planning Policy 6.7 Parking and Access.

The amended plans for the subject site propose amendments to the parking provision within and surrounding the site, together with minor modifications to the surrounding road network to accommodate vehicle movements associated with the activity, outlined as follows:

- a) Changes to parking bays within the site;
 - o Two (2) parking bays lost between Buildings No. 2 and No. 3 as a result of the repositioned (new) substation; and
 - o Two (2) bays lost within the parking area between Buildings No. 1 and No. 3, arising from the inclusion of a new landscaping bay in this location and entry into the Ford showroom.
- b) Changes to parking bays surrounding the site;
 - o Three (3) bays lost due to the need to achieve compliant sight lines for vehicles exiting the crossover to turn left (westbound) onto Scarborough Beach Road; and
 - o Two (2) new parking bays to be located along Pollard Street.
- c) Proposed road modifications;
 - o Proposed modifications to the existing raised median located at the intersection of the Harborne Street (slip road) and Harborne Street to accommodate turn paths associated with vehicle delivery trucks.
 - o Proposed modification to the kerb line at the intersection of Scarborough Beach Road and Harborne Street (slip road) to accommodate turn paths associated with vehicle delivery trucks
 - o Modification to the truck bay on Harborne Street to suit a 19m car carrier.

With respect to items a) and b) above, the proposed reduction in parking bays is the result of the installation of essential infrastructure which was not anticipated at the time of the original approval, together with the provision of additional landscaping to enhance the overall development. We note that the should the amended plan be approved, a surplus parking provision of 27 parking bays would remain, which still represents a significant provision above the City's statutory controls and should therefore be supported.

City of Stirling
14 Feb 2024
RECEIVED

With respect to item c) above, these modifications have arisen following the preparation of more detailed design documentation associated with the implementation of the approval. The proponent engaged Talis Consultants to review sight lines and turn paths associated with the development, which is documented in a Technical Note included at Attachment 4. The Technical Note considered the following movements:

- a) Vehicles exiting the development at the proposed crossover to Scarborough Beach Road and the potential impact to sight lines associated with proposed on-street parking;
- b) Turn path assessment for a 19m semi-trailer travelling both east and west bound along Scarborough Beach Road turning south (right and left turn) into Harborne Street (slip road)

With respect to a) above, the Technical Note recommends that a minimum of three proposed on-street bays be removed/relocated.

The turn path assessment consisted of:

- i. Entry into Harborne Street (slip road) at the intersection with Scarborough Beach Road;
- ii. Manoeuvring within Harborne Street (slip road) and the proposed truck bay; and
- iii. Exiting from the slip road onto Harborne Street.

With respect to ii. above, the Technical Note recommends minor adjustment to the eastern kerbline of the intersection with Harborne Street (slip road) to accommodate westbound vehicles turning left, to achieve truck parking with no lane encroachment.

In relation to iii. above, the Technical Note presented two options, with Option 2 involving minor modifications to the median island to ensure vehicles could enter Harborne Street from the slip road in a lane correct manner. The proponent has adopted Option 2 within the amended plans which avoids the semi-trailer from oversteering into northbound traffic on Harborne Street.

The recommendations incorporated within the Technical Note have been incorporated within the amended plans. The associated modifications will maintain the functionality of the development whilst maximising the safety of customers, motorists and pedestrians utilising the surrounding road network.

Refer to **Attachment 4 - Technical Note from Talis Consultants**

Conclusion

The purpose of this Application is to amend Approval DAP20/01866 to include minor-built form modifications, as follows:

- Reduction of floor space and incorporation of an external 'servery' window to the approved café;
- Addition of the BYD first floor mezzanine area;
- Relocation of an existing electrical sub-station along Pollard Street; and

City of Stirling
14 Feb 2024
RECEIVED

- Changes to parking provisions on site and the adjacent road network to accommodate the relocated substation, enhance the development through additional landscaping and ensure an efficient and safe road network.

The amendments have arisen as a result of the detailed design process and provide an improved operational and amenity outcome. They are minor in nature and do not substantially change the Development Approval previously granted by the JDAP. On this basis it is requested that the enclosed Application is approved under Regulation 17(1)(c).

We trust the information contained within this correspondence is sufficient to enable the favourable determination of the proposed amendments to Approval DAP20/01886.

Should you require any further information or clarification in relation to this matter, please contact the undersigned on 9221 1991.

Yours faithfully,



Jeremy Hofland
Rowe Group

City of Stirling
14 Feb 2024
RECEIVED

Attachment 1

Certificate of Title

City of Stirling
14 Feb 2024
RECEIVED

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2006 60

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 100 ON DIAGRAM 85832

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ASSOCIATED FINANCE PTY. LIMITED OF 5 EDMUND STREET NEWSTEAD QLD 4006
(T O614617) REGISTERED 15/1/2021

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

1. C648642 EASEMENT TO METROPOLITAN WATER AUTHORITY. SEE SKETCH ON VOL 2006 FOL 60. REGISTERED 3/11/1983.
2. C665952 EASEMENT TO METROPOLITAN WATER AUTHORITY. SEE SKETCH ON VOL 2006 FOL 60. REGISTERED 1/12/1983.
3. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DIAGRAM 85832.
4. TITLE EXCLUDES THE LAND SHOWN ON SO DIAGRAM 91517.
5. O614618 MORTGAGE TO VOLKSWAGEN FINANCIAL SERVICES AUSTRALIA PTY LIMITED OF 1 24 MUIR RD, CHULLORA NSW 2190 REGISTERED 15/1/2021.

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.
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: 2006-60 (100/D85832)
PREVIOUS TITLE: 1612-838, 1936-999
PROPERTY STREET ADDRESS: 345 SCARBOROUGH BEACH RD, OSBORNE PARK.
LOCAL GOVERNMENT AUTHORITY: CITY OF STIRLING

City of Stirling
14 Feb 2024
RECEIVED

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Transfer F623856
Application F623857

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. FOL.Volume Folio
1612 838
1936 999

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

CT 2006 60

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 26th August, 1994


 REGISTRAR OF TITLES

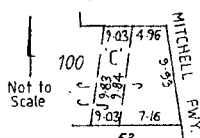
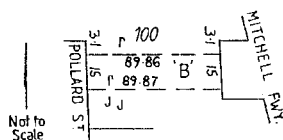
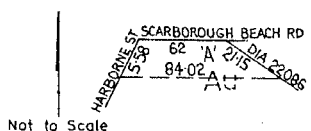

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of each of Perthshire Locations A^u and A^q and being Lot 100 the subject of Diagram 85832, delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

Akenfield Pty. Ltd. of 284 Aberdeen Street, Perth.

SECOND SCHEDULE (continued overleaf)



1. TRANSFER B291460. The right to enter upon the portion of the within land marked 'A' on the map in the margin for the purpose of exercising certain drainage rights as set out in the said Transfer is granted to City of Stirling. Registered 16.2.77 at 11.58 o'clock.

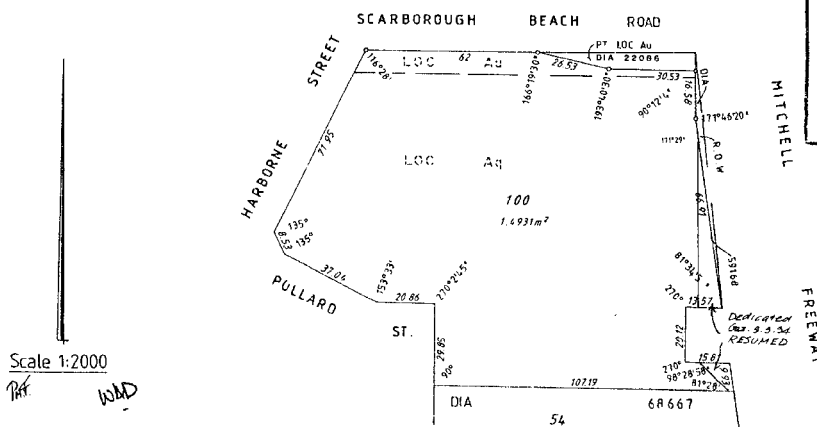
2. TRANSFER C648642. The right to enter upon the portion of the within land marked 'B' on the map in the margin for the purpose of exercising certain sewage rights as set out in the said Transfer is granted to Metropolitan Water Authority. Registered 3.1.83 at 9.59 o'clock.

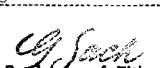
3. TRANSFER C665952. The right to enter upon the portion of the within land marked 'C' on the map in the margin for the purpose of exercising certain sewerage rights as set out in the said Transfer is granted to Metropolitan Water Authority. Registered 1.12.83 at 9.23 o'clock.

4. EASEMENT as shown on Diagram 85832.

5. MORTGAGE F623858 to Westpac Banking Corporation. Registered 26.8.94 at 14.28 hrs.
Discharged G609609 15.10.97

THIRD SCHEDULE



PUBLIC WORKS ACT, 1902-1953
Gaz. 26.8.94 Plan. S.O. Dia. 91517
Portion resumed and vested in
Her Majesty

F6590/B Registrar of Titles

PUBLIC WORKS ACT 1902-1953
In the portion resumed Gaz. 26.8.94
the right to mines of coal or other
minerals is resumed and vested in Her
Majesty as of her former estate.

F6590/B Registrar of Titles

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664

Page 2 (of 2 pages)

LT. 37

FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS					
REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
		NATURE	NUMBER				
The correct name and address of the registered proprietor is now <u>Automotive Holdings Group Pty. Ltd.</u> <u>of 21 Old Aberdeen Place, West Perth.</u>		Application	H613654	4.12.00	14.11		

SECOND SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS								
PARTICULARS		REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
Caveat	F556096 Lodged 26.8.1994 at 14.28 hrs: As to portion only.									

City of Stirling
14 Feb 2024
RECEIVED

CERTIFICATE OF TITLE VOL. 2006 FOL. 60

Diagram 85832

Lot	Certificate of Title	Lot Status	Part Lot
100	2006/60	Registered	

City of Stirling
14 Feb 2024
RECEIVED

DIA 85832



LANDGATE COPY OF ORIGINAL NOT TO SCALE 13/02/2024 02:11 PM Request number: 66203975



Job Ref: 9180
23 May 2024

Chief Executive Officer
City of Stirling
Administration Centre
25 Cedric Street
STIRLING WA 6021

Attention: Mr Michael Italiano – Senior Planning Officer

Dear Mr Italiano

**Application under Regulation 17 – Request for (Minor) Amendments to
Development Approval (DAP/20/01886)**

Lot 100 (No. 345) Scarborough Beach Road, Osborne Park

We refer to the application to amend Approval DAP/20/01886 – ‘Proposed
Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet for the above
property, which was lodged with the City on 13th February 2024. We also refer
to the following:

- a) Correspondence from the City of Stirling dated 16th April 2024 outlining
its assessment of the application; and
- b) A meeting held at the City on 6th May 2024 to discuss the City's
assessment.

In relation to the above, on behalf of the proponent we provide the following
response.

1. Infrastructure within Planning Control Area

- Signage within the PCA - this is the subject of a separate
application for approval under the Metropolitan Region Scheme
by the WA Planning Commission.
- Fire Booster – Plans associated with an amended Building Permit
will identify the relocation of the fire booster from the PCA

To address the above within the current application, we request that the City
include a suitably worded condition within the recommendation to JDAP which
indicates that these items are not included within the determination by the
JDAP.

Level 3
369 Newcastle Street
Northbridge 6003
Western Australia

p: 08 9221 1991
f: 08 9221 1919
info@rowegroup.com.au
rowegroup.com.au



2. Delivery Vehicle

- *The current development application plans notate a 25m long truck with a 19m truck proposed. Please provide amended plans annotating the 19m truck accordingly.*

Modifications to the road network will be addressed separately with the City's Engineering Services Business Unit.

3. Talis Technical Note Comments

The proponent concurs with the City's assessment of modifications to the road network arising from the Talis Technical Note. As discussed at the meeting:

- The proponent will realign the street kerbing to the northern end of the existing eastern parking embayment to suit a 19m car carrier to the satisfaction of the City of Stirling.
- Minor alterations proposed by the Council to the kerb at the intersection of SBR and the Harborne St link road will be excluded given that 19m long trucks currently complete this manoeuvre and this intersection will eventually be remodelled to suit the future bus lane.
- Modifications to the pedestrian refuge at the corner of Harborne St and the Harborne St link road will be included in the scope of work to be undertaken by the proponent.

To address the above within the current application, we request that the incorporate a specific condition identifying that modifications to the road network will be addressed separately with the City's Engineering Services Business Unit and are not endorsed within the JDAP approval.

4. Scarborough Beach Road

Item b. - Existing Median island to SBR and Future Bus Lane

- Eagers are to extend the existing median island to restrict access to and from the crossover to left hand turn only. The island profile is to sit within the current painted outline and therefore a detailed survey of the area is not required. Final drawings are to be submitted to the City's Engineering Services Business Unit for approval.
- Based on the Council's progress with a future bus lane and associated road widening, the proponent will remove all proposed street parking from SBR by reinstating a minimum of 3 car bays to the proposed truck loading zone.
- The use of the truck bay for loading purposes will be limited to between 6pm to 6am, 7 days/week, with the area to be signed as a tow away zone during those hours. Line marking is to be provided to suit 3 public car bays (4 car bays if possible).

Item c. - SBR footpath & New Building Floor Levels higher than existing ground level fronting SBR

- The existing footpath is to remain.
- The new exposed aggregate concrete footpath, provided by Eagers, following the building frontage, will run the full length of the verge and be dovetailed into the existing Council kerb ramps at the eastern and western end of the street frontage.



- Where the levels between the new and existing footpaths might require it, the new footpath might be edged with a landscaping strip (low height shrubs and/or decorative mulch) and a maximum 300h limestone or similar approved block kerb to allow the verge profile to suit the new and existing footpath heights.
- Final drawings are to be submitted to the City's Engineering Services Business Unit for approval.

Street lighting

- Eagers will make application and pay for any street light modifications as required by Western Power in order to comply with the relevant lighting codes.
- In the event that an additional street lighting pole is required, this will be located on a new paved area (in lieu of one public parking bay) on the western side of Harborne St link road to the satisfaction of the City of Stirling and at Eagers expense.
- Eagers will also remodel the existing redundant crossover on Pollard St (adjacent to the Harborne St link road intersection) to provide a maximum of 2 additional public car bays to offset the bay lost for the new light pole.

We trust the information contained within this correspondence is sufficient to enable the favourable determination of the proposed amendments to Approval DAP20/01886.

Should you require any further information or clarification in relation to this matter, please contact the undersigned on 9221 1991.

Yours faithfully,

Jeremy Hofland
Rowe Group



Metro-Inner North Joint Development Assessment Panel Agenda

Meeting Date and Time: Friday, 17 March 2023; 9.30am
Meeting Number: MINJDAP/174
Meeting Venue: Electronic Means

To connect to the meeting via your computer -
<https://us06web.zoom.us/j/81796577090>

To connect to the meeting via teleconference dial the following phone number -
+61 8 7150 1149 Australia
 Insert Meeting ID followed by the hash (#) key when prompted - **817 9657 7090**

This DAP meeting will be conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.

1 Table of Contents

1.	Opening of Meeting, Welcome and Acknowledgement.....	2
2.	Apologies.....	2
3.	Members on Leave of Absence.....	2
4.	Noting of Minutes.....	2
5.	Declarations of Due Consideration.....	3
6.	Disclosure of Interests.....	3
7.	Deputations and Presentations.....	3
8.	Form 1 – Responsible Authority Reports – DAP Applications	3
	Nil	3
9.	Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval	3
9.1a	345 (Lot 100) Scarborough Beach Road, Osborne Park.....	3
9.1b	345 (Lot 100) Scarborough Beach Road, Osborne Park.....	3
10.	State Administrative Tribunal Applications and Supreme Court Appeals ..	4
11.	General Business.....	5
12.	Meeting Closure	5



Attendance

DAP Members

Ms Francesca Lefante (Presiding Member)
Ms Gabriela Poezyn (A/Deputy Presiding Member)
Mr John Syme (Third Specialist Member)
Cr Suzanne Migdale (Local Government Member, City of Stirling)
Cr Elizabeth Re (Local Government Member, City of Stirling)

Officers in attendance

Mr Dean Williams (City of Stirling)
Ms Tracey Baglin (City of Stirling)
Ms Amanda Sheers (City of Stirling)
Mr Brent Davern (Western Australian Planning Commission)
Mr Ben Hesketh (Western Australian Planning Commission)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Reyne Dial (Rowe Group)

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being conducted by electronic means (Zoom) open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Ms Lee O'Donohue (Deputy Presiding Member)
Cr Felicity Farrelly (Local Government Member, City of Stirling)

3. Members on Leave of Absence

Nil

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).



5. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

The City of Stirling and Western Australian Planning Commission may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

Nil

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

9.1a 345 (Lot 100) Scarborough Beach Road, Osborne Park

Development Description:	Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet
Proposed Amendments:	Amendment to DA20/1846 – Modifications to Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet
Applicant:	Rowe Group
Owner:	Associated Finance Pty Ltd
Responsible Authority:	City of Stirling
DAP File No:	DAP/20/01886

9.1b 345 (Lot 100) Scarborough Beach Road, Osborne Park

Development Description:	Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet
Proposed Amendments:	Modifications to approved motor vehicle sales building, service centre and café
Applicant:	Rowe Group
Owner:	Associated Finance Pty Ltd
Responsible Authority:	WAPC
DAP File No:	DAP/20/01886



10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/21/02136 DR60/2022	City of Nedlands	No. 43 Esplanade, Nedlands	Proposed Mixed Use Development - One consulting room and three multiple dwellings	01/04/2022
DAP/20/01770 DR140/2022	City of Nedlands	97 (Lots 1-4) and 105 (Lot 500) Stirling Highway, Nedlands	Mixed use development comprising of basement car parking, restaurants, offices, motor vehicle sales and multiple dwellings.	23/08/2022
DAP/22/02229 DR172/2022	Town of Cambridge	413 (Lot 11) Vincent Street West, Leederville	Two-Storey Childcare Centre	04/10/2022
DAP/22/02191 DR192/2022	City of Vincent	No. 391 (Lot: 20) Lord Street, Mount Lawley	Proposed Mixed Use Development	31/10/2022
DAP/22/02276 DR194/2022	Town of Cottesloe	19 Napoleon Street (Lot 20) Cottesloe (Also Known As 19 & 21 Napoleon Street)	Four-Storey Office Building with Rooftop Terrace, and Change of Use of Existing Ground Floor Buildings To 'Restaurant and Small Bar)	04/11/2022
DAP/22/02219	City of Bayswater	589-591 (Lot 160-161) Morley Drive, Morley	Proposed Childcare Centre	14/09/2022
DAP/22/02218	City of Subiaco	No. 414 (Lot 27) Rokeby Road, Subiaco	Demolition Of Existing Building and Construction of a Six Storey Mixed Use Development (Ten Multiple Dwellings and Three Office Tenancies)	07/12/2022
DAP/22/02303	City of Vincent	Nos. 103 (Lot: 278) Alma Road & 367-373 (Lots 273-277) Fitzgerald Street, North Perth	Proposed Mixed Use Development	31/10/2023



11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure

**Scarborough Beach Road, House Number 345, Lot 100,
Osborne Park – Proposed Motor Vehicle Sales, Motor Vehicle
Repairs and Restaurant Outlet**

Form 2 – Responsible Authority Report
(Regulation 17)

DAP Name:	Metro Inner-North
Local Government Area:	City of Stirling
Proposed Amendments:	Amendment to DA20/1846 – Modifications to Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet
Applicant:	Rowe Group
Owner:	Associated Finance Pty Ltd
Value of Amendment:	\$ 12,000,000.00
Responsible Authority:	City of Stirling
Authorising Officer:	Stevan Rodic, Director Planning and Development
LG Reference:	DA22/1358
DAP File No:	DAP/20/01886
Date of Original DAP decision:	28/1/2021
Application Received Date:	8 December 2022
Application Statutory Process Timeframe:	90 Days
Attachment(s):	1. Aerial Location Plan 2. Development and Elevation Plans • Site – A01 Rev J • Workshop Ground Floor – A02 Rev F • Workshop First Floor – A03 Rev F • Workshop Roof – A04 Rev D • Workshop Ceiling – A05 Rev D • Admin/Workshop First Floor Ceiling – A06 Rev D • Building 1 Ground Floor – A07 Rev G • Building 1 First Floor - A08 Rev G • Building 1 Roof – A09 Rev D • Building 1 Ground Floor Ceiling – A10 Rev D • Building 1 First Floor Ceiling – A11 Rev D • Building 2 Ground Floor – A12 Rev G • Building 2 First Floor – A13 Rev G • Building 2 Roof – A14 Rev D • Building 2 Ground Floor Ceiling – A15 Rev D • Building 2 First Floor Ceiling – A16 Rev D • Elevations 1 & 2 – A17 Rev F • Elevations 3 & 4 – A18 Rev F • Elevations 5 & 6 – A19 Rev F

	- Elevations 7, 8, 9 section cc – A20 Rev F - Section AA, BB – A21 Rev F - Metropolitan Region Scheme Zoning Map - City of Stirling Local Planning Scheme No. 3 Zoning Map - Metropolitan Region Scheme Clause 32 Map - Western Australia Planning Control Area 127 (Diagram) - Applicant's Submission received 8 December 2023 including: - Development Approval DA20/1846 - Certificate of Title - Updated Landscape Plan (Concept – SK01-F) - Traffic Impact Technical Note dated 21/11/2022 - Schedule of Referral Responses from Public Authorities	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☒ Yes ☐ N/A	Complete Responsible Authority Recommendation section
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro Inner-North Development Assessment Panel resolves to:

- Accept** that the DAP Application reference DAP/20/01886 as detailed on the DAP Form 2 dated 24 October 2022 is appropriate for consideration in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
- Approve** DAP Application reference DAP/20/01886 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Stirling Local Planning Scheme No. 3, for the proposed minor amendment to the approved Motor Vehicle Sales, Repair and Restaurant at Lot 100, House Number 345 Scarborough Beach Road, Osborne Park subject to the following conditions:

Amended Conditions

11. Prior to the occupation of the development three (3) Advanced Trees shall be planted in the road reserve adjoining the lot by the landowner/applicant at the landowner/applicants expense in the following configuration:
- a) Two (2) Advanced Trees along the Pollard Street boundary.
 - b) One (1) Advanced Trees along the Harborne Street boundary.

All other conditions and requirements detailed on the previous approval dated 28 January 2021 shall remain, unless altered by this application.

Background

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No. 3
Local Planning Scheme Zone/Reserve	Development
Draft Structure Plan/Precinct Plan	Draft Herdsman Glendalough Structure Plan Amendment 114 of Local Planning Scheme No. 3
Draft Structure Plan/Precinct Plan Land Use Designation	Mixed Use
Use Class (approved):	Motor Vehicle, Boat or Caravan Sales, Motor Vehicle Repairs and Restaurant
Lot Size:	14,931m ²
Net Lettable Area (NLA):	5,560m ²
Existing Land Use:	Motor Vehicle, Boat or Caravan Sales, Motor Vehicle Repairs and Restaurant Currently Vacant
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Locality

The subject site is located on the border of the suburb of Osborne Park and Glendalough and is approximately 6km north-west of the Perth CBD. The site is located to the south-east of the signalised intersection of Frobisher Street/Harborne Street and Scarborough Beach Road. The Mitchell Freeway and the Glendalough Train Station are adjacent to the subject lots to the east. (Attachment 1 – Aerial Photography).

The site is located within the Glendalough District Centre, as defined under *State Planning Policy 4.2 – Activity Centres for Perth and Peel* (SPP4.2) and the *Central Sub-regional Planning Framework (the Framework)*. In regard to the main role/function of district centres, SPP4.2 details that:

District centres have a greater focus on servicing the daily and weekly needs of residents. Their relatively smaller scale catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the particular needs of their catchments.

Previous Applications

The subject site is a cleared vacant site, however it had previously been used for the purpose of Motor Vehicle, Boat or Caravan Sales and Motor Vehicle Repairs.

At its meeting held on 25 October 2018, the Metro North-West JDAP resolved to approve a Form 1 Development Assessment Panel (DAP) application (DAP/18/01448) for Motor Vehicle Sales on the site. The development approval included the demolition of the existing buildings on site and the construction of three (3) new buildings for the use as Motor Vehicle Sales over this and the adjoining site at House Number 72 (Lot 54) Pollard Street. This approval lapsed without substantial works being undertaken.

At its meeting held on 28 January 2021, the Metro Inner-North JDAP resolved to approve a Form 1 Development Assessment Panel JDAP application (DAP/20/01886) for Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet at House Number 345 Scarborough Beach Road, Osborne Park.

The Applicant's submission identifies the amendments proposed have arisen as a result of detailed design work, which is to accommodate specific operational requirements as well as the *National Construction Code of Australia (NCC)* requirements.

Proposal:

On 8 December 2022, the City received a Form 2 DAP application for amendments to Development Approval (reference DAP/20/01886). The modifications proposed as part of this application include:

- Increasing the building footprint of Building 1 by 84.9m² to allow for:
 - o An increase in the Restaurant area from 180m² to 280m².
 - o A reduction of 15.1 m² in the floor area of Showroom 2.
- Increasing the building footprint of Building 3 by 41m² to allow for:
 - o An increase to the Service Reception area by 50m².
 - o A reduction of 9m² to the Workshop area.
- Increasing the upper mezzanine floor area of Building 3 by 461m² to incorporate staff administration and training facilities.
- Reducing the height of the Showroom buildings (Building 1 and 2) by 1.05m.
- Decreasing the number of customer car parking bays from 145 to 96.

- Construction of a 400m² canopy structure over car parking and display bays to the rear of the Showroom (Building 2).
- Reduction of 1,330m² canopy cover between the Showroom (Building 1) and the Workshop (Building 2).
- Amendment of Condition 11, which relates to the requirement for 10 Street Trees. The application proposes the planting of four (4) Street Trees (2) within Scarborough Beach Road reserve and two (2) within the Pollard Street reserve. The balance of six (6) trees to be planted within the public open space reserve adjacent to the site.

As detailed above, the Form 2 application seeks to amend the development approval to address operational, functional and construction regulation matters only. The amendments do not introduce new use classes or change the use classes approved. This report will assess the proposed amendments against the City's relevant planning framework.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*

Schemes

- *Metropolitan Region Scheme (MRS)*
- *Local Planning Scheme No. 3 (LPS3)*
- *Draft Amendment 114 to LPS3*

State Government Policies

- *Perth and Peel @ 3.5million*
- *Central Sub-regional Planning Framework*
- *State Planning Policy 4.2 – Activity Centres for Perth and Peel*
- *Development Control Policy 1.5 – Bicycle Planning Section 3.4 Bicycle Parking and End-of-Trip Facilities*
- *Development Control Policy 1.6 – Planning to Support Transit Use and Transit Oriented Development*
- *Development Control Policy 5.1 – Regional Roads (Vehicular Access)*

Structure Plans/Activity Centre Plans/Local Development Plans

- *Draft Herdsman Glendalough Structure Plan (HGSP)*
- *Herdsman Glendalough Local Development Plan (HGLDP)*

Local Policies

- *Draft Local Planning Policy 5.8 – Stirling City Centre and Herdsman-Glendalough Parking*
- *Local Planning Policy 6.2 – Bicycle Parking (LPP6.2)*

- Local Planning Policy 6.3 – Bin Storage Areas (LPP 6.3)
- Local Planning Policy 6.6 – Landscaping (LPP 6.6)
- Local Planning Policy 6.7 – Parking & Access (LPP 6.7)
- Local Planning Policy 6.11 – Trees and Development (LPP 6.11)

Status of Local Planning Framework

On 21 August 2018, LPS3 Scheme Amendment No.39 was gazetted (AMD39). AMD39 introduced the Herdsman Glendalough Special Control Area (HGSCA) into LPS3 and changed the zoning of the subject site from 'Industry Zone' to 'Development Zone'. Clause 6.4.3 of LPS3, gazetted under AMD 39, requires Council to adopt a Structure Plan for the HGSCA. A Structure Plan for the HGSCA has been prepared and endorsed by Council. Clause 22 of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires the approval of the Western Australian Planning Commission (WAPC) before the draft HGSP comes into effect.

In addition to the preparation of the HGSP, the City has prepared draft Scheme Amendment 114 (AMD114). The purpose of AMD 114 is to rezone properties within the HGSCA from 'Development Zone' to various zonings as outlined under the draft HGSP, including key provisions of the modified draft HGSP within LPS3. Draft AMD114 proposes to rezone the subject site 'Mixed Use'. This is discussed in further detail later in this report.

A summary of key dates relevant to the local planning framework applicable to the HGSCA is provided below.

23 June 2020	Council resolved to advertise draft HGSP.
23 June 2020	Council resolved to adopt the HGLDP, but notes that it does not become operational until the gazettal of LPS3 AMD114.
23 June 2020	Council resolved to adopt Local Planning Policy 5.8 – Stirling City Centre and Herdsman Glendalough Parking (LPP5.8), but that it will not become operational until the gazettal of AMD114.
17 August 2021	Council recommended that the WAPC approve a modified HGSP.
17 August 2021	Council recommended that the WAPC approve a modified AMD114.

A summarised status of the HGSCA local planning framework is provided in the table below.

Herdsman Glendalough Planning Framework		
Planning Instrument	Purpose	Current Status
Local Planning Scheme No.3 Amendment 39.	To re-zone land within the HGSCA from 'Industry Zone' to 'Development Zone'.	Gazetted and in effect in LPS3 adopted on 21 August 2018.
Local Planning Scheme No.3 Amendment 114.	To re-zone land within the HGSCA from 'Development Zone' to the applicable zone identified in the HGSP.	Council resolved to recommend WAPC approves Amendment 114. Pending WAPC decision.

Draft Herdsman Glendalough Structure Plan.	To provide a higher order local planning framework for the HGSCA that provides direction for development control and land use permissions.	Adopted by Council on 21 August 2018. Council resolved to recommend WAPC approves the HGSP. Pending WAPC decision.
Herdsman Glendalough Local Development Plan.	To provide built form controls for development within the HGSCA.	Adopted by Council on 23 June 2020. Noted not to be operational until gazettal of Amendment 114.
Local Planning Policy 5.8 – Stirling City Centre and Herdsman Glendalough Parking.	To provide specific development control for car parking within the HGSCA.	Adopted by Council on 23 June 2020. Noted not to be operational until gazettal of Amendment 114.

Metropolitan Region Scheme

The lot is zoned Urban under the MRS (refer to Attachment 3).

The land is subject to a Western Australian Planning Commission (WAPC) resolution under Clause 32 of the MRS (Resolution 2021/01), which states the following in relation to the Stirling and Glendalough Station Precincts:

“Unless a structure plan is in place for the areas defined in WAPC plan No. 4.1495/1, the City of Stirling is to refer for determination by the WAPC the following classes of applications under clause 28 of the MRS for approval to commence and carry out development on land’

- (a) Applications that include non-residential uses and/or development;*
- (b) Applications for 5 or more residential dwellings.”*

The Clause 32 area for land surrounding the Glendalough Train Station was originally declared in 1990. The primary objectives of the resolution are to facilitate development generally within an 800 metre radius from the station to:

- ensure development does not prejudice the structure planning for the area;
- ensure development is consistent with the station precincts concept; and
- protect the potential for value capture or other innovations applicable to the area.

As the draft HGSP has not been endorsed by the WAPC and the application includes non-residential uses and development, the application must also be determined by the WAPC. The City of Stirling (the City) is required to provide a report and recommendation under LPS 3 and the WAPC is required to provide a report and recommendation under the MRS.

Planning Control Area No. 127 Scarborough Beach Road

Planning Control Area 127 (PCA 127) was created under the *Planning and Development Act 2005*, to protect the reservation for the Scarborough Beach Road Activity Corridor Framework. It is intended to prevent development that may prejudice the intent of Scarborough Beach Road as an Other Regional Road in the MRS when future road upgrading and reservation plans are being implemented. PCA 127 impacts a northern portion of the site (refer Attachment 6).

The changes proposed with this application have no impact upon the PCA.

Consultation:

Public Consultation

In accordance with Clause 77 (3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, this development application did not require public consultation. This is due to the nature of the proposed amendments being predominantly internal to provide for operational changes and to meet the sustainability requirements of the NCC.

Referrals/consultation with Government/Service Agencies

The development application has been referred to the Department of Planning, Lands and Heritage (DPLH).

A referral to Main Roads Western Australia (MRWA) was not undertaken due to the proposed amendments being internal changes only with no change to the access/egress or intensification of the approved land use.

The original application was referred to the Water Corporation for comment as the proposal includes development over a Water Corporation Easement in the southern portion of the site. This application to amend the development approval does not involve any changes to the built form or setback to the southern boundary and therefore was not referred to the Water Corporation.

The original application was referred to the Public Transit Authority (PTA) for comment as the subject site abuts the Glendalough Train Station and Glendalough Bus Interchange. The PTA provided comment on the original proposal with these comments guiding the imposition of relevant conditions and advice notes in the determination. This application to amend the development approval as previously mentioned does not involve any changes to the built form or setbacks to the eastern lot boundary, however, the PTA requested to review the Form 2 application. The PTA have not provided any additional comments on this application.

Department of Planning, Lands and Heritage

The application has been referred to the DPLH for comments relating to the Other Regional Roads Reservation for Scarborough Beach Road, which abuts this site.

DPLH advised they have no objection to the proposal internal modifications, as these do not affect access arrangements, and has a negligible traffic increase.

Design Review Panel Advice

The original application was not referred to the Design Review Panel for comment. Subsequently, this application was not referred to the Design Review Panel.

Internal Business Units

Internal referrals have been undertaken as part of the City's assessment. These comments have been incorporated into the Planning Assessment section of this report.

Planning Assessment:

The proposal has been assessed against all the relevant legislative requirements of the City's LPS 3, State and Local Planning Policies, the draft HGSP and HGLDP. The following matters have been identified as key considerations in the determination of this application:

1. Built Form
2. Car Parking
3. Landscaping
4. Modifications to Conditions
5. State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)
6. Planning and Development (Local Planning Schemes) Regulations 2015

1. Built form

Herdsmans Glendalough Local Development Plan (HGLDP)

The HGLDP is applicable to development applications within the draft HGSP area. The development includes modifications to the built form on-site which are summarised as:

- Building 1 footprint increase of 84.9m² (to 1,244.9m²).
- Building 3 footprint increase of 41m² (to 3,845m²) to accommodate training facilities, which is considered incidental to the approved Motor Vehicle Repair use.
- A 1.05m height reduction to Building 1 and 2 resulting in an overall building height of 8.8m.
- Reduction/Redistribution of canopies.

The development has been assessed against the provisions of the HGLDP and it has been identified that no discretion is sought.

2. Car Parking

Local Planning Policy 6.7 Parking and Access (as amended 20 January 2023), provides the following vehicular parking ratios in table 1 for the proposed land uses:

Use	Policy Provision	Variable (m ² /bays)	Bays Required
Retail - Motor Vehicle Sales	One (1) bay per 80m ² of display area	1,836.25m ² of Display Area (1086.25m ² of display bays and 750m ² within showrooms)	22.9

Commercial – Motor Vehicle Repair	One (1) bay per 50m ² of Gross Floor Area (GFA)	4,575m ² of GFA	91.5
Food and Beverage – Restaurant	One (1) bay per 10m ² Public Floor Space (PFS)	115m ² of PFS (the restaurant is for staff and customer use)	11.5
Sub-total:			125.9
Concessions applicable (Table 3):			50%
Total required:			62.95
Car bays provided:			96 bays
Total surplus:			33 bay surplus

The proposed changes result in a reduction of 49 bays. Notwithstanding this reduction, the develop will provide a surplus of 33 car parking bays. The design of the car parking bays and associated accessways has been reviewed as part of this application with the development consistent with the provisions of Australian Standards AS2890.1.

3. Landscaping

The application seeks to reduce the number of Advanced Street Trees from 10 (five (5) along Scarborough Beach Road and five (5) along Harborne Street) to four (4) trees with two (2) fronting Scarborough Beach Road and two (2) fronting Pollard Street. With the balance of six (6) trees to be planted in the adjacent public open space reserve.

The following local planning framework is applicable to the assessment of Street Tree planting:

- Local Planning Policy 6.6 – Landscaping (LPP 6.6)
- Local Planning Policy 6.11 – Trees and Development (LPP 6.11)
- Draft HGLDP Clause 3.2.3 Landscape

An assessment against the key provisions of the applicable local planning framework as it relates to Street Trees is provided below:

Local Planning Policy 6.6 – Landscaping

Requirement	Assessment
<i>Street trees - The provision of new street trees are required where no street trees currently exist. Species must be approved by the City.</i>	No Street Trees exist along Scarborough Beach Road or Harborne Street.

Local Planning Policy 6.11 – Trees and Development

Requirement	Assessment
<i>The Council may impose a condition of development approval to require the planting of an advanced tree, at the applicant's cost, on an abutting road reserve.</i>	The provision of ten (10) Advanced Street Trees was conditioned for the approved application. This is proposed to be reduced to four (4) as part of this application.

Draft Herdsman Glendalough Local Development Plan 3.2.3 Landscape

Requirement	Assessment
<i>New street trees (Advanced Trees) shall be planted and maintained by the applicants/owner in the verges of all streets at 7m intervals where possible.</i>	<u>Scarborough Beach Road reserve</u> Five (5) Street Trees are required to be provided along the Harborne Street road reserve with two (2) proposed. A portion of the site frontage to Scarborough Beach Road (56.29m) adjoins Lot 70 meaning this portion has no verge area. The remainder of the Scarborough Beach Road reserve is reserved Other Regional Road as is a portion of the land within the site. This land is subject to future road widening along Scarborough Beach Road, planting of Street Trees therefore is not practical. The application proposes to plant Trees forward of the development to Scarborough Beach Road and therefore insufficient space is provided for additional tree planting along this boundary. <u>Harborne Street reserve</u> Five (5) Street Trees are required to be provided along the Harborne Street, road reserve with two (2) proposed. Building 2 includes a nil setback to Harborne Street and has a footpath running the length of the boundary fronting the building. Harborne Street is further constrained by on-street car/truck parking bays and overhead power lines. It would be possible to locate one (1) Street Tree on the Harborne Street verge due to the constraints. <u>Pollard Street reserve</u> Two (2) Street Trees are proposed for the Pollard Street verge area. The Pollard Street verge includes six (6) existing Street Trees and has potential for an additional two (2) Street Trees in this location.

--	--

As detailed above the City has given consideration of the site-specific constraints and has determined that the street reserves fronting the site could potentially accommodate three (3) Street Trees only.

With regard to the proposal to plant six (6) Street Trees in the adjacent public open space reserve, the City has recently undertaken planting in Enterprise Park opposite the site. The proposal to plant trees in this location is therefore not supported.

The City supports the proposed reduction to the number of Street Trees, based on the comments provided above, and due to the retention of Conditions 9 and 10 of the approval relating to landscaping and tree planting on site.

In discussion with the Applicant, the City is requesting that one (1) of the on-site Advanced Trees shown forward of Building 1 to Scarborough Beach Road be changed from a small tree to a larger species to soften the visual impact of the development along the Scarborough Beach Road frontage. Further recommendations in regard to on-site tree planting will be provided upon lodgement of a Landscape Plan to fulfil Condition 9 of development approval, such as trees to be located within the central uncovered car parking area.

4. Modifications to Conditions

This application proposes alterations to the original application and modifications to conditions of development approval. Accordingly, the City recommends the following amended condition (new text in bold and deletions in strikethrough).

Amended Condition

11. Prior to the occupation of the development three (3) Advanced Trees shall be planted in the road reserve adjoining the lot by the landowner/applicant at the landowner/applicants expense in the following configuration:
 - c) Two (2) Advanced Trees along the Pollard Street boundary.
 - d) One (1) Advanced Trees along the Harborne Street boundary.

The amendments to Condition 11 reflect the City's commentary regarding the constraints to Street Tree planting for the site and has been addressed earlier in this report.

It should be noted that the Applicant's covering letter also requests that the number of Advanced Trees to be provided on site be reduced from 42 to 24 with the deletion of Condition 10 of development approval.

However, the Landscaping Plan submitted with the application includes planting of 42 Advanced Trees on site, which accords with the requirement of Condition 10. The Applicant has confirmed that this is an error in the submission letter, and the application does not seek to amend or delete Condition 10.

5. State Planning Policy 7.0 – Design of the Built Environment

This policy is to be applied to all development applications in Western Australia. The purpose of this policy is to inform and guide landowners, proponents, designers, reviewers and decision-makers to achieve good design outcomes in the built environment.

The City's summary of the Form 2 application against SPP 7.0 is as follows.

SPP 7.0 – Design of the Built Environment	
Design Principle	Officer Comment
1.Context and Character <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>	The local area is transitioning from a historically industrial precinct to a high density mixed use precinct. The siting and design of the proposed Motor Vehicle Sales and Motor Vehicle Repairs buildings consider the future character of the area and ensure parking is sleeved to promote an active frontage to Scarborough Beach Road which will overall enhance the sense of place on Scarborough Beach Road.
2. Landscape Quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>	The development proposes planting of 42 Advanced Trees and landscaping onsite in accordance with the City's LPP 6.11 and LPP 6.6 respectively.
3. Built form and scale <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>	The development has been sited and massed to mitigate its impact on the existing streetscape and surrounding residential properties, with sympathetic positioning of bulk and scale to the north and west of the site.
4. Functionality and build quality <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.</i>	The development is functional and will provide spaces that are suitable for the intended use. The development plans also demonstrate space for a future mixed-use development on the Scarborough Beach Road frontage. This provides flexibility for the use of the site to change over the life cycle of the development.
5. Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>	The development proposes a reduction of the number of vehicle parking bays which encourages employees to seek alternative methods of transport. Further end-of-trip bicycle facilities are proposed to encourage the use of bicycle travel. This together with the proposed landscaping of the site

	contributes positively to the environmental outcomes.
6. Amenity <i>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>	The proposed development incorporates a Restaurant which diversifies the uses on-site and promotes activation which enhances amenity.
7. Legibility <i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>	The entrance to the site from Scarborough Beach Road is clearly defined by the break in the Motor Vehicle Sales buildings, and the access from the Harborne Street boundaries is legible.
8. Safety <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>	The development as amended does not create any safety concern elements.
9. Community <i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>	The development includes a pause point for the public using the pedestrian path and a place for customers of the Restaurant inclusive of employees of the development to sit. This space is accessible and will facilitate opportunity for social interaction, particularly given the walkable catchment to Glendalough Train Station and Glendalough Bus Interchange along a flat surface, and will enhance the community.
10. Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>	The built form is designed typically for the supported land uses of Motor Vehicle Sales and Motor Vehicle Repairs, however has been sited and located so as to enhance the future streetscape of Scarborough Beach Road, Harborne Street and Pollard Street in accordance with the built form development control provisions of the Draft Local Development Plan.

6. Planning and Development (Local Planning Schemes) Regulations 2015 and Planning Regulations Amendment Regulations 2020

An assessment against Schedule 2, Part 9, Cause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* has been undertaken. The City's response to each point requiring consideration is outlined in the table below:

Matter	Officer Comment
--------	-----------------

a) <i>The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area; and</i>	The development is consistent with the relevant provisions of LPS3 and is therefore also considered to be aligned with the aims of the Scheme.
b) <i>The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving; and</i>	The development is generally consistent with relevant State and Local Planning Policies, Draft AMD114, draft HGSP and HGLDP and is therefore consistent with the requirements of orderly and proper planning.
c) <i>Any approved State planning policy; and</i>	The development has been assessed against the applicable State planning policies and generally satisfies the policy objectives as set out in this report.
f) <i>Any policy of the State; and</i>	The development has been assessed against the applicable State policies and generally satisfies the policy objectives as set out in this report.
g) <i>Any local planning policy for the Scheme area; and</i>	The development has been assessed against the applicable planning policies and generally satisfies the policy objectives as set out in this report.
h) <i>Any structure plan or local development plan that relates to the development; and</i>	The application has been assessed against the Draft HGSP and the HGLDP for the Herdsman Glendalough Special Control Area as it relates to the amended elements. The application meets the relevant provisions of the Draft HGSP and HGLDP.
m) <i>the compatibility of the development with its setting, including —</i> (i) <i>the compatibility of the development with the desired future character of its setting; and</i> (ii) <i>the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development; and</i>	The approved land use remains unchanged and the modifications to the built form does not differ to that approved. Furthermore, the proposed building heights are less than the permitted heights and greater setbacks are provided than the permitted setbacks under the draft planning framework, ensuring the bulk and scale of the development does not exceed the expected built form outcomes for the site.

n) <i>the amenity of the locality including the following:</i> (i) <i>environmental impacts of the development;</i> (ii) <i>the character of the locality; and</i> (iii) <i>social impacts of the development; and</i>	The amenity of the locality will not be detrimentally impacted by the development. The development retains the previous land uses of Motor Vehicle Sales and Motor Vehicle Repairs and as such no new environmental impacts will result. Further, the application includes minimal changes in terms of environmental and character elements.
p) <i>Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved.</i>	The development provides landscaping in accordance with the applicable planning provisions and in accordance with the applicable approval.
s) <i>the adequacy of –</i> (i) <i>the proposed means of access to and egress from the site; and</i> (ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles; and</i>	This application involves no changes to the access and egress arrangements on site.
t) <i>the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety; and</i>	This application proposes a minimal increase in the traffic generation which is insignificant from a road capacity as acknowledged by the Department of Planning Lands and Heritage and the City.
s) <i>the availability and adequacy for the development of the following –</i> (i) <i>public transport services;</i> (ii) <i>public utility services;</i> (iii) <i>storage, management and collection of waste;</i> (iv) <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i>	The development provides for suitable end-of-trip facilities for pedestrians and cyclists.
y) <i>any submissions received on the application; and</i>	Given the minor nature of the amendments the application was not advertised for comment with this undertaken as part of the original application.
za) <i>the comments or submissions received from any authority consulted under clause 66.</i>	All referral comments received from consulted authorities as per Clause 66 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> have been taken into

	consideration in the recommendations of this report.
--	--

Conclusion:

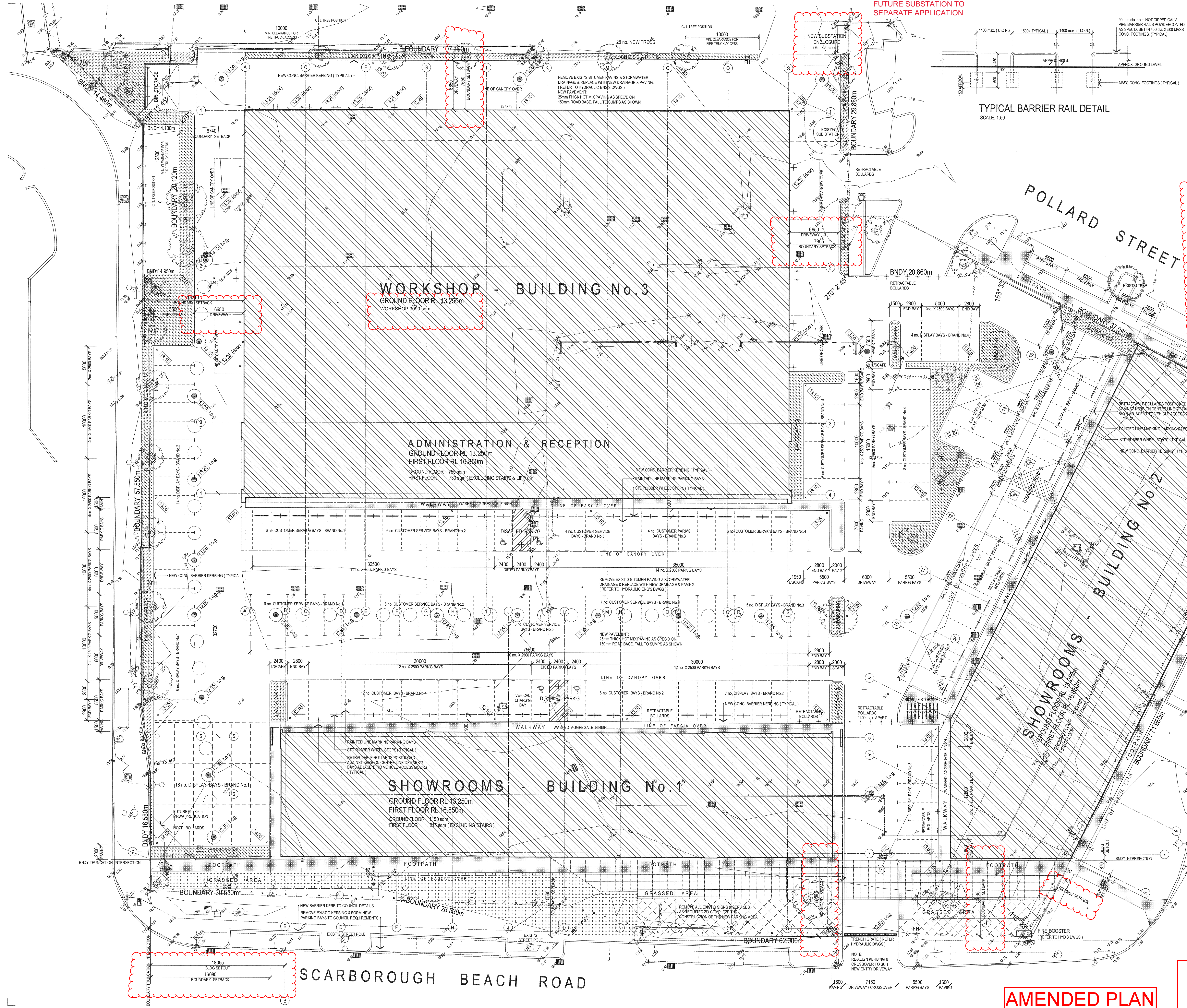
This application is for modifications to the Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet approved by the original Form 1 DAP application (DA20/1846 refers). As outlined in this report, the proposed modifications are generally minor in nature and have arisen from the detailed work in preparing the Building Permit submission and the need to satisfy the NCC.

The changes relate to:

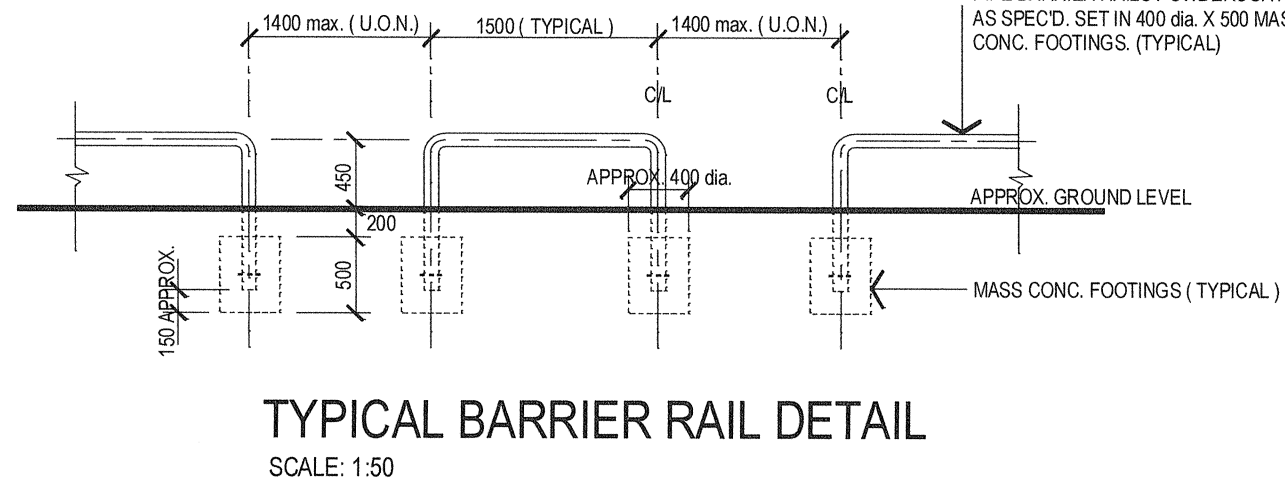
- Built Form;
- Car Parking; and
- Landscaping

The development remains consistent with the applicable planning framework and therefore the City recommends approval of the proposed development, subject to conditions.





FUTURE SUBSTATION TO SEPARATE APPLICATION



SITE LEGEND:

- PROPOSED NEW SHOWROOM & WORKSHOP BUILDINGS
- PROPOSED NEW LANDSCAPE AREAS 579.00 sqm
- LANDSCAPE AREA OUTSIDE OF FUTURE SITE AREA 265.50 sqm
- WALKWAYS & PATHWAYS
- PLANNING CONTROL AREA 127 332.60 sqm
- OTHER REGIONAL ROAD RESERVE 229.00 sqm

SCHEDULE OF AREAS

Motor Vehicle Sales ground floor (Building 1): 965 sqm
Motor Vehicle Sales upper floor (Building 1): 210 sqm
Café/showroom (Building 1): 280 sqm
Motor Vehicle Repair ground floor (Building 3): 3840 sqm
Motor Vehicle Repair upper floor (Building 3): 730 sqm
Motor Vehicle Sales ground floor (Building 2): 1537 sqm
Motor Vehicle Sales upper floor (Building 2): 203 sqm

The Motor Vehicle Display area including the number of bays:
79 bays at 13.75 sqm each = 1086.25 sqm

Project Partners

Refer to consultant documentation when directed

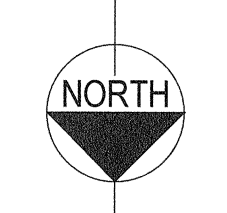
- ICA - Planning Centric Consultants
- Civil Engineer
- Hydraulic Engineer
- Landscaping Engineer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO. REVISION DATE INT.

--	--	--

AMENDED PLAN

City of Stirling
13 Feb 2023
RECEIVED



roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 01/12/22
Project No: 01521
Project Status: DES DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

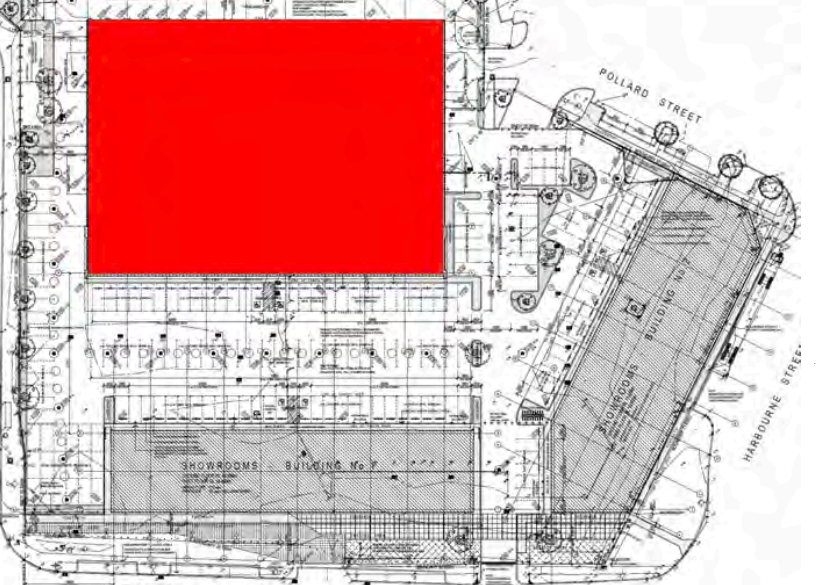
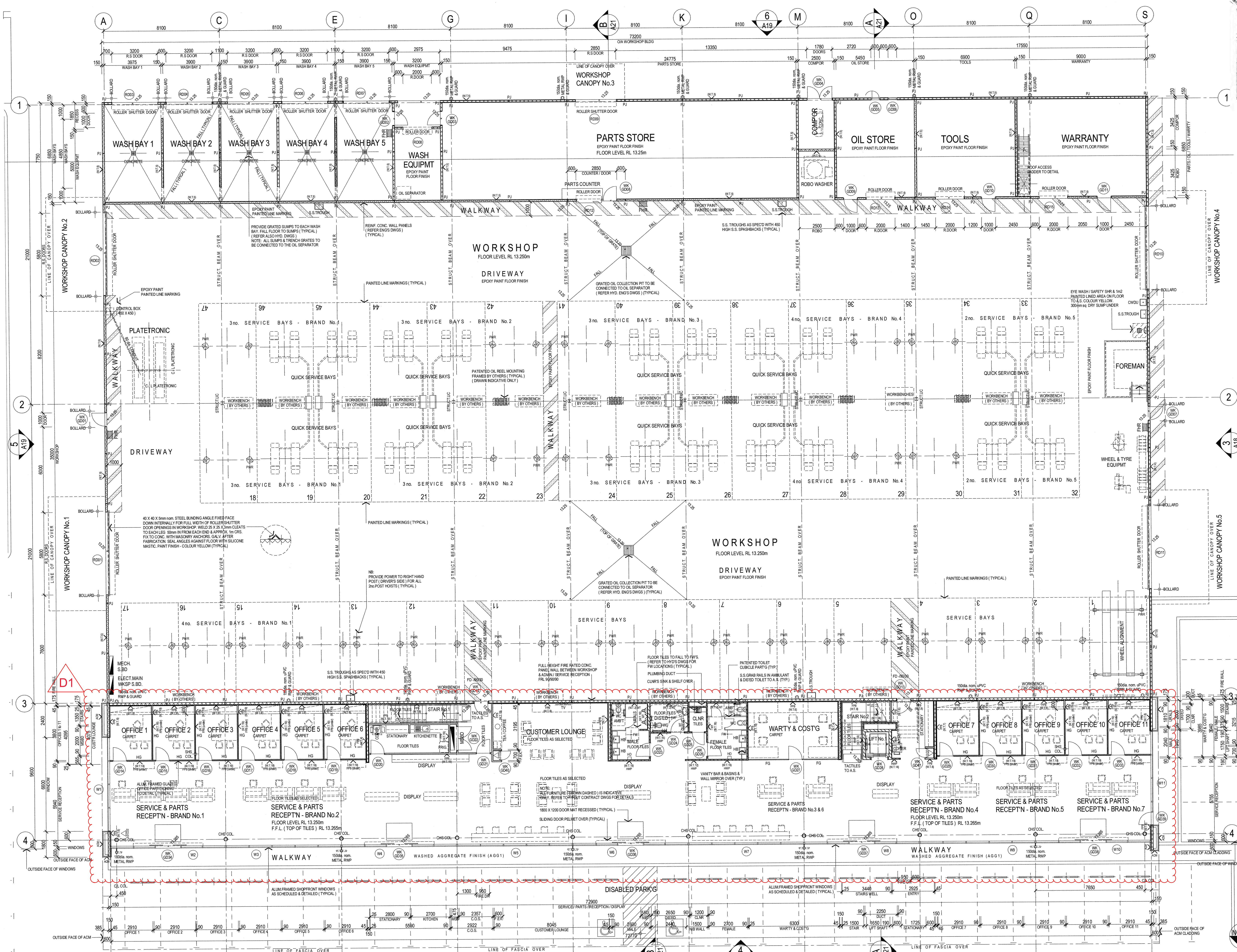
Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
SITE PLAN

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:200
SHEET SIZE: B1
DRAWING NO: A01
ISSUE DATE:

REVISION NO: J



- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No. 222
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - F.R.W. AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. R.C. 90mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No. 222 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SORTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) 800mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL COMPOSITE ALUMINUM PANELS (eg. ALPOLIC)
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CONCRETE WALLS (25mm O.A. nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 PURING CHANNELS (40mm O.A. nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO TYPICAL WALL TYPES ON DRAWING No. 222 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - CONFINEMENT SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - R.W.P. RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXP. EXPRESSED JOINT
 - FLUSHED JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - F.W. FLOOR WASTE
 - F.H.R. FIRE HOSE REEL
 - C.W.U. CHILLED DRINKING WATER UNIT
 - D.G. ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - F.B. FLOOR BOX (POWER & OR DATA)
 - C.O.U. CONDUIT OUTLET (POWER & OR DATA)
 - D. DRENCHER OVER WINDOW & OR DOOR
 - EXT. ILLUMINATED EXIT SIGN TO A.S.
 - WALL TYPE AS DETAILED
 - WALL MATERIAL LINING

- GENERAL NOTES:**
- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SLOPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCHILARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQUIRED.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPIC RIPS & OVERFLOW PRESSURE RIPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLE & CASING BEADS AS REQUIRED ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SORTS (REFER FINISHES SCHEDULE IN SPEC)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked:	R. CADDO
Plot Date:	11/1/22
Project No:	2201
Project Status:	DES. DEVELOPMENT
Client:	EAGERS AUTOMOTIVE LTD
Site:	

DRAWING TITLE:
WORKSHOP:
GROUND FLOOR PLAN

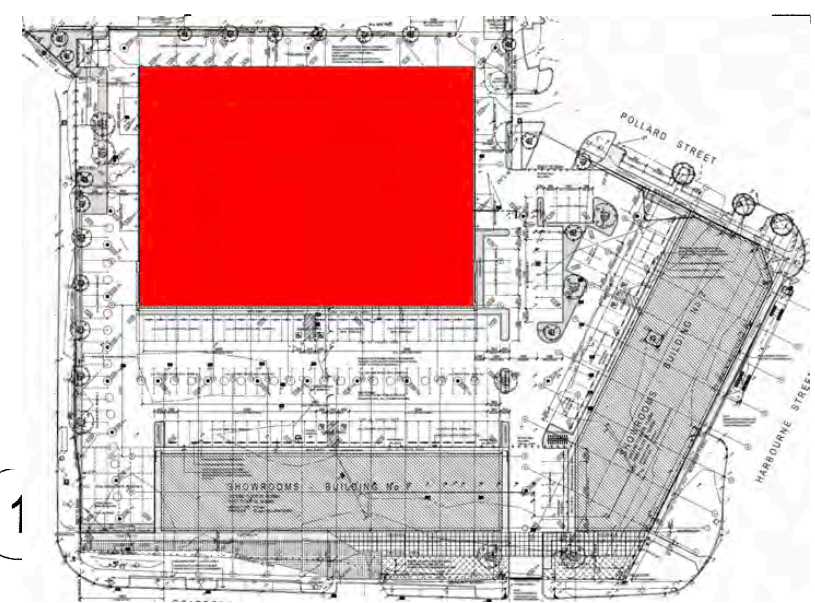
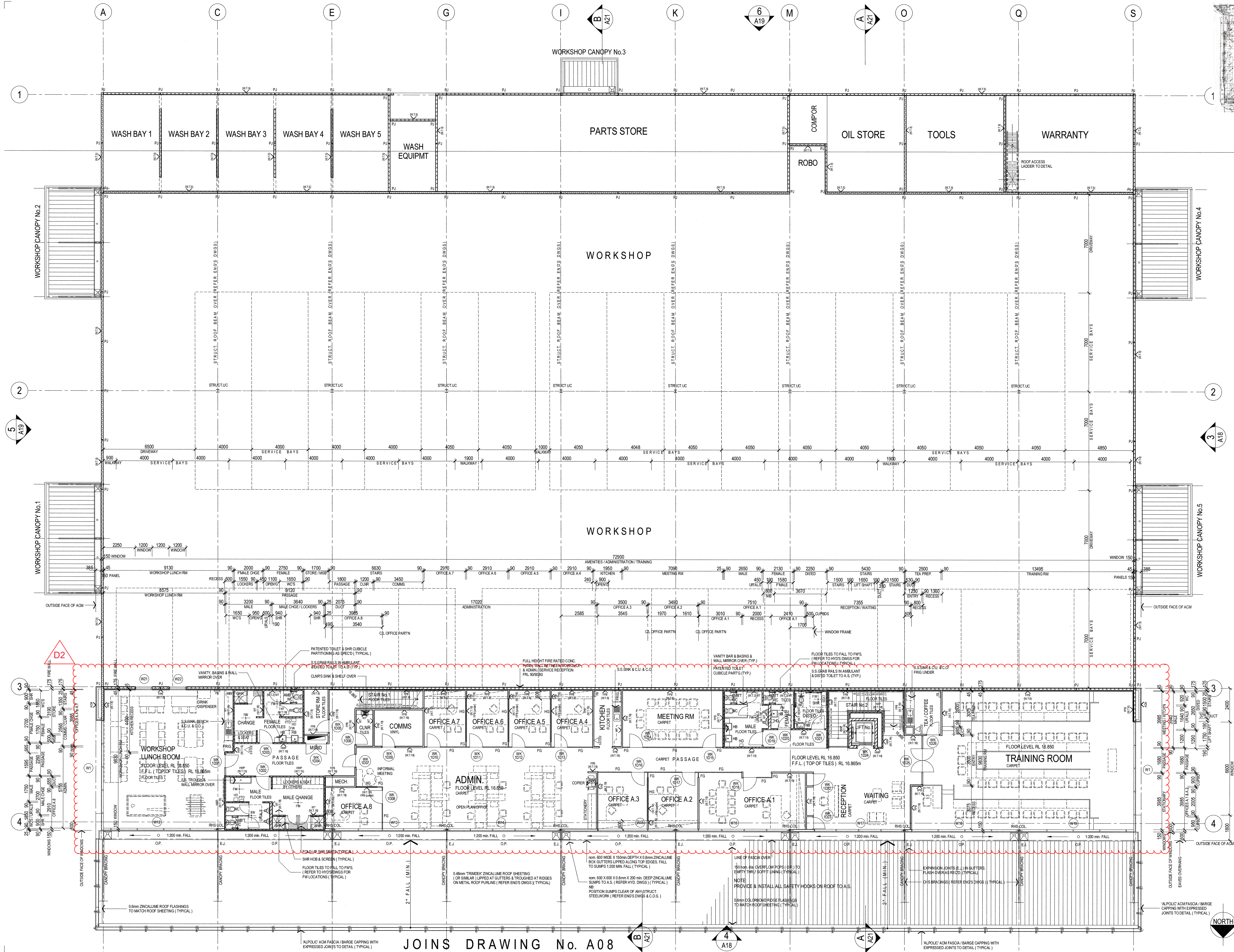
PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE:
1:100

DRAWING NO:
A02

REVISION NO:
F

ISSUE DATE:



- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No. A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - F.R.L. AS NOTED
 - REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. 8/100mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 600mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (25mm (24mm) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.))
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 PURRING CHANNELS (45mm (24mm) 100mm) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - R.W.P. RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXP. EXPRESSED JOINT
 - FLUSHED JOINT
 - C.U. CLIPBOARDS UNDER
 - C.O. CLIPBOARDS OVER
 - F.W. FLOOR WASTE
 - F.H.R. FIRE HOSE REEL
 - C.D.W.U. CHILLED DRINKING WATER UNIT
 - D.G. ALUM. DOOR (GRILLE) (REFER MECH. DWGS)
 - F.B. FLOOR BOX (POWER A/COR DATA)
 - C.T. CONDUIT OUTLET (POWER A/COR DATA)
 - D. DRAINAGE OVER WINDOW A/COR DOOR
 - EXT. ILLUMINATED EXT. SIGN TO A.S.
 - WALL TYPE AS DETAILED
 - WALL MATERIAL / LINING

- GENERAL NOTES:**
- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANNUALY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILL & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD. ALONG SILL & AGAINST WINDOW & SKYLINE FRAMES
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPEC)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CAD
Plot Date: 11/1/22
Project No: 01521
Project Status: 3DS DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone: 1
Wind Region: 1
Site:

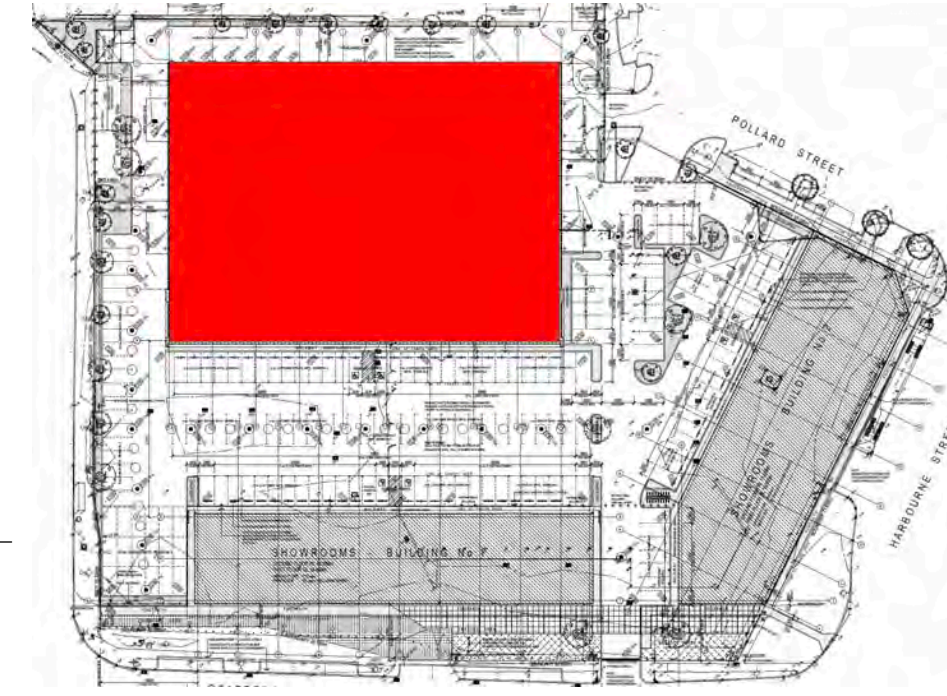
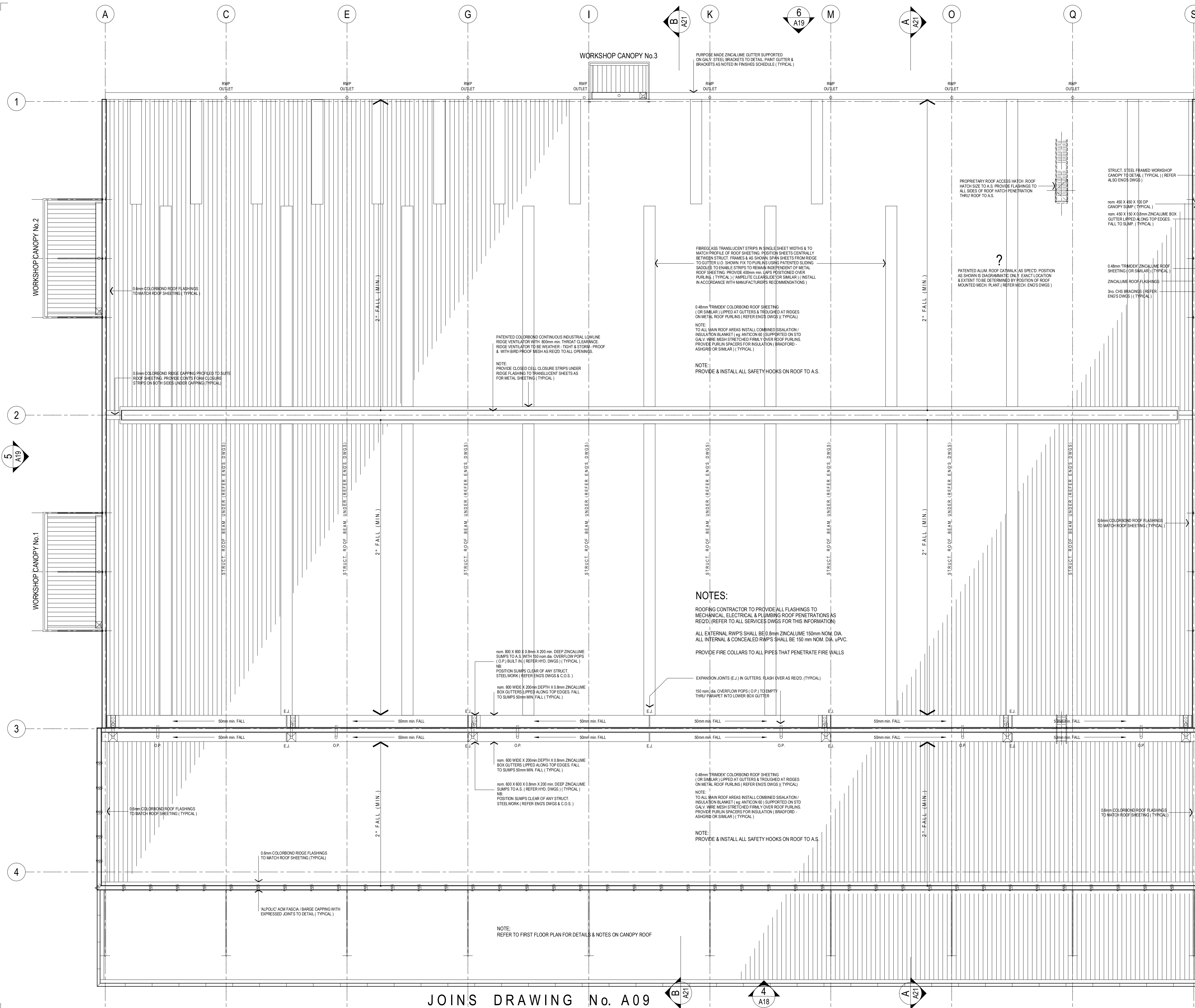
DRAWING TITLE: **WORKSHOP: FIRST FLOOR PLAN**

PROJECT NAME: **NORTH CITY DEVELOPMENT**
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: **A03**
REVISION NO: **F**

ISSUE DATE:



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX.
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FALL AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. & OR 90mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FG FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (25mm O.A. nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm O.A. nom.) PROVIDE ALL ASSOCIATED ANCHORS, CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - exp.j. EXPRESSED JOINT
 - fh.j. FLUSHED JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - P.W. FLOOR WASTE
 - F.H.R. FIRE HOSE REEL
 - CDWJ CHILLED DRINKING WATER UNIT
 - DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FB FLOOR BOX (POWER & / OR DATA)
 - CT CONDUIT OUTLET (POWER & / OR DATA)
 - D DRENCHER OVER WINDOW & / OR DOOR
 - [EXT] ILLUMINATED EXIT SIGN TO A.S.
 - [WALL TYPE AS DETAILED]
 - [WALL MATERIAL / LINING]

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT.

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQ'D.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING.

STUD & MASONRY NIBS AT DOORWAYS TO BE MIN 100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN).

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01627
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

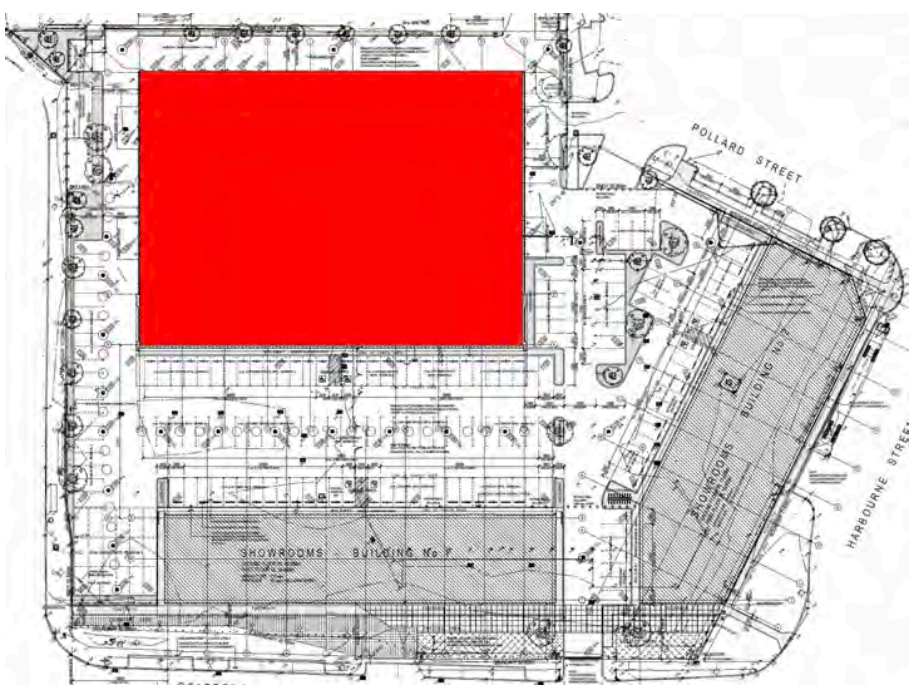
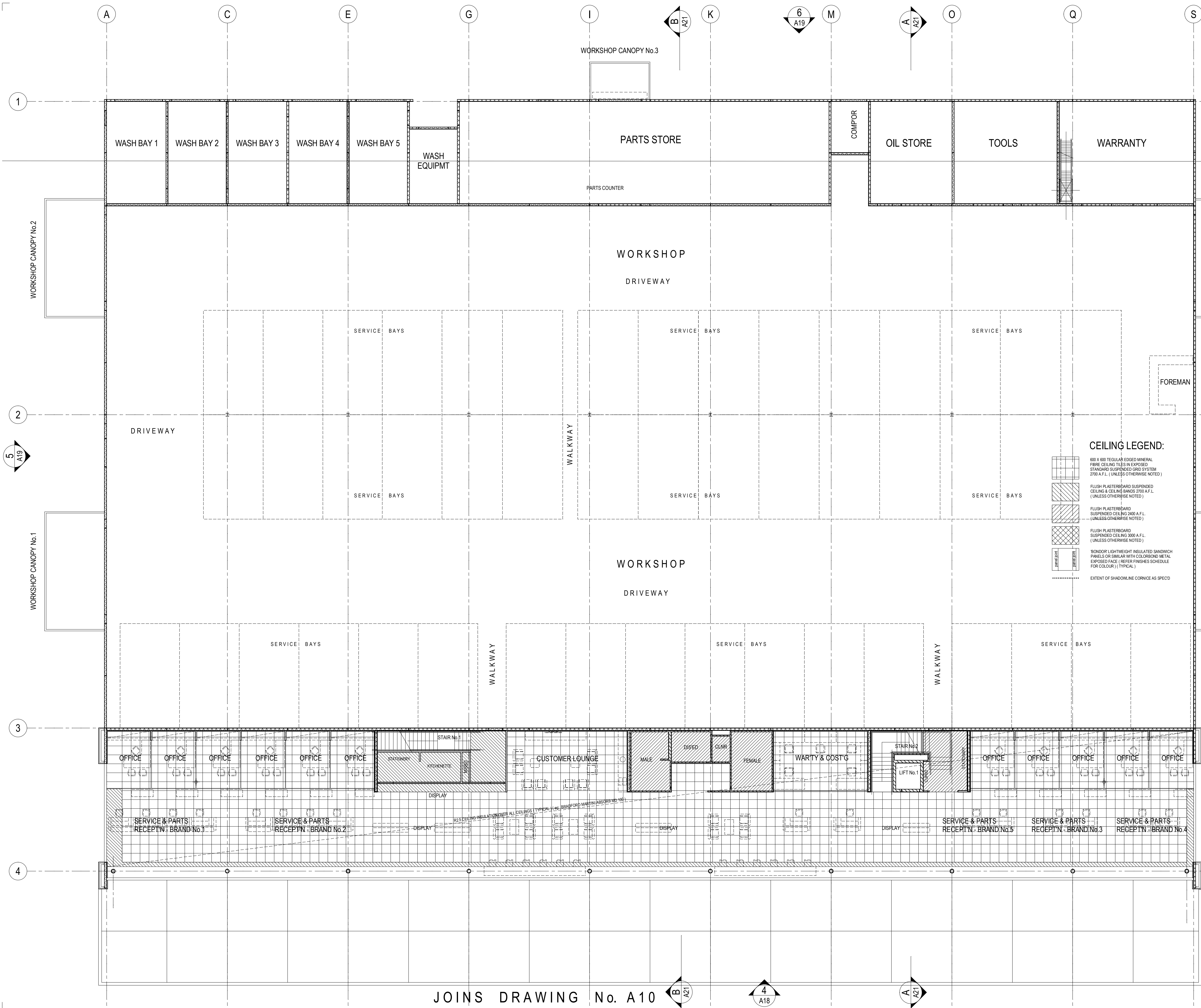
DRAWING TITLE: WORKSHOP:
ROOF PLAN

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A04
REVISION NO: D

ISSUE DATE:



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRL AS NOTED
 - REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINIUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FG FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM COMPOSITE ALUMINIUM PANELS (eg. 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CONCRETE WALLS (25mm O.A. nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm O.A. nom.) PROVIDE ALL ASSOCIATED ANCHORS, CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINIUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WT WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - exp.j. EXPRESSED JOINT
 - fh.j. FLUSHED JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - PW FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CDWJ CHILLED DRINKING WATER UNIT
 - DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FB FLOOR BOX (POWER &/OR DATA)
 - CO CONDUIT OUTLET (POWER &/OR DATA)
 - D DRENCHER OVER WINDOW &/OR DOOR
 - EXT ILLUMINATED EXIT SIGN TO A.S.
 - WT WALL TYPE AS DETAILED
 - WT WALL MATERIAL / LINING

CEILING LEGEND:

- 600 X 600 TEGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING & CEILING BANDS 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- 100mm LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOLINE CORNICE AS SPEC'D

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT.
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQ'D.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING.
- STUD & MASONRY NIBS AT DOORWAYS TO BE MIN 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN).
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby

Architects / Interior Design / Retail Design

Drawn/Checked: R. CADDO
Plot Date: 16/09/22
Project No: 0162
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
WORKSHOP:
GROUND FLOOR CEILING PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO:

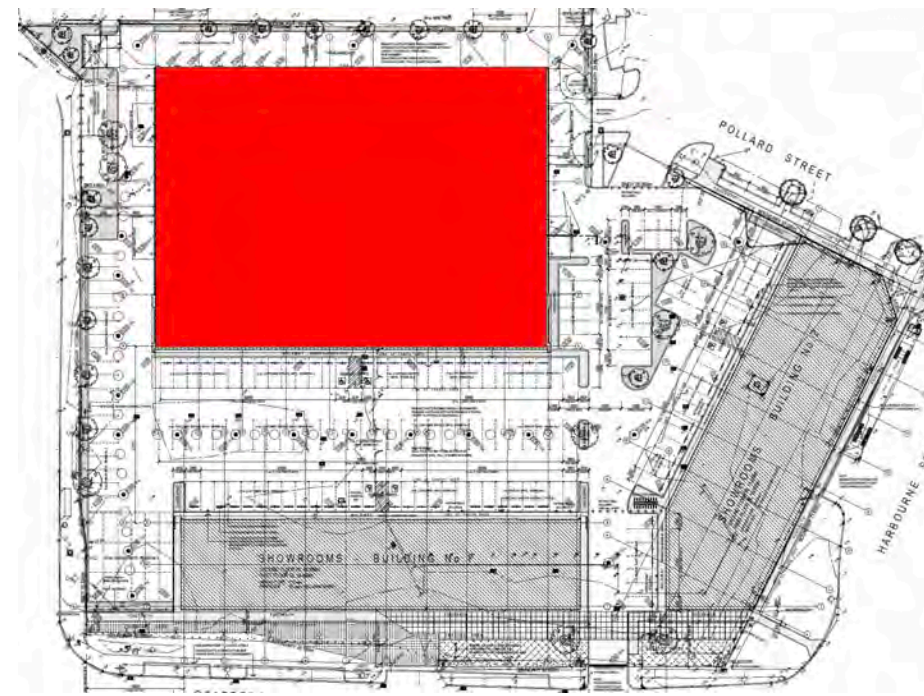
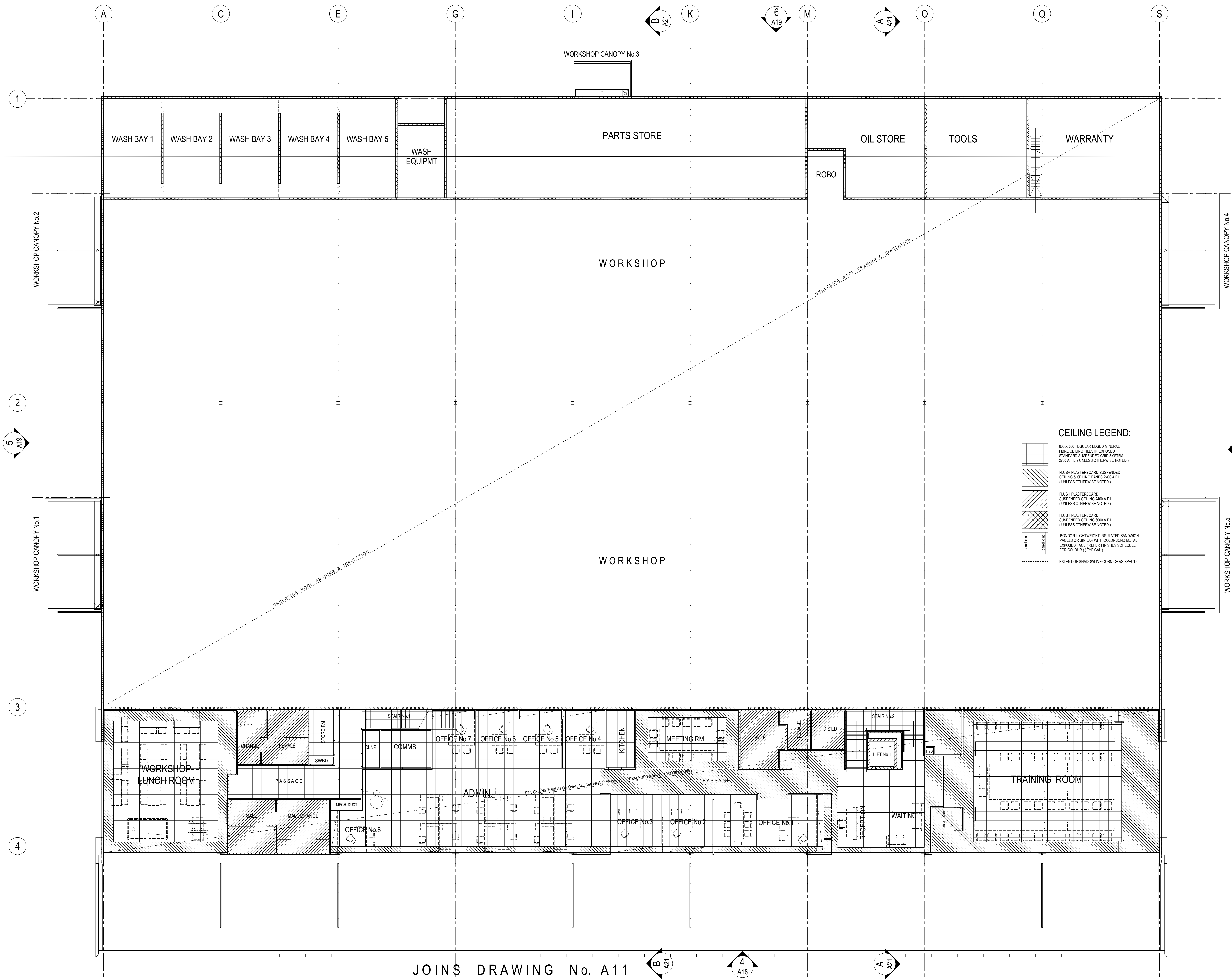
A05

ISSUE DATE:

REVISION NO:

D

JOINS DRAWING No. A10



LEGEND:

NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX

- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - F.R.I. AS NOTED
- REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR). 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
- HG INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- FG FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- ACM COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
- 6mm FLUSH CEMENT FIBREBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY &/ OR CONCRETE WALLS (25mm OR nom) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
- 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm OR nom) PROVIDE ALL ASSOCIATED ANCHORS/CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- HARDWALL PLASTER - PAINTED
- FACE BLOCKWORK / BRICKWORK - PAINTED
- CONC. WALL PANEL - PAINTED
- CONC. WALL PANEL - UNPAINTED
- WALL TILES AS SELECTED

CEILING LEGEND:

- 600 X 600 TEGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING & CEILING BANDS 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- 100mm LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQ'D
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NIBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn/Checked: R. CADDO
Plot Date: 16/09/22
Project No: 0162
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

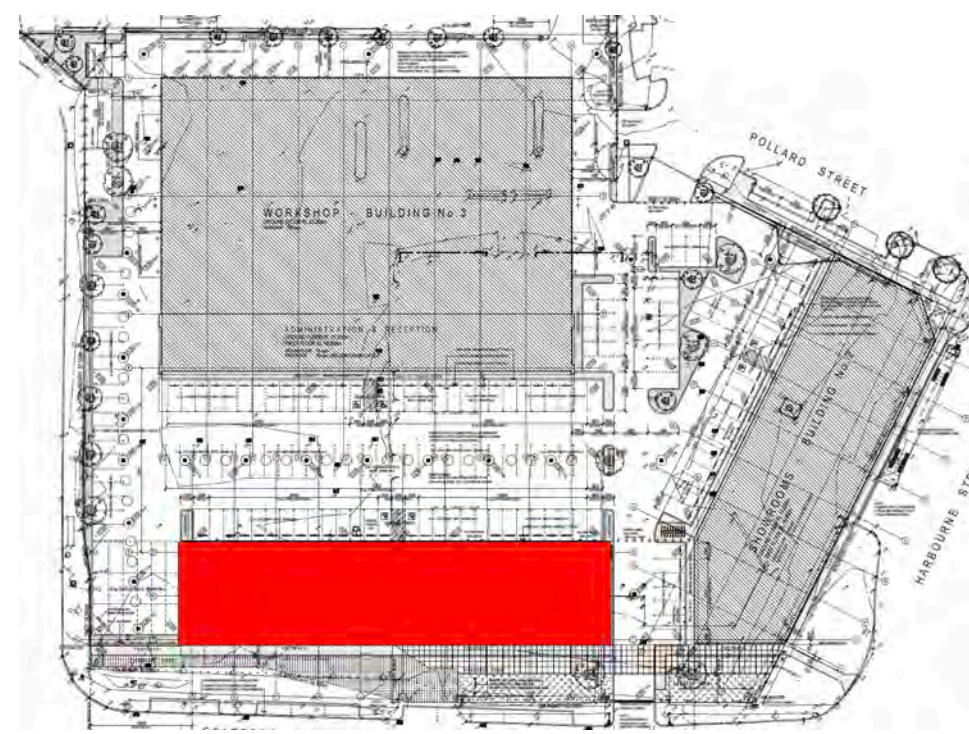
DRAWING TITLE:
ADMIN / WORKSHOP BUILDING:
FIRST FLOOR CEILING PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A06
REVISION NO: D

ISSUE DATE:



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH TYPICAL WALL TYPES ON DRAWING No. A02
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRL AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. RCP 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No. A02 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUM. SKIRTING AS SELECTED U.O.N.
 - 1/2 HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED U.O.N.
 - FG FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - FCB 13mm FLUSH PLASTERBOARD - PAINTED
 - FPBW 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (25mm DIA nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED U.O.N.
 - FPBPC 13mm FLUSH PLASTERBOARD LINING ON ROUNDO No. 129 FURRING CHANNELS (45mm DIA nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE L.P.S. ALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. REFER TO TYPICAL WALL TYPES ON DRAWING No. A02 FOR INSULATION. 100mm HIGH ALUM. SKIRTING AS SELECTED U.O.N.
 - HW Hardwall Plaster - Painted
 - FBW Face Blockwork / Brickwork - Painted
 - CP-P CONC. WALL PANEL - PAINTED
 - CP-U CONC. WALL PANEL - UNPAINTED
 - WT WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXP.J. EXPRESSED JOINT
 - SH.J. FLUSH JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - F.W. FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CHL CHILLED DRINKING WATER UNIT
 - DO ALUM. DOOR GRILLE (REFER ENG'S DWGS)
 - FB FLOOR BOX (POWER & / OR DATA)
 - CT CONDUIT OUTLET (POWER & / OR DATA)
 - D DRENCHER OVER WINDOW & / OR DOOR
 - ILLUMINATED EXIT SIGN TO A.S.
 - WALL TYPE AS DETAIL
 - WALL MATERIAL LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT.
- ROOF FLOOR IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF FLOOR IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC R/WPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING.
- STLD & MASONRY MBS AT DOORWAYS TO BE MIN 100mm U.O.N.
- TO ALL FLUSH PASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINTERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS. (REFER FINISHES SCHEDULE IN SPECN)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 01/12/22
Project No: 01021
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
BUILDING No.1:
GROUND FLOOR PLAN

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

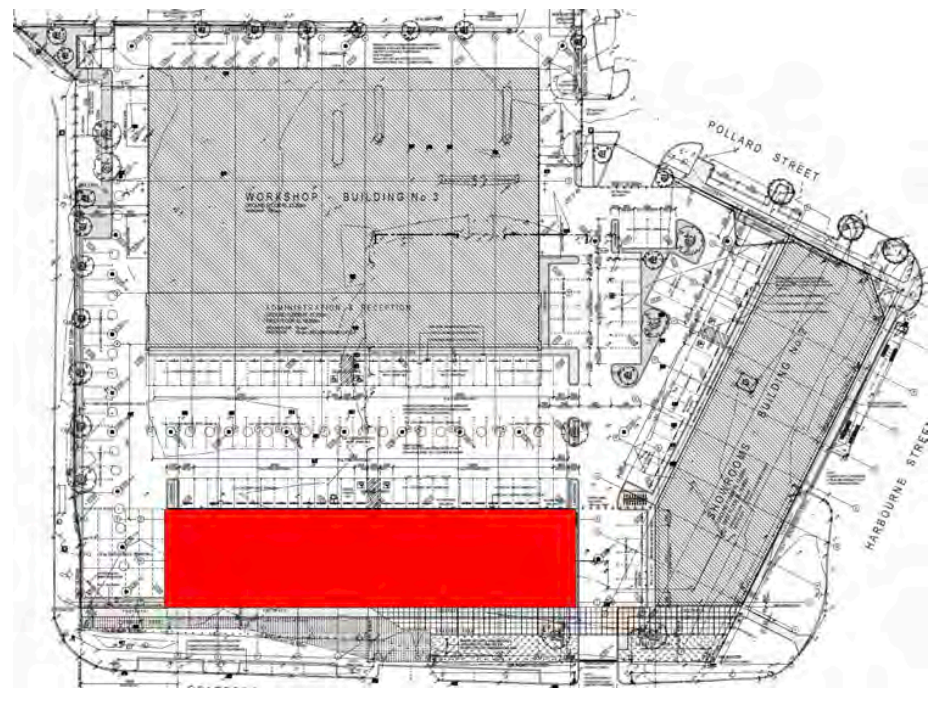
SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A07
ISSUE DATE:

REVISION NO: G



JOINS DRAWING No. A03



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH 'TYPICAL WALL TYPES' ON DRAWING No A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - FALL AS NOTED
- REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. & OR 50mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.A.) (REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.A.
- HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 85mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
- FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
- 9mm FLUSH CEMENT FIBREBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (25mm O/A nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.A.)
- 13mm FLUSH PLASTERBOARD LININGS ON RONDO No.129 FURRING CHANNELS (45mm O/A nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LIKE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. A22 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.A.
- HARDWALL PLASTER - PAINTED
- FACE BLOCKWORK (BRICKWORK - PAINTED
- CONC. WALL PANEL - PAINTED
- CONC. WALL PANEL - UNPAINTED
- WALL TILES AS SELECTED
- CONFIRM ON SITE
- REDUCED LEVEL
- FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RAINWATER PIPE
- OVERFLOW POPS
- PANEL JOINT
- PANEL GROOVE
- EXPANSION JOINT
- CONTROL JOINT
- EXPRESSED JOINT
- FLUSHED JOINT
- CURBBOARD LINER
- C.O. CUPBOARDS OVER
- FW FLOOR WASTE
- FHR FIRE HOSE REEL
- CDW CHILLED DRINKING WATER UNIT
- DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
- FB FLOOR BOX (POWER & / OR DATA)
- CO CONDUIT OUTLET (POWER & / OR DATA)
- D DRENCHER OVER WINDOW & / OR DOOR
- ILLUMINATED EXIT SIGN TO A.S.
- WALL TYPE AS DETAILED
- WALL MATERIAL / LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RISERS & OVERFLOW PIPES FROM SUMPS U.O.A.
- METAL GLAZING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.A.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS. (REFER FINISHES SCHEDULE IN SPEC)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADZ
Plot Date: 01/12/22
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
BUILDING No.1:
FIRST FLOOR PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE:
1:100

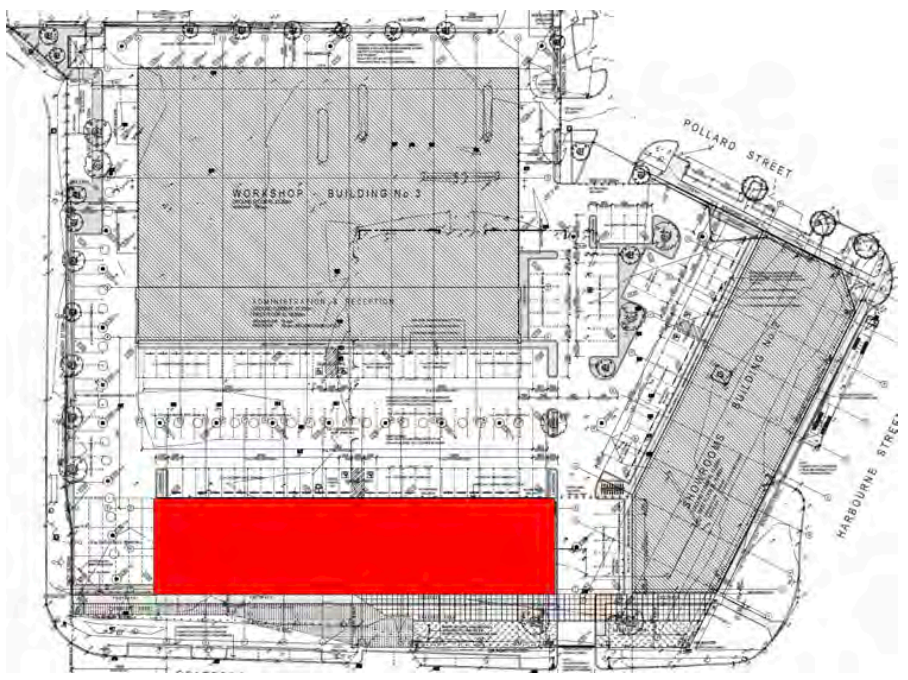
SHEET SIZE:
B1

DRAWING NO:
A08

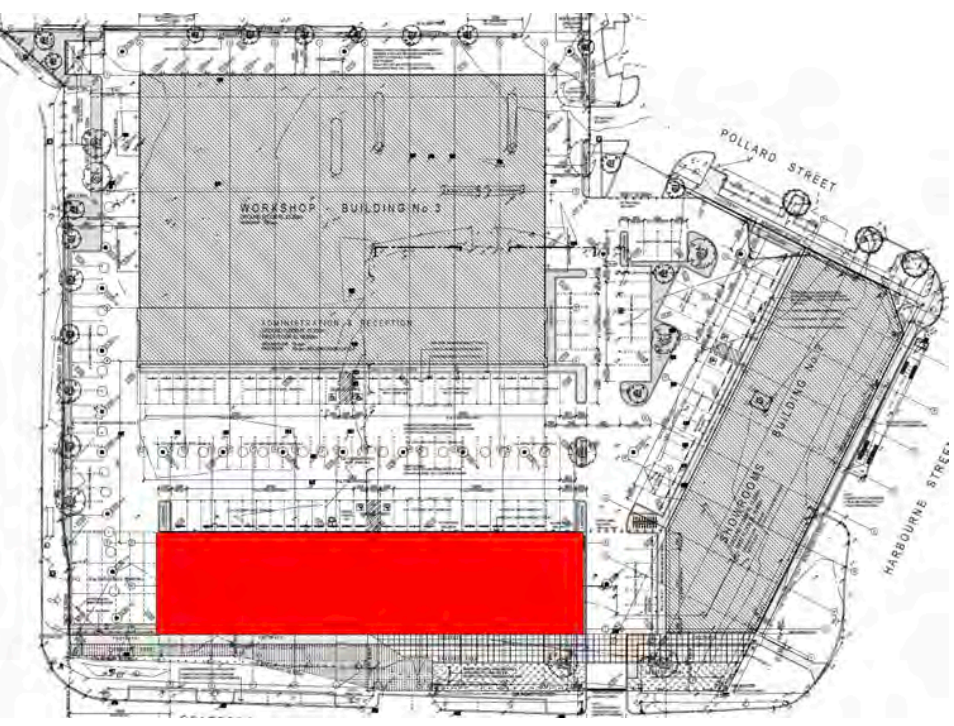
REVISION NO:
G

ISSUE DATE:





JOINS DRAWING No. A05



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRL AS NOTED
 - REINF. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LINING, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FG FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - FCB 13mm FLUSH PLASTERBOARD - PAINTED
 - FPB 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CONCRETE WALLS (25mm OR 40mm) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - FPB/LV 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm OR 40mm) PROVIDE ALL ASSOCIATED ANCHORS/CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - FPB/RC HARDWALL PLASTER - PAINTED
 - FBW/FB FACE BLOCKWORK / BRICKWORK - PAINTED
 - CP-3 CONC. WALL PANEL - PAINTED
 - CP-1 CONC. WALL PANEL - UNPAINTED
 - WT WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXP.J. EXPRESSED JOINT
 - FLUSH JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - FW FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CDWJ CHILLED DRINKING WATER UNIT
 - DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FB FLOOR BOX (POWER &/OR DATA)
 - CT CONDUIT OUTLET (POWER &/OR DATA)
 - D DRENCHER OVER WINDOW &/OR DOOR
 - EXT ILLUMINATED EXIT SIGN TO A.S.
 - WT WALL TYPE AS DETAILED
 - WT WALL MATERIAL / LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NIBS AT DOORWAYS TO BE MIN:100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

CEILING LEGEND:

- 600 X 600 REGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- BONDOP LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D



roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01621
Project Status: DES. DEVELOPMENT

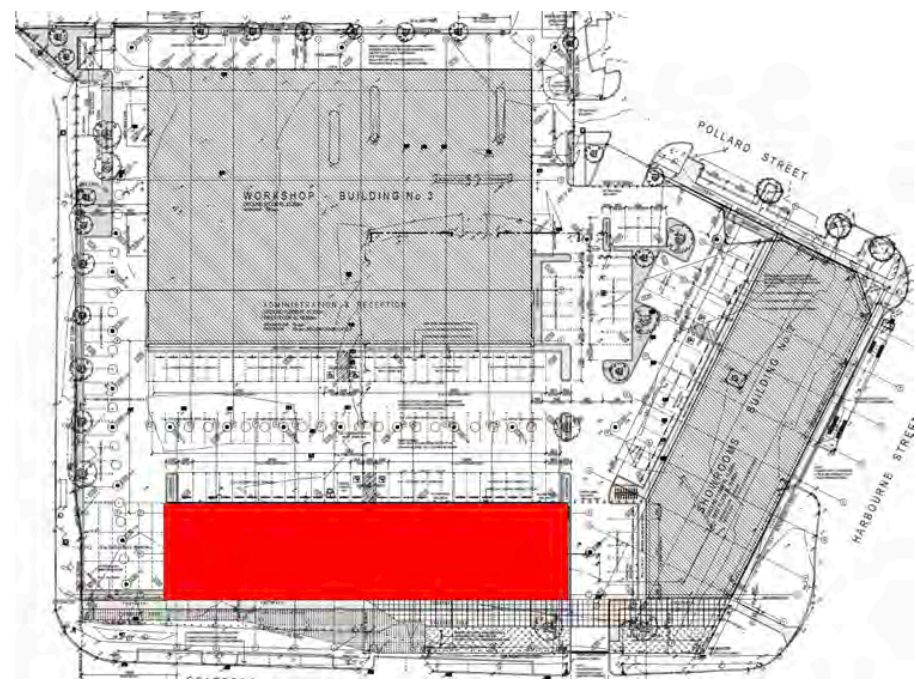
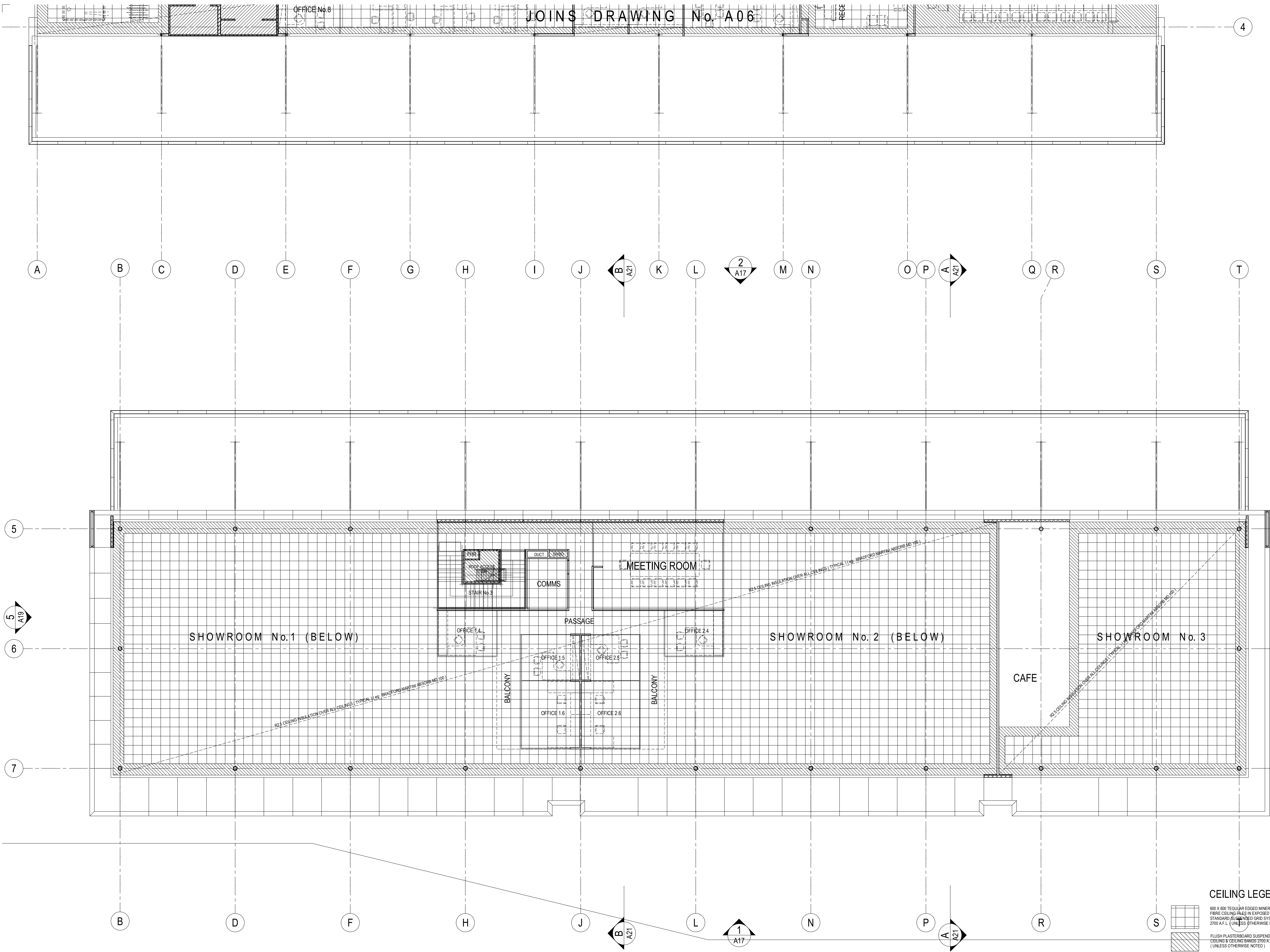
Client: EAGERS AUTOMOTIVE LTD

DRAWING TITLE:
BUILDING No.1:
GROUND FLOOR CEILING PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A10
ISSUE DATE:
REVISION NO: D



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRL AS NOTED
 - REINF. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - HG INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - FG INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - FCB 13mm FLUSH PLASTERBOARD - PAINTED
 - FPB 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY &/OR CONCRETE WALLS (25mm OR 40mm) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - FPBDFW 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm OR 40mm) PROVIDE ALL ASSOCIATED ANCHORS/CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - FPBFC 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm OR 40mm) PROVIDE ALL ASSOCIATED ANCHORS/CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HWP HARDWALL PLASTER - PAINTED
 - FBWK FACE BLOCKWORK / BRICKWORK - PAINTED
 - CP-3 CONC. WALL PANEL - PAINTED
 - CP-U CONC. WALL PANEL - UNPAINTED
 - WT WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.GV PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - exp.j. EXPRESSED JOINT
 - fh.j. FLUSHED JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - FW FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CDWJ CHILLED DRINKING WATER UNIT
 - DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FB FLOOR BOX (POWER &/OR DATA)
 - CO CONDUIT OUTLET (POWER &/OR DATA)
 - D DRENCHER OVER WINDOW &/OR DOOR
 - EXT ILLUMINATED EXIT SIGN TO A.S.
 - WT WALL TYPE AS DETAILED
 - WT WALL MATERIAL / LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQUIRED
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NIBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

CEILING LEGEND:

- 600 X 600 REGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2000 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- BONDOP LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D



roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01621
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

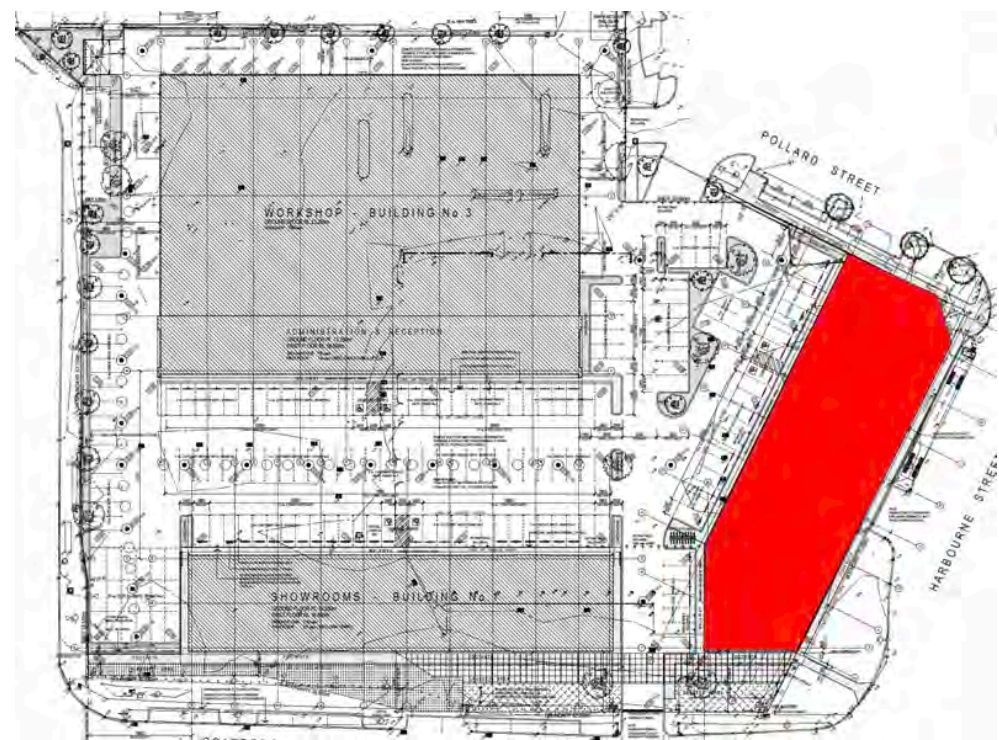
DRAWING TITLE:
BUILDING No.1:
FIRST FLOOR CEILING PLAN

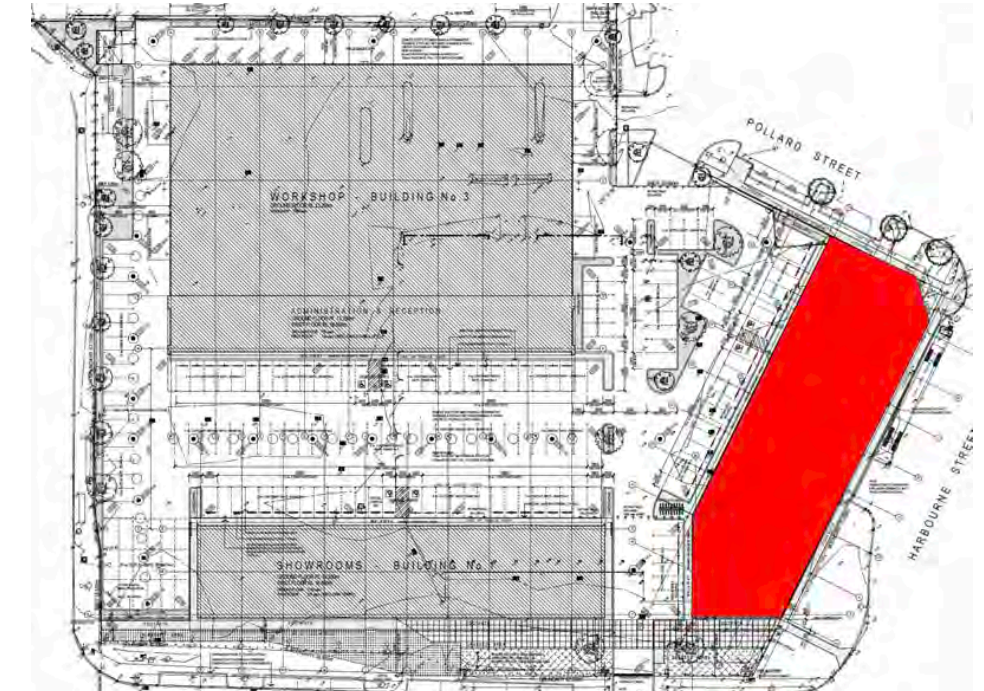
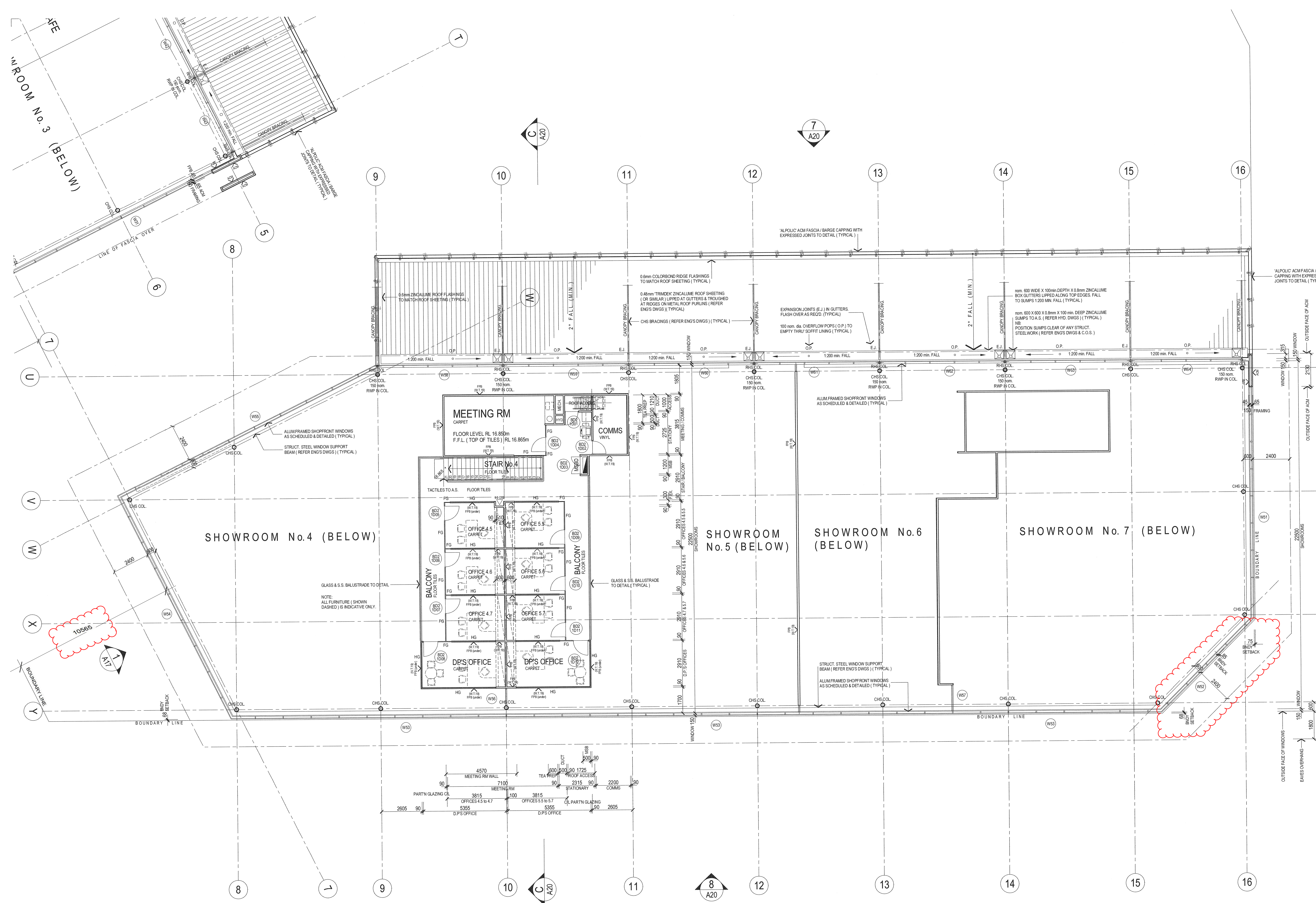
PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A11
REVISION NO: D

ISSUE DATE:





- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No.22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FALL AS NOTED
 - REINF. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. & OR 50mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No.22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG: SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) 180mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FULL HEIGHT GLAZED PARTN SUITE (EG: SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL. COMPOSITE ALUMINUM PANELS (eg: 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CONCRETE WALLS (20mm O.A. nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED U.O.N.
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No.129 FURRING CHANNELS (40mm O.A. nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LINE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. 22 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - CONFIRM ON SITE
 - REDUCED LEVEL
 - FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RAINWATER PIPE
 - OVERFLOW POPS
 - PANEL JOINT
 - PANEL GROOVE
 - EXPANSION JOINT
 - CONTROL JOINT
 - EXPRESSED JOINT
 - FLASHED JOINT
 - CULBROADS UNDER
 - CULBROADS OVER
 - FLOOR WASTE
 - FIRE HOSE REEL
 - CHILLED DRINKING WATER UNIT
 - ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FLOOR BOX (POWER & OR DATA)
 - CONDUIT OUTLET (POWER & OR DATA)
 - DRENCHER OVER WINDOW & OR DOOR
 - ILLUMINATED EXIT SIGN TO A.S.
 - WALL TYPE AS DETAILED
 - WALL MATERIAL / LINING
- GENERAL NOTES:**
- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATIONS AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RIMPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL STUD & MASONRY NBS AT DOORWAYS TO BE MIN 100mm U.O.N. TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS. (REFER FINISHES SCHEDULE IN SPEC.)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG: FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 01/12/22
Project No: 0121
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

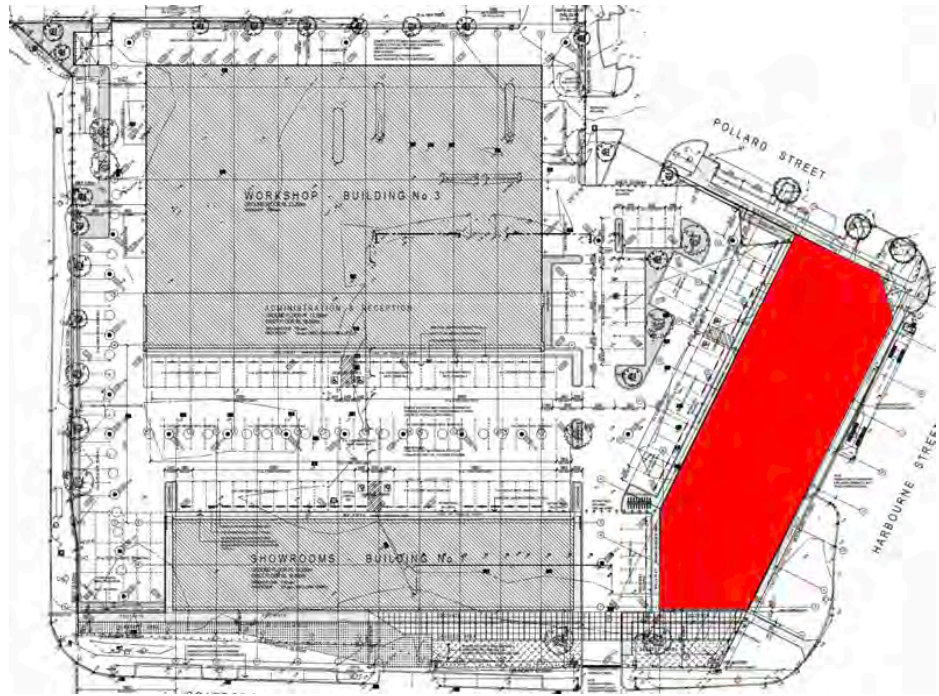
Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
**BUILDING No.2:
FIRST FLOOR PLAN**

PROJECT NAME:
**NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK W.A. 6017**

SCALE: 1:100
SHEET SIZE: B1
DRAWING NO: **A13**
REVISION NO: **G**

ISSUE DATE:



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FALL AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. & OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - HG INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - FG FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - FCB 13mm FLUSH PLASTERBOARD (PAINTED)
 - FPB 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CONCRETE WALLS (25mm O.A. nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - FPBRC 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm O.A. nom.) PROVIDE ALL ASSOCIATED ANCHORS, CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HWP HARDWALL PLASTER - PAINTED
 - FBWV FACE BLOCKWORK / BRICKWORK - PAINTED
 - CP-P CONC. WALL PANEL - PAINTED
 - CP-U CONC. WALL PANEL - UNPAINTED
 - WT WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXP.J. EXPRESSED JOINT
 - FLUSHED JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - PW FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CDWJ CHILLED DRINKING WATER UNIT
 - DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FB FLOOR BOX (POWER & OR DATA)
 - CT CONDUIT OUTLET (POWER & OR DATA)
 - D DRENCHER OVER WINDOW & OR DOOR
 - EXT ILLUMINATED EXIT SIGN TO A.S.
 - FPB WALL TYPE AS DETAILED
 - WALL MATERIAL / LINING

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT.

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS, METAL RAINWATER PIPES.

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATIONS AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MATCH ROOF SHEETING.

ELECTRICAL & PLUMBING PENETRATIONS AS REQUIRED.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPLY METALWORK INCLUDING TOP HAT BATTENING.

STUD & MASONRY NIBS AT DOORWAYS TO BE MIN. 100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL TRIMMING PROVIDE TRIMMING ANGLES & CASING BEADS AS REQUIRED TO MATCH SILLS & AGAINST WINDOW & JOINERY FRAMES.

PAINT OUT ALL PIPES & MECHANICAL DUCTS AGAINST ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISH SCHEDULE IN SPECN).

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

PRELIMINARY 23/09/21

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01621
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:

BUILDING No. 2:
ROOF PLAN

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD
OSBORNE PARK, W.A. 6015

SCALE: 1:100
SHEET SIZE: B1

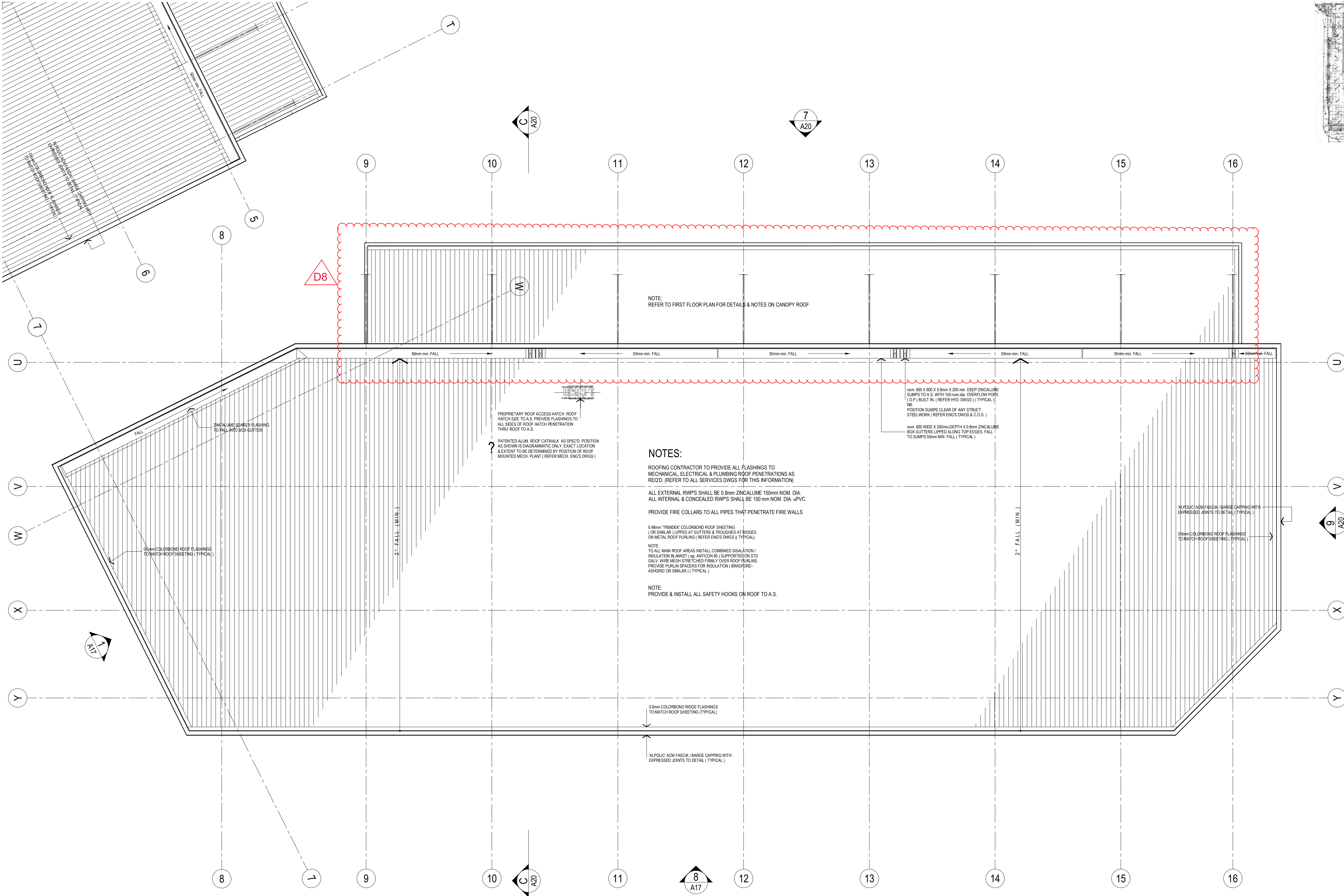
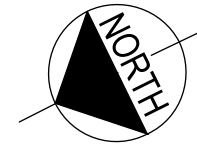
DRAWING NO:

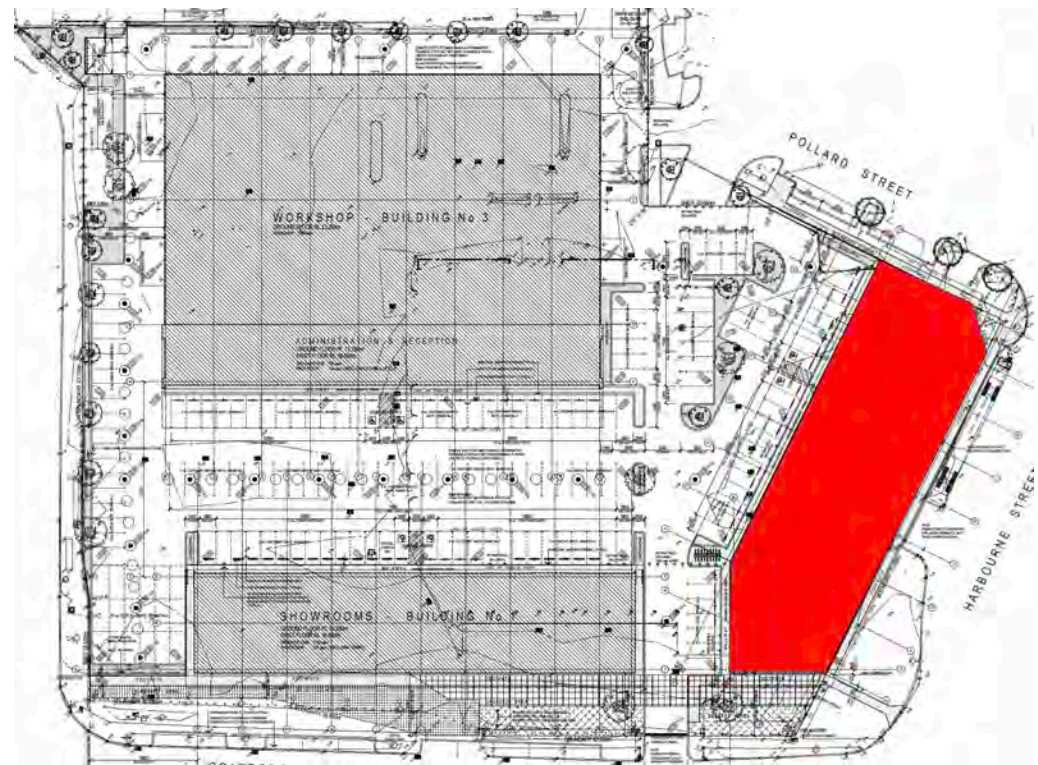
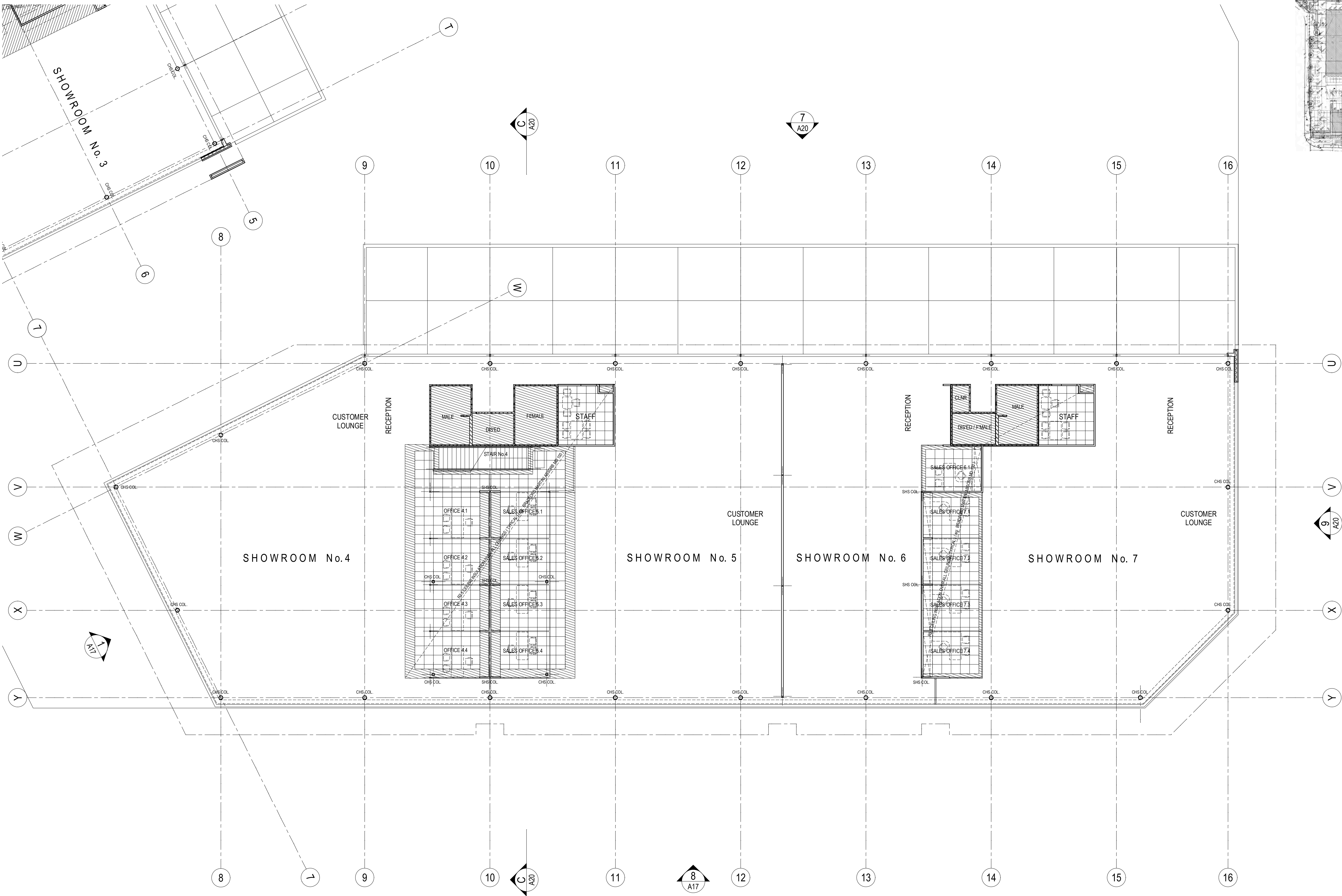
A14

ISSUE DATE:

REVISION NO:

D





LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRL AS NOTED
 - REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LINING, INSULATION & FRAMING. 100mm HIGH ALUMINIUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FG FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (25mm G.A. nom) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm G.A. nom) PROVIDE ALL ASSOCIATED ANCHORS, CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINIUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXPJ. EXPRESSED JOINT
 - FLUSH JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - PW FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CDWJ CHILLED DRINKING WATER UNIT
 - DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FB FLOOR BOX (POWER &/OR DATA)
 - CT CONDUIT OUTLET (POWER &/OR DATA)
 - D DRENCHER OVER WINDOW &/OR DOOR
 - EXTI ILLUMINATED EXIT SIGN TO A.S.
 - WALL TYPE AS DETAILED
 - WALL MATERIAL / LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE
VARIFIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING
ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL
RAINWATER PIPES
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN
ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR
PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL,
ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING
ALL UPVC RWP'S & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL
FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK
INCLUDING TOP HAT BATTENING
- STUD & MASONRY NIBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE
TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS &
AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED
WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE
SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS
(EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

CEILING LEGEND:

- 600 X 600 REGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- BONDOP® LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01621
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

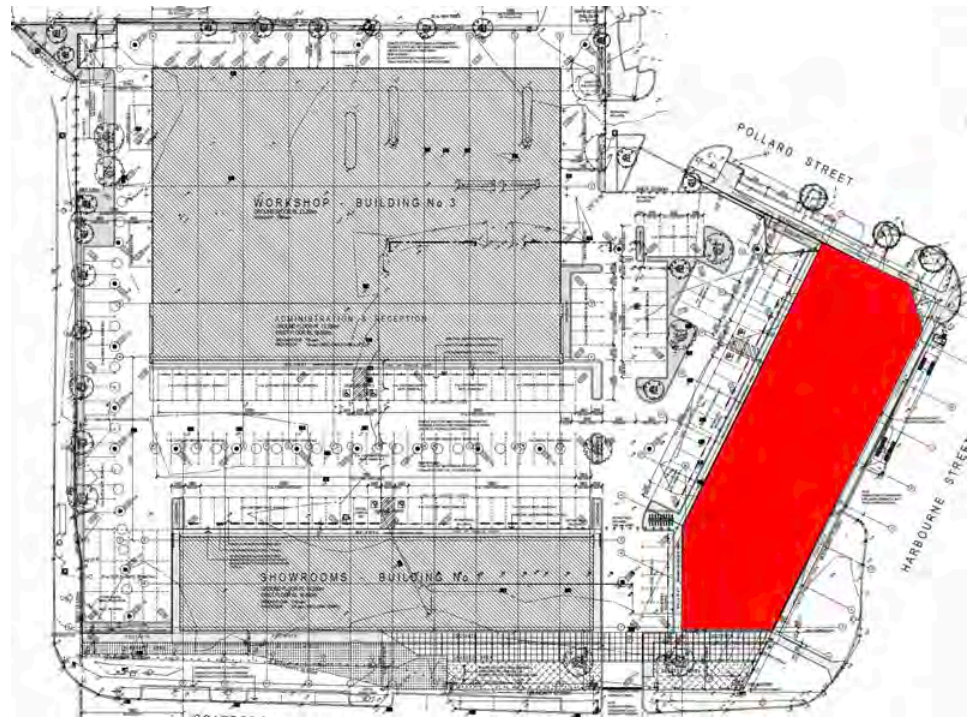
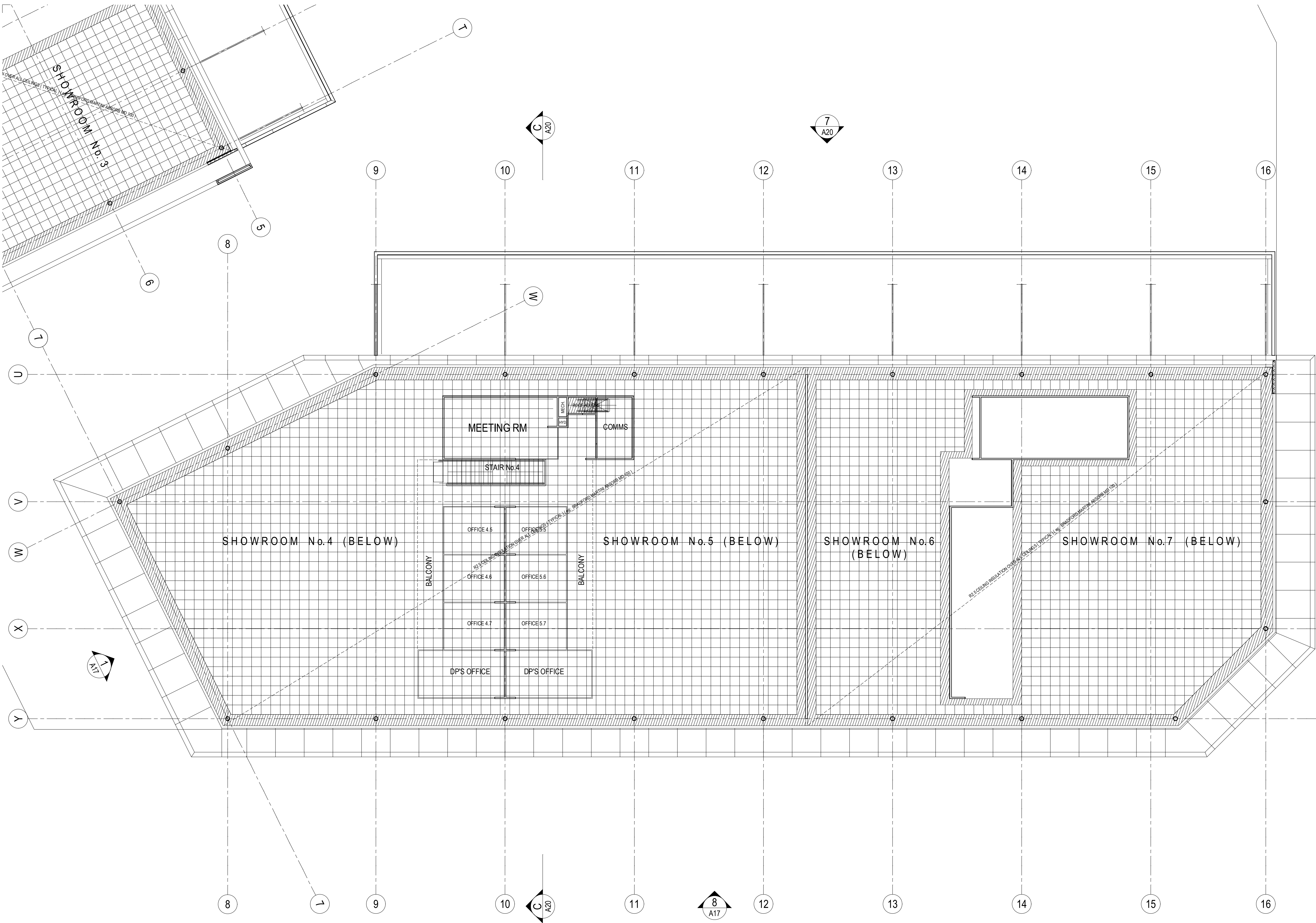
DRAWING TITLE:
**BUILDING No. 2:
GROUND FLOOR CEILING PLAN**

PROJECT NAME:
**NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017**

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A15
REVISION NO: D

ISSUE DATE:



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRL AS NOTED
 - REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - WALL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR). 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FG FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - FCB 13mm FLUSH PLASTERBOARD - PAINTED
 - FPB 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY &/OR CONCRETE WALLS (25mm OR 40mm) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - FPBRC 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm OR 40mm) PROVIDE ALL ASSOCIATED ANCHORS, CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HWP HARDWALL PLASTER - PAINTED
 - FBWV FACE BLOCKWORK / BRICKWORK - PAINTED
 - CP-P CONC. WALL PANEL - PAINTED
 - CP-U CONC. WALL PANEL - UNPAINTED
 - WT WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXP.J. EXPRESSED JOINT
 - FLUSHED JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - FW FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CDWJ CHILLED DRINKING WATER UNIT
 - DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FB FLOOR BOX (POWER &/OR DATA)
 - CT CONDUIT OUTLET (POWER &/OR DATA)
 - D DRENCHER OVER WINDOW &/OR DOOR
 - [EXT] ILLUMINATED EXIT SIGN TO A.S.
 - WT WALL TYPE AS DETAILED
 - WT WALL MATERIAL / LINING

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT.

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQ'D.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWP'S & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING.

STUD & MASONRY NIBS AT DOORWAYS TO BE MIN. 100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN).

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.).

CEILING LEGEND:

- 600 X 600 REGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING & CEILING BANDS 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- BONDOP® LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01621
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

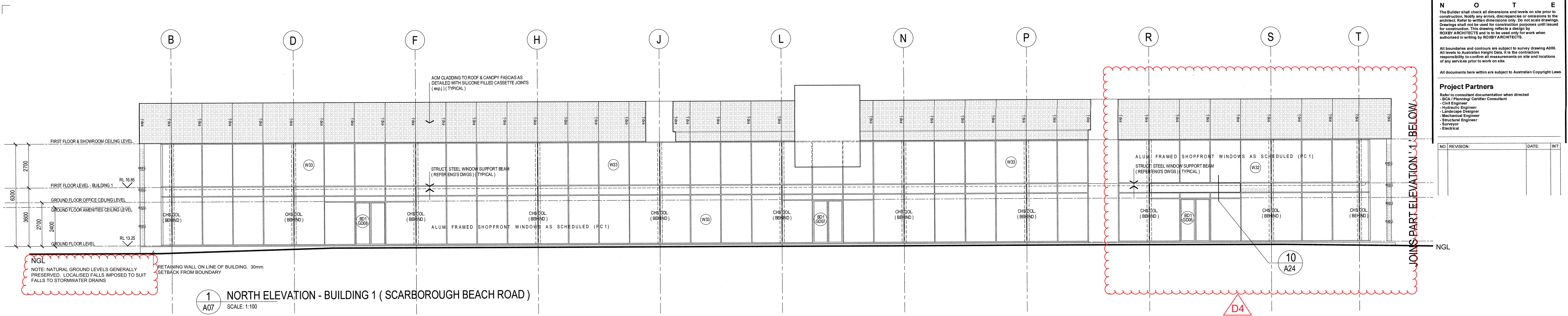
DRAWING TITLE:
BUILDING No. 2:
FIRST FLOOR CEILING PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A16
REVISION NO: D

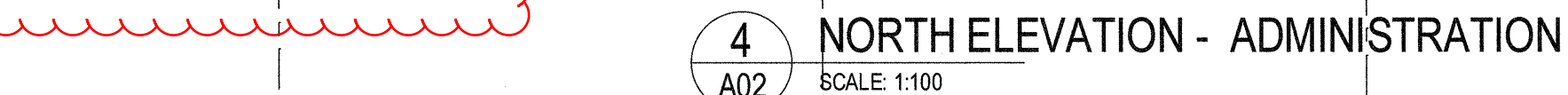
ISSUE DATE:



NGL
NOTE: NATURAL GROUND LEVELS GENERALLY PRESERVED. LOCALISED FALLS IMPOSED TO SUIT FALLS TO STORMWATER DRAINS

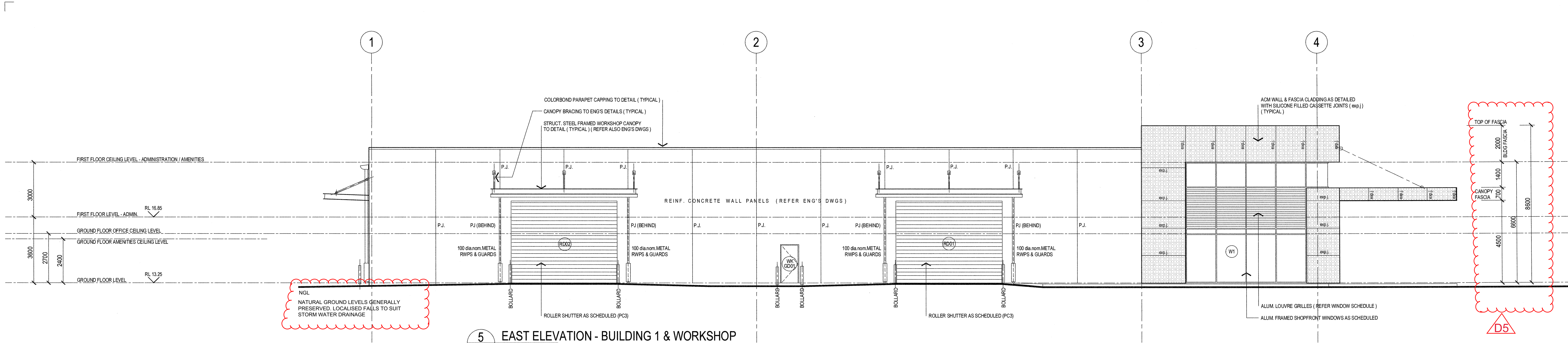
3
A02

WEST ELEVATION - BUILDING 1 & WORKSHOP
SCALE 1:100

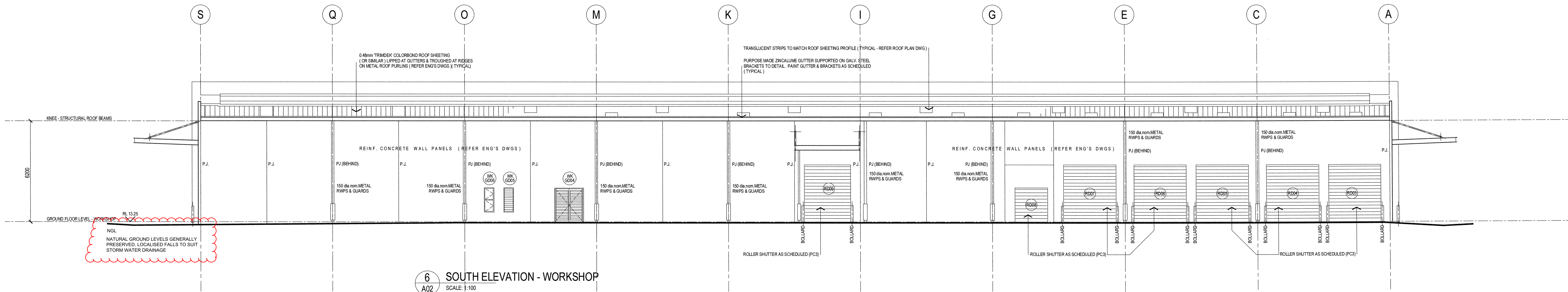


ALUM. LOUVRE GRILLES (REFER WINDOW SCHEDULE)

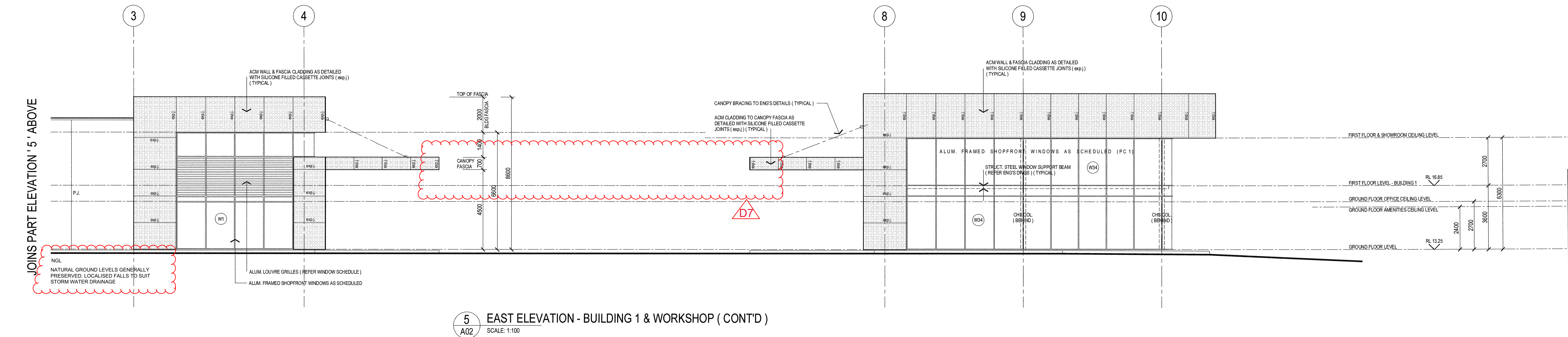
ALUM. FRAMED SHOPFRONT WINDOWS AS SCHEDULED



5 EAST ELEVATION - BUILDING 1 & WORKSHOP
SCALE: 1:100



6 SOUTH ELEVATION - WORKSHOP
SCALE: 1:100



5 EAST ELEVATION - BUILDING 1 & WORKSHOP (CONT'D)
SCALE: 1:100

N O T E

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBY ARCHITECTS and is to be used only for work authorised in writing by ROXBY ARCHITECTS.

All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners

Refer to consultant documentation when directed

- BCA Planning/ Center Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION	DATE	INT.

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 11/11/22
Project No: 01021
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
ELEVATIONS 5 & 6

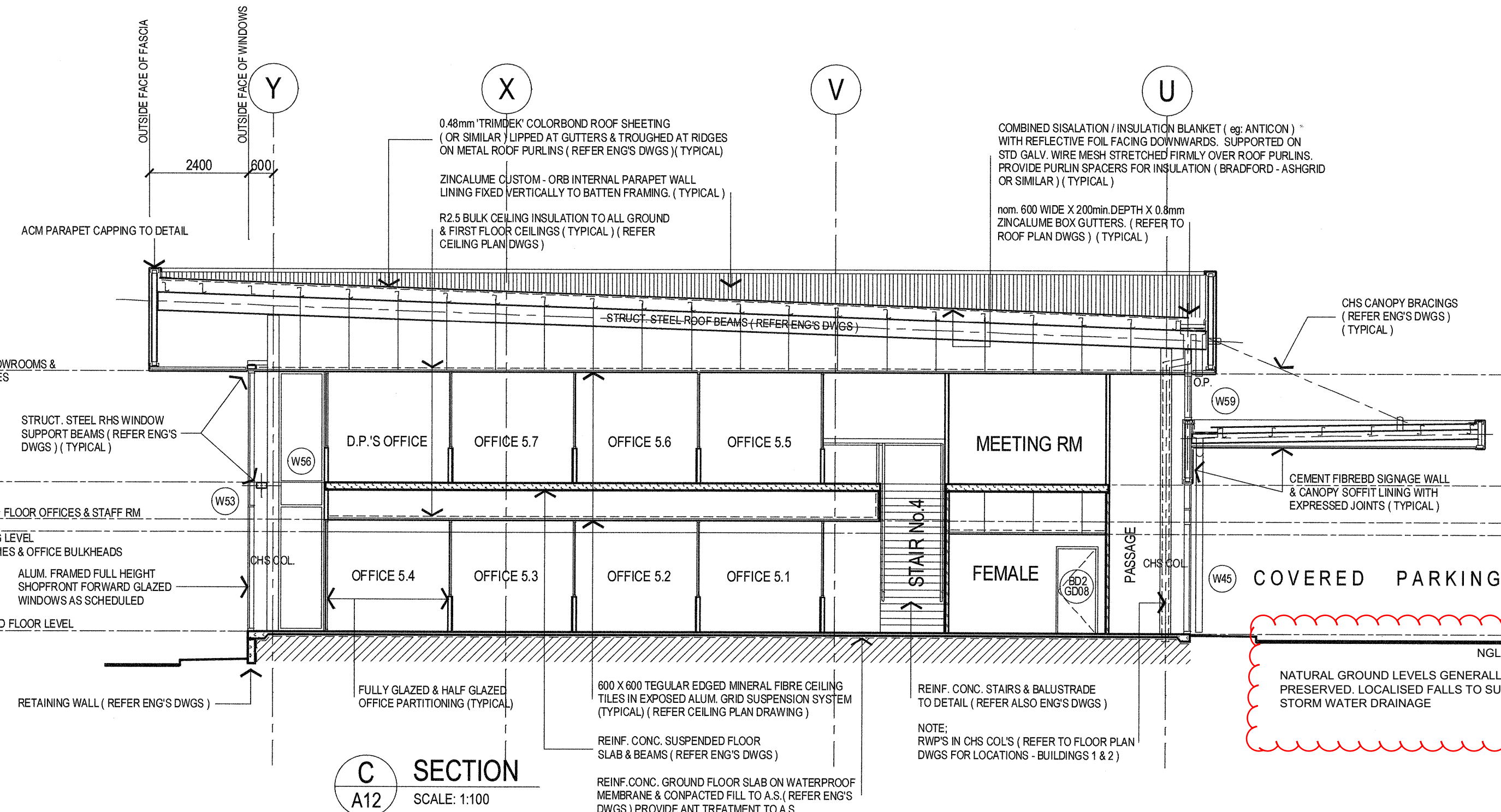
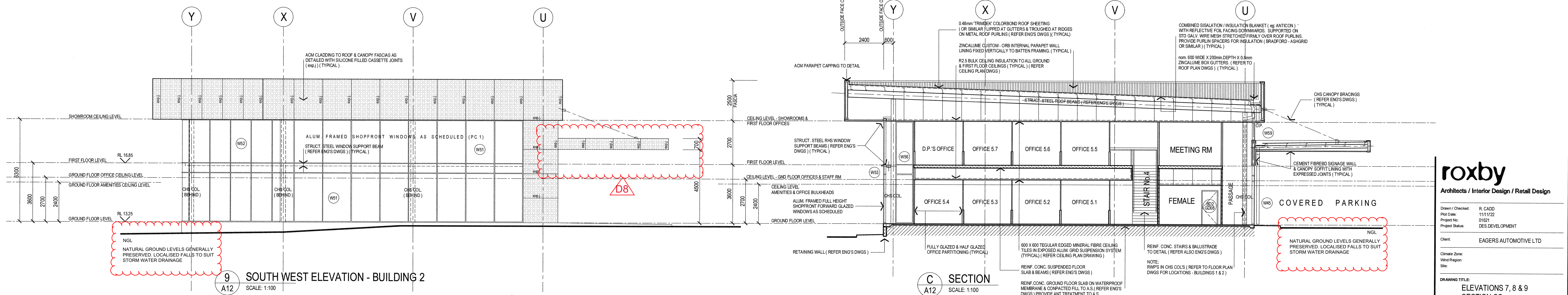
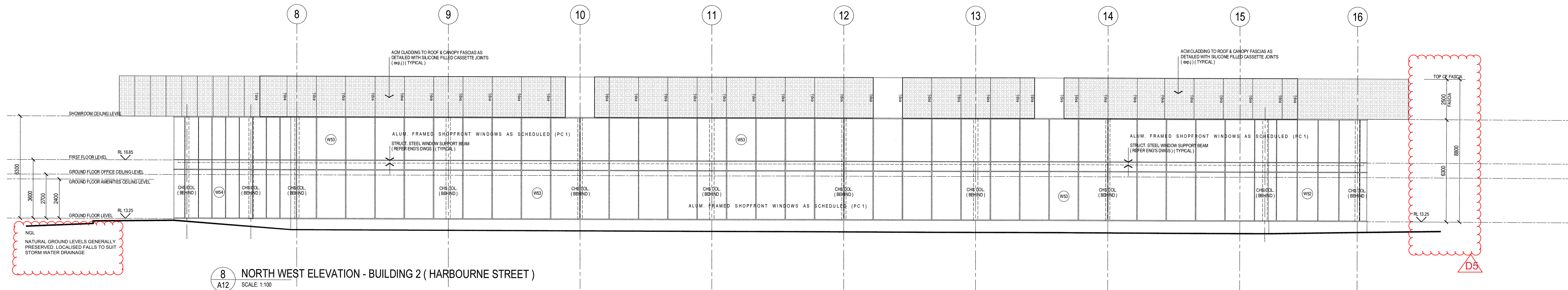
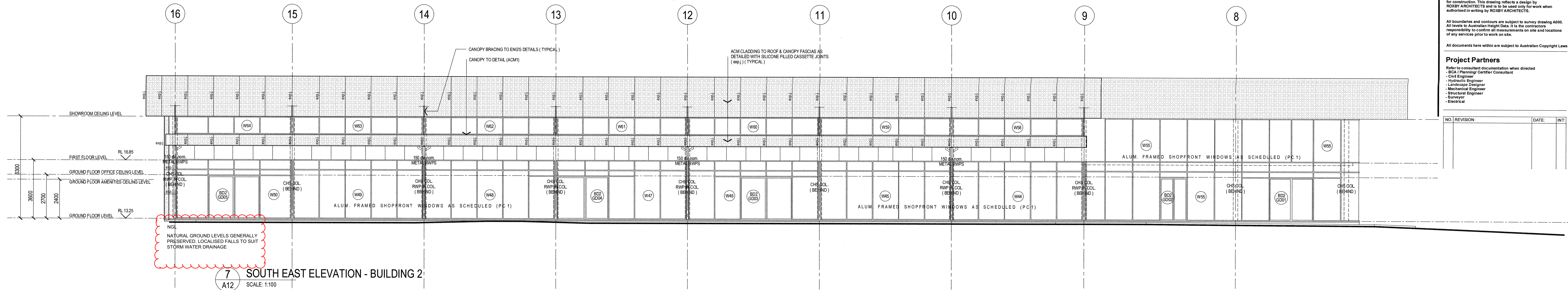
PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

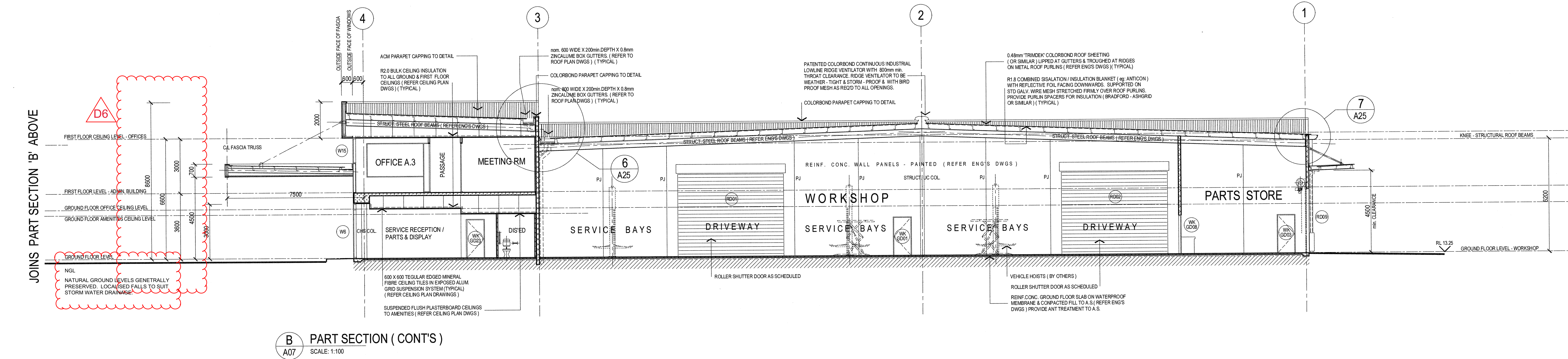
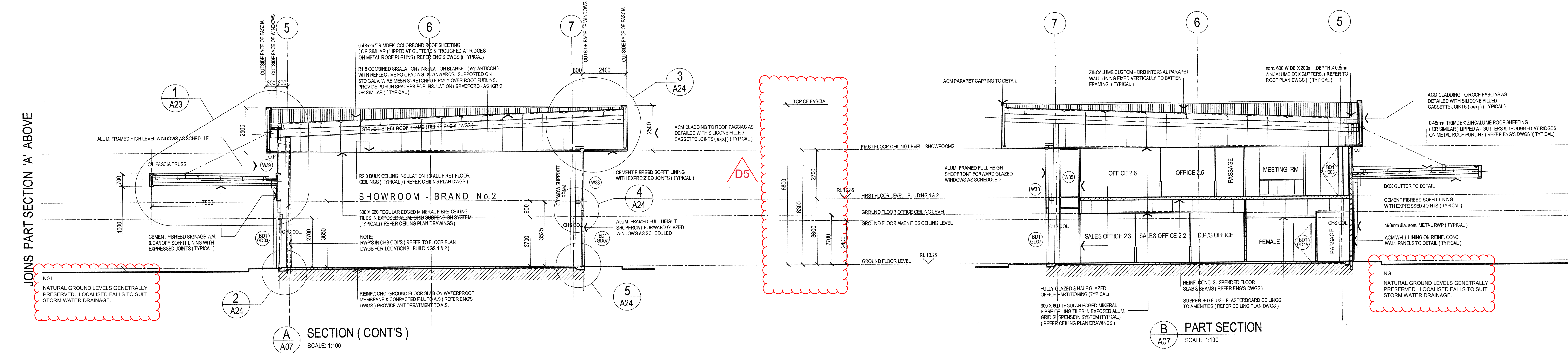
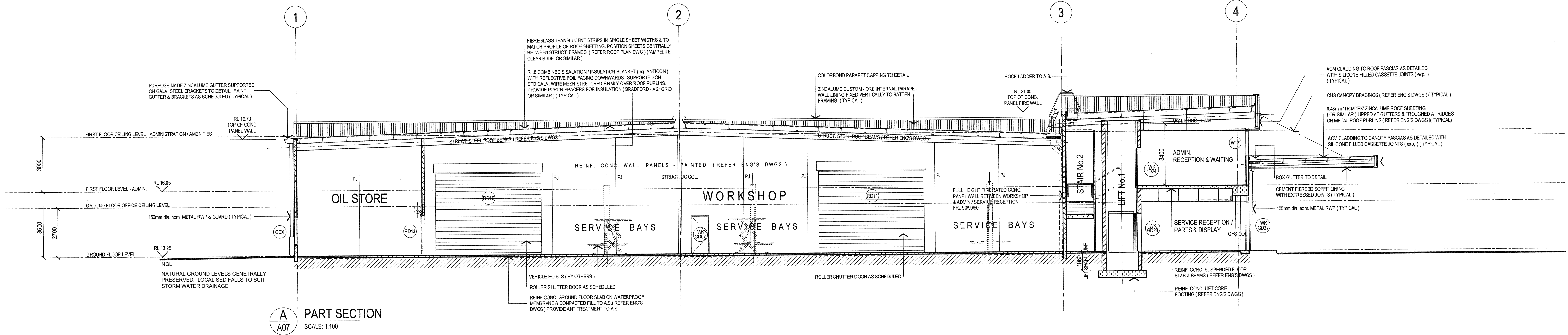
SCALE: SHEET SIZE:
1:100 B1

DRAWING NO: REVISION NO:
A19 **F**

ISSUE DATE:

NO.	REVISION	DATE	INT.





N O T E

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBY ARCHITECTS and is to be used only for work when authorised in writing by ROXBY ARCHITECTS.

All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners

Refer to consultant documentation when directed

- BCA Planning Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO	REVISION	DATE	INT

roxby
Architects / Interior Design / Retail Design

Drawn / Checked:	R. CADD
Plot Date:	11/11/22
Project No:	01621
Project Status:	DES DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

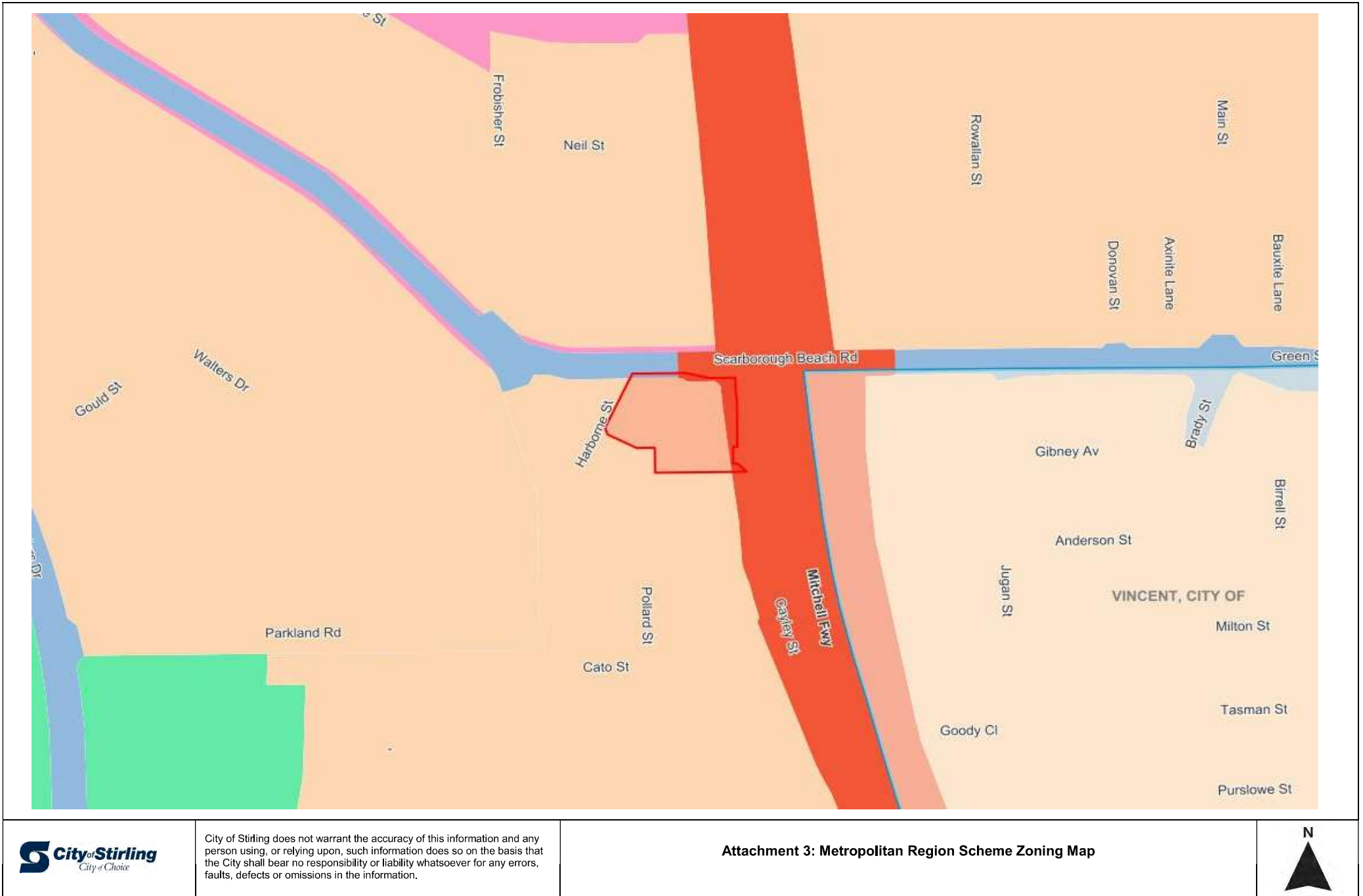
DRAWING TITLE:
SECTION AA & BB

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE:	SHEET SIZE:
1:100	B1

DRAWING NO: **A21** REVISION NO: **F**

ISSUE DATE:







Signed for and on behalf of the
Western Australian Planning Commission

An officer duly authorised by the Commission
pursuant to section 24 of the
Planning and Development Act 2005
for that purpose in the presence of:

Witness

Date

Approved - Minister for Planning

Date

Planning control area
No. 127

Planning Control Area No. 127 - Scarborough Beach Road - Main Street to King Edward Road

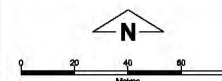


Created on date: Thursday, 21 September 2017
Produced by: Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority LI 882-2016-1

Legend
Planning control area

Attachment 6 - Western Australian Planning Control Area 127
(Diagram)

Program Manager: J. Maynard
Geospatial Officer: J. Ballarotta
Examined: A. Power
Reviewed:
Version No: 3
Date: WAPC/259/11.2
20 September 2017



Plan Number

1.7546

2934

Sheet 3 of 4

File number: 835/020/0017
Plan reference:
Metropolitan Region Scheme
1:25,000 sheet 16
Amending plan:
1.7544 - 1.7547

Job Ref: 9180

24 November 2022

Chief Executive Officer
City of Stirling
Administration Centre
25 Cedric Street
Stirling WA 6021

Attention: Mr Stev Rodic – Director Planning & Development

Dear Mr Rodic

Amended Development Application

Lot 100 (No. 345) Scarborough Beach Road, Osborne Park

Rowe Group acts on behalf of Associated Finance Pty Ltd, the landowner of 345 Scarborough Beach Road, Osborne Park. Pursuant to Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, this Application seeks several minor amendments to DAP Development Approval DA20/1846 which was issued by the Metro Inner North Joint Development Assessment Panel (**JDAP**) on 28 January 2021.

This correspondence is provided as an updated Development Application package in response to the City of Stirling's Request for Further Information on Friday, 28 October 2022.

In this regard, please find enclosed the following documents forming our request under Regulation 17A of the *Planning and Development Act (Development Assessment Panels Regulations 2011)* for the City's consideration:

- A completed and signed MRS Form 1;
- A completed and signed City of Stirling Application for Development Approval Form;
- A completed and signed DAP Form 2;
- A copy of the current Certificate of Title;
- A copy of the previous Development Approval (DAP Ref: DA20/1846); and
- A copy of the amended Development Plans.

The Application Fee of \$544.00, being the combined DAP and City of Stirling fee, was paid to the City of Stirling on Thursday, 3 November 2022.

Further background and information in support of this Application is provided below for your consideration.



Level 3
369 Newcastle Street
Northbridge 6003
Western Australia

p: 08 9221 1991
f: 08 9221 1919
info@rowegroup.com.au
rowegroup.com.au

Background

Development Approval was previously granted by the Metro Inner North Joint Development Assessment Panel on 28 January 2021 for a Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet development.

The amendments proposed as part of this Application have arisen as a result of detailed design and are required to accommodate the operational requirements of Eagers Automotive and its showroom operators.

Refer **Attachment 1 – Development Approval DA20/1846**.

Site Details

The site is located in the Municipality of the City of Stirling, approximately 5 kilometres east of the Perth Central Area. The site is situated in Osborne Park and bound by Scarborough Beach Road to the north, Harborne Street and Pollard Street to the west.

The site has a total land area of 14,931m² and comprises one (1) freehold title, legally described as follows:

- Lot 100 on Diagram 85832, Certificate of Title Volume 2006, Folio 60.

There is an easement in favour of the Water Corporation listed on the Certificate of Title relating to the sewer main under the subject site. Notwithstanding, following discussions with the Water Corporation, the Applicant is seeking to realign the sewer pipe along the southern boundary of the subject site.

The site is currently accessible via Scarborough Beach Road (comprising a total of two crossovers, to be rationalised as part of the development), Harborne Street (one crossover) and Pollard Street (one crossover). A total of 16 embayment car parking bays are located directly adjacent to the site on Harborne Street (slip) and Pollard Street.

The site is currently vacant, with demolition works of the existing North City Holden dealership being undertaken in late 2021.

Refer **Attachment 2 – Certificate of Title**.

Planning and Development (Development Assessment Panels) Regulations

The ability to amend an approval granted by the DAP is outlined in Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011* (the 'Regulations'). Regulation 17 (3) states that unless otherwise provided in this regulation, Regulations 10 and 13 apply to an Application made under Regulation 17 (1), as if the Application were a DAP Application. Accordingly, Regulation 12 (3) relates to the statutory timeframes for reporting by the Responsible Authority to the Western Australian Planning Commission ('WAPC'), specifying a due date of 48 days from lodgement where advertising is not required, and 78 days where advertising is required.

In this regard, it is our view that advertising of this Application is not required in accordance with Regulation 12(3)(b) for the following reasons:

- The proposed modifications do not alter the approved use at the subject site; and
- The proposed modifications to the external components of the development are minor in nature and do not involve variations to the bulk, scale or height, which would potentially impact the surrounding properties.

Proposed Amendments to Development Approval DA20/1846

In accordance with Regulation 17(1)(c), this Application seeks approval of the following amendments to Development Approval DA20/1846:

- Inclusion of additional staff administration and training facilities within the Service Reception area, resulting in a minor increase of 514m² GFA, noting that the Service Reception / Workshop amenities has increased from 700m² + 269m² upper floor mezzanine, to 755m² + 730m² upper floor to accommodate the addition of the staff training area.
- The workshop has decreased nominally from 3,099m² to 3,090m².
- Increase to the size of the proposed Café from 100m² to 280m² noting this is for private use only.
- Reduction in showroom height by 1550mm to meet the sustainability requirements of the *National Construction Code of Australia (NCCA)*.
- Decrease in the number of customer car parking bays from 145 to 92.
- Construction of a new 400m² canopy structure to the rear of Showrooms – Building No. 2 to provide weather protection to the customer and display parking bays.
- Reduction of 1,330m² to the extent of canopy structure (cover) to the car parking area between Showrooms – Building No. 1 and the Workshop Administration area (labelled as 'Building 3') for compliance with the fire separation requirements of the NCCA.
- Planting of 28 new trees.

Additional justification in support of proposed amendments to the development is provided below for the JDAP's consideration.

Refer to **Attachment 3 – Amended Development Application Plans**.

Additional Administration and Staff Training Facilities

The amended application seeks to increase the mezzanine level contained within the Service Reception / Workshop from 700m² + 269m² upper floor mezzanine, to 755m² + 730m² upper floor to accommodate the addition of the staff training area.

The additional area is required for administration and staff training facilities, including a lunchroom, end of trip facilities, general administration office space, a meeting room and a training room. Whilst the amendments seek to increase the size of the mezzanine level, it is noted that no external changes to the building are proposed, with the mezzanine level being captured within the approved building envelope area.

The extension of administration space above the service area is considered minor and does not substantially change the Development Approval previously granted by the JDAP and the City of Stirling. In this regard, the extension results in a new total plot ratio of 0.39 : 1, meeting the (draft) LDP requirements for the site of 2.5 : 1. The additional plot ratio areas associated with the administration space on Level 1 are contained within the approved building envelope and therefore, does not visually contribute to any additional bulk and scale. In this regard, whilst the proposed amendments result in a minor plot ratio increase, the overall impact from a bulk and scale perspective is negligible.

Car Parking

The amended application proposes to reduce the number of customer bays from 145 to 91. The table below details the car parking requirements generated by the proposed amended development scheme.

Use	Policy Provision	Variable (m²/bays)	Bays Required
Motor Vehicle Repair (includes Service Reception)	One (1) bay per 40m ² GFA	4,205m ²	106 (105.1)
Motor Vehicle, Boat or Caravan Sales	One (1) bay per 100m ² GFA One (1) bay per staff member	2,078m ²	21 (20.7) 32
Sub-total:			127 (customer bays)
Concessions applicable (30%):			-39 (38.1)
- Within 400m of rail station (20%)			
- Within 400m of high frequency bus (10%)			
Total required:			88
Total surplus:			3

With respect to the above, it is noted that there is a 3-bay surplus for customer car parking. Furthermore, it is also noted that an additional ten (10) bays are being provided within the Scarborough Beach Road frontage. As such, with the inclusion of the on-street bays, there is a 13-bay surplus at the subject site.

As requested by the City, Transcore has prepared a technical note to assess the impact of the proposed amendments with respect to traffic related matters. In this regard, Transcore conclude that the proposed amendments would result in an additional 11 and 12 trips during the weekday AM and PM peak hours respectively. As such, the net traffic increase is considered to be negligible and does not alter the outcome of the traffic modelling and analysis undertaken as part of the approved development application.

Refer to **Attachment 4 – Traffic Assessment Technical Note.**

Landscaping and Tree Planting

The amended application seeks approval for the planting of 28 new trees, being 24 trees on-site and four (4) trees within the street verge. In this regard, it is noted that Condition 9(b) of Development Approval DA20/1846 requires one (1) tree onsite for ever six (6) uncovered car parking bays. As such, the proposed 24 mature trees on-site meet the requirements of Condition 9(b) of DA20/1846, as well as the non-residential tree planting requirements of the City's Local Planning Policy 6.6 – Landscaping ('LPP 6.6').

It is therefore requested that Condition 10 of DA20/1846 requiring the planting of 42 Advances Trees be removed due to compliance with the abovementioned requirements.

Further to the above, it is also noted that Condition 11 of DA20/1846 requires five (5) advanced trees to be planted within the Scarborough Beach Road frontage and five (5) advanced trees within the Harbourne Street frontage. In this regard, the amended application seeks approval for the planting of two (2) advanced trees within the Scarborough Beach Road frontage and two (2) advanced trees within the Pollard Street frontage.

The balance of the six (6) advanced trees are intended to be planted within the area of public open space directly adjacent to the subject site (being Enterprise Park). Recent discussions with the City of Stirling has confirmed acceptance “in principle” of the proposed tree planting within the area of public open space adjacent to the subject site.

Refer to **Attachment 5 – Updated Landscaping Plan**.

Revised Canopy Structure

The canopy structure has since been revised to provide a separation between Showroom 1 and the Workshop (‘Building 3’) to comply with the fire separation requirements of the NCCA. This alteration is not considered to substantially change the approved form of development. Additionally, a new canopy structure is proposed to Showroom 2 to provide for additional coverage for customers and the associated car parking area.

The above modifications are considered minor in nature and could typically be dealt with at the Building Permit stage. Notwithstanding, given development approval is required for the extension of the administration area, the additional minor amendments have been included within this Application.

Town Planning Considerations

State Planning Policy 7.0 – Design of the Built Environment

The WAPC’s *State Planning Policy 7.0 – Design of the Built Environment* (SPP 7.0) provides the broad framework for the design of the built environment across Western Australia. The design of the substantive development (as amended) considers and responds to the ten (10) design principles, as follows:

1. **Context and Character**

The site and surrounding locality have been characterised by motor vehicle showrooms for a number of decades. The proposed amendments do not seek to change the use of the approved development, but seek to provide an upgraded architectural format which incorporates urban design principles, whilst addressing the commercial needs and realities of a viable motor vehicle showroom development.

2. **Landscape Quality**

As previously outlined, the amended application seeks approval for the planting of 28 new trees, being 24 trees on-site and four (4) trees within the street verge. Other areas of significant landscaping

comprising a mix of hard and soft treatments are provided throughout the site which complement the proposed development.

3. **Built Form and Scale**

The overall built form and scale proposed as part of the amended application remains consistent with that of the established area, so as not to negatively impact the surrounding locality or internal public spaces.

4. **Functionality and Build Quality**

The development maintains the same functionality and build quality, responding to the latest advancements in motor vehicle showroom design.

5. **Sustainability**

The proposed landscaping treatments incorporates a number of sustainability measures, including rain sensor shut-off irrigation, waterwise planting, water efficient irrigation systems comprising hydro-zoning and water harvesting principles where appropriate. The showroom buildings have been designed to accommodate energy efficiency requirements, and minimise reliance on mechanical services where possible.

6. **Amenity**

The development incorporates a mix of complementary uses within the site which are interconnected by way of the proposed design response. Areas of landscaped amenity are provided throughout the site, in addition to a small café which will be utilised by customers and employees alike. The internal amenity provided for staff includes breakout space, end of trip facilities, seating areas and other such areas which provide for a comfortable working environment. Workstations will be located to ensure minimal impacts arising from overshadowing, glare, reflection, and noise and minimise.

7. **Legibility**

The development provides for a legible, grid-like site layout which is easy to navigate. Line marking will be provided to the internal road network with wayfinding signage to direct customers to the various components of the development.

8. **Safety**

The proposed design maintains strong passive surveillance of the surrounding public realm and internal areas of the site through the use of extensive areas of clear glazing. Buildings are orientated towards the street to ensure visual sightlines are provided at all times.

9. Community

The development provides for a café which provides amenity for customers and employees. The development also provides for continuous weather protection adjacent to Scarborough Beach Road and Harborne Street in the form of awnings, offering shelter from the weather which promotes walkability to the Glendalough Train Station.

10. Aesthetics

The overall aesthetic appearance of the building is of a high-quality, comprising clear glazing and fascia cladding. The motor vehicle service centre will have a strong streetscape presence and aesthetically pleasing building elevations which are complemented by areas of landscaping within the site to provide visual relief to the built form.

Planning Control Area No. 127 – Scarborough Beach Road

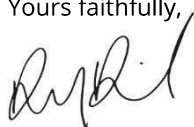
A portion of the subject site is located within the Planning Control Area No. 127 ('PCA'), which was created under the *Planning and Development Act 2005* to protect the reservation for the ultimate widening of Scarborough Beach Road to potentially accommodate light rail from the Glendalough Train Station to Scarborough Beach Road. In this regard, development approval is also sought for the portion of development within the PCA (i.e. canopy structure). Conclusion

As outlined within this Application, the proposed amendments to Development Approval DA20/1846 have arisen as a result of design development which has identified the need for a number of minor building improvements. The proposed amendments do not substantially change the Development Approval previously granted by the JDAP and City of Stirling and it is therefore requested the Application be approved under Regulation 17 (1) (a) of the Planning and Development (Development Assessment Panels) Regulations,

We trust the information contained within this correspondence is sufficient to enable the City's favourable determination of the proposed amendments to DAP Approval DA20/1846.

Should you require any further information or clarification in relation to this matter, please contact the undersigned or Mr Jeremy Hofland (Principal Town Planner) on 9221 1991.

Yours faithfully,



Reyne Dial

Rowe Group



LG Ref: DA20/1846
DAP Ref: DAP/20/01886
WAPC Ref: 20-1794-10
Enquiries: (08) 6551 9919

Mr Reyne Dial
Rowe Group
Level 3, 369 Newcastle Street, Northbridge

Dear Dial

**METRO INNER-NORTH JDAP - CITY OF STIRLING AND WESTERN AUSTRALIAN
PLANNING COMMISSION (WAPC) - DAP APPLICATION - DA20/1846 -
DETERMINATION**

Property Location:	345 (Lot 100) Scarborough Beach Road, Osborne Road
Application Details:	Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Stirling on 26 October 2020 for the above-mentioned development.

This application was considered by the Metro Inner-North JDAP at its meeting held on 28 January 2021, where in accordance with the provisions of the City of Stirling Local Planning Scheme No. 3 and Metropolitan Region Scheme, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Cheyenne Ellis on behalf of the City of Stirling on 9205 8369 or Ms Nina Lytton on behalf of the WAPC on 6551 9037.

Yours sincerely,

DAP Secretariat

2 February 2021

Encl. DAP Determination Notice
Approved Plans

Cc: Ms Nina Lytton and PSO Admin
Western Australian Planning Commission (WAPC)

Ms Cheyenne Ellis
City of Stirling



Planning and Development Act 2005

City of Stirling Local Planning Scheme No. 3 and Metropolitan Region Scheme

Metro Inner-North Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: 345 (Lot 100) Scarborough Beach Road, Osborne Road
Application Details: Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 28 January 2021, subject to the following:

PART A – Local Planning Scheme No.3

Approve DAP Application reference DAP/20/01886 and accompanying plans (Attachment 1) for a Motor Vehicle, Caravan or Boat Sales, Motor Vehicle Repairs and Restaurant at Lot 100, HN 345 Scarborough Beach Road, Osborne Park in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 10.3 of the City of Stirling Local Planning Scheme No. 3, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City of Stirling. The plans approved as part of this application form part of the planning approval issued.
3. A maximum of 93 employees to operate from the Motor Vehicle Sales buildings at any given time.
4. Prior to the lodgement of a Building Permit, amended plans shall be provided to the satisfaction of the City of Stirling which demonstrate one (1) continuous canopy on each of the Motor Vehicle Sales buildings to Scarborough Beach Road, Harbourne Street and Pollard Street. The canopies on the Motor Vehicle Sales buildings need not extend from building to building and shall be of the same height, be non-permeable and be of a minimum width of 2.5m for weather protection purposes to the satisfaction of the City of Stirling.



5. Prior to the occupation of the development, a footpath with a minimum width of 1.8m shall be provided for a continuous length running from the east lot boundary along Scarborough Beach Road, and connect to the existing footpath on the Harbourne Street boundary, and shall be constructed to the specifications of the City of Stirling, at the owner/applicant's expense, to the satisfaction of the City of Stirling.
6. Glazing on the ground floor to Scarborough Beach Road, Harbourne Street and Pollard Street is not to be painted or obscured to obstruct views between the exterior and/or interior, to the satisfaction of the City of Stirling.
7. All signage is to be in strict accordance with the City's Local Planning Policy 6.1 Advertising Signs, unless further development approval is obtained.
8. Prior to the occupation of the development, 16 bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking - Bicycles (AS2890.3 as amended).
9. Prior to the lodgement of a Building Permit, a detailed landscaping plan is to be provided to the satisfaction of the City of Stirling demonstrating:
 - a) 9.6% of the total site area to be provided as landscaping (currently 2.5%) and shall not be located within the Other Regional Road Reserve; and
 - b) Trees provided in the uncovered parking areas at a rate of one (1) tree per six (6) uncovered parking bays.
 - c) A 1.5m landscaping buffer along the southern lot boundary; and
 - d) The reticulation details for the existing and proposed landscaped areas.
10. Prior to the occupation of the development a minimum of 42 Advanced Trees are to be provided on site to the satisfaction of the City of Stirling.
11. Prior to the occupation of the development 10 Advanced Trees shall be planted in the road reserves adjoining the lot by the landowner/applicant at the landowner/applicants expense in 7m intervals in the following configuration:
 - a) Five (5) Advanced Trees along the Scarborough Beach Road boundary.
 - b) Five (5) Advanced Trees along the Harbourne Street boundary.
12. Prior to occupation of the development, all landscaped areas are to be planted, reticulated and mulched in accordance with the landscaping plan required as a condition of this approval, prior to occupation of the development and maintained thereafter in accordance with the City of Stirling's Local Planning Policy 6.6 - Landscaping.
13. No vehicles are permitted to park on existing or proposed landscaped areas on-site.
14. Prior to the lodgement of a Building Permit, the applicant/owner shall construct or pay to the City the cost of three (3) on-street parking bays to replace the parking bays lost on Harbourne Street as a result of the Vehicle Carrier service bay.



15. The on-street parking bays, crossover, verge upgrades and associated works within the road reserve relating to the subject development shall be provided by the applicant/owner in a configuration as agreed with the City of Stirling prior to the occupation of the development.
16. Detailed civil engineering construction plans, prepared by a suitably qualified person, must be submitted to the City's Engineering Services Unit for written approval prior to commencement of the development.
17. A bond shall be paid for all construction works within the road reserve, prior to commencement of the development. The bond will be determined by the City's Engineering Services Unit and will be based on the approved engineering construction plans. The bond will be returned once all works within the road reserve have been completed in accordance with the approved construction plans and to the satisfaction of the City's Engineering Services Unit.
18. Prior to the occupation of the development, the City is to be provided with "as constructed" copies in dwg format, of all works within the road reserve.
19. Prior to the occupation of the development, a payment to the City of an inspection fee equivalent to 1.5% is required, for the construction of all works within the road reserve, as estimated by the City's Engineering Services Unit.
20. Prior to the occupation of the development, a payment to the City of a 12 months defects liability period retention bond of 5% is required, for the construction of all works within the road reserve, as estimated by the City's Engineering Services Unit.
21. Prior to the occupation of the development, the vehicular access to Scarborough Beach Road shall be restricted to left-in-left-out movements only in a configuration as agreed with the City's Engineering Services Unit prior to the occupation of the development.
22. The Pollard Street vehicular access shall not be restricted during the operation of the Motor Vehicle Sales, Motor Vehicle Repairs or the Restaurant.
23. No permanent structures shall be permitted to be located within 3m of the southern lot boundary. This land is to remain clear of permanent structures for the duration of the development for the purpose of future road connections, to the satisfaction of the City of Stirling.
24. Prior to the occupation of the development, directional signage for the customer parking located behind the Motor Vehicles Sales buildings is to be erected by the owner/applicant, to the satisfaction of the City of Stirling.
25. Prior to the occupation of the development, a minimum of 76 vehicle parking bays and all display bays, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked (including loading and disabled bays), and thereafter maintained to the specification and satisfaction of the City of Stirling.
26. The allocation of the display parking bays shall be in strict accordance with the approved plans, to the satisfaction of the City of Stirling.



27. Prior to the occupation of the development, all redundant vehicle crossovers shall be removed and the verge, landscaping, footpaths and kerbing reinstated in accordance with this approval at the owners/applicants expense, to the satisfaction of the City of Stirling.
28. Prior to the commencement of development, a Waste Management Plan shall be submitted to and approved by the City of Stirling. The Waste Management Plan shall detail disposal methods for hydrocarbons, general waste and comingled recycling. The Waste Management Plan shall be implemented at all times to the satisfaction of the City of Stirling.
29. Prior to the lodgement of a Building Permit, the applicant shall engage a suitably qualified noise consultant to prepare and submit an Acoustic Report detailing site specific noise modelling on all potential noise generated from the premises to the satisfaction of the City of Stirling. This report should include all exceedances if any and how these can be designed out to comply with the *Environmental Protection (Noise) Regulations 1997*.
30. Any design modifications for noise mitigation recommended by the Acoustic Report required as a condition of this approval shall be incorporated into the development. Confirmation of the design modifications shall be provided to the City at the time a Building Permit is lodged with the City, to the satisfaction of the City of Stirling.
31. Prior to the commencement of development, a Site Management Plan shall be submitted to the satisfaction of the City of Stirling. The Site Management Plan shall address access to and from the site, dust, noise, waste management, parking, storage of materials, traffic and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.
32. All on-site stormwater drainage is to be contained on-site to the satisfaction of the City of Stirling.
33. No goods or materials shall be stored either temporarily or permanently in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards where provided.

Advice Notes

1. If the development the subject of this approval is not substantially commenced within a period of four years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
2. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development.



3. The applicant's attention is specifically drawn to the Water Corporation Sewer Easement located in the southern portion of the site. Water Corporation approval is required for the Motor Vehicle Repairs building. The applicant/owner is liable for any damage to Water Corporation infrastructure.
4. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
5. Development within Planning Control Area 127, such as the canopy, will require separate approval from the Department of Planning, Lands and Heritage.
6. An Advanced Tree is defined in local Planning Policy 6.11 as: a tree which requires planting in at least a 90-litre container or greater size and which is at least 2m in height and at least two years of age.
7. The applicant is advised to liaise with Western Power regarding their requirements for the relocation of the power poles.
8. The on-street parking bays shall be surfaced in red bitumen and constructed in compliance with the City's normal standards and specifications.
9. The 12 months defects liability period will commence from the date of practical completion, and the bond will be returned upon successful completion of any defects that may have arisen during that period.
10. All waste water is to be discharged to sewer in accordance with the Water Corporations Trade Waste requirements.
11. Liquid waste is to be disposed of in accordance with the Environmental Protection (Controlled Waste) Regulations.
12. Chemicals, oil and liquid waste is to be stored on sealed surfaces which are adequately covered and banded to prevent spills from entering the environment.
13. All construction works to comply with the requirements of the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997.
14. The food premises is to comply with The Food Act 2008 and the Australia New Zealand Food Standards Code.
15. Prior to occupation a Food Premises Registration Form is to be submitted along with detailed plans and specifications of the kitchen, cool rooms, patron and staff sanitary conveniences, and approved by the City's Health Service. The plans to include details of but not limited to:
 - (i) the structural finishes of all floors, walls and ceilings;
 - (ii) the position, type and construction of all fixtures, fittings and equipment (including cross-sectional drawings of benches, shelving, cupboards, stoves, tables, cabinets, counters, display refrigeration, freezers etc); and
 - (iii) all kitchen exhaust hoods and mechanical ventilating systems over cooking ranges, sanitary conveniences, exhaust ventilation systems, mechanical services, hydraulic services, drains, grease traps and provisions for waste disposal.



16. Any outside lighting is to comply with Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any adjacent residential premises.

PART B – Metropolitan Region Scheme

Approve DAP Application reference DAP/20/01886 and accompanying plans date stamped 10 November 2020 in accordance with Clause 30(1) of the Metropolitan Region Scheme, subject to the following **amended** conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of **four (4)** years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The portion of the development located within Planning Control Area 127 as shown on Western Australian Planning Commission Plan Number 1.7547 does not form part of this approval.
3. Vehicle access to Scarborough Beach Road from the site is to be restricted to one left in/left out vehicle access point only, to the specification of the local government and to the satisfaction of the Western Australian Planning Commission.

Advice Notes

1. The applicant is advised that separate approval is required from the Western Australian Planning Commission under section 115 of the *Planning and Development Act 2005* for works within a Planning Control Area.
2. The use of the land within the Primary Regional Road Reserve (reserved for road widening) in the applicant's ownership is considered temporary until such time as the land is required. Any improvements made to it or loss of amenity will not be taken into consideration in determining any land acquisition cost or compensation which may be payable by the Western Australian Planning Commission at such time as land is required for the widening of Scarborough Beach Road and Mitchell Freeway. In addition, all improvements must be removed at the applicant/landowners expense.
3. Main Roads Western Australia advises the landowner/applicant that no stormwater drainage is to be discharged onto the road reserve.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

WESTERN



AUSTRALIA

REGISTER NUMBER

100/D85832DUPLICATE
EDITION**3**

DATE DUPLICATE ISSUED

11/5/2011

VOLUME

2006

FOLIO

60

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

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.

BG Roberts
 REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 100 ON DIAGRAM 85832

REGISTERED PROPRIETOR: **(FIRST SCHEDULE)**

ASSOCIATED FINANCE PTY. LIMITED OF 5 EDMUND STREET NEWSTEAD QLD 4006
 (T O614617) REGISTERED 15/1/2021

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

1. C648642 EASEMENT TO METROPOLITAN WATER AUTHORITY. SEE SKETCH ON VOL 2006 FOL 60. REGISTERED 3/11/1983.
2. C665952 EASEMENT TO METROPOLITAN WATER AUTHORITY. SEE SKETCH ON VOL 2006 FOL 60. REGISTERED 1/12/1983.
3. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DIAGRAM 85832.
4. TITLE EXCLUDES THE LAND SHOWN ON SO DIAGRAM 91517.
5. *O614618 MORTGAGE TO VOLKSWAGEN FINANCIAL SERVICES AUSTRALIA PTY LIMITED OF 1 24 MUIR RD, CHULLORA NSW 2190 REGISTERED 15/1/2021.

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: 2006-60 (100/D85832)
 PREVIOUS TITLE: 1612-838, 1936-999
 PROPERTY STREET ADDRESS: 345 SCARBOROUGH BEACH RD, OSBORNE PARK.
 LOCAL GOVERNMENT AUTHORITY: CITY OF STIRLING

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING N609536



Attachment Five

Traffic Impact Technical Note

Technical Note: No 1	Date: 21/11/2022
Project No: t20.165	
Project: Lot 100 (No. 345) Scarborough Beach Road, Osborne Park	
Subject: Amended Development Application	

INTRODUCTION AND BACKGROUND

Transcore prepared a Transport Impact Assessment (TIA) in November 2020 for a Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet development for above site. Development Approval was granted by the Metro Inner North Joint Development Assessment Panel on 28 January 2021. **Appendix A** shows the approved development plan.

Rowe Group has recently lodged an application to amend the approved development plan as a result of the detailed design to accommodate the operational requirements of Eagers Automotive and its showroom operators. **Appendix B** shows the proposed amended development plan. The proposed amendments are detailed below:

- ✚ Inclusion of additional staff administration and training facilities within the Service Reception area, resulting in a minor increase of 514m² GFA, noting that the Service Reception / Workshop amenities has increased from 700m² + 269m² upper floor mezzanine, to 755m² + 730m² upper floor to accommodate the addition of the staff training area.
- ✚ Decreased the workshop size nominally from 3,099m² to 3,090m².
- ✚ Increase to the size of the proposed Showroom with Café from 100m² to 280m² noting this is for private use only.
- ✚ Reduction in showroom height by 1,550mm to meet the sustainability requirements of the National Construction Code of Australia (NCCA).
- ✚ Decrease in the number of customer car parking bays from 145 to 92.
- ✚ Construction of a new 400m² canopy structure to the rear of Showrooms – Building No. 2 to provide weather protection to the customer and display parking bays.
- ✚ Reduction of 1,330m² to the extent of canopy structure (cover) to the car parking area between Showrooms – Building No. 1 and the Workshop Administration area (labelled as 'Building 3') for compliance with the fire separation requirements of the NCCA.

The City of Stirling has issued a request for additional information, including an amended TIA or a technical note to assess the impact of the proposed amendments. Considering the proposed amendments are minor and would not significantly increase the trip generation of the previously approved development, a technical note is deemed appropriate to address the City requirements.

NET TRAFFIC INCREASE

It should be noted that some of the proposed modifications such as reduction in showroom height or reduction of the extent of canopy structure (cover) to the car parking area between Showrooms would not change the trip generation of the site. The proposed increase to the size of the proposed Café from 100m² to 280m² also would not change the trip generation of the site noting the Café is for private use only and would not be open to public.

The trip generation of the site is associated with the GFA of the workshop and the service centre components of the proposed development. **Table 1** outlines the difference in GFA of the workshop and the service centre between the approved and proposed amendments.

Table 1: The Difference in GFA between the approved and proposed amendments

Development Component	Approved (GFA)	Proposed (GFA)
Workshop	3,099m ²	3,090m ²
Workshop amenities, training and administration	269m ²	730m ²
Showroom	2,640m ²	2,690m ²

Consistent with the TIA for the approved development application, the trip generation of the proposed amended development was sourced from ITE 10. The trip rates which were used to estimate the proposed development traffic generation are as following:

Automobile Sales (New) (840) – 1000.Sq.Ft.GFA

-  Weekday AM peak hour: 1.87 trips per 1000.Sq.Ft.GFA.
-  Weekday PM peak hour: 2.43 trips per 1000.Sq.Ft.GFA.

Automobile Part and Service Centre (943) – 1000.Sq.Ft.GFA

-  Weekday AM peak hour: 1.96 trips per 1000.Sq.Ft.GFA.
-  Weekday PM peak hour: 2.26 trips per 1000.Sq.Ft.GFA.

Table 2 and **Table 3** summarise the trip generation of the approved and amended development respectively. **Table 4** summarises the net traffic increase due to the proposed amendments. It is estimated that the proposed amendments would result in additional 11 and 12 trips during weekday AM and PM peak hours respectively. The net traffic increase of 11 and 12 trips during the peak hours are considered to be insignificant and would not change the outcome of the traffic modelling and analysis undertaken for the approved development application and therefore Transcore's TIA for the approved development is still valid.

Table 2: Trip generation of the approved development plan

Land use	Quantity	Weekd-AM Peak	Weekd-PM Peak	Cross Trade	Weekd-AM trips	Weekd-PM trips	AM		PM	
							IN	OUT	IN	OUT
Automobile Sales (New)	2640	0.02	0.03	0.00	53	69	27	26	34	35
Automobile parts and service centre	3368	0.02	0.02	0.00	71	82	35	36	41	41
TOTAL TRAFFIC					124	151	62	62	75	76

Table 3: Trip generation of the proposed amended development plan

Land use	Quantity	Weekd-AM Peak	Weekd-PM Peak	Cross Trade	Weekd-AM trips	Weekd-PM trips	AM		PM	
							IN	OUT	IN	OUT
Automobile Sales (New)	2690	0.02	0.03	0.00	54	70	27	27	35	35
Automobile parts and service centre	3820	0.02	0.02	0.00	81	93	40	41	46	47
TOTAL TRAFFIC					135	163	67	68	81	82

Table 4: Net traffic increase

Land use	Weekd-AM trips	Weekd-PM trips	AM		PM	
			IN	OUT	IN	OUT
Net increase	11	12	5	6	6	6

CONCLUSION

Development Approval was granted by the Metro Inner North Joint Development Assessment Panel on 28 January 2021 for a Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet development to be located at Lot 100 (No. 345) Scarborough Beach Road, Osborne Park.

Rowe Group has recently lodged an application to amend the development plan as a result of detailed design to accommodate the operational requirements of Eagers Automotive and its showroom operators. The layout of the proposed amended development has not departed significantly from the approved development.

It is estimated that the proposed amendments would result in additional 11 and 12 trips during weekday AM and PM peak hours respectively.

The net traffic increase of 11 and 12 trips during the peak hours are considered to be insignificant and would not change the outcome of the traffic modelling and analysis undertaken for the approved development application and therefore Transcore's TIA for the approved development is still valid.

In conclusion, the findings of this technical note are supportive of the proposed amendments.



Department of Planning,
Lands and Heritage

City of Stirling
25 Cedric Street
Stirling WA 6021

Your ref: DA22/1358
Our ref: DP/11/02191
Enquiries: Simon Luscombe (Ph: 6551 9307)

23 December 2022

Attention: Tracey Baglin

Dear Tracey,

Re: Lot 100 (345) Scarborough Beach Road, Osborne Park

Further to your correspondence dated 23 December 2022, in accordance with the WAPC's Instrument of Delegation dated 18 January 2022, the following comments are provided. This proposal seeks approval for amendments to a JDAP development approval of 2 February 2021 for a motor vehicle sales, motor vehicle repairs and restaurant outlet (Reference: DA20/1846).

Land Requirements

The site abuts Scarborough Beach Road which is reserved as an Other Regional Road (ORR) in the MRS and Category 3 per Plan Number SP 694/5. Lot 100 is affected by the ORR reservation for Scarborough Beach Road per the WAPC Land Requirement Plan number 1.3176 and by Planning Control Area (PCA) 166.

Transport Technical Note

A previous Transport Impact Assessment by Transcore, dated October 2020, states that existing crossovers to Scarborough Beach Road will be rationalised to one full-movement driveway. The existing crossover on Harborne Street is to be closed and crossovers on Pollard Street will be rationalised to one full-movement driveway. Trip generation is estimated as 110 trips in AM peak hour and 134 trips in the PM peak hour period.

A more recent Technical Note dated 21 November 2022 by Transcore states that the proposed modifications to the current approval will result in an additional 11 – 12 trips during peak hour periods, which is considered insignificant.

Recommendations

The Department of Planning, Lands and Heritage has no objection to the proposed modifications on ORR planning grounds and provides the following comments:

- No additional access points to the regional road network are supported;
- No structures of a permanent nature are supported within the ORR reservation and Planning Control Area 166.

Thank you for your correspondence. Should you have any queries regarding this matter, please contact me on 6551 9307 or via email (simon.luscombe@dplh.wa.gov.au).

Yours sincerely



Simon Luscombe
Principal Planning Officer
Strategy and Engagement



Land Requirement Plan No.1.3176

From: "Campbell, Tim" <Tim.Campbell@pta.wa.gov.au>
Sent: Fri, 24 Feb 2023 10:57:15 +0800
To: "Tracey Baglin" <Tracey.Baglin@stirling.wa.gov.au>
Cc: "WAPCreferrals" <WAPCreferrals@pta.wa.gov.au>
Subject: RE: JDAP Form 2 (Application to amend Development Approval) - DA22/1358 - DAP/20/01886 - Lot 100 (345) Scarborough Beach Road, Osbourne Park

OFFICIAL

Hi Tracey,

Thank you for following up and for providing us with the background information about the application. My colleague Rashidah is unwell today so I am responding on her behalf.

Since we contacted you about the application we have also been in contact with Main Roads WA (MRWA) to understand their position and any comments/conditions/advice that they have provided as part of this application. While we appreciate your invitation to provide additional comments to be included in the Council and Responsible Authority Report, at this stage of the process we are satisfied that MRWA have provided comments that are consistent with any conditions/advice that we would provide for this strategic land next to the Glendalough Station bus interchange.

Thank you again for contacting us and I'm happy to discuss the above if required.

Thanks,

Tim Campbell

A/Senior Planning and Development Coordinator | Infrastructure Planning and Land Services

Public Transport Authority of Western Australia
Public Transport Centre, West Parade, Perth, 6000
PO Box 8125, Perth Business Centre, WA, 6849
Tel: (08) 9326 5697

Email: tim.campbell@pta.wa.gov.au | Web: www.pta.wa.gov.au



**No. 345 (Lot 100) Scarborough Beach Road, Osborne Park –
Modifications to approved Motor Vehicle Sales Building,
Service Centre and Café**

Form 2 – Responsible Authority Report
(Regulation 17)

DAP Name:	Metro Inner-North Joint Development Assessment Panel
Local Government Area:	City of Stirling
Proposed Amendments:	Modifications to approved motor vehicle sales building, service centre and café
Applicant:	Rowe Group
Owner:	Associated Finance Pty Ltd
Value of Amendment:	\$12 million value (no change)
Responsible Authority:	Western Australian Planning Commission
Authorising Officer:	Planning Director, Metro Central
WAPC Reference:	20-1794-10
DAP File No:	DAP/20/01886
Date of Original DAP decision:	28 January 2021
Application Received Date:	15 December 2022
Application Statutory Process Timeframe:	90 Days
Attachment(s):	1. Amended DA Plans (stamped 21 Dec 2022) 2. Original DAP Approval (approved 28 Jan 2021) 3. Aerial Location Plan 4. MRS Zoning Map 5. PCA 166 Plan 1.7997

Responsible Authority Recommendation

That the Metro Inner-North JDAP resolves to

Approve DAP Application reference DAP/20/01886 and accompanying plans date stamped 21 December 2022 in accordance with Clause 30(1) of the Metropolitan Region Scheme, subject to the same conditions and advice notes as previously approved, except as amended below:

Amended Condition

2. The portion of the development located within Planning Control Area 166, as shown on Western Australian Planning Commission Plan Number 1.7997, does not form part of this approval.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone/Reserve	Urban; Primary Regional Road; Other Regional Road; Clause 32 Area
Local Planning Scheme	Local Planning Scheme No. 3
Local Planning Scheme Zone/Reserve	Development; Herdsman-Glendalough Special Control Area
Structure Plan/Precinct Plan	Draft Herdsman-Glendalough Structure Plan
Structure Plan/Precinct Plan Land Use Designation	Mixed Use
Use Class:	N/A
Lot Size:	14,931m ²
Existing Land Use:	Vacant land
State Heritage Register	No
Local Heritage	N/A
Design Review	N/A
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

Amended development plans have been received for an approved development at Lot 100 (No. 345) Scarborough Beach Roach, Osborne Park (the subject site) (**Attachment 1 – Amended Development Plans**). The proposed amendments are summarised as follows:

- 514m² gross floor area size increase of staff amenities and mezzanine level, to include additional staff administration and training facilities (drawings A02 rev F, A03 rev F);
- nominal 9m² decrease in workshop size (drawing A02 rev F);
- increase in size of café (private use) from 100m² to 280m² (drawing A07 rev g);
- 1.55m reduction in showroom height (floor to ceiling), in order to meet sustainability requirements of the National Construction Code (drawing A17 rev F);
- decrease in number of customer parking bays from 145 to 91 (drawing A01 rev H);
- addition of 400m² canopy structure to rear of showroom building 2 (drawing A14 rev D);
- 1,330m² reduction to canopy structure between showroom building 1 and workshop administration Building 3, to meet National Construction Code requirements (drawing A19 rev F); and
- planting of 28 additional trees.

Background:

The Metro Inner-North Joint Development Assessment Panel (JDAP) approved the original application in January 2021, which proposed the following:

- demolition of all the existing improvements on the subject site;
- development of two double storey buildings comprising five motor vehicle display showrooms fronting Scarborough Beach Road and Harborne Street;

- a small cafe at the main pedestrian and vehicular entrance from Scarborough Beach Road;
- development of a centrally located reception/office area and a workshop/car wash amenities to the rear of the lot;
- outdoor vehicle display areas located on the north-eastern corner of the lot at the Scarborough Beach Road frontage and amongst customer vehicle parking areas behind the display showrooms; and
- hard and soft landscaping at the Scarborough Beach Road frontage and within the proposed customer and motor vehicle display parking bay areas. (**Attachment 2 – Original DAP Approval 28 January 2021**).

Site Context

The subject site is a vacant lot that is bounded by Scarborough Beach Road to the north, Glendalough Bus Station to the east, Cayley Street to the south and Pollard Street and Harborne Street service road to the west (**Attachment 3 – Aerial Location Plan**). A car dealership previously existed on the site and was demolished mid-2021.

Planning Context

The majority of the subject site is zoned Urban under the *Metropolitan Region Scheme* (MRS), however, portions of the site adjacent to the eastern and northern boundaries are impacted by Primary Regional Road (PRR) and Other Regional Road (ORR) reservations, respectively (**Attachment 4 – MRS Zoning Map**).

The site is zoned Development under the City of Stirling *Local Planning Scheme No.3* (LPS3), which requires development of land to comply with an approved structure plan. In this regard, the draft Herdsman-Glendalough Structure Plan (HGSP) has been prepared and submitted to the Western Australian Planning Commission (WAPC) for approval, however, its finalisation has been deferred pending further consideration against the proposed planning framework for the area proposed in draft Local Planning Scheme No. 4, which is currently being prepared by the City.

Development Application Pathway

The subject site is affected by MRS Clause 32 *Resolution RES2021/01* (Section 5 - Stirling and Glendalough Station Precincts), which requires all non-residential development to be determined by the WAPC under the MRS, unless an approved structure plan is in place. This resolution supersedes MRS Clause 32 *Resolution RES2015/01*, which applied to the original application.

At the time of the original approval, the site was affected by Planning Control Area (PCA) 127, which was declared in order to protect land for the potential widening of Scarborough Beach Road. PCA 127 has since been superseded by PCA 166, which was declared for the same purpose (**Attachment 5 – PCA166 Plan 1.7997**).

The subject application proposes a canopy and fascia overhang within PCA 166 (drawing A08 rev G), consistent with the original application. The JDAP is not empowered to determine development applications within a PCA and therefore this element of the application will require separate determination by the WAPC. This is captured by existing Condition 2, which is proposed to be updated to reflect the new PCA number and WAPC plan reference.

The original development application had an estimated value of \$12 million and was therefore within the mandatory Development Assessment Panel (DAP) threshold (\$10 million), requiring approval from a DAP. As the estimated value has not changed in relation to the amended plan proposal, this application is also required to be considered by the JDAP.

The JDAP is required to consider the application under a dual reporting process, whereby the City of Stirling (City) and the WAPC submit independent Responsible Authority Reports (RARs) relating to LPS3 and the MRS, respectively.

Legislation and Policy:

Legislation

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Schemes

Metropolitan Region Scheme

State Government Policies

Perth and Peel @ 3.5 million

Central Sub-Regional Planning Framework

State Planning Policy 4.2: Activity Centres for Perth and Peel

Development Control Policy 1.6: Transit Oriented Development

Development Control Policy 5.1: Regional Roads (Vehicular Access)

Structure Plans/Local Policies

Draft Herdsman Glendalough Structure Plan

Consultation:

Main Roads Western Australia (MRWA) raised no objections to the modifications, subject to compliance with the original conditions of approval.

MRWA also advised that it does not support any residential development within the PRR reserve. This comment is in reference to the approved development application plans that have a notation within the PRR stating “possible multi-storey residential development”. No residential component was approved in the original development, nor is proposed within the subject application to amend the approval.

Planning Assessment:

Clause 30(1) of the MRS requires the WAPC to have regard to the purpose for which land is zoned or reserved, the orderly and proper planning of the locality and the preservation of the amenity of the area when determining a development application.

The modifications proposed by the application do not propose any changes to the use of the land already approved by the JDAP and therefore the proposal remains consistent with the purpose for which the land is zoned and reserved.

The original development application was deemed to be consistent with the principles of orderly and proper planning on that basis that the design also provides the flexibility necessary for further development or adaptive re-use as the area transitions to a transit-oriented development. The proposal has been assessed against the same policies as the original application and remains consistent with the principles of orderly and proper planning.

The modifications proposed generally conform to approved building footprints, with some changes to the car parking arrangements and landscaping. The main external changes are the reduction in the size of the canopy between Building 1 and Building 3, and the addition of a new canopy structure to the rear of Building 2; both of which are largely located internal to the development and do not significantly impact upon the public realm.

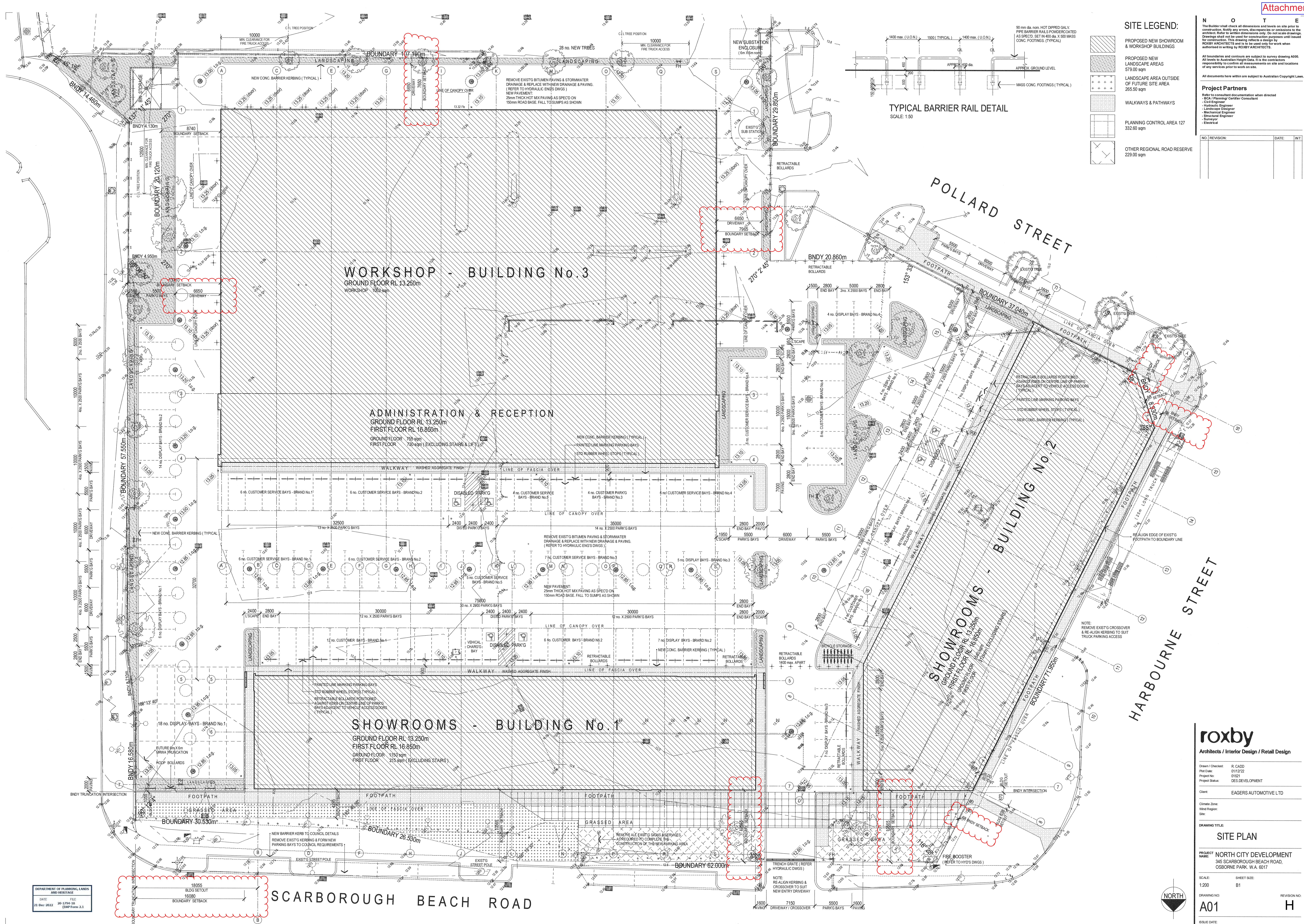
The proposed modifications do not raise any regional planning considerations and would not have a noticeable impact to the public realm in comparison to the approved plans. Accordingly, the amenity of the area will be maintained.

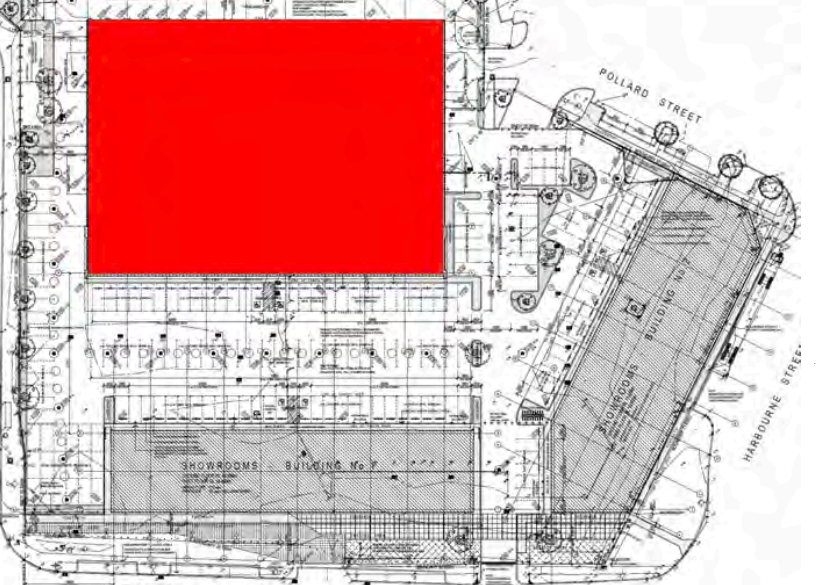
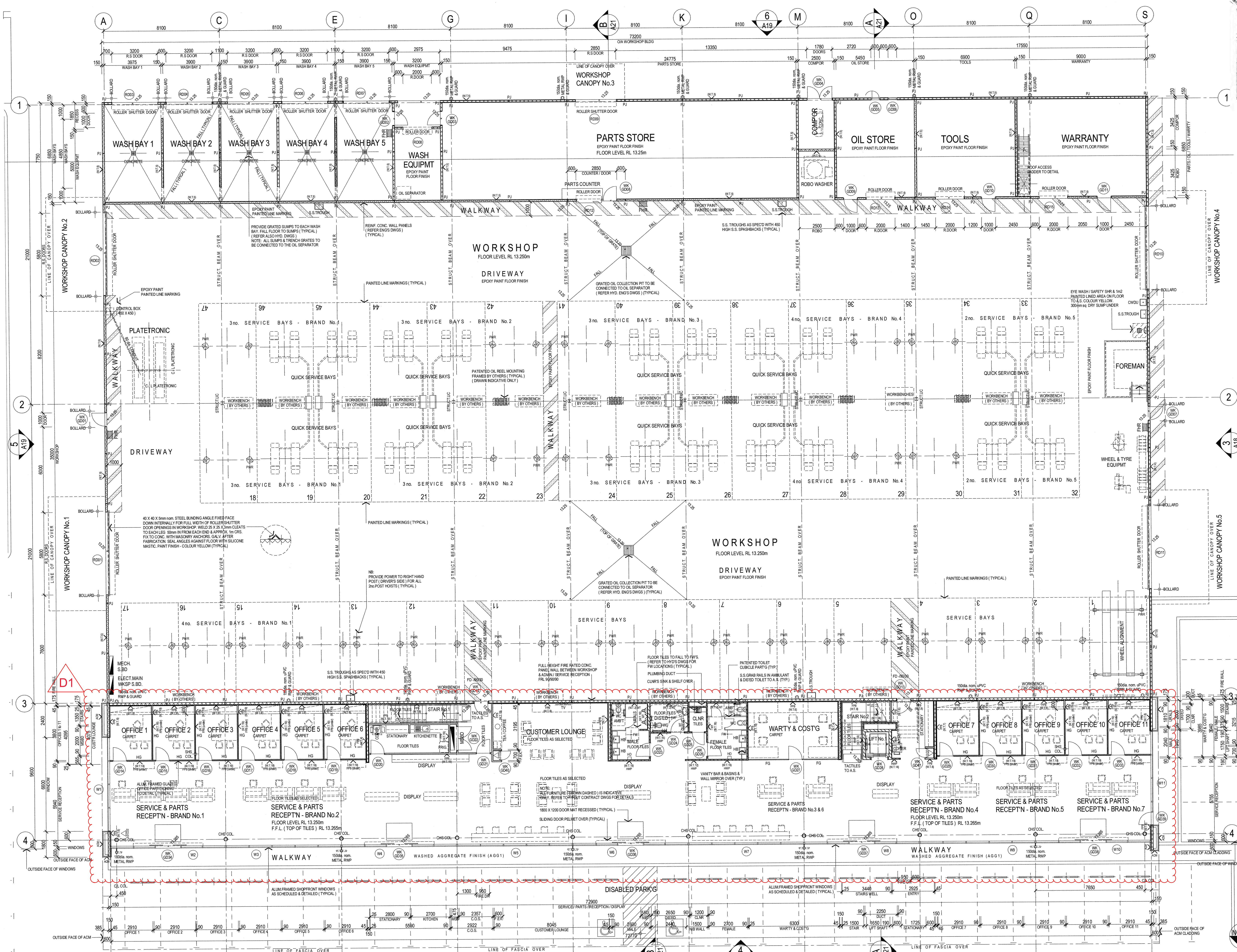
The proposed changes therefore accord with Clause 30(1) of the MRS and are supported.

Conclusion:

The proposed amendments to the approved development are in line with the Urban zone under the MRS and do not adversely impact any relevant land reservations under the MRS.

The changes are considered minor in nature and do not constitute a new proposal or substantial change to the approved development. Accordingly, it is recommended that the application be approved subject to the same conditions as the original approval, subject to minor modifications reflecting the new PCA number and WAPC Plan reference.





- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No. A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - F.R.W. AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. R.C. 90mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SORTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) 800mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL COMPOSITE ALUMINUM PANELS (eg. ALPOLIC)
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CONCRETE WALLS (25mm O.A. nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 PURING CHANNELS (40mm O.A. nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - CONFINEMENT SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - R.W.P. RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXP. EXPRESSED JOINT
 - FLUSHED JOINT
 - C.U. CUPBOARDS UNDER
 - C.U. CUPBOARDS OVER
 - F.W. FLOOR WASTE
 - F.H.R. FIRE HOSE REEL
 - C.W.U. CHILLED DRINKING WATER UNIT
 - D.G. ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - F.B. FLOOR BOX (POWER & OR DATA)
 - C.O.U. CONDUIT OUTLET (POWER & OR DATA)
 - D. DRENCHER OVER WINDOW & OR DOOR
 - EXT. ILLUMINATED EXIT SIGN TO A.S.
 - WALL TYPE AS DETAILED
 - WALL MATERIAL LINING

- GENERAL NOTES:**
- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SLOPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCHILARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQUIRED.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RIPS & OVERFLOW PRESSURE RIPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLE & CASING BEADS AS REQUIRED ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOPSITS (REFER FINISHES SCHEDULE IN SPEC)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked:	R. CAD
Plot Date:	11/1/22
Project No:	DES-DEVELOPMENT
Client:	EAGERS AUTOMOTIVE LTD

DRAWING TITLE:
WORKSHOP:
GROUND FLOOR PLAN

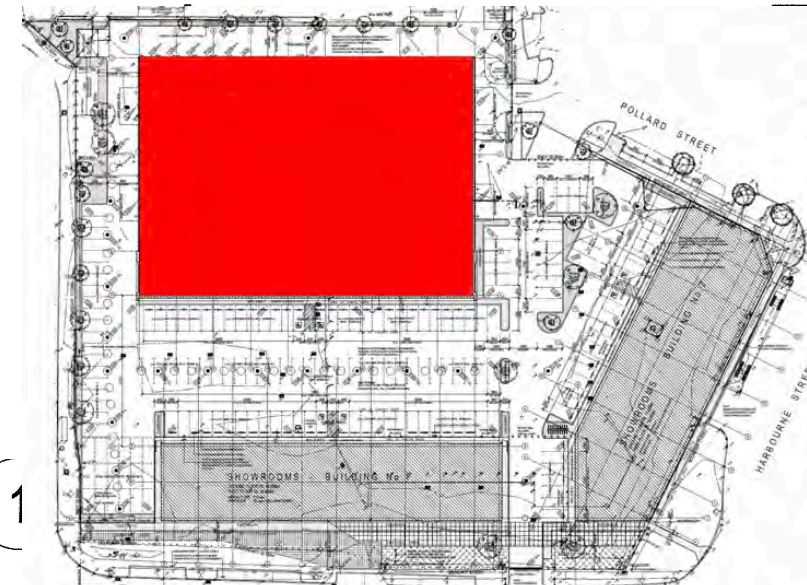
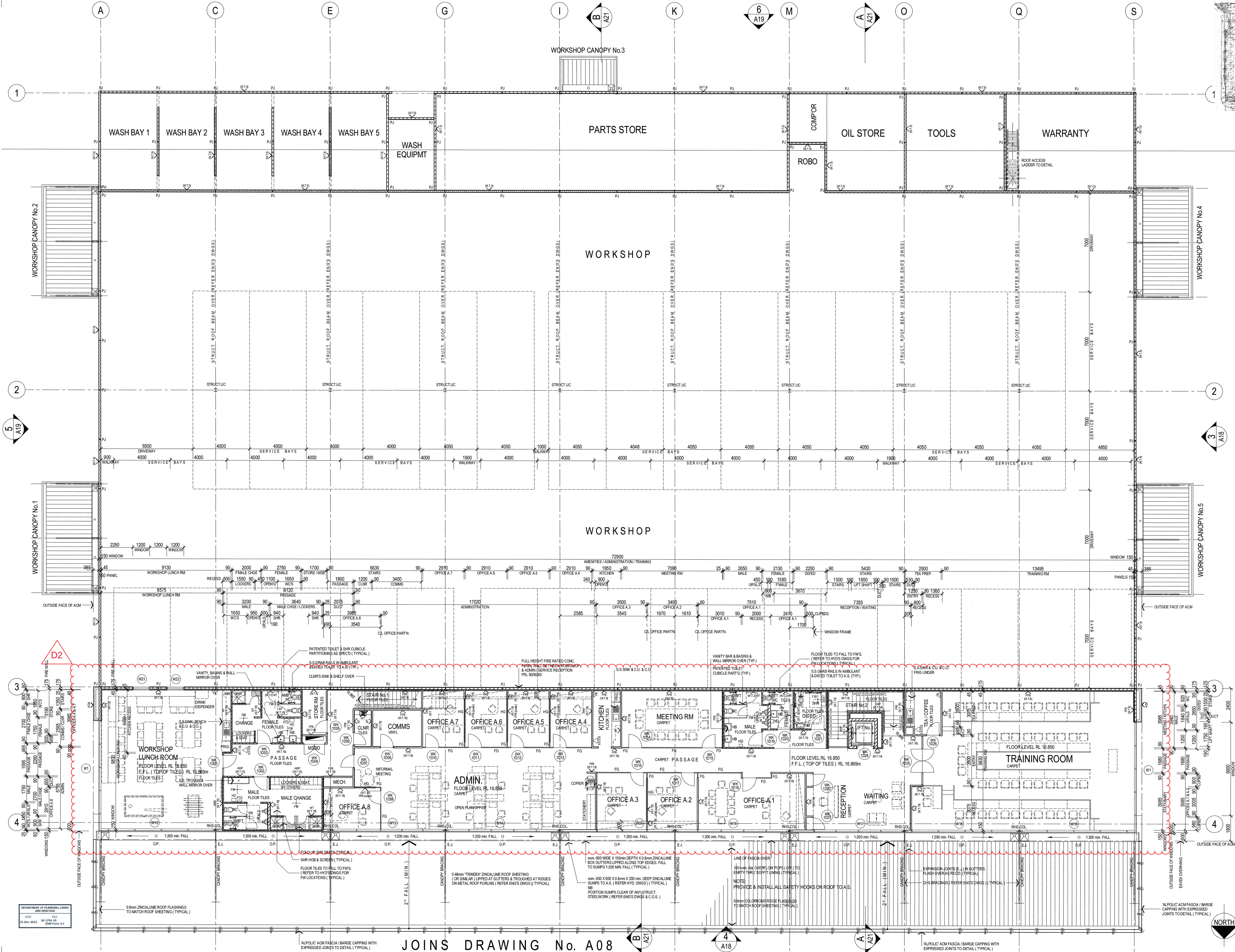
PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE:
1:100

DRAWING NO:
A02

REVISION NO:
F

ISSUE DATE:



- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No. A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - F.R.L. AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. 8/100mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 600mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (25mm (24mm) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.))
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm (24mm) 100mm) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - R.W.P. RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXP. EXPRESSED JOINT
 - FLUSHED JOINT
 - C.U. CLIPBOARDS UNDER
 - C.O. CLIPBOARDS OVER
 - F.W. FLOOR WASTE
 - F.H.R. FIRE HOSE REEL
 - C.D.W. CHILLED DRINKING WATER UNIT
 - D.G. ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - F.B. FLOOR BOX (POWER A/COR DATA)
 - C.T. CONDUIT OUTLET (POWER A/COR DATA)
 - D. DRAINAGE OVER WINDOW A/COR DOOR
 - EXT. ILLUMINATED EXIT SIGN TO A.S.
 - WALL TYPE AS DETAILED
 - WALL MATERIAL / LINING

- GENERAL NOTES:**
- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANNUALITY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, S.S. & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD. ALONG SILL & AGAINST WINDOW & SKIRTY FRAMES
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPEC)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CAD
Plot Date: 11/1/22
Project No: 01521
Project Status: 35% DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone: 1
Wind Region: 1
Site:

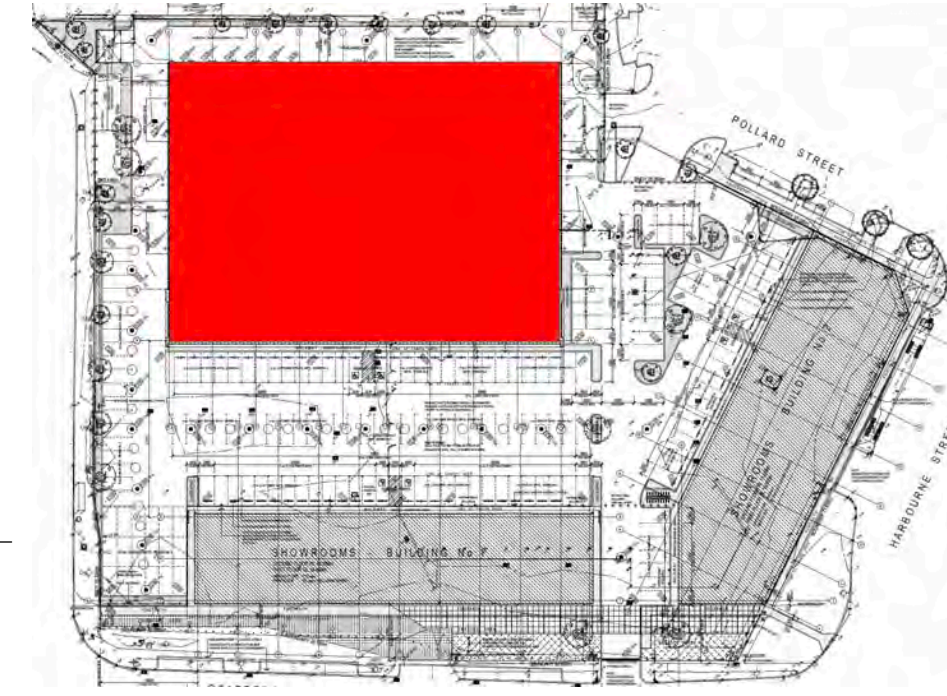
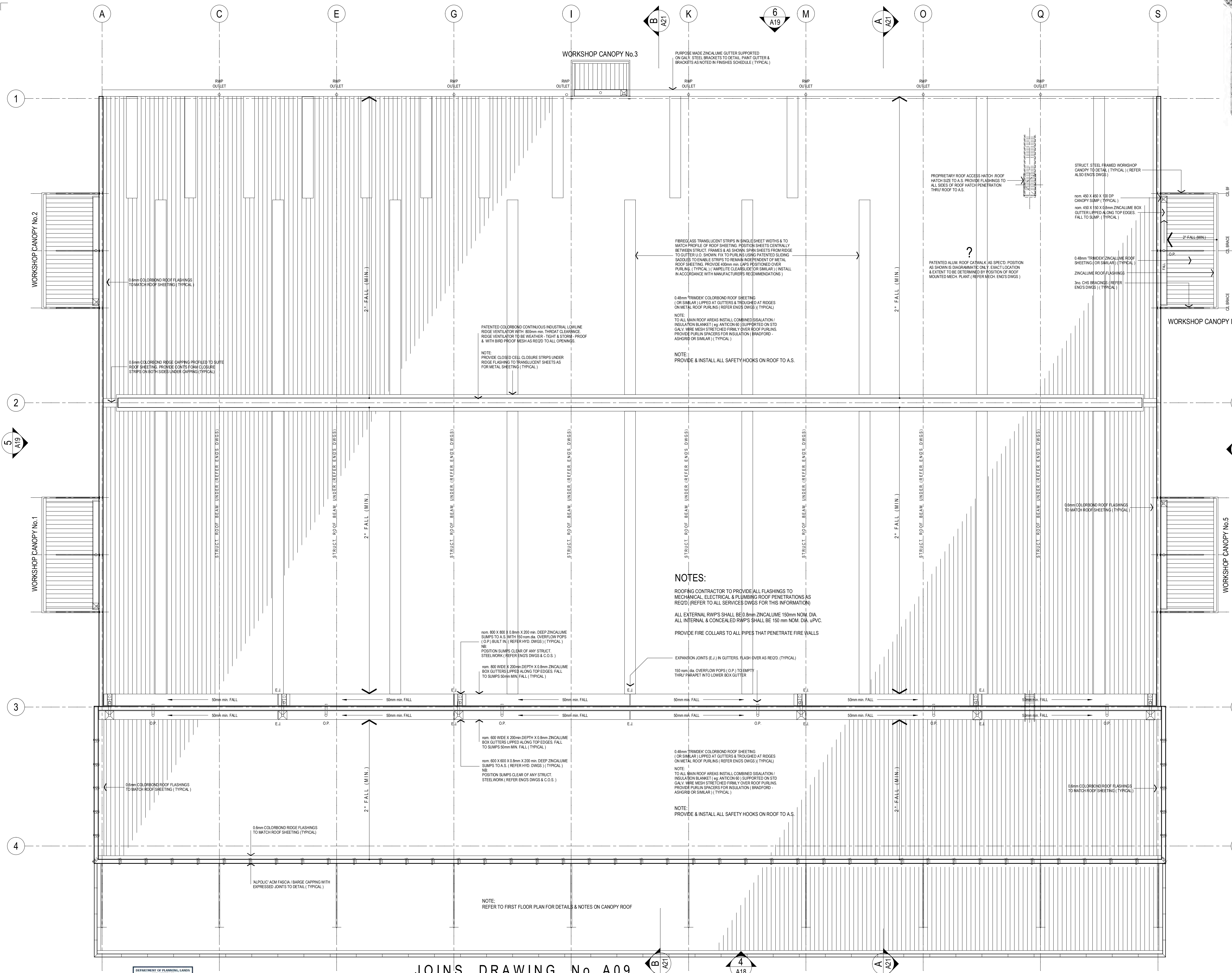
DRAWING TITLE: **WORKSHOP: FIRST FLOOR PLAN**

PROJECT NAME: **NORTH CITY DEVELOPMENT**
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: **A03**
REVISION NO: **F**

ISSUE DATE:



- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX.
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FALL AS NOTED
 - REINFORCED CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. & OR 90mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FG FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (25mm DIA nom) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm DIA nom) PROVIDE ALL ASSOCIATED ANCHORS, CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HWP HARDWALL PLASTER - PAINTED
 - FBWK FACE BLOCKWORK / BRICKWORK - PAINTED
 - CP CONC. WALL PANEL - PAINTED
 - WT CONC. WALL PANEL - UNPAINTED
 - WT WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - N.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - exp.j. EXPRESSED JOINT
 - fh.j. FLUSHED JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - PW FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CDWJ CHILLED DRINKING WATER UNIT
 - DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FB FLOOR BOX (POWER & / OR DATA)
 - CT CONDUIT OUTLET (POWER & / OR DATA)
 - D DRENCHER OVER WINDOW & / OR DOOR
 - [EXT] ILLUMINATED EXIT SIGN TO A.S.
 - [FB] WALL TYPE AS DETAILED
 - [FB] WALL MATERIAL / LINING

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT.

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQ'D.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING.

STUD & MASONRY NIBS AT DOORWAYS TO BE MIN 100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN).

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01621
Project Status: DES. DEVELOPMENT

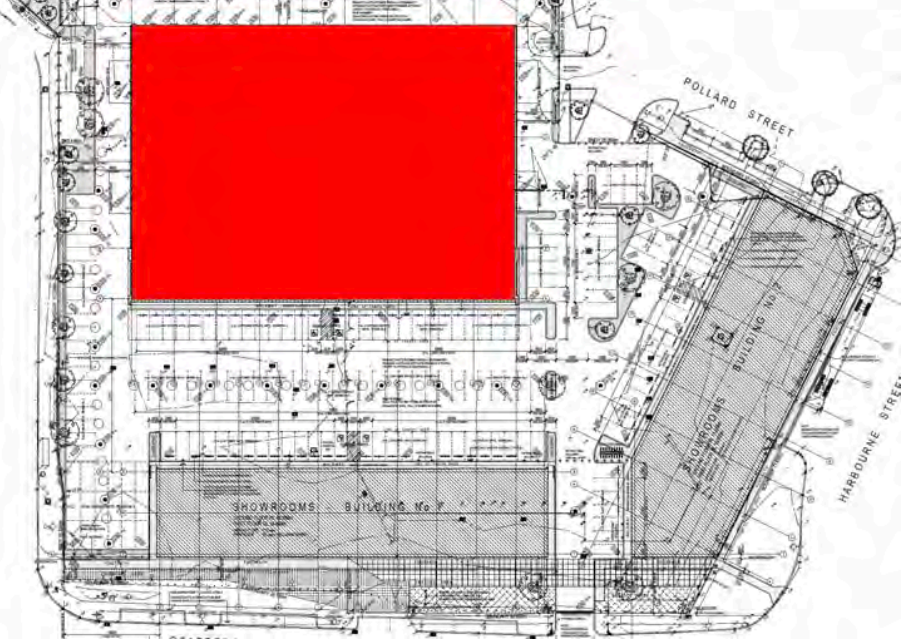
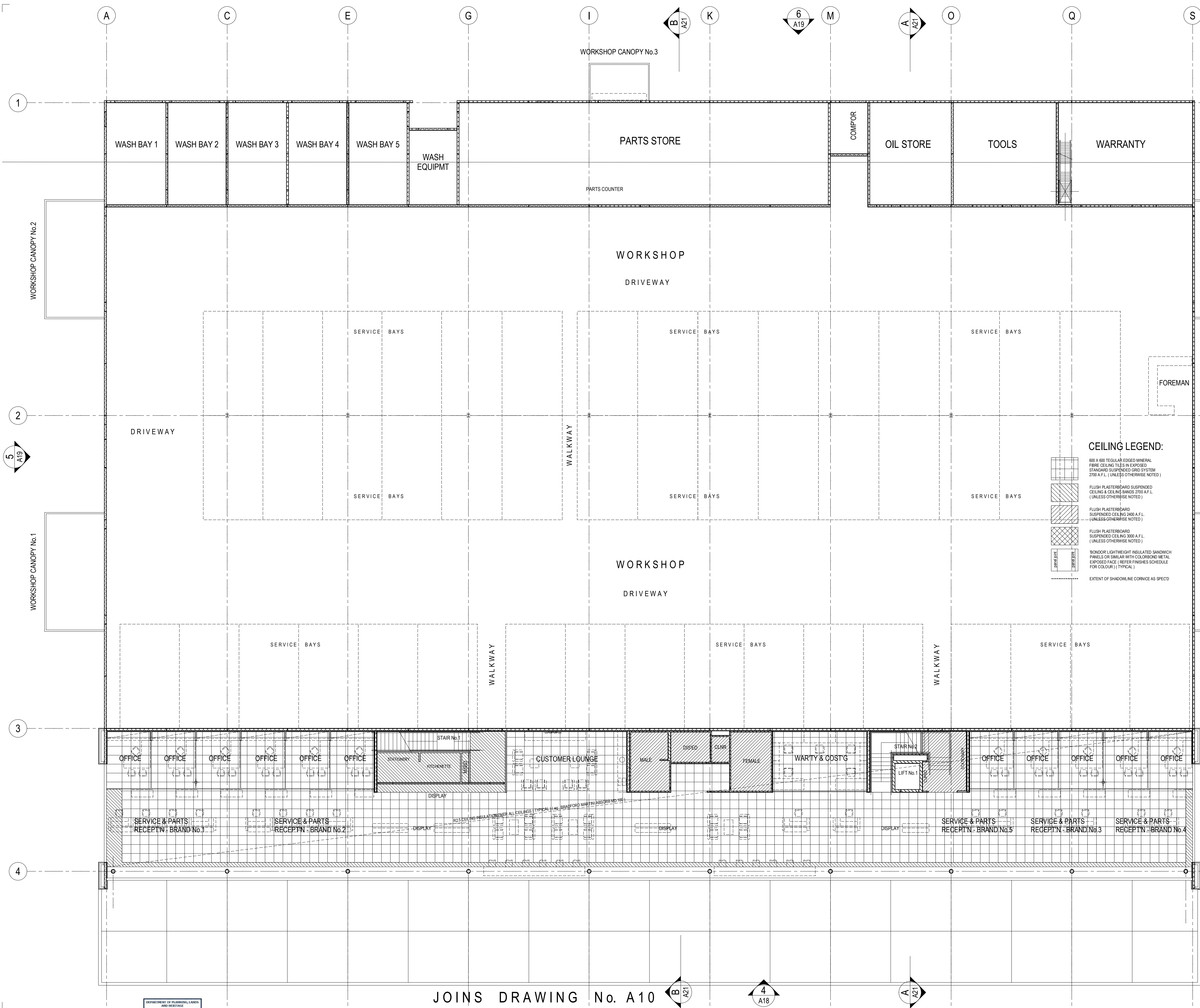
Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
WORKSHOP:
ROOF PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1
DRAWING NO: A04
REVISION NO: D
ISSUE DATE:



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - F.R.L. AS NOTED
 - REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - HG INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - FG FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CONCRETE WALLS (25mm O.A. nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm O.A. nom.) PROVIDE ALL ASSOCIATED ANCHORS, CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - FFBRC
 - HWP HARDWALL PLASTER - PAINTED
 - FBWK FACE BLOCKWORK / BRICKWORK - PAINTED
 - CP CONC. WALL PANEL - PAINTED
 - WT CONC. WALL PANEL - UNPAINTED
 - WT WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXPJ EXPRESSED JOINT
 - FLUSHED JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - PW FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CDWU CHILLED DRINKING WATER UNIT
 - DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FB FLOOR BOX (POWER &/OR DATA)
 - CT CONDUIT OUTLET (POWER &/OR DATA)
 - D DRENCHER OVER WINDOW &/OR DOOR
 - EXT ILLUMINATED EXIT SIGN TO A.S.
 - WT WALL TYPE AS DETAILED
 - WT WALL MATERIAL / LINING

CEILING LEGEND:

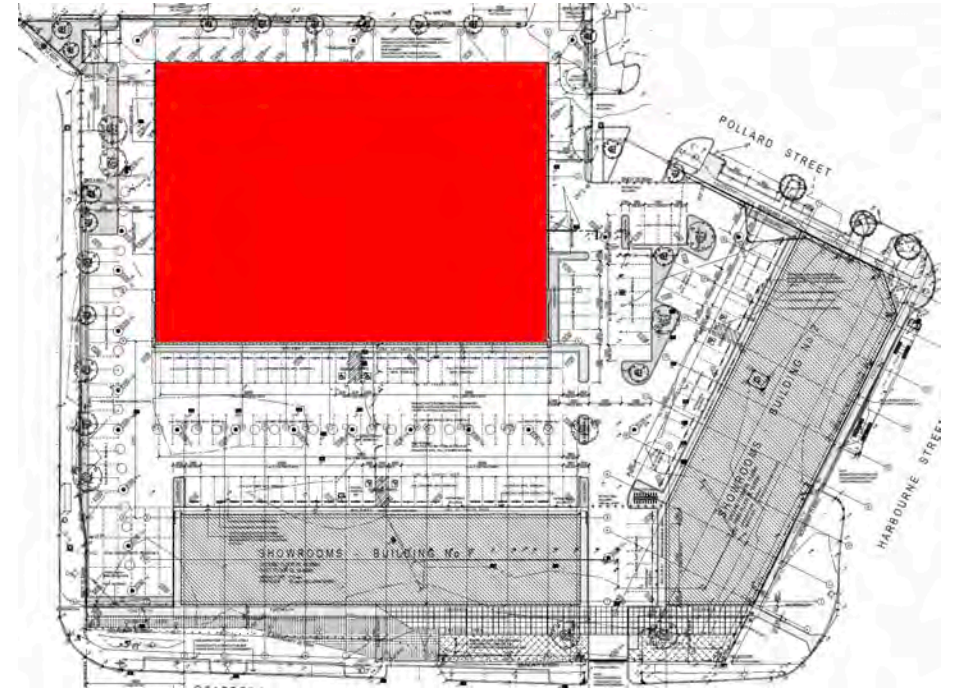
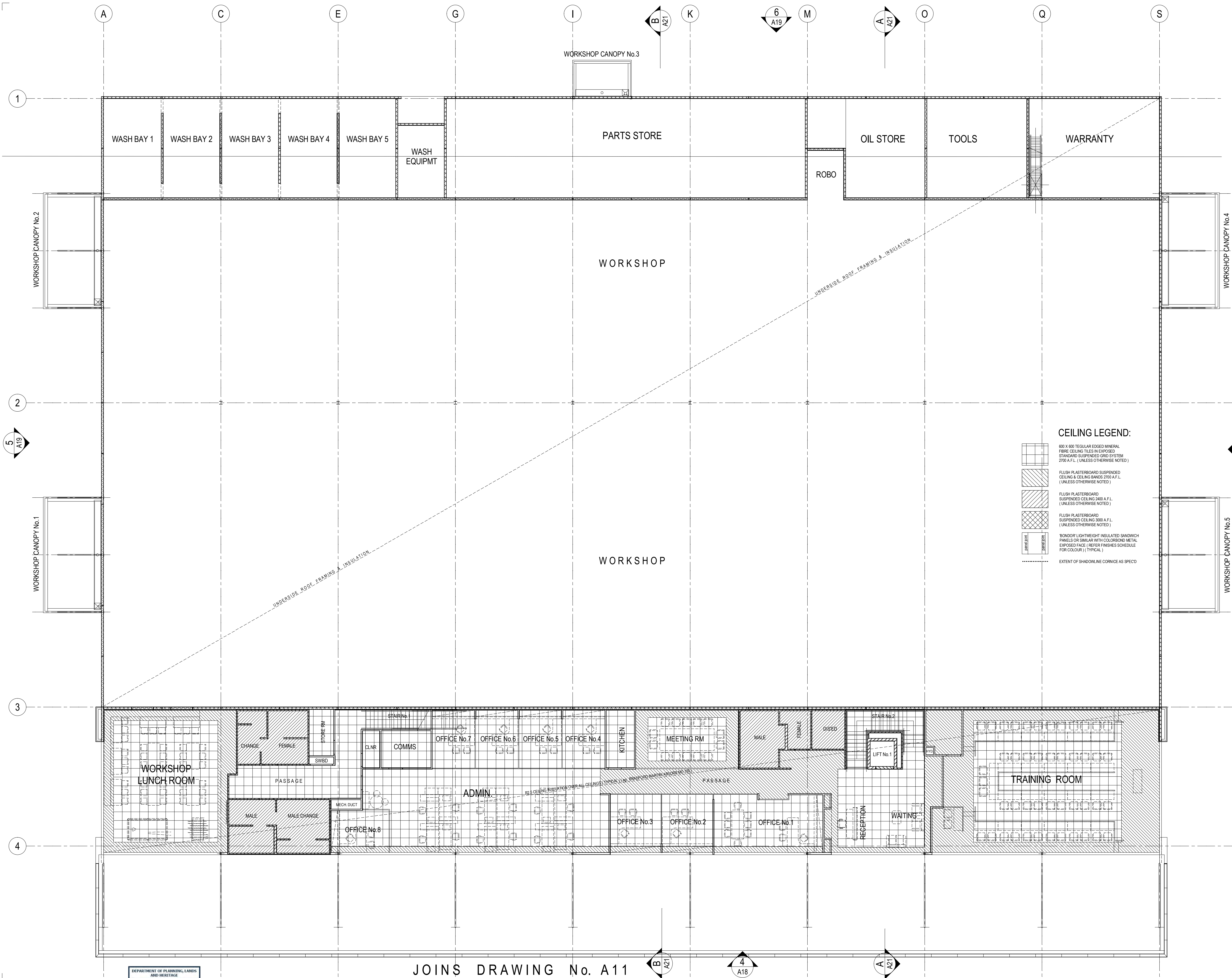
- 600 X 600 TEGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING & CEILING BANDS 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- 100mm LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT.
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQ'D.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING.
- STUD & MASONRY NIBS AT DOORWAYS TO BE MIN 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SORFITS (REFER FINISHES SCHEDULE IN SPECN).
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn/Checked:	R. CADDO
Plot Date:	16/09/22
Project No:	0162
Project Status:	DES. DEVELOPMENT
Client:	EAGERS AUTOMOTIVE LTD
Climate Zone:	
Wind Region:	
Site:	
DRAWING TITLE:	WORKSHOP: GROUND FLOOR CEILING PLAN
PROJECT NAME:	NORTH CITY DEVELOPMENT 345 SCARBOROUGH BEACH ROAD, OSBORNE PARK, W.A. 6017
SCALE:	SHEET SIZE: 1:100 B1
DRAWING NO:	REVISION NO:
A05	D
ISSUE DATE:	



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRI/L AS NOTED
 - REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - HG INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - FG FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - FSB 13mm FLUSH PLASTERBOARD - PAINTED
 - FPB 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY &/ OR CONCRETE WALLS (25mm OR nom) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - FPB/DFW 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm OR nom) PROVIDE ALL ASSOCIATED ANCHORS/CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - FPB/RC 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm OR nom) PROVIDE ALL ASSOCIATED ANCHORS/CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HWP HARDWALL PLASTER - PAINTED
 - FBW/FWK FACE BLOCKWORK / BRICKWORK - PAINTED
 - CP CONC. WALL PANEL - PAINTED
 - CU CONC. WALL PANEL - UNPAINTED
 - WT WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXP.J. EXPRESSED JOINT
 - FLUSHED JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - PW FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CDWJ CHILLED DRINKING WATER UNIT
 - DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FB FLOOR BOX (POWER &/OR DATA)
 - CT CONDUIT OUTLET (POWER &/OR DATA)
 - D DRENCHER OVER WINDOW &/OR DOOR
 - EXT ILLUMINATED EXIT SIGN TO A.S.
 - WALL TYPE AS DETAILED
 - WALL MATERIAL / LINING

CEILING LEGEND:

- 600 X 600 TEGULAR EDGED MINERAL FIBRE CEILING TILES (EXPOSED) STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING & CEILING BANDS 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- 100mm LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT.

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQ'D.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPPS & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING.

STUD & MASONRY NIBS AT DOORWAYS TO BE MIN:100mm U.O.N.

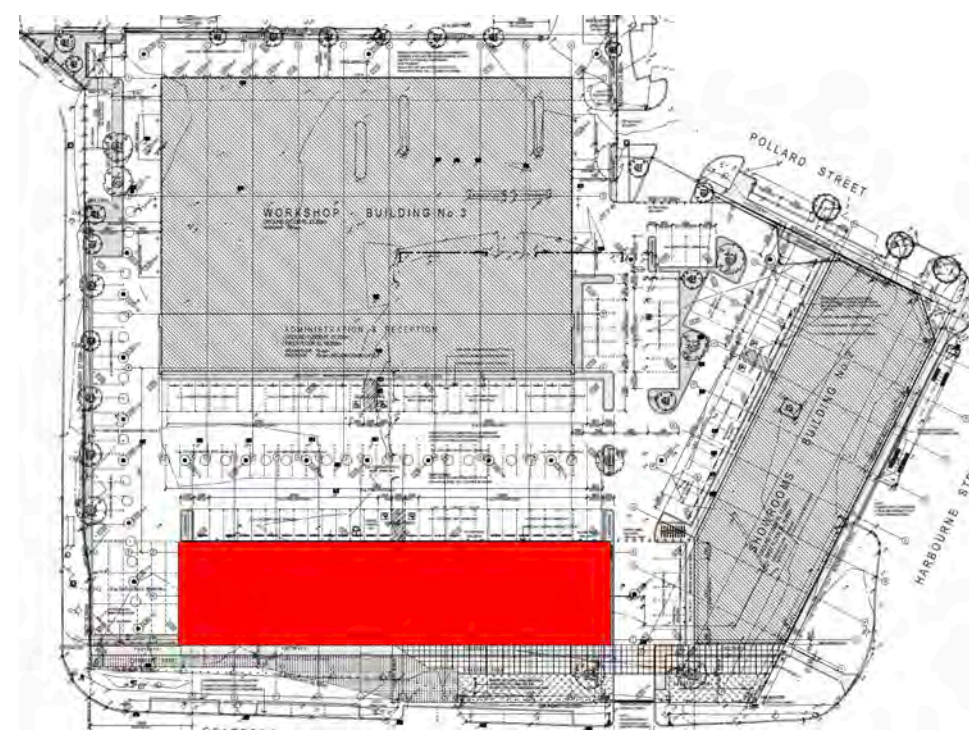
TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN).

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn/Checked:	R. CADDO
Plot Date:	16/09/22
Project No:	0162
Project Status:	DES. DEVELOPMENT
Client:	EAGERS AUTOMOTIVE LTD
Climate Zone:	
Wind Region:	
Site:	
DRAWING TITLE:	ADMIN / WORKSHOP BUILDING: FIRST FLOOR CEILING PLAN
PROJECT NAME:	NORTH CITY DEVELOPMENT 345 SCARBOROUGH BEACH ROAD, OSBORNE PARK, W.A. 6017
SCALE:	SHEET SIZE: 1:100 B1
DRAWING NO:	REVISION NO:
A06	D
ISSUE DATE:	



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH TYPICAL WALL TYPES ON DRAWING No. A02
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRL AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. RCP 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No. A02 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - 1/2 HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FG FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - FCB 13mm FLUSH PLASTERBOARD - PAINTED
 - FFB 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (25mm DIA nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - FFBPC 13mm FLUSH PLASTERBOARD LINING ON ROUNDO No. 129 FURRING CHANNELS (45mm DIA nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE L.I.E. ALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. REFER TO TYPICAL WALL TYPES ON DRAWING No. A02 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HW Hardwall Plaster - Painted
 - FBW Face Blockwork / Brickwork - Painted
 - CP-P CONC. WALL PANEL - PAINTED
 - CP-U CONC. WALL PANEL - UNPAINTED
 - WT WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXP.J. EXPRESSED JOINT
 - SH.J. FLUSH JOINT
 - C.U.L. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - F.W. FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CDWJ CHILLED DRINKING WATER UNIT
 - DO ALUM. DOOR GRILLE (REFER ENGS DWGS)
 - FB FLOOR BOX (POWER & / OR DATA)
 - CT CONDUIT OUTLET (POWER & / OR DATA)
 - D DRENCHER OVER WINDOW & / OR DOOR
 - ILLUMINATED EXIT SIGN TO A.S.
 - WALL TYPE AS DETAILED
 - WALL MATERIAL LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT
- ROOF FLOOR IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF FLOOR IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC R/WPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING.
- STLD & MASONRY MBS AT DOORWAYS TO BE MIN 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS. (REFER FINISHES SCHEDULE IN SPECN)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 01/12/22
Project No: 01021
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:

BUILDING No.1:
GROUND FLOOR PLAN

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO:

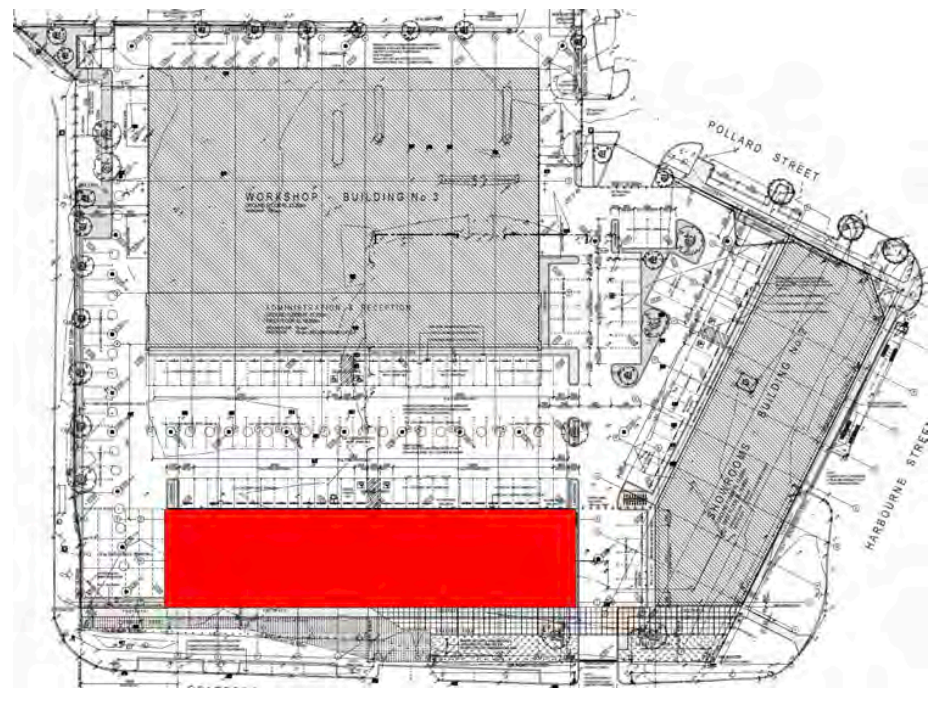
A07

ISSUE DATE:

REVISION NO:

G

JOINS DRAWING No. A03



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH 'TYPICAL WALL TYPES' ON DRAWING No A22
THICKNESS (REFER DIMENSIONS).
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS).
- FIRE RATED WALLS - FALL AS NOTED
- REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. & OR 50mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.A.) (REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.A.
- HALF HEIGHT GLAZED PARTN SUITE (EG: SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 85mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED.
- FULL HEIGHT GLAZED PARTN SUITE (EG: SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL. COMPOSITE ALUMINUM PANELS (eg 'ALPOLIC')
- 9mm FLUSH CEMENT FIBREBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (25mm O/A nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.A.)
- 13mm FLUSH PLASTERBOARD LININGS ON RONDO No.129 FURRING CHANNELS (45mm O/A nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LIKE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. A22 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.A.
- HARDWALL PLASTER - PAINTED
- FACE BLOCKWORK (BRICKWORK - PAINTED
- CONC. WALL PANEL - PAINTED
- CONC. WALL PANEL - UNPAINTED
- WALL TILES AS SELECTED
- C.O.S. CONFIRM ON SITE
- R.L. REDUCED LEVEL
- F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- R.W.P. RAINWATER PIPE
- O.P. OVERFLOW POPS
- P.J. PANEL JOINT
- P.S.V. PANEL GROOVE
- E.J. EXPANSION JOINT
- C.J. CONTROL JOINT
- exp.j. EXPRESSED JOINT
- fh.j. FLUSHED JOINT
- C.U. CURBBOARD LINER
- C.O. CURBBOARDS OVER
- FW. FLOOR WASTE
- FHR. FIRE HOSE REEL
- CDW. CHILLED DRINKING WATER UNIT
- DG. ALUM. DOOR GRILLE (REFER MECH. DWGS)
- FB. FLOOR BOX (POWER & / OR DATA)
- CO. CONDUIT OUTLET (POWER & / OR DATA)
- D. DRENCHER OVER WINDOW & / OR DOOR
- EXIT. ILLUMINATED EXIT SIGN TO A.S.
- WALL TYPE AS DETAILED
- WALL MATERIAL / LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RISERS & OVERFLOW PIPES FROM SUMPS U.O.A.
- METAL GLAZING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.A.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS. (REFER FINISHES SCHEDULE IN SPEC)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG: FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADZ
Plot Date: 01/12/22
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
BUILDING No.1:
FIRST FLOOR PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE:
1:100

SHEET SIZE:
B1

DRAWING NO:

A08

ISSUE DATE:

REVISION NO:

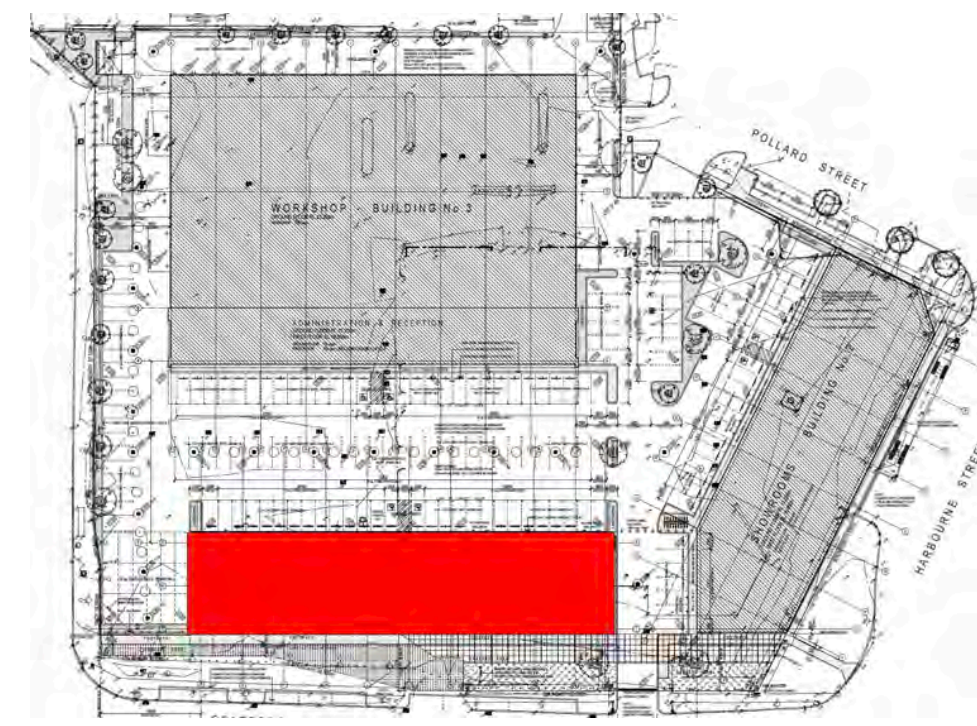
G



DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

FILE
DATE: 21 Dec 2022 20:17:58
(DAP Form 2.1)

JOINS DRAWING No. A05



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - FRL AS NOTED
- REF. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LINING, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
- FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
- 6mm FLUSH CEMENT FIBREBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CONCRETE WALLS (25mm OR 40mm) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
- 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm OR 40mm) PROVIDE ALL ASSOCIATED ANCHORS/CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- HARDWALL PLASTER - PAINTED
- FACE BLOCKWORK / BRICKWORK - PAINTED
- CONC. WALL PANEL - PAINTED
- CONC. WALL PANEL - UNPAINTED
- WALL TILES AS SELECTED
- C.O.S. CONFIRM ON SITE
- R.L. REDUCED LEVEL
- F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RWP RAINWATER PIPE
- O.P. OVERFLOW POPS
- P.J. PANEL JOINT
- P.G.V. PANEL GROOVE
- E.U. EXPANSION UNIT
- C.J. CONTROL JOINT
- exp.j. EXPRESSED JOINT
- fh.j. FLUSHED JOINT
- C.U. CUPBOARDS UNDER
- C.O. CUPBOARDS OVER
- P.W. FLOOR WASTE
- F.H.R. FIRE HOSE REEL
- CDWJ CHILLED DRINKING WATER UNIT
- DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
- FB FLOOR BOX (POWER &/OR DATA)
- CT CONDUIT OUTLET (POWER &/OR DATA)
- D DRENCHER OVER WINDOW &/OR DOOR
- [EXT] ILLUMINATED EXIT SIGN TO A.S.
- WALL TYPE AS DETAILED
- WALL MATERIAL / LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NIBS AT DOORWAYS TO BE MIN:100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01621
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
**BUILDING No. 1:
GROUND FLOOR CEILING PLAN**

PROJECT NAME:
**NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017**

SCALE: SHEET SIZE:
1:100 B1

DRAWING NO:

A10

ISSUE DATE:

REVISION NO:

D

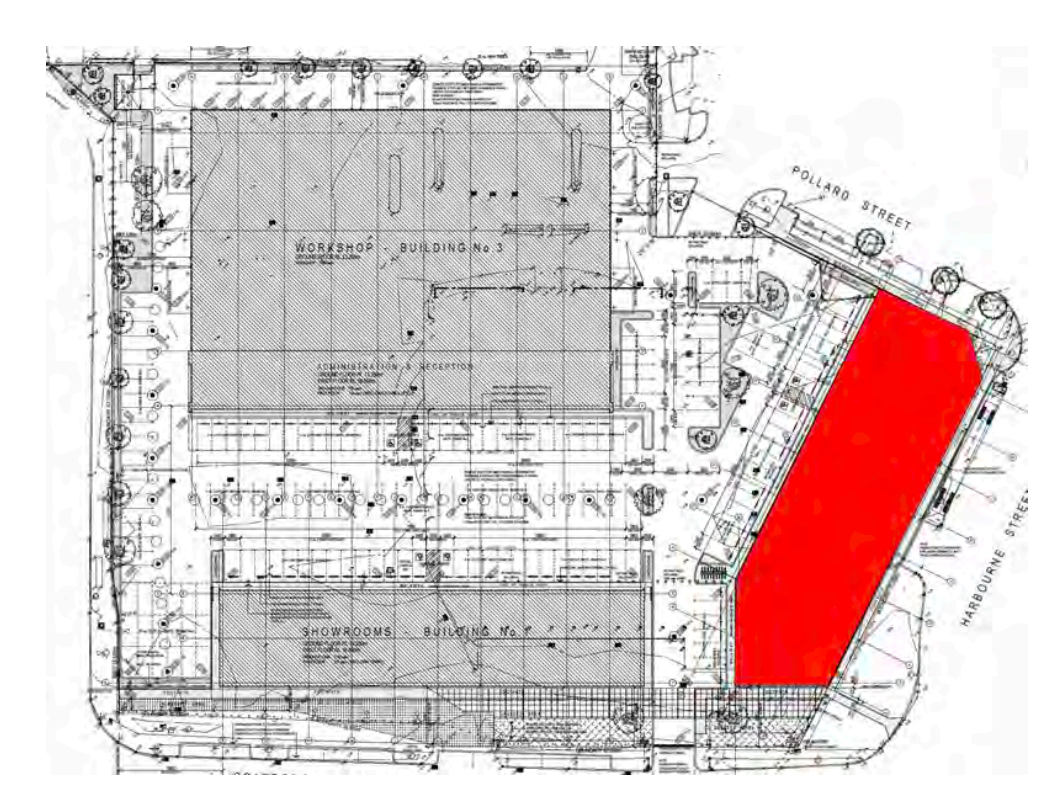
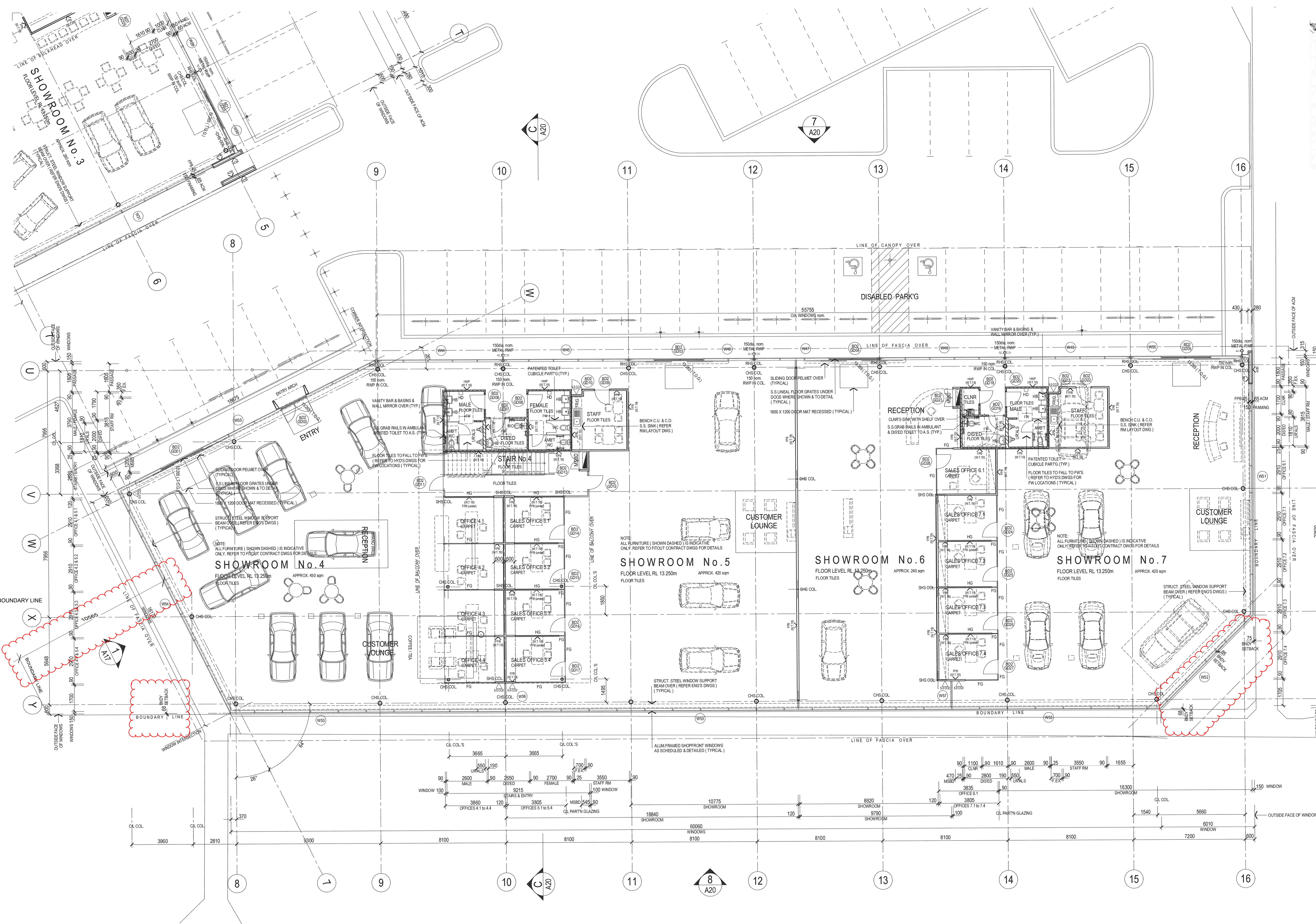
CEILING LEGEND:

- 600 X 600 REGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- BONDOP LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D



DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE: 26.12.19
21 Dec 2022 (DPP Form 3.1)



- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH 'TYPICAL WALL TYPES' ON DRAWING No. A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRL AS NOTED
 - REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. & OR 50mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUM. SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) 800mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING OVER COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (25mm O.N. nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED U.O.N.
 - 13mm FLUSH PLASTERBOARD LINING ON ROUNDO No. 129 FURRING CHANNELS (45mm OIA nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LINE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. A22 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HARDWARE PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP. RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTRA JOINT
 - E.J. EXPRESSED JOINT
 - R.H.J. FLUSHED JOINT
 - C.U. CURBPODS UNDER C.O.
 - C.O. CURBPODS OVER FLOOR WASTE
 - F.H.R. FIRE HOSE REEL
 - C.D.W. CHILLED DRINKING WATER UNIT
 - D.G. ALUM. DOOR GRILLE (REFER MECH DWGS)
 - F.B. FLOOR BOX (POWER & / OR DATA)
 - C.O. CONDUIT OUTLET (POWER & / OR DATA)
 - D. DRENCHER OVER WINDOW & / OR DOOR
 - ILLUMINATED EXIT SIGN TO A.S.
 - EXT. WALL TYPE AS DETAILED
 - WALL MATERIAL LINING
- GENERAL NOTES:**
- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATIONS AS SHOWN ON ALL SCHEDULED DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQUIRED
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWP'S & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENS
- STUD & MASONRY NBS AT DOORWAYS TO BE MIN 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS. (REFER FINISHES SCHEDULE IN SPEC)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATINGS OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADZ
Rev Date: 01/12/22
Project No: 01621
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

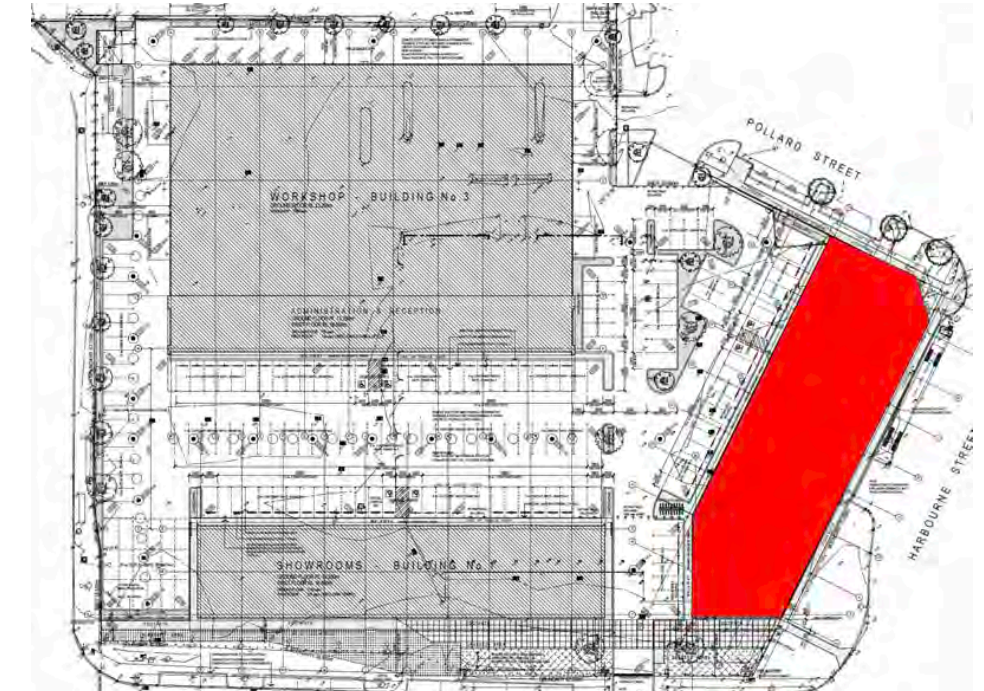
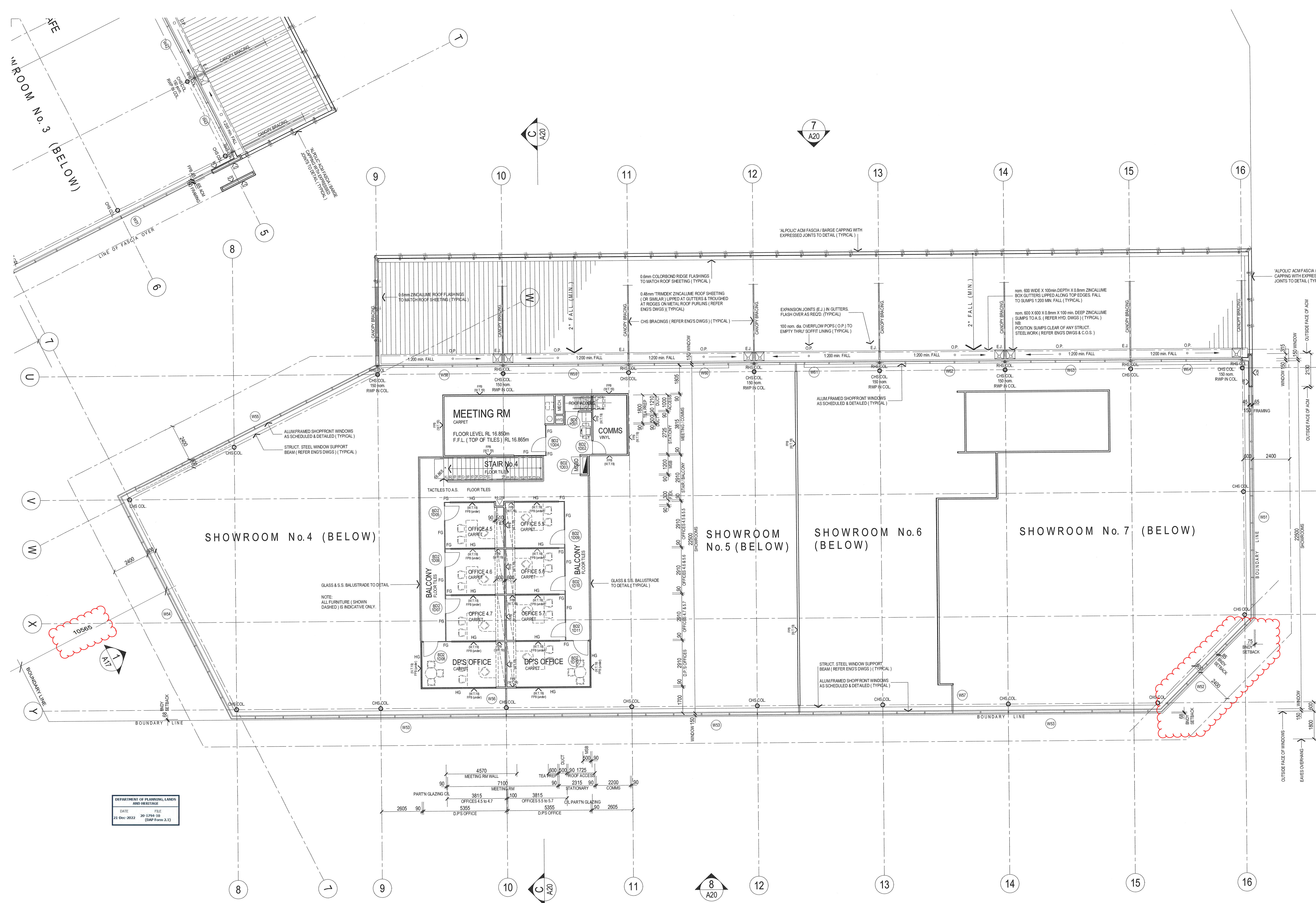
DRAWING TITLE:
**BUILDING No. 2:
GROUND FLOOR PLAN**

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: SHEET SIZE:
1:100 B1

ISSUE DATE: REVISION NO:
A12 G

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE: 24-11-2022
24 Nov 2022 (DMP Form 3.1)



- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No.22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FALL AS NOTED
 - REINF. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. & OR 50mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No.22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG: SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 1800mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FULL HEIGHT GLAZED PARTN SUITE (EG: SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL. COMPOSITE ALUMINUM PANELS (eg: 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (20mm O.A. nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED U.O.N.
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No.129 FURNISHING CHANNELS (40mm O.A. nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LINE ALL IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. 22 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - CONFIRM ON SITE
 - REDUCED LEVEL
 - FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RAINWATER PIPE
 - OVERFLOW POPS
 - PANEL JOINT
 - PANEL GROOVE
 - EXPANSION JOINT
 - CONTROL JOINT
 - EXPRESSED JOINT
 - FLASHED JOINT
 - CULPBOARDS UNDER
 - CULPBOARDS OVER
 - FLOOR WASTE
 - FIRE HOSE REEL
 - CHILLED DRINKING WATER UNIT
 - ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FLOOR BOX (POWER & / OR DATA)
 - CONDUIT OUTLET (POWER & / OR DATA)
 - DRENCHER OVER WINDOW & / OR DOOR
 - ILLUMINATED EXIT SIGN TO A.S.
 - WALL TYPE AS DETAILED
 - WALL MATERIAL / LINING

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANGLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RIMPS & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL STUD & MASONRY NBS AT DOORWAYS TO BE MIN 100mm U.O.N. TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS. (REFER FINISHES SCHEDULE IN SPEC.)

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG: FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 01/12/22
Project No: 0121
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

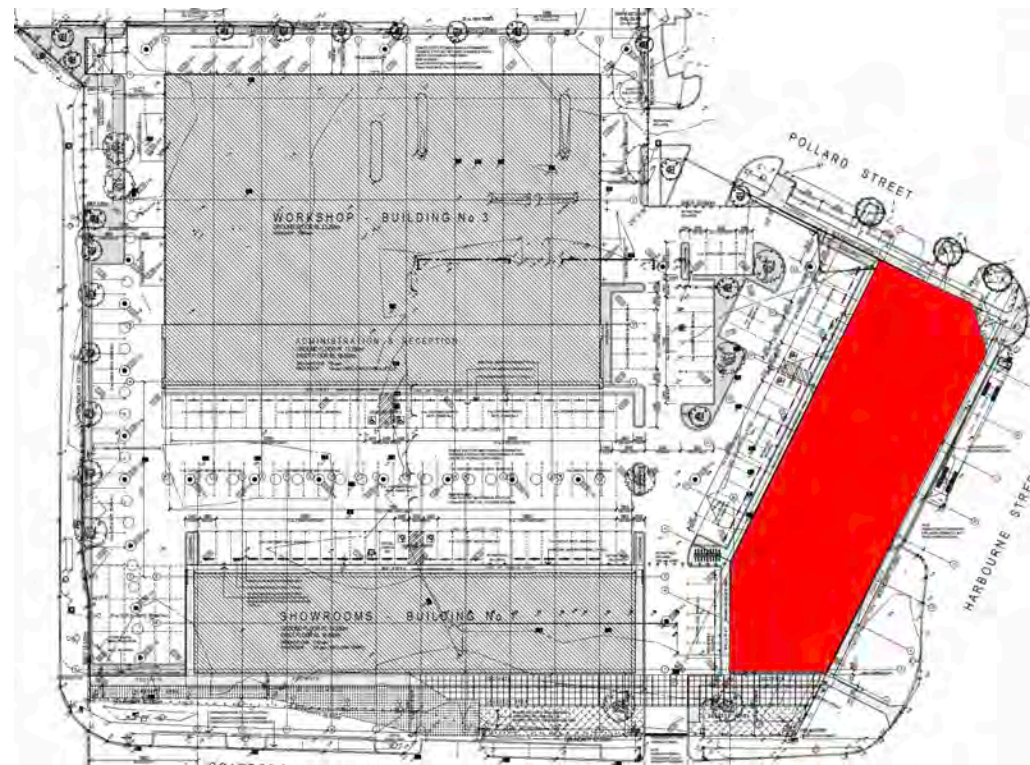
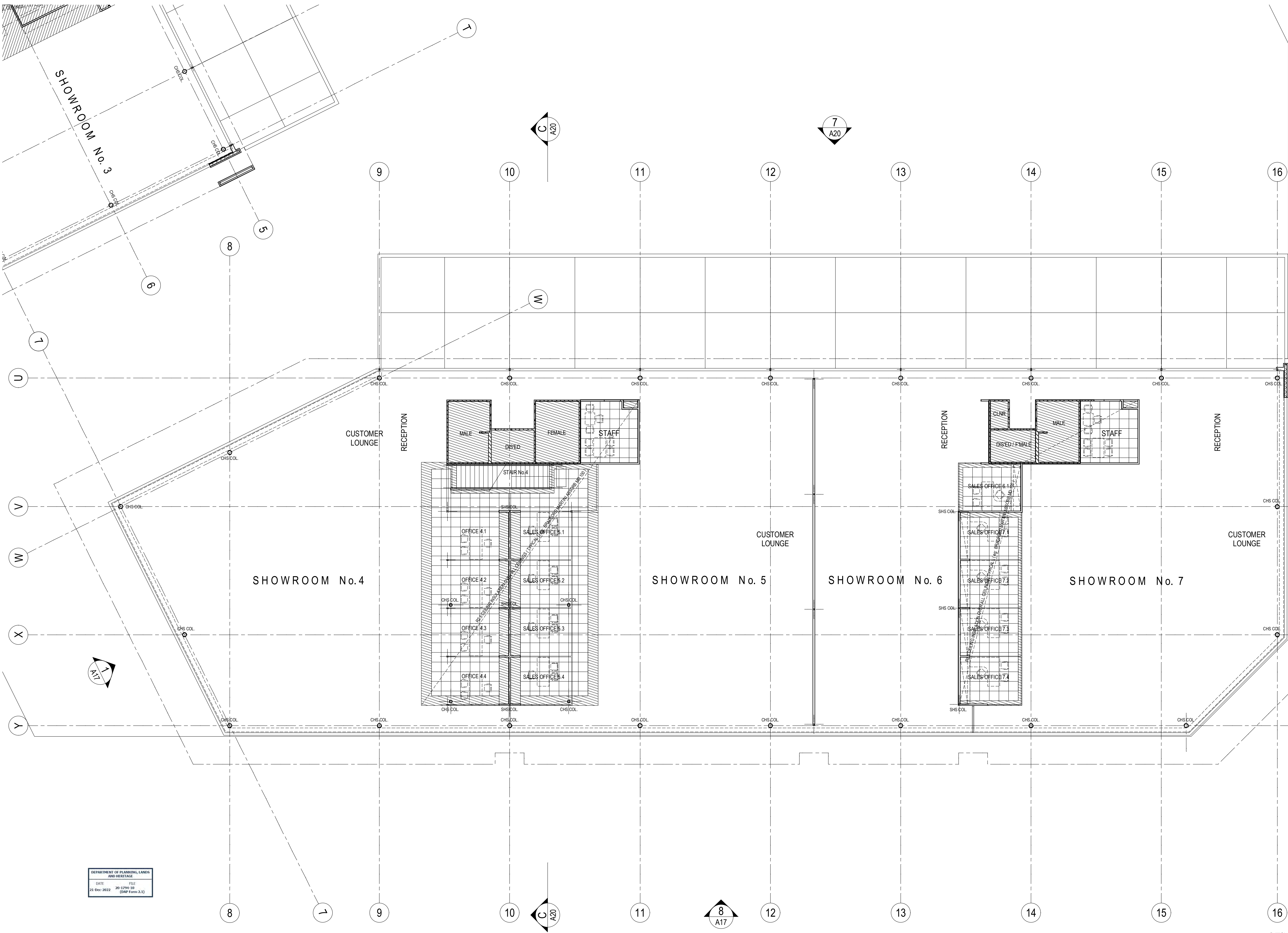
Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
**BUILDING No.2:
FIRST FLOOR PLAN**

PROJECT NAME:
**NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK W.A. 6017**

SCALE: 1:100
SHEET SIZE: B1
DRAWING NO: **A13**
REVISION NO: **G**

ISSUE DATE:



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRL AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LINING, INSULATION & FRAMING. 100mm HIGH ALUMINIUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FG FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - FCB 13mm FLUSH PLASTERBOARD - PAINTED
 - FPB 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (25mm OR 40mm) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - FPBRC 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm OR 40mm) PROVIDE ALL ASSOCIATED ANCHORS, CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINIUM SKIRTING AS SELECTED U.O.N.
 - HWP HARDWALL PLASTER - PAINTED
 - FBWK FACE BLOCKWORK / BRICKWORK - PAINTED
 - CP-3 CONC. WALL PANEL - PAINTED
 - CU CONC. WALL PANEL - UNPAINTED
 - WT WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXP.J. EXPRESSED JOINT
 - FLUSH JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - PW FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CDWJ CHILLED DRINKING WATER UNIT
 - DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FB FLOOR BOX (POWER &/OR DATA)
 - CT CONDUIT OUTLET (POWER &/OR DATA)
 - D DRENCHER OVER WINDOW &/OR DOOR
 - EXT ILLUMINATED EXIT SIGN TO A.S.
 - FPB WALL TYPE AS DETAILED
 - WALL MATERIAL / LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NIBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

CEILING LEGEND:

- 600 X 600 REGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- BONDOP® LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE: 21 Dec 2022
PROJECT: 20-1794-10
(DMP Form 2.1)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CAD
Plot Date: 16/09/22
Project No: 01627
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

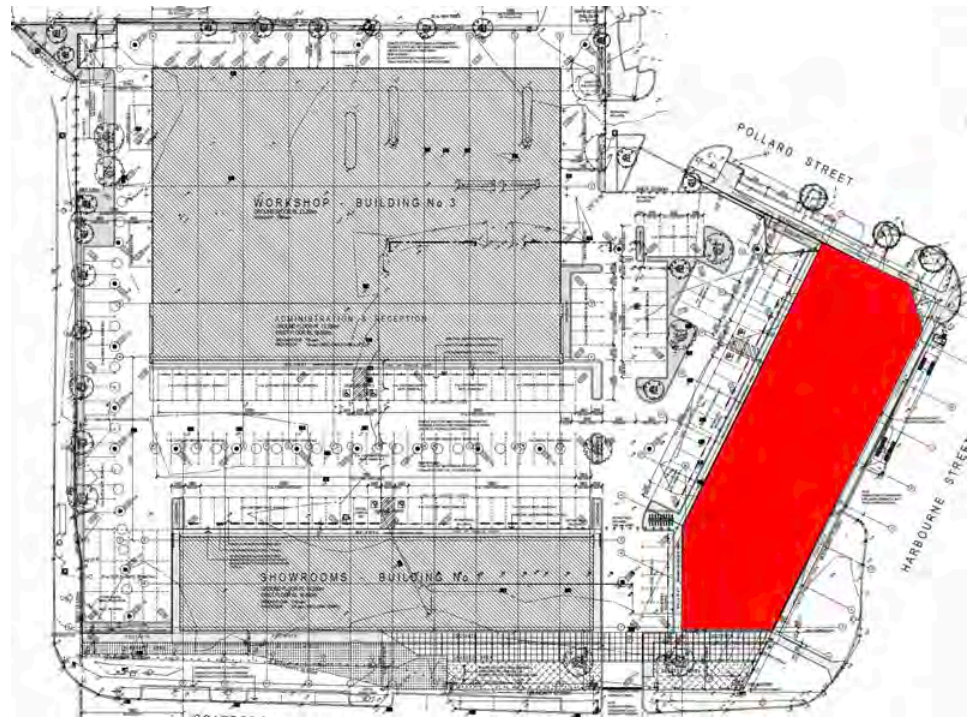
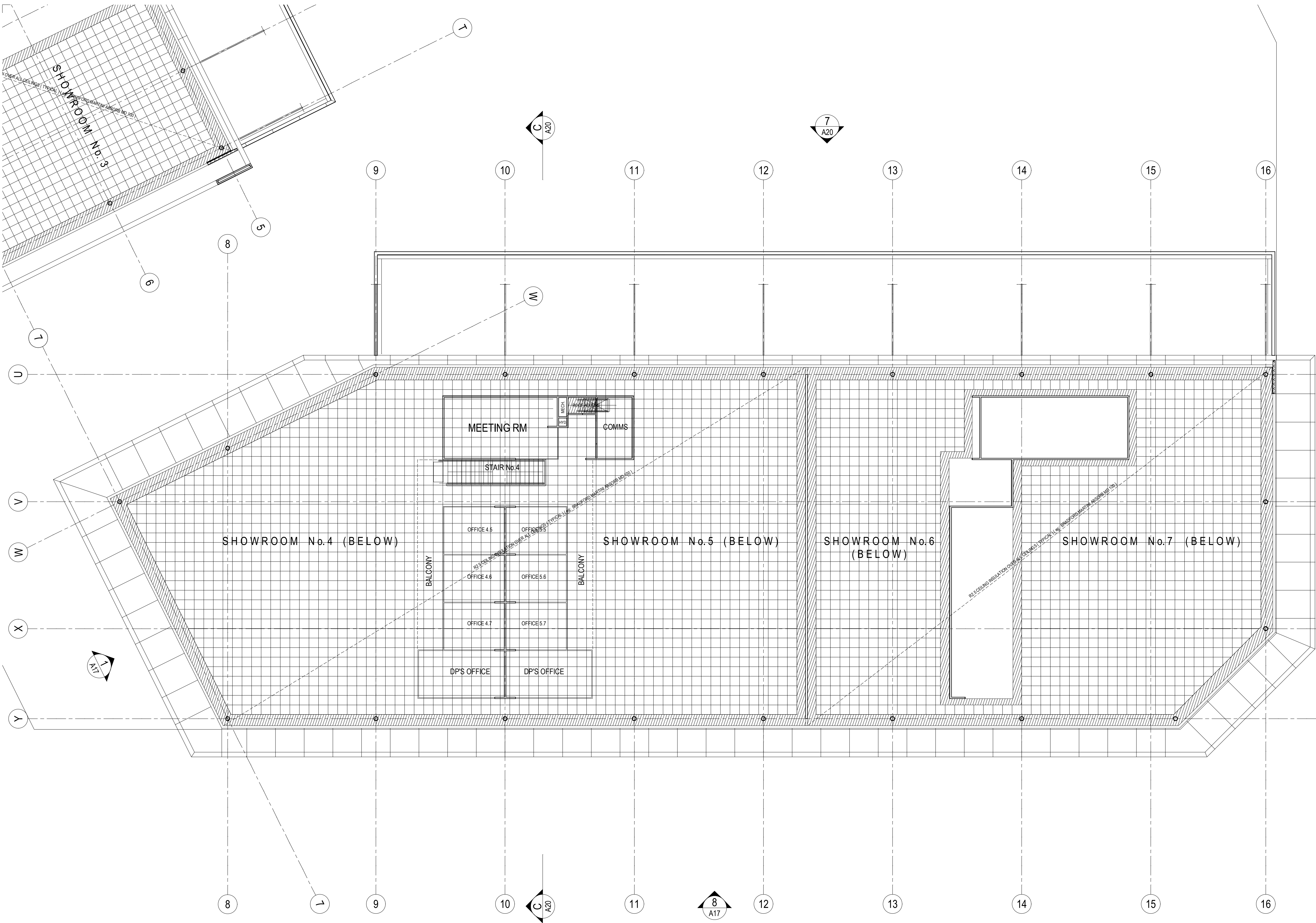
DRAWING TITLE:
BUILDING No. 2:
GROUND FLOOR CEILING PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A15
REVISION NO: D

ISSUE DATE:



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRL AS NOTED
 - REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - WALL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - HG INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - FG FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - FCB 13mm FLUSH PLASTERBOARD - PAINTED
 - FPB 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY &/OR CONCRETE WALLS (25mm OR 40mm) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - FPBRC 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 FURRING CHANNELS (45mm OR 40mm) PROVIDE ALL ASSOCIATED ANCHORS, CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HWP HARDWALL PLASTER - PAINTED
 - FBWk FACE BLOCKWORK / BRICKWORK - PAINTED
 - CP-P CONC. WALL PANEL - PAINTED
 - CP-U CONC. WALL PANEL - UNPAINTED
 - WT WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RWP RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - EXP.J. EXPRESSED JOINT
 - FLUSHED JOINT
 - C.U. CUPBOARDS UNDER
 - C.O. CUPBOARDS OVER
 - FW FLOOR WASTE
 - FHR FIRE HOSE REEL
 - CDWJ CHILLED DRINKING WATER UNIT
 - ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FB FLOOR BOX (POWER &/OR DATA)
 - CT CONDUIT OUTLET (POWER &/OR DATA)
 - D DRENCHER OVER WINDOW &/OR DOOR
 - [EXT] ILLUMINATED EXIT SIGN TO A.S.
 - WT WALL TYPE AS DETAILED
 - WT WALL MATERIAL / LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT.
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQ'D.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWP'S & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING.
- STUD & MASONRY NIBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN).
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.).

CEILING LEGEND:

- 600 X 600 REGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING & CEILING BANDS 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- BONDOP® LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01627
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

DRAWING TITLE:
BUILDING No. 2:
FIRST FLOOR CEILING PLAN

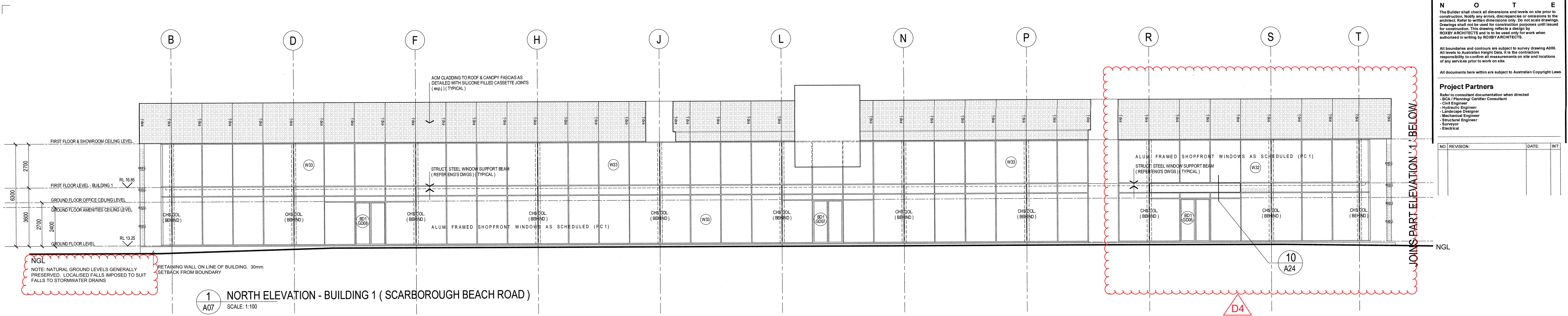
PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A16

REVISION NO: D

ISSUE DATE:



NGL

NOTE: NATURAL GROUND LEVELS GENERALLY PRESERVED. LOCALISED FALLS IMPOSED TO SUIT FALLS TO STORMWATER DRAINS

3
A02

WEST ELEVATION - BUILDING 1 & WORKSHOP

SCALE 1:100

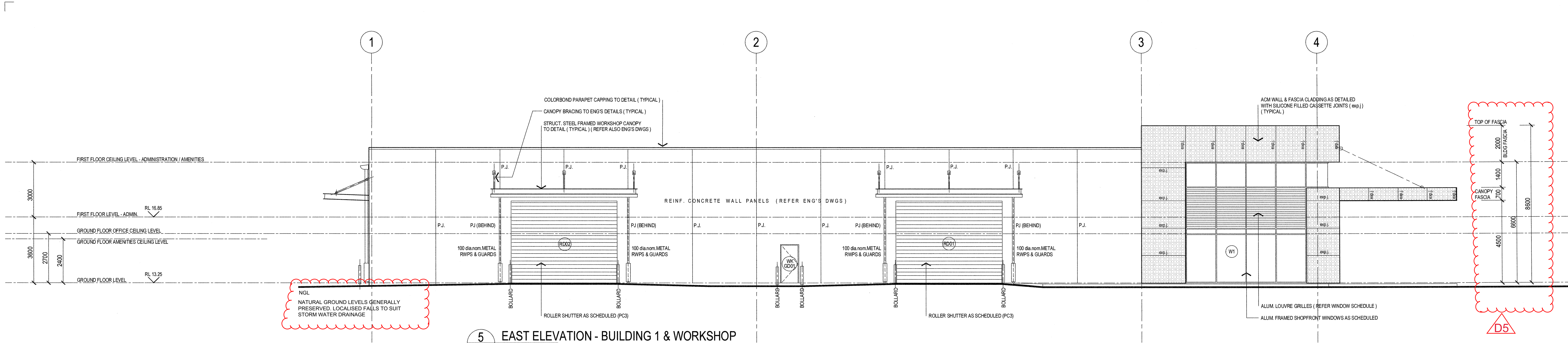
NGL

NOTE: NATURAL GROUND LEVELS GENERALLY PRESERVED. LOCALISED FALLS IMPOSED TO SUIT FALLS TO STORMWATER DRAINS

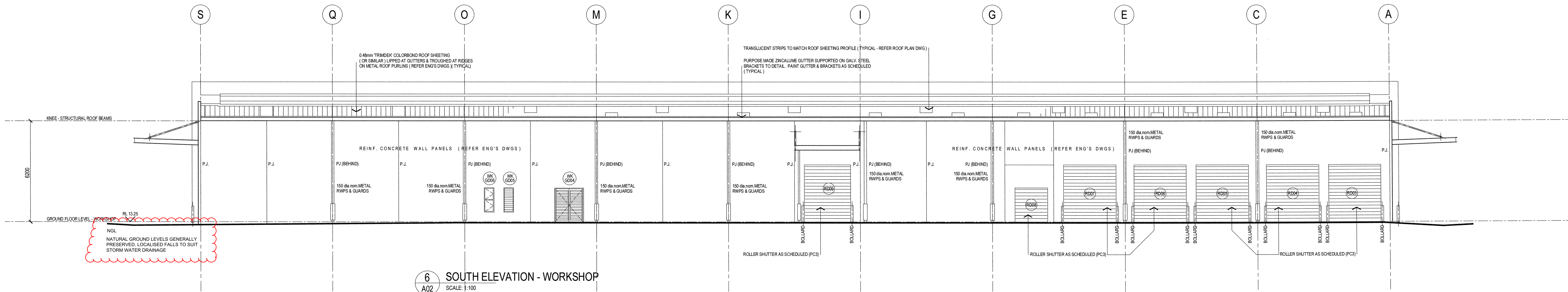
GROUND FLOOR LEVEL

RL 13.25

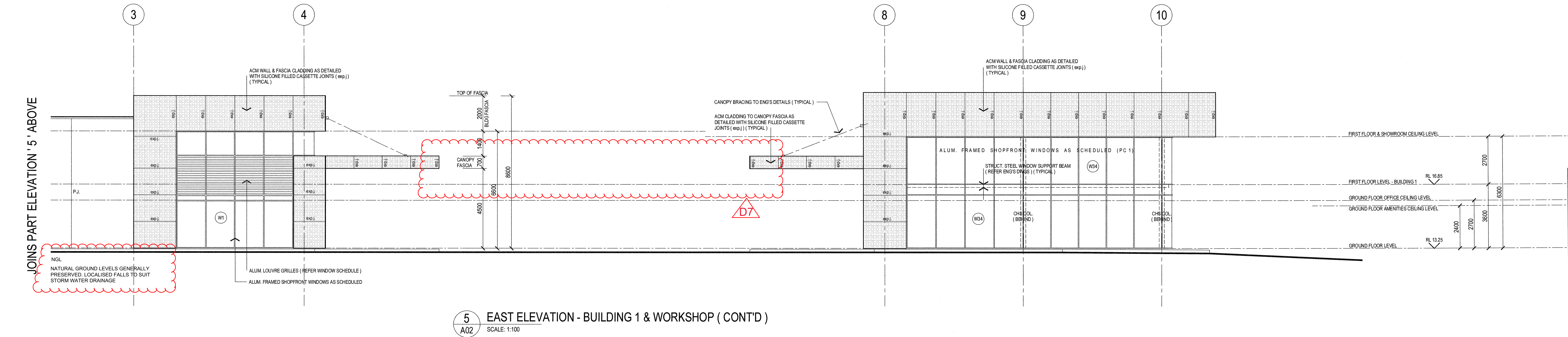
NOTE: NATURAL GROUND LEVELS GENERALLY PRESERVED. LOCALISED FALLS IMPOSED TO SUIT FALLS TO STORMWATER DRAINS



5 EAST ELEVATION - BUILDING 1 & WORKSHOP
SCALE: 1:100



6 SOUTH ELEVATION - WORKSHOP
SCALE: 1:100



5 EAST ELEVATION - BUILDING 1 & WORKSHOP (CONT'D)
SCALE: 1:100

JOINS PART ELEVATION '5' BELOW

N O T E
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBY ARCHITECTS and is to be used only for work authorized in writing by ROXBY ARCHITECTS.
All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.
Project Partners
Refer to consultant documentation when directed
- BCA Planning/ Center Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION:	DATE:	INT.

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 11/11/22
Project No: 01021
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
ELEVATIONS 5 & 6

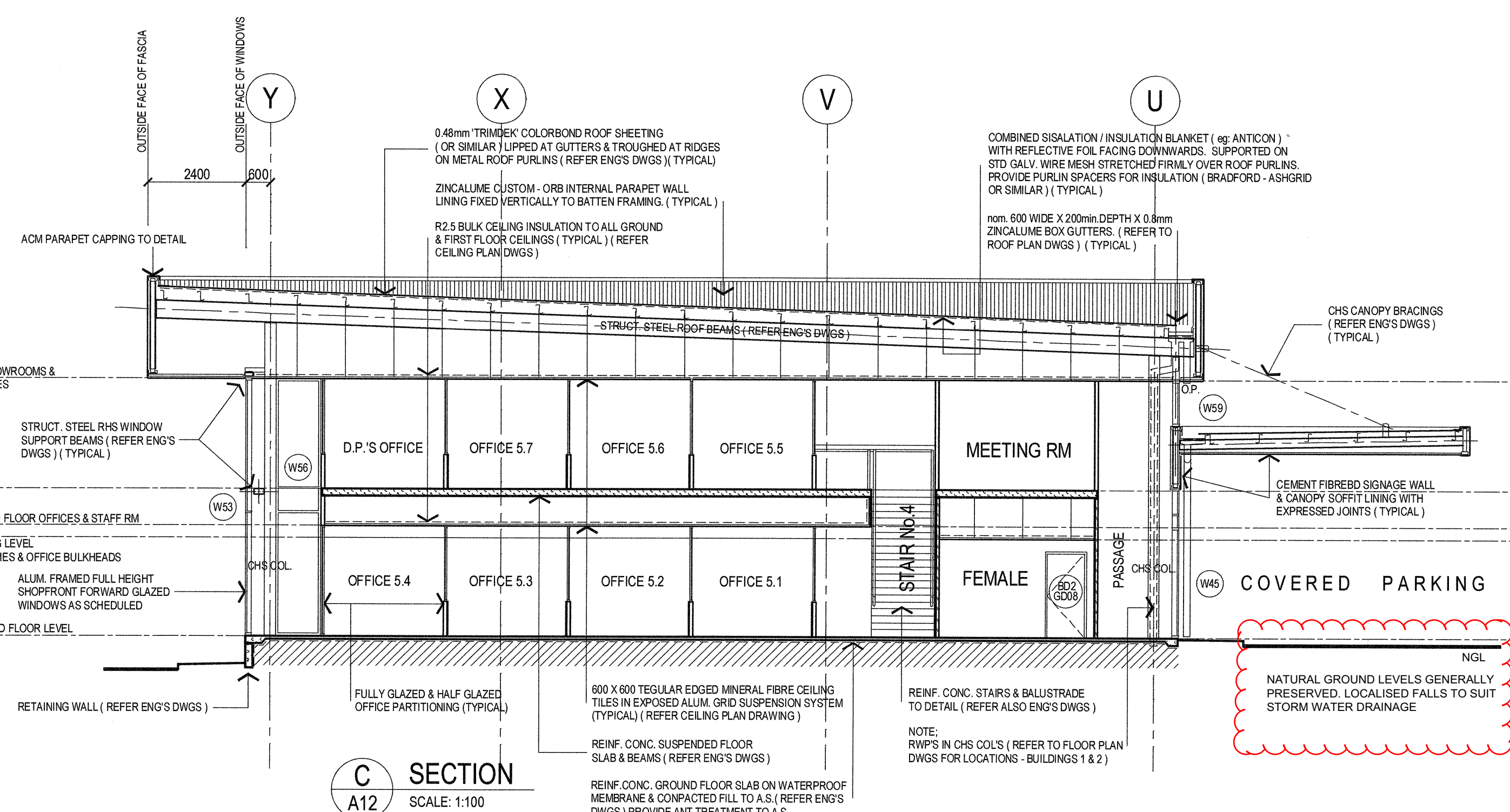
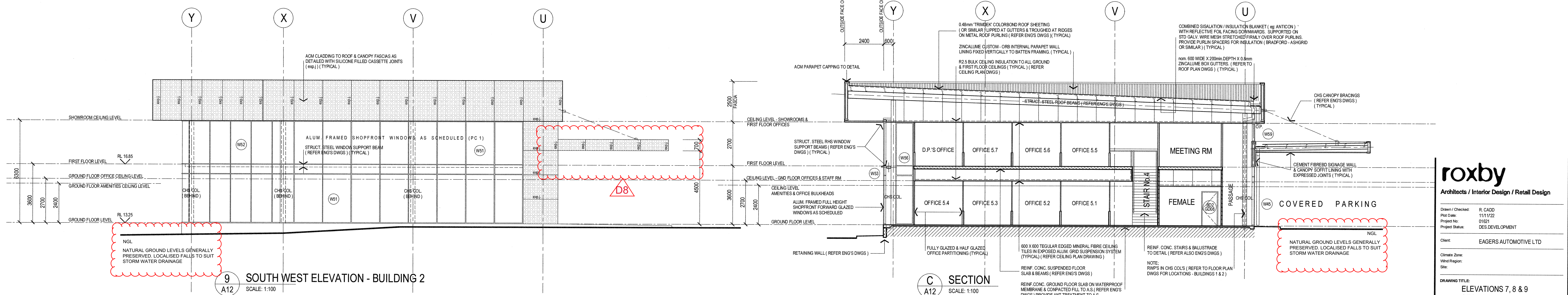
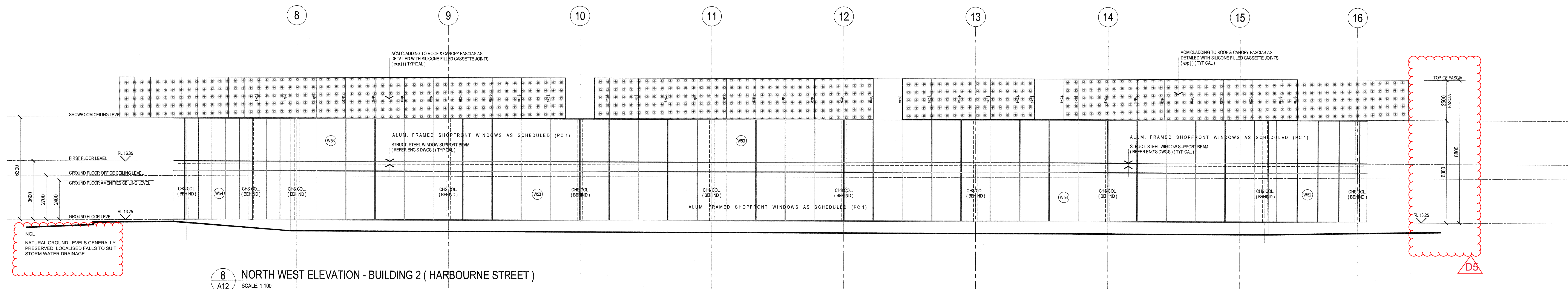
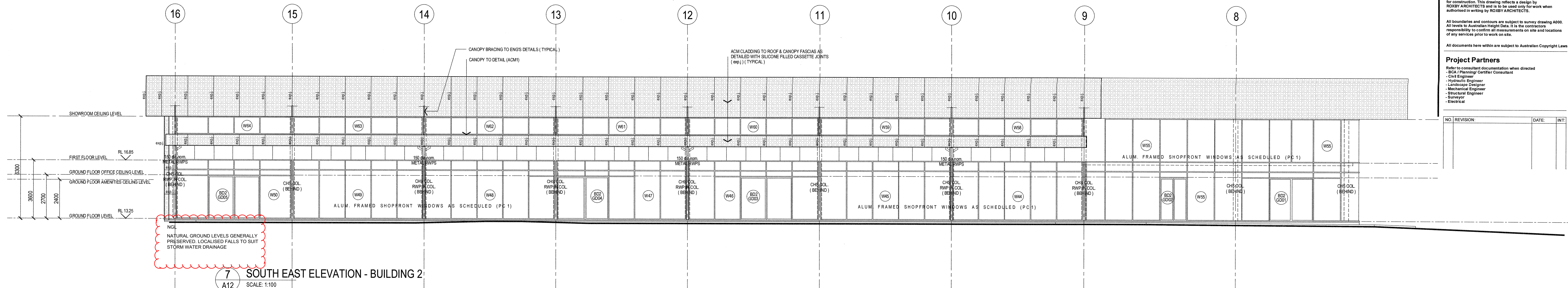
PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

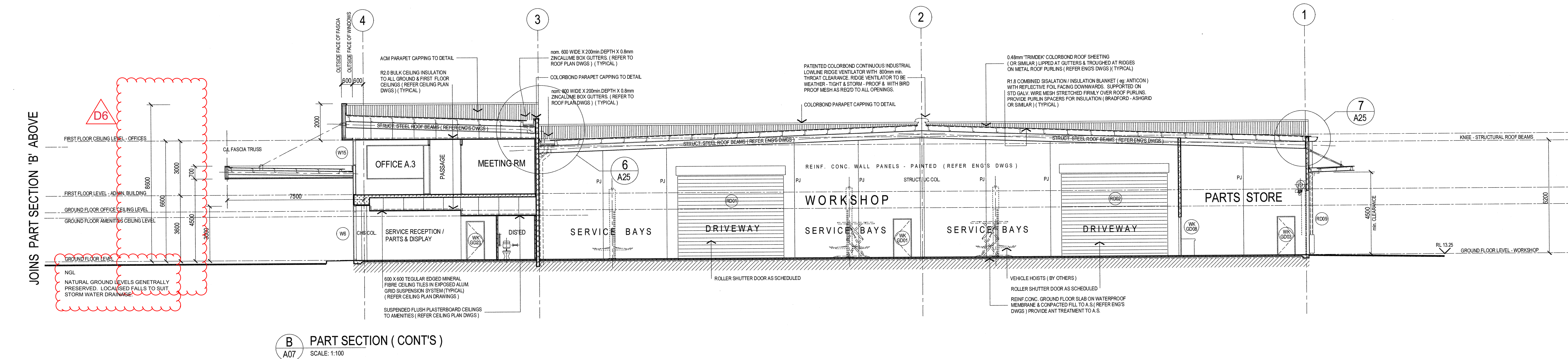
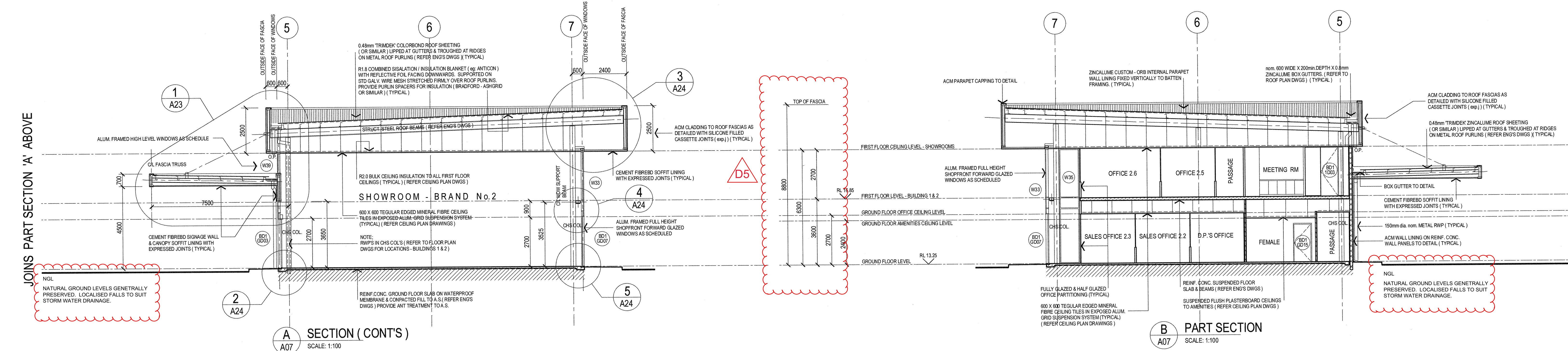
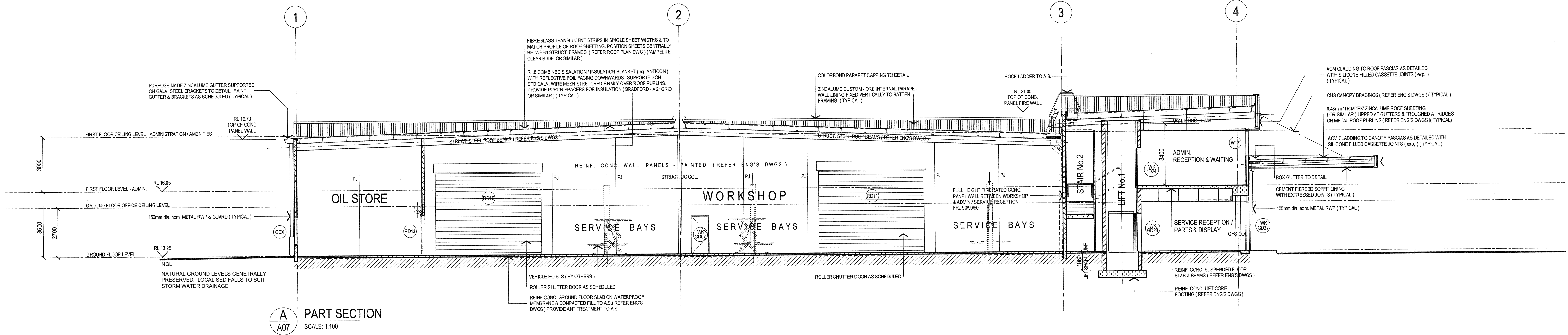
SCALE: SHEET SIZE:
1:100 B1

DRAWING NO: REVISION NO:
A19 F

ISSUE DATE:

NO.	REVISION	DATE	INT.





NOTES

All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners

Refer to consultant documentation when directed

- BCA Planning Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO	REVISION	DATE	INT

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 11/11/22
Project No: 01621
Project Status: DES DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
SECTION AA & BB

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1
DRAWING NO: A21
REVISION NO: F

ISSUE DATE:



Government of **Western Australia**
Development Assessment Panels

LG Ref: DA20/1846
DAP Ref: DAP/20/01886
WAPC Ref: 20-1794-10
Enquiries: (08) 6551 9919

Mr Reyne Dial
Rowe Group
Level 3, 369 Newcastle Street, Northbridge

Dear Dial

**METRO INNER-NORTH JDAP - CITY OF STIRLING AND WESTERN AUSTRALIAN
PLANNING COMMISSION (WAPC) - DAP APPLICATION - DA20/1846 -
DETERMINATION**

Property Location:	345 (Lot 100) Scarborough Beach Road, Osborne Road
Application Details:	Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Stirling on 26 October 2020 for the above-mentioned development.

This application was considered by the Metro Inner-North JDAP at its meeting held on 28 January 2021, where in accordance with the provisions of the City of Stirling Local Planning Scheme No. 3 and Metropolitan Region Scheme, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Cheyenne Ellis on behalf of the City of Stirling on 9205 8369 or Ms Nina Lytton on behalf of the WAPC on 6551 9037.

Yours sincerely,

DAP Secretariat

2 February 2021

Encl. DAP Determination Notice
Approved Plans

Cc: Ms Nina Lytton and PSO Admin
Western Australian Planning Commission (WAPC)

Ms Cheyenne Ellis
City of Stirling



Planning and Development Act 2005

City of Stirling Local Planning Scheme No. 3 and Metropolitan Region Scheme

Metro Inner-North Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: 345 (Lot 100) Scarborough Beach Road, Osborne Road
Application Details: Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 28 January 2021, subject to the following:

PART A – Local Planning Scheme No.3

Approve DAP Application reference DAP/20/01886 and accompanying plans (Attachment 1) for a Motor Vehicle, Caravan or Boat Sales, Motor Vehicle Repairs and Restaurant at Lot 100, HN 345 Scarborough Beach Road, Osborne Park in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 10.3 of the City of Stirling Local Planning Scheme No. 3, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City of Stirling. The plans approved as part of this application form part of the planning approval issued.
3. A maximum of 93 employees to operate from the Motor Vehicle Sales buildings at any given time.
4. Prior to the lodgement of a Building Permit, amended plans shall be provided to the satisfaction of the City of Stirling which demonstrate one (1) continuous canopy on each of the Motor Vehicle Sales buildings to Scarborough Beach Road, Harbourne Street and Pollard Street. The canopies on the Motor Vehicle Sales buildings need not extend from building to building and shall be of the same height, be non-permeable and be of a minimum width of 2.5m for weather protection purposes to the satisfaction of the City of Stirling.



5. Prior to the occupation of the development, a footpath with a minimum width of 1.8m shall be provided for a continuous length running from the east lot boundary along Scarborough Beach Road, and connect to the existing footpath on the Harbourne Street boundary, and shall be constructed to the specifications of the City of Stirling, at the owner/applicant's expense, to the satisfaction of the City of Stirling.
6. Glazing on the ground floor to Scarborough Beach Road, Harbourne Street and Pollard Street is not to be painted or obscured to obstruct views between the exterior and/or interior, to the satisfaction of the City of Stirling.
7. All signage is to be in strict accordance with the City's Local Planning Policy 6.1 Advertising Signs, unless further development approval is obtained.
8. Prior to the occupation of the development, 16 bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking - Bicycles (AS2890.3 as amended).
9. Prior to the lodgement of a Building Permit, a detailed landscaping plan is to be provided to the satisfaction of the City of Stirling demonstrating:
 - a) 9.6% of the total site area to be provided as landscaping (currently 2.5%) and shall not be located within the Other Regional Road Reserve; and
 - b) Trees provided in the uncovered parking areas at a rate of one (1) tree per six (6) uncovered parking bays.
 - c) A 1.5m landscaping buffer along the southern lot boundary; and
 - d) The reticulation details for the existing and proposed landscaped areas.
10. Prior to the occupation of the development a minimum of 42 Advanced Trees are to be provided on site to the satisfaction of the City of Stirling.
11. Prior to the occupation of the development 10 Advanced Trees shall be planted in the road reserves adjoining the lot by the landowner/applicant at the landowner/applicants expense in 7m intervals in the following configuration:
 - a) Five (5) Advanced Trees along the Scarborough Beach Road boundary.
 - b) Five (5) Advanced Trees along the Harbourne Street boundary.
12. Prior to occupation of the development, all landscaped areas are to be planted, reticulated and mulched in accordance with the landscaping plan required as a condition of this approval, prior to occupation of the development and maintained thereafter in accordance with the City of Stirling's Local Planning Policy 6.6 - Landscaping.
13. No vehicles are permitted to park on existing or proposed landscaped areas on-site.
14. Prior to the lodgement of a Building Permit, the applicant/owner shall construct or pay to the City the cost of three (3) on-street parking bays to replace the parking bays lost on Harbourne Street as a result of the Vehicle Carrier service bay.



15. The on-street parking bays, crossover, verge upgrades and associated works within the road reserve relating to the subject development shall be provided by the applicant/owner in a configuration as agreed with the City of Stirling prior to the occupation of the development.
16. Detailed civil engineering construction plans, prepared by a suitably qualified person, must be submitted to the City's Engineering Services Unit for written approval prior to commencement of the development.
17. A bond shall be paid for all construction works within the road reserve, prior to commencement of the development. The bond will be determined by the City's Engineering Services Unit and will be based on the approved engineering construction plans. The bond will be returned once all works within the road reserve have been completed in accordance with the approved construction plans and to the satisfaction of the City's Engineering Services Unit.
18. Prior to the occupation of the development, the City is to be provided with "as constructed" copies in dwg format, of all works within the road reserve.
19. Prior to the occupation of the development, a payment to the City of an inspection fee equivalent to 1.5% is required, for the construction of all works within the road reserve, as estimated by the City's Engineering Services Unit.
20. Prior to the occupation of the development, a payment to the City of a 12 months defects liability period retention bond of 5% is required, for the construction of all works within the road reserve, as estimated by the City's Engineering Services Unit.
21. Prior to the occupation of the development, the vehicular access to Scarborough Beach Road shall be restricted to left-in-left-out movements only in a configuration as agreed with the City's Engineering Services Unit prior to the occupation of the development.
22. The Pollard Street vehicular access shall not be restricted during the operation of the Motor Vehicle Sales, Motor Vehicle Repairs or the Restaurant.
23. No permanent structures shall be permitted to be located within 3m of the southern lot boundary. This land is to remain clear of permanent structures for the duration of the development for the purpose of future road connections, to the satisfaction of the City of Stirling.
24. Prior to the occupation of the development, directional signage for the customer parking located behind the Motor Vehicles Sales buildings is to be erected by the owner/applicant, to the satisfaction of the City of Stirling.
25. Prior to the occupation of the development, a minimum of 76 vehicle parking bays and all display bays, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked (including loading and disabled bays), and thereafter maintained to the specification and satisfaction of the City of Stirling.
26. The allocation of the display parking bays shall be in strict accordance with the approved plans, to the satisfaction of the City of Stirling.



27. Prior to the occupation of the development, all redundant vehicle crossovers shall be removed and the verge, landscaping, footpaths and kerbing reinstated in accordance with this approval at the owners/applicants expense, to the satisfaction of the City of Stirling.
28. Prior to the commencement of development, a Waste Management Plan shall be submitted to and approved by the City of Stirling. The Waste Management Plan shall detail disposal methods for hydrocarbons, general waste and comingled recycling. The Waste Management Plan shall be implemented at all times to the satisfaction of the City of Stirling.
29. Prior to the lodgement of a Building Permit, the applicant shall engage a suitably qualified noise consultant to prepare and submit an Acoustic Report detailing site specific noise modelling on all potential noise generated from the premises to the satisfaction of the City of Stirling. This report should include all exceedances if any and how these can be designed out to comply with the *Environmental Protection (Noise) Regulations 1997*.
30. Any design modifications for noise mitigation recommended by the Acoustic Report required as a condition of this approval shall be incorporated into the development. Confirmation of the design modifications shall be provided to the City at the time a Building Permit is lodged with the City, to the satisfaction of the City of Stirling.
31. Prior to the commencement of development, a Site Management Plan shall be submitted to the satisfaction of the City of Stirling. The Site Management Plan shall address access to and from the site, dust, noise, waste management, parking, storage of materials, traffic and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.
32. All on-site stormwater drainage is to be contained on-site to the satisfaction of the City of Stirling.
33. No goods or materials shall be stored either temporarily or permanently in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards where provided.

Advice Notes

1. If the development the subject of this approval is not substantially commenced within a period of four years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
2. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development.



3. The applicant's attention is specifically drawn to the Water Corporation Sewer Easement located in the southern portion of the site. Water Corporation approval is required for the Motor Vehicle Repairs building. The applicant/owner is liable for any damage to Water Corporation infrastructure.
4. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
5. Development within Planning Control Area 127, such as the canopy, will require separate approval from the Department of Planning, Lands and Heritage.
6. An Advanced Tree is defined in local Planning Policy 6.11 as: a tree which requires planting in at least a 90-litre container or greater size and which is at least 2m in height and at least two years of age.
7. The applicant is advised to liaise with Western Power regarding their requirements for the relocation of the power poles.
8. The on-street parking bays shall be surfaced in red bitumen and constructed in compliance with the City's normal standards and specifications.
9. The 12 months defects liability period will commence from the date of practical completion, and the bond will be returned upon successful completion of any defects that may have arisen during that period.
10. All waste water is to be discharged to sewer in accordance with the Water Corporations Trade Waste requirements.
11. Liquid waste is to be disposed of in accordance with the Environmental Protection (Controlled Waste) Regulations.
12. Chemicals, oil and liquid waste is to be stored on sealed surfaces which are adequately covered and banded to prevent spills from entering the environment.
13. All construction works to comply with the requirements of the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997.
14. The food premises is to comply with The Food Act 2008 and the Australia New Zealand Food Standards Code.
15. Prior to occupation a Food Premises Registration Form is to be submitted along with detailed plans and specifications of the kitchen, cool rooms, patron and staff sanitary conveniences, and approved by the City's Health Service. The plans to include details of but not limited to:
 - (i) the structural finishes of all floors, walls and ceilings;
 - (ii) the position, type and construction of all fixtures, fittings and equipment (including cross-sectional drawings of benches, shelving, cupboards, stoves, tables, cabinets, counters, display refrigeration, freezers etc); and
 - (iii) all kitchen exhaust hoods and mechanical ventilating systems over cooking ranges, sanitary conveniences, exhaust ventilation systems, mechanical services, hydraulic services, drains, grease traps and provisions for waste disposal.



16. Any outside lighting is to comply with Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any adjacent residential premises.

PART B – Metropolitan Region Scheme

Approve DAP Application reference DAP/20/01886 and accompanying plans date stamped 10 November 2020 in accordance with Clause 30(1) of the Metropolitan Region Scheme, subject to the following **amended** conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of **four (4)** years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The portion of the development located within Planning Control Area 127 as shown on Western Australian Planning Commission Plan Number 1.7547 does not form part of this approval.
3. Vehicle access to Scarborough Beach Road from the site is to be restricted to one left in/left out vehicle access point only, to the specification of the local government and to the satisfaction of the Western Australian Planning Commission.

Advice Notes

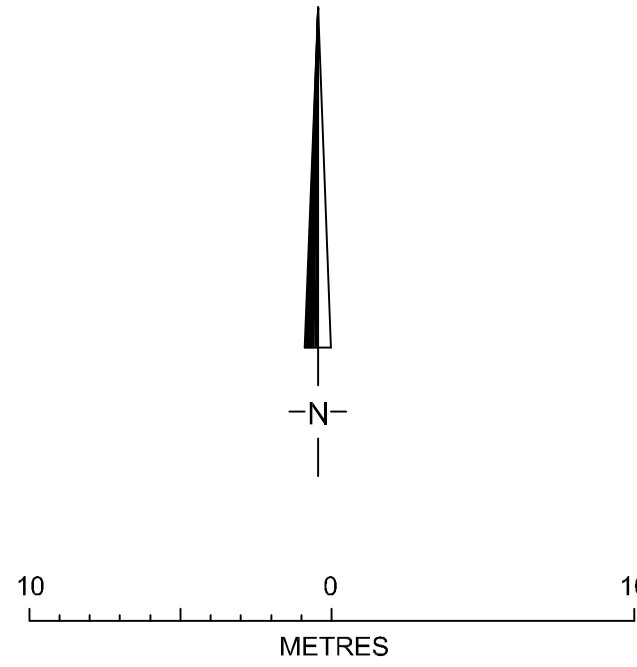
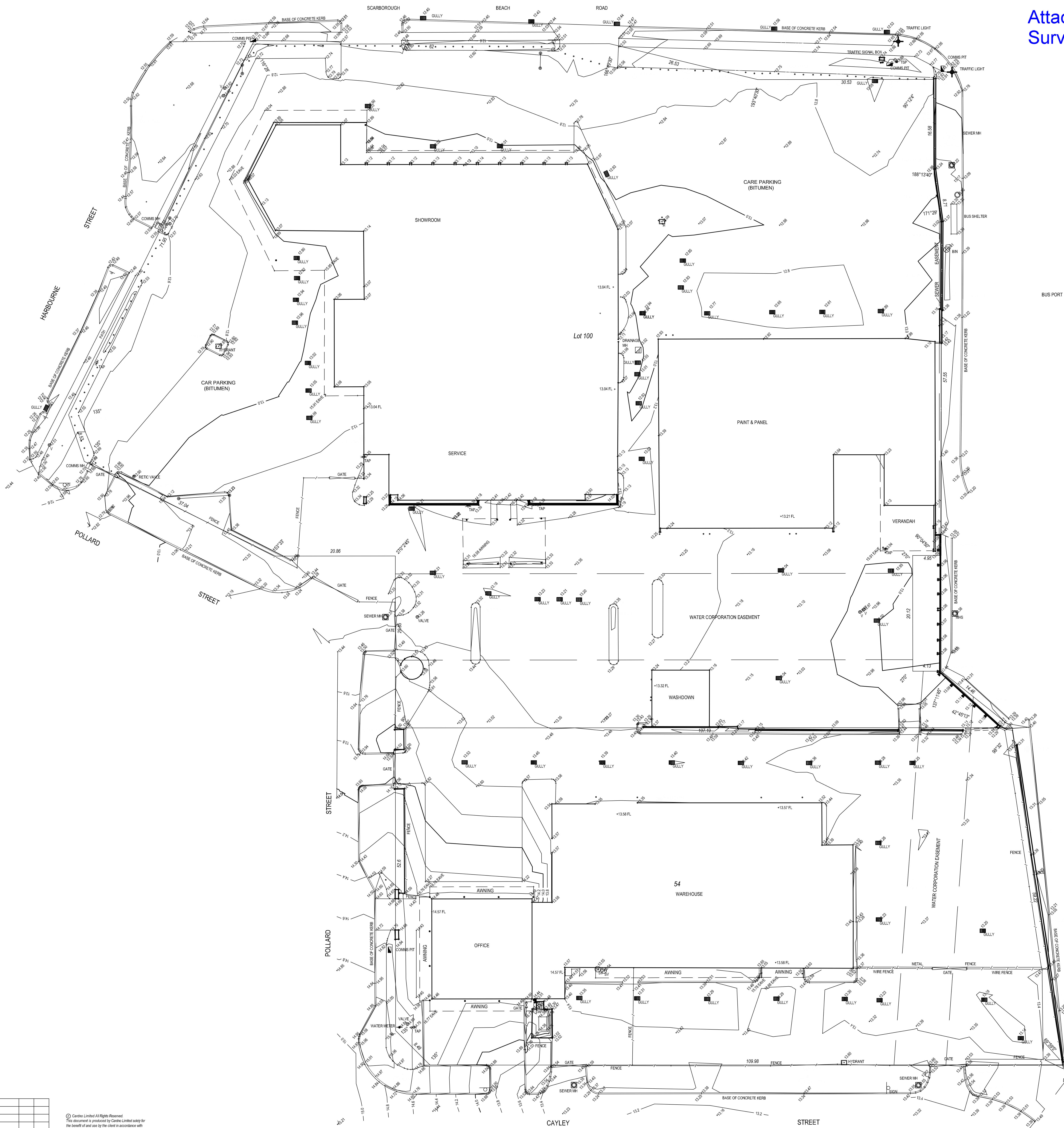
1. The applicant is advised that separate approval is required from the Western Australian Planning Commission under section 115 of the *Planning and Development Act 2005* for works within a Planning Control Area.
2. The use of the land within the Primary Regional Road Reserve (reserved for road widening) in the applicant's ownership is considered temporary until such time as the land is required. Any improvements made to it or loss of amenity will not be taken into consideration in determining any land acquisition cost or compensation which may be payable by the Western Australian Planning Commission at such time as land is required for the widening of Scarborough Beach Road and Mitchell Freeway. In addition, all improvements must be removed at the applicant/landowners expense.
3. Main Roads Western Australia advises the landowner/applicant that no stormwater drainage is to be discharged onto the road reserve.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

28-Jan-2021



- NOTES:
1. LOT BOUNDARY POSITIONS BY LANDGATE SPACIAL DATA AND ARE SUBJECT TO A RESURVEY.
 2. VISIBLE SERVICES ONLY LOCATED BY SURVEY.
 3. AHD LEVELS DERIVED FROM SSN LAWSLEY 144A.
 4. FOR EASEMENTS AND ENCUMBRANCES REFER TO CERTIFICATE OF TITLE.

JOB NO. L:SB11055 002	SURVEYOR S.L.	SITE SCARBOROUGH NORTH CITY HOLDEN LOT 100 SCARBOROUGH BEACH ROAD	SCALE 1:250 AT A0 SIZE
COAD FILE ALL.ccx	DRAWN M.S.		
DATE AHD 17.06.2011	CHECKED S.L.	TITLE FEATURE SURVEY	DWG NO. SB11055 002 F01
GRID PCG 94		CLIENT AHGL	R0

2 BAGOT ROAD, SUBACO W.A. 6008
TEL: (08) 9273 3888 FAX: (08) 9386 3831
email: perth@cardno.com.au

© Cardno Limited All Rights Reserved.
This document is produced by Cardno Limited solely for the benefit of the client and is to be used in accordance with the terms of the contract. Cardno Limited does not accept any liability for any loss or damage arising out of any use or reliance by third party on the content of this document.

City of Stirling
22 Oct 2020
RECEIVED

PARKING REQUIREMENTS			
	CALCULATIONS	BAYS REQUIRED	TOTAL BAYS
LOT 100			
1:15 STAFF MEMBER			
BRAND #1	1 X 10	10	
BRAND #2	1 X 10	10	
BRAND #3	1 X 10	10	
BRAND #4	1 X 10	10	
BRAND #5	1 X 12	12	
CAFE	1 X 3	3	
SERVICE RECEPTION	1 X 50	50	
WORKSHOP	1 BAY / 40M ²	2520 ÷ 40 = 63	63
TOTAL BAYS REQUIRED			168 BAYS
TABLE 2: PROPOSED CAR PARKING REDUCTIONS			
REDUCTION WITHIN 400M OF RAIL STATION	20%		
REDUCTION WITHIN 400M HIGH FREQUENCY BUS	10%		
TOTAL REDUCTION	30% x 168 = 50.4	51	
TOTAL BAYS REQUIRED	168 - 51 = 117		117
TOTAL BAYS PROVIDED			143
BICYCLE PARKING	1 BAY PER 400M ² FLOOR AREA (6438M ²)	16	16 BAYS

AREAS			TOTAL AREA (M ²)
SITE AREA		14,931	
REDUCED SITE AREA		APPROX. 10987	
BUILDING AREA:			
BRAND #1 - SHOWROOM		417	
OFFICES		63	
AMENITIES		30	
TOTAL BRAND #1			510
BRAND #2 SHOWROOM		368	
OFFICES		63	
AMENITIES		30	
TOTAL BRAND #2			510
BRAND #3 SHOWROOM		380	
OFFICES		63	
AMENITIES		17	
TOTAL BRAND #3			460
BRAND #4 SHOWROOM		450	
OFFICES		40	
AMENITIES		40	
TOTAL BRAND #4			530
BRAND #5 SHOWROOM		450	
OFFICES		40	
AMENITIES		40	
TOTAL BRAND #5			530
CAFE			100
MEZZANINE			
OFFICE		121	
WALKWAYS & STAIRS		91	
AMENITIES		31	
TOTAL SHARE MEZZANINE			243
SERVICE RECEPTION			
CUSTOMER LOUNGE		262	
SERVICE ADVISORY OFFICE		412	
AMENITIES		36	
TOTAL GROUND FLOOR			700
MEZZANINE OFFICE		67	
STAIRS & WALKWAY		69	
LUNCHROOM & AMENITIES		133	
TOTAL MEZZANINE			269
TOTAL SERVICE RECEPTION			969
WORKSHOP		2520	
WASHBAYS		192	
OIL/TOOLS/PARTS STORE		367	
TOTAL WORKSHOP			3099
UNDERCOVER CANOPY #1			2370
SHARED BINS			36
TOTAL BUILDING AREA:			6439

LANDSCAPING REQUIREMENTS			
	CALCULATIONS	LANDSCAPING REQ.	TOTAL
LOT 100			
min. 10% of landscaping of total site area	10987 x 10% =	1099	
TOTAL LANDSCAPING PROVIDED			1100
OVER 200M ² SITE AREA 1 TREE / 500M ² (OR PART THEREOF)	(10987) ÷ 500 = 21.9	22 TREES	
TOTAL TREES PROVIDED			30

DEVELOPMENT
ASSESSMENT PANEL
APPROVED
28-Jan-2021

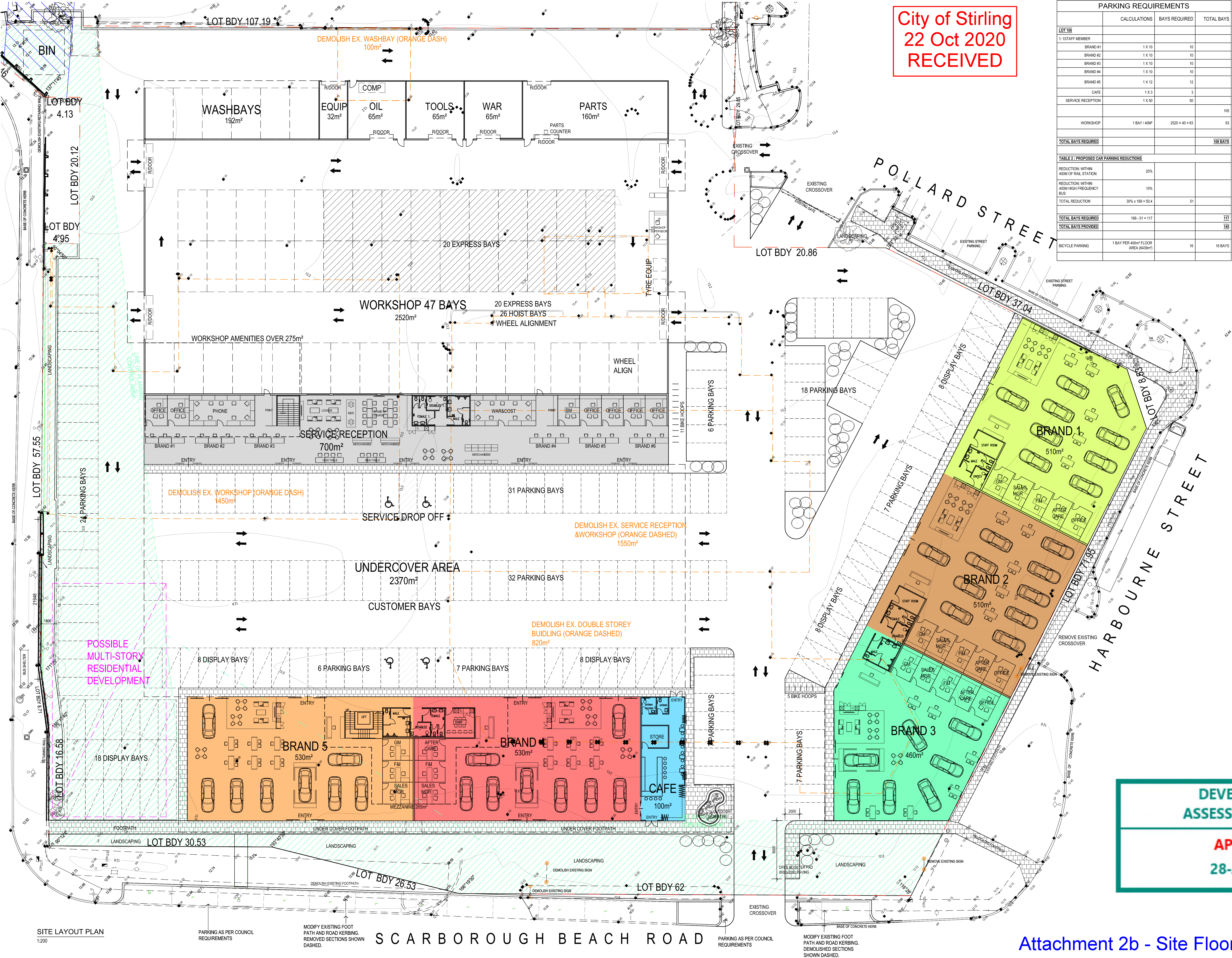
Attachment 2b - Site Floor Plan 22 October 2020

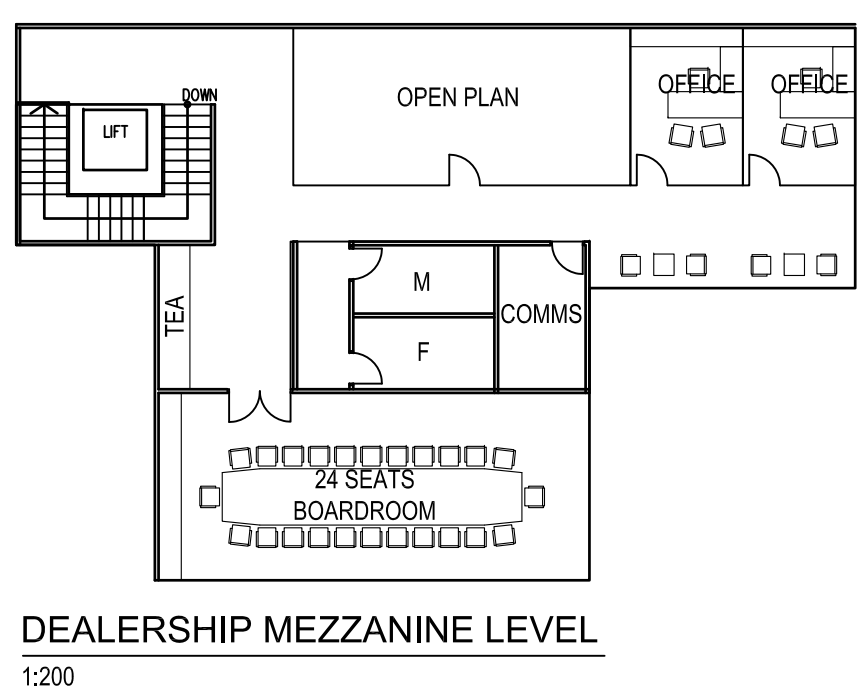
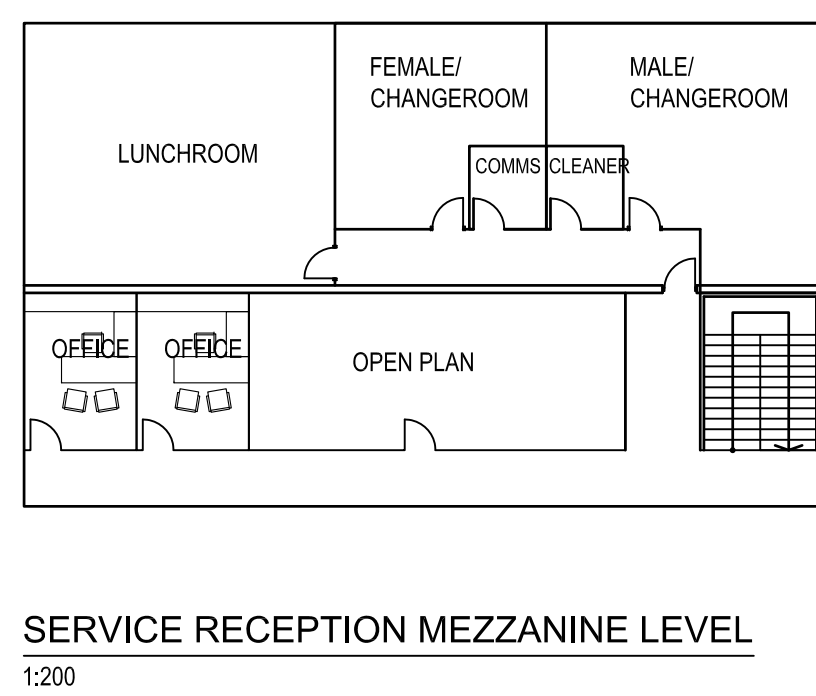
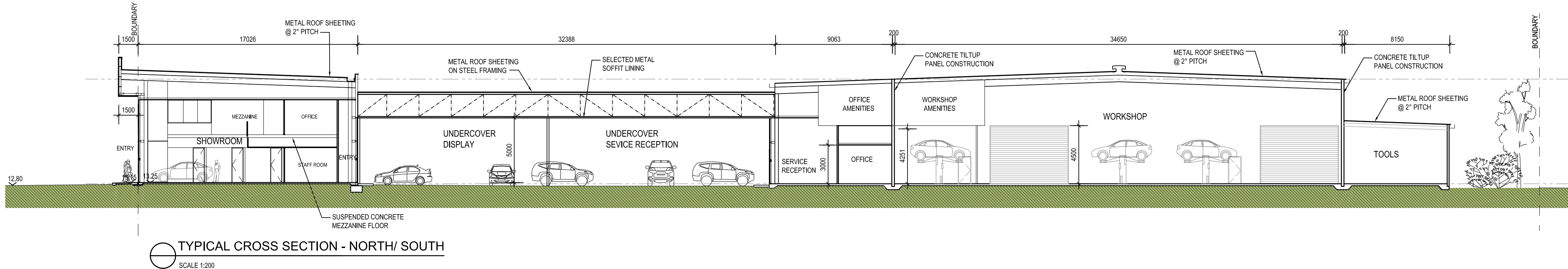
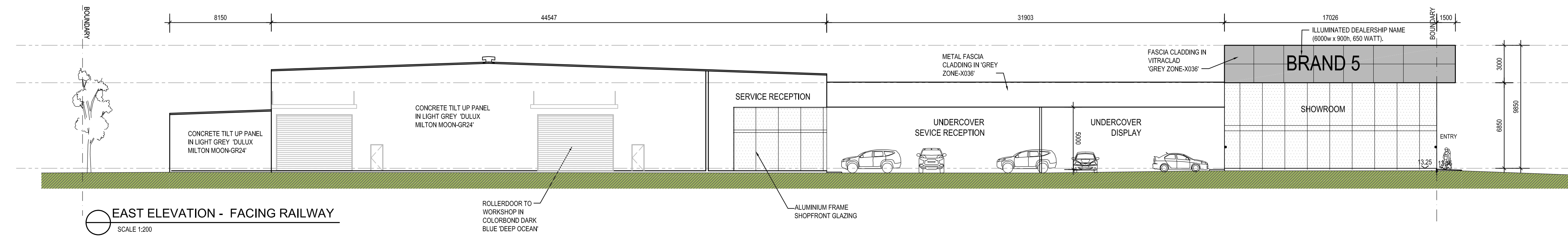
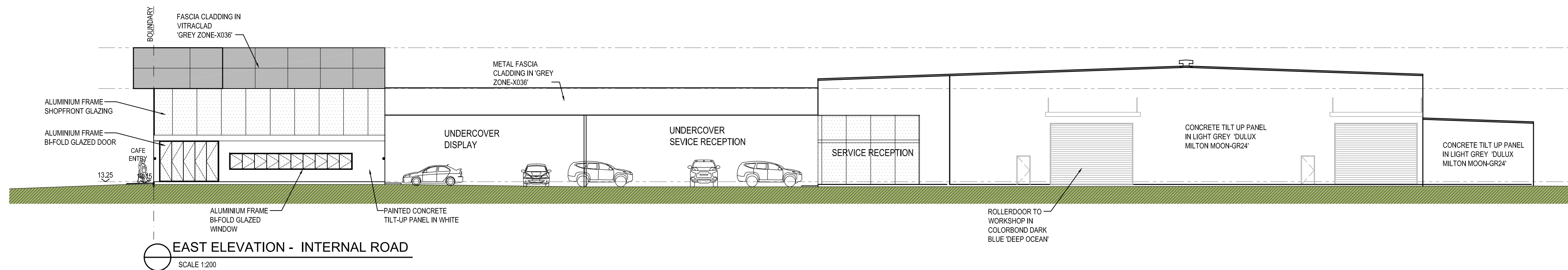
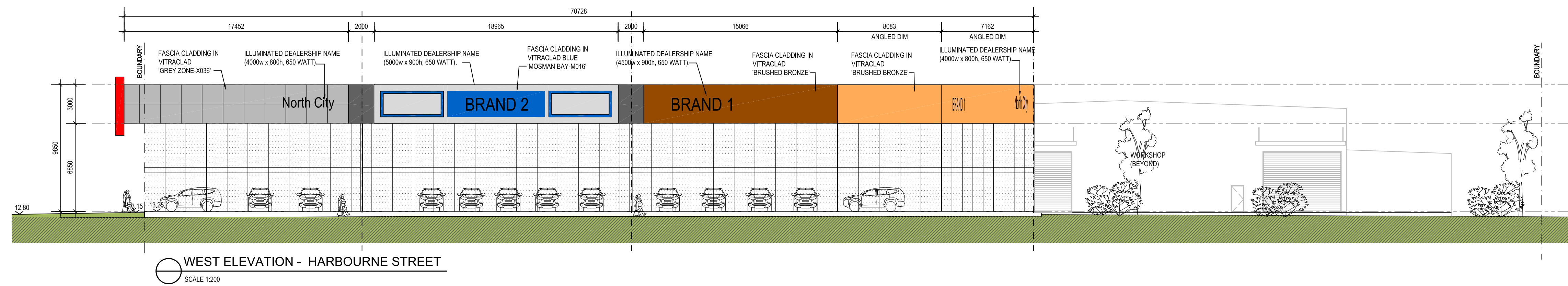
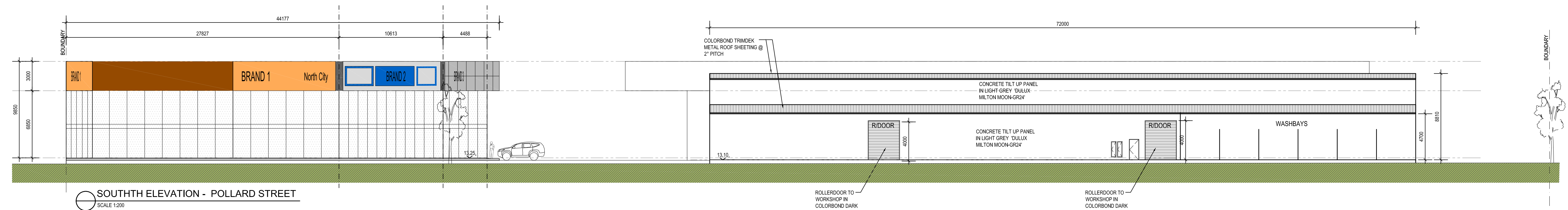
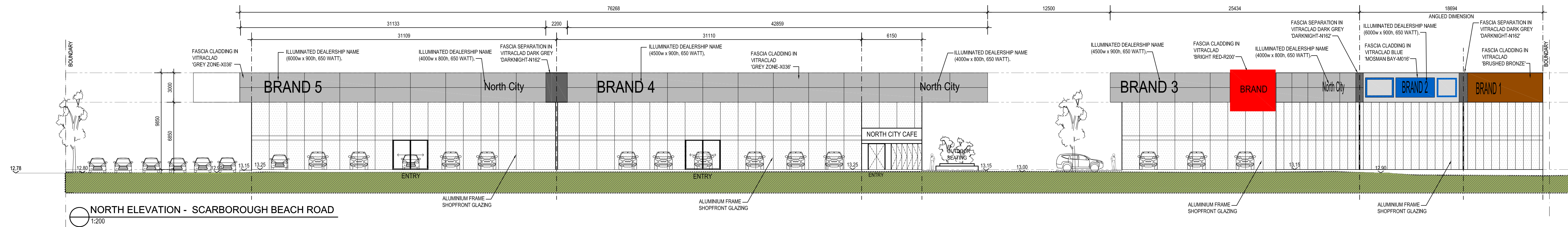
A01

REV: D

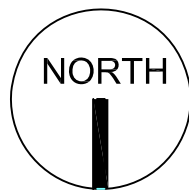
3/11/2020

2020 NORTH CITY - SITE PLAN_OPTION 7





Attachment 2c - Elevation Plans 22 October 2020



PARKING REQUIREMENTS			
	CALCULATIONS	BAYS REQUIRED	TOTAL BAYS
LOT 100			
1: 1STAFF MEMBER			
BRAND #1	1 X 10	10	
BRAND #2	1 X 10	10	
BRAND #3	1 X 10	10	
BRAND #4	1 X 10	10	
BRAND #5	1 X 12	12	
CAFE	1 X 3	3	
SERVICE RECEPTION	1 X 50	50	
			105
WORKSHOP	1 BAY / 40M ²	2520 ÷ 40 = 63	63
TOTAL BAYS REQUIRED			168 BAYS
TABLE 2: PROPOSED CAR PARKING REDUCTIONS			
REDUCTION: WITHIN 400M OF RAIL STATION	20%		
REDUCTION: WITHIN 400M HIGH FREQUENCY BUS	10%		
TOTAL REDUCTION	30% x 168 = 50.4	51	
TOTAL BAYS REQUIRED	168 - 51 = 117		117
TOTAL BAYS PROVIDED			145

AREAS		
	AREA (m ²)	TOTAL AREA (m ²)
SITE AREA	14 931	
REDUCED SITE AREA	APPROX. 10987	
WALKWAYS	345	
LANDSCAPING	1100	
HARDSTAND	7047	
BUILDING AREA:		
BRAND #1 - SHOWROOM	417	
OFFICES	63	
AMENITIES	30	
TOTAL BRAND #1		510
BRAND #2 SHOWROOM	368	
OFFICES	63	
AMENITIES	30	
TOTAL BRAND #2		510
BRAND #3 SHOWROOM	380	
OFFICES	63	
AMENITIES	17	
TOTAL BRAND #3		460
BRAND #4 SHOWROOM	450	
OFFICES	40	
AMENITIES	40	
TOTAL BRAND #4		530
BRAND #5 SHOWROOM	450	
OFFICES	40	
AMENITIES	40	
TOTAL BRAND #5		530
CAFE		100
MEZZANINE		
OFFICE	121	
WALKWAYS & STAIRS	91	
AMENITIES	31	
TOTAL SHARE MEZZANINE		243
SERVICE RECEPTION		
CUSTOMER LOUNGE	262	
SERVICE ADVISOR OFFICE	412	
AMENITIES	36	
TOTAL GROUND FLOOR		700
MEZZANINE OFFICE	67	
STAIRS & WALKWAY	69	
LUNCHROOM & AMENITIES	133	
TOTAL MEZZANINE		269
TOTAL SERVICE RECEPTION		969
WORKSHOP	2520	
WASHBAYS	192	
OIL/TOOLS/PARTS STORE	367	
TOTAL WORKSHOP		3099
UNDERCOVER CANOPY #1		2370
SHARED BINS		36
TOTAL BUILDING AREA:		6439

LANDSCAPING REQUIREMENTS			
	CALCULATIONS	LANDSCAPING REQ.	TOTAL
LOT 100			
min. 10% of landscaping of total site area	10987 x 10% =	1099	
TOTAL LANDSCAPING PROVIDED			1100
OVER 200M ² SITE AREA 1 TREE / 500M ² (OR PART THEREOF)	(10987) ÷ 500 = 21.9	22 TREES	
TOTAL TREES PROVIDED			30

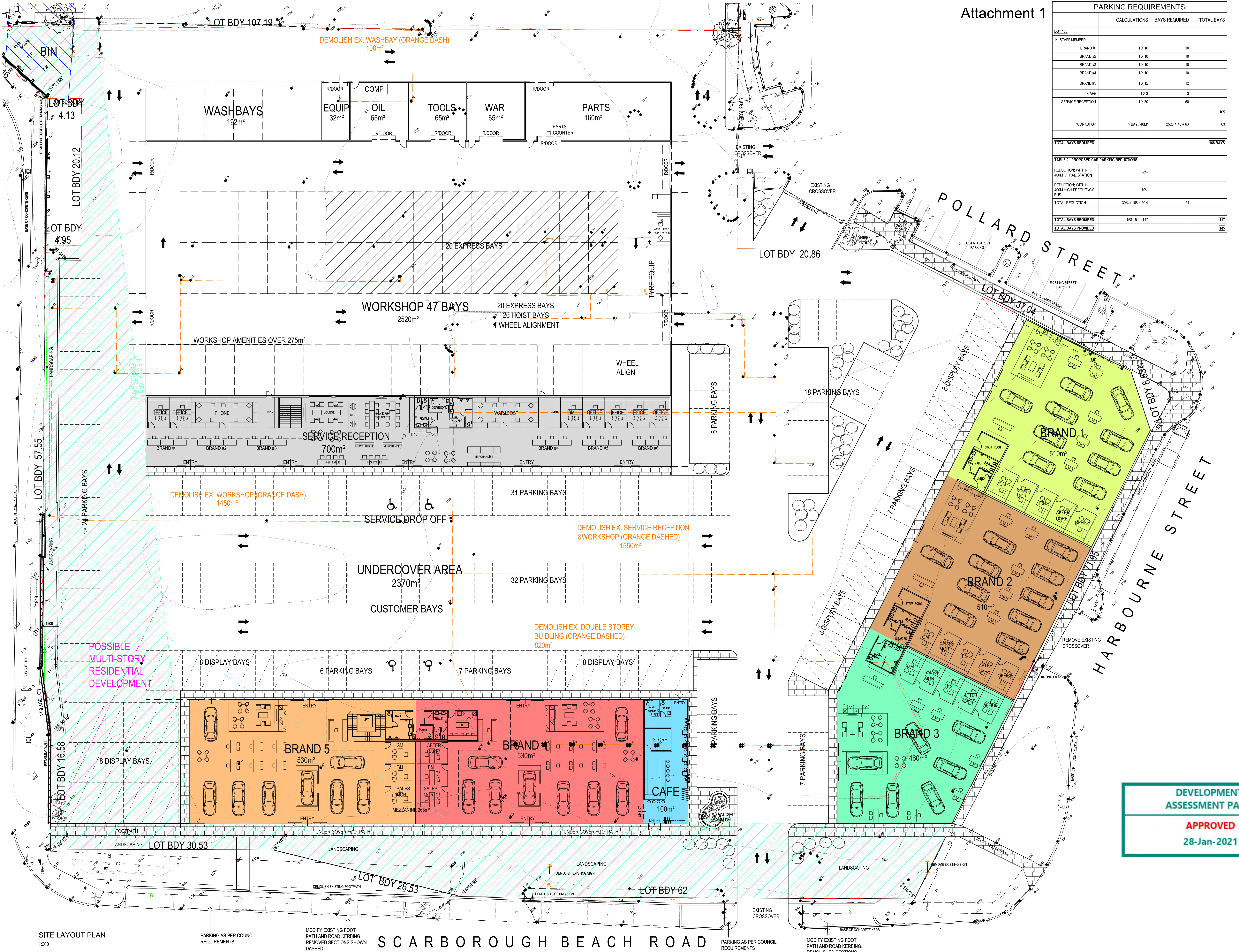
DEVELOPMENT
ASSESSMENT PANEL

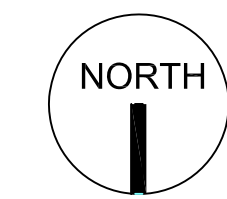
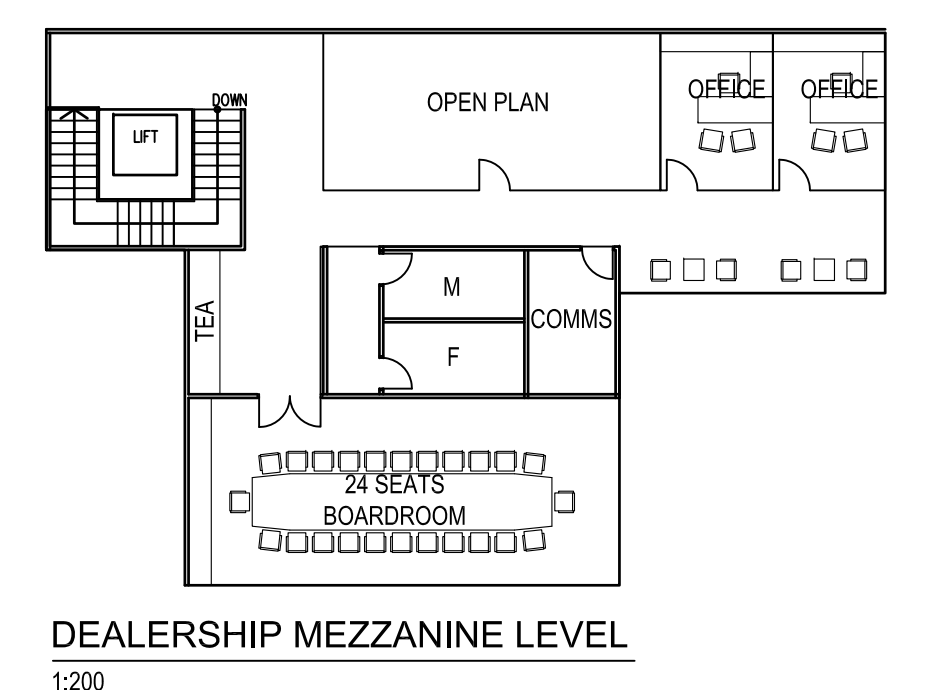
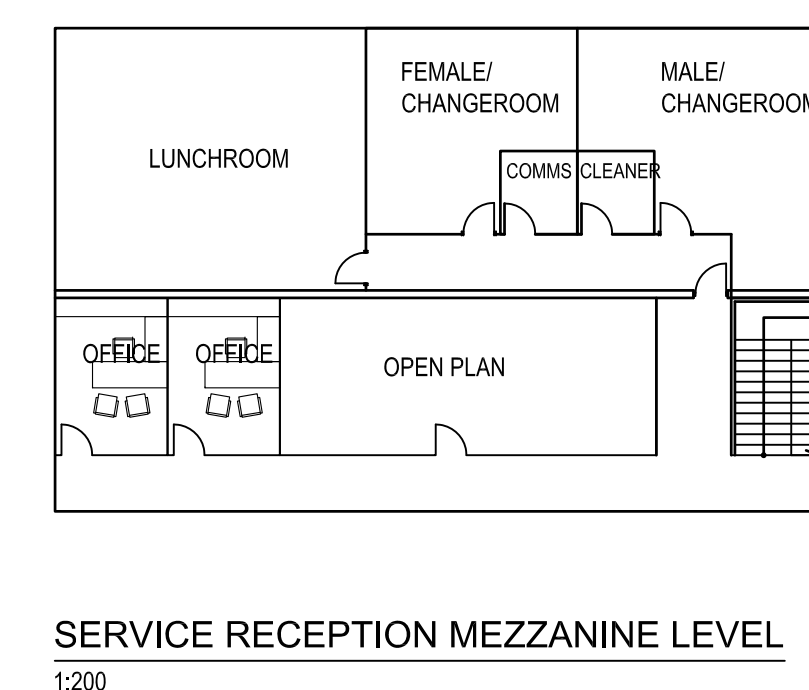
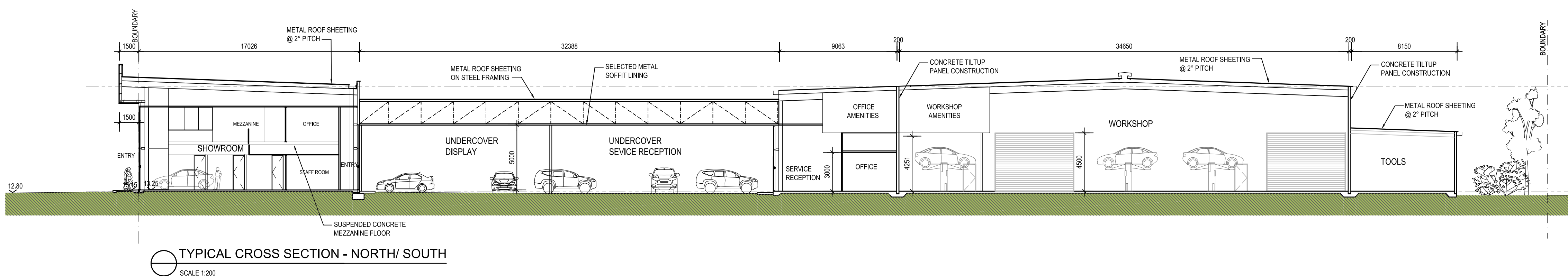
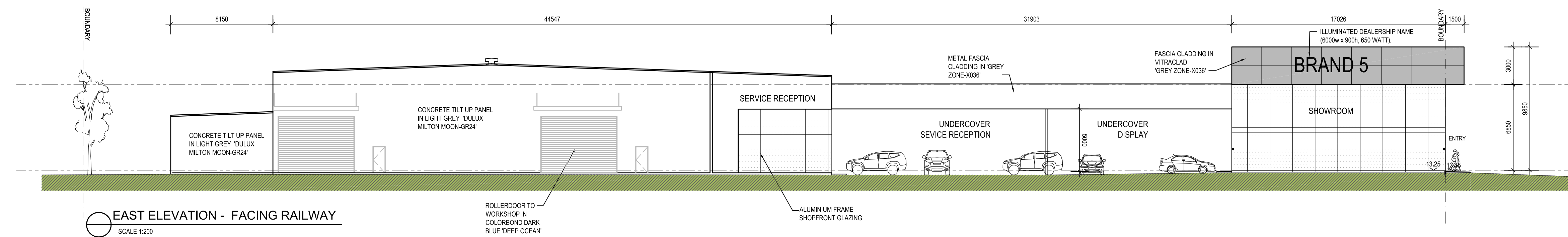
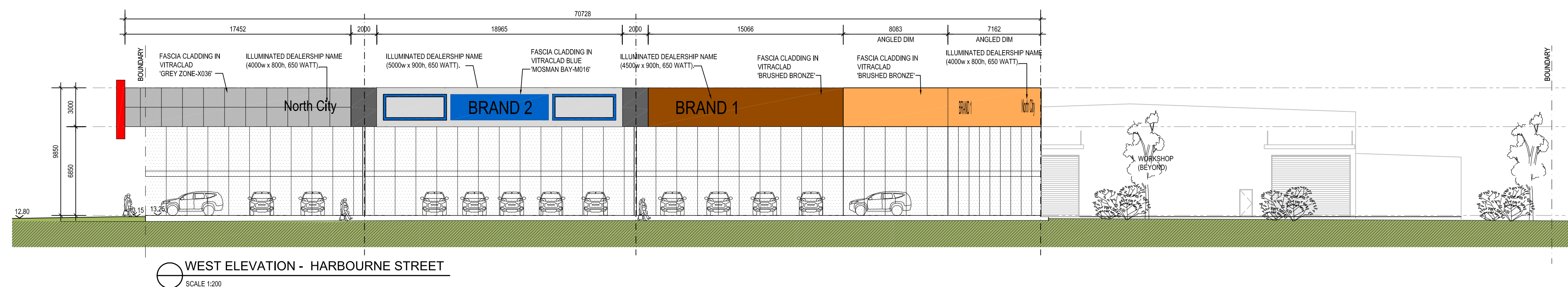
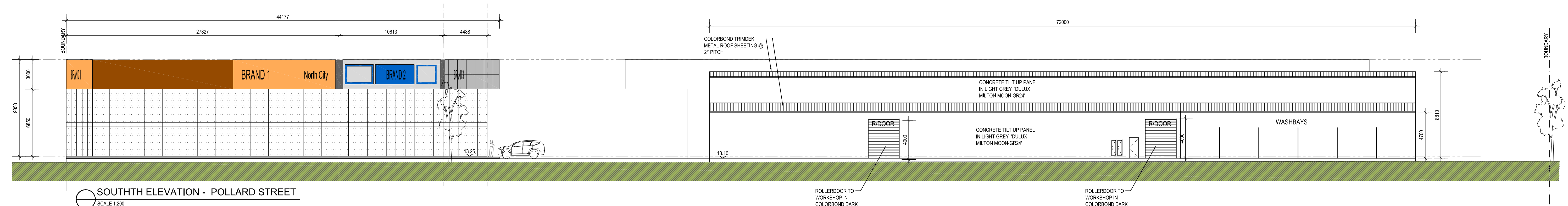
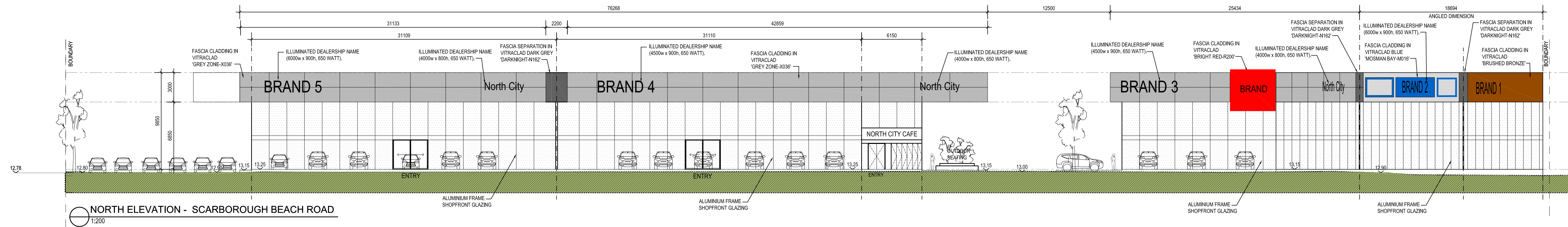
APPROVED
28-Jan-2021

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE
10-Nov-2020

FILE
20-1794-10







Legend

- ☐ Cadastre (View 1)
- Roads
 - Freeway
 - Main
 - Minor

Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

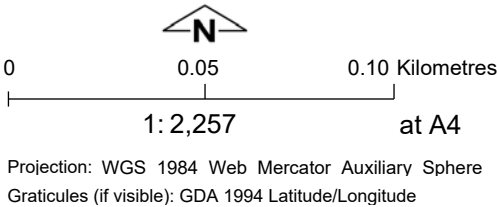
* This map is not intended for measurement purposes.

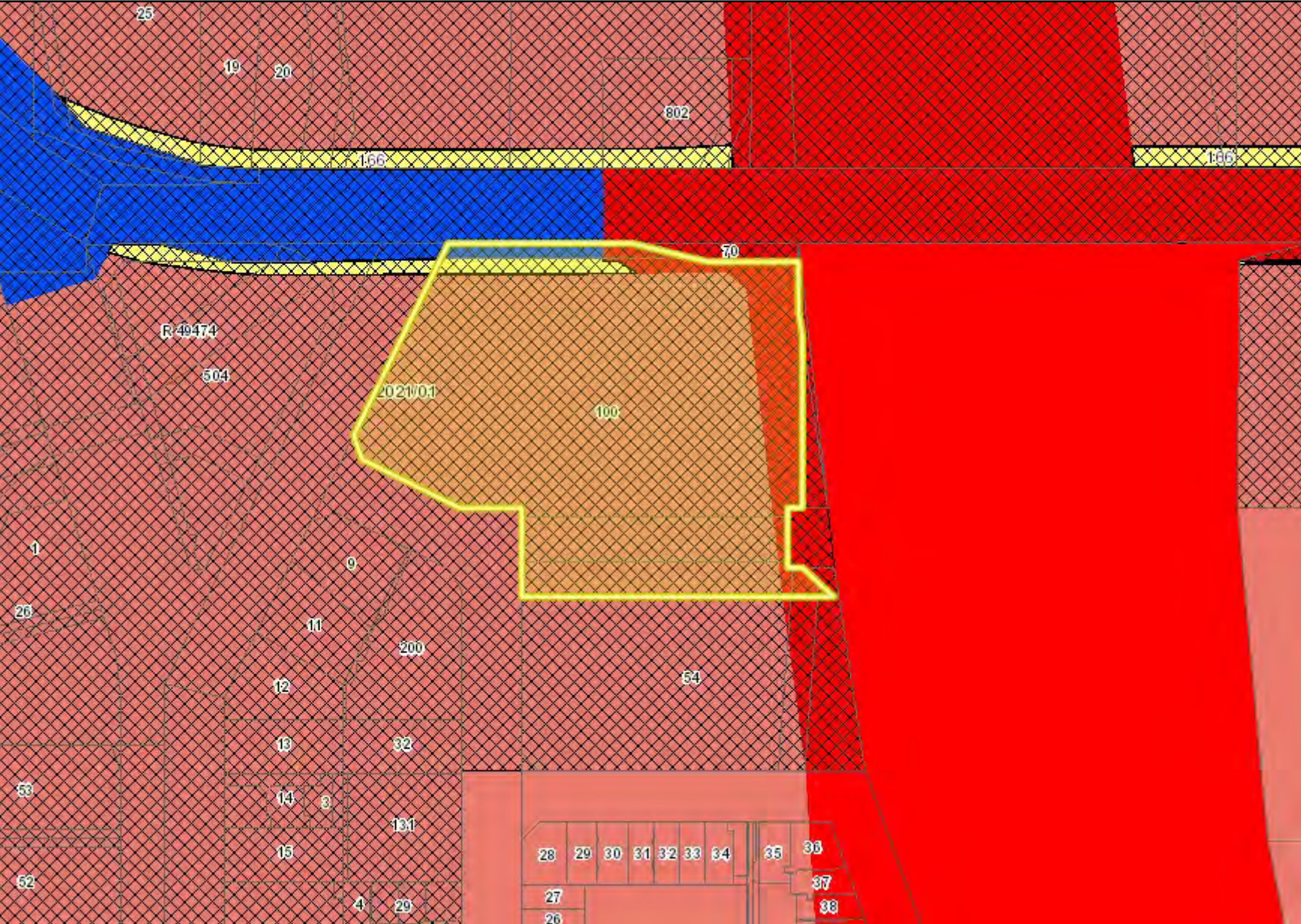
Map was produced using DPLH's InQuery.



20-1794-10 - Aerial Location Plan

DPLH BUSINESS USE ONLY





Legend

Cadastre (View 1)

RS Application Clause 21, 27 & 32

RS Application Planning Control Area

Region Scheme Boundary

Region Scheme Zones and Reserves

Industrial

Other regional roads

Primary regional roads

Urban

Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

* This map is not intended for measurement purposes.

Map was produced using DPLH's InQuiry.



Signed for and on behalf of the
Western Australian Planning Commission

An officer duly authorised by the Commission
pursuant to section 24 of the
Planning and Development Act 2005
for that purpose in the presence of :

Witness

Date

Approved - Minister for Planning

Date

Planning control area
No. 166

PLANNING CONTROL AREA NO. 166 - SCARBOROUGH BEACH ROAD - HINDERWELL STREET TO ODIN ROAD AND KING EDWARD ROAD TO MAIN STREET

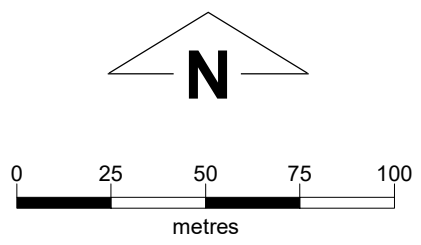


Created on date: Friday, 27 August 2021
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1

Legend

Planning control area Existing MRS road reserves

Program Manager: S. Haine
Geospatial Officer: J. Ballarotta
Examined: A. Power
Revised:
Version No: 1
Date: WAPC / 307.9.1
25 August 2021



Plan Number

1.7997

3487

Sheet 4 of 4

File number: 835/02/01/0035
Plan reference:
Metropolitan Region Scheme
1:25,000 sheet 15
Amending plans:
1.7994 - 1.7997



Metro-Inner North Joint Development Assessment Panel Minutes

Meeting Date and Time: Friday, 17 March 2023; 9.30am
Meeting Number: MINJDAP/174
Meeting Venue: Electronic Means

This DAP meeting was conducted by electronic means (Zoom) open to the public rather than requiring attendance in person

1 Table of Contents

1.	Opening of Meeting, Welcome and Acknowledgement.....	2
2.	Apologies.....	3
3.	Members on Leave of Absence.....	3
4.	Noting of Minutes.....	3
5.	Declaration of Due Consideration.....	3
6.	Disclosure of Interests.....	3
7.	Deputations and Presentations.....	3
8.	Form 1 – Responsible Authority Reports – DAP Applications.....	3
	Nil.....	3
9.	Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval	3
9.1a	345 (Lot 100) Scarborough Beach Road, Osborne Park	3
9.1b	345 (Lot 100) Scarborough Beach Road, Osborne Park	5
10.	State Administrative Tribunal Applications and Supreme Court Appeals	6
11.	General Business.....	7
12.	Meeting Closure	7



Attendance

DAP Members

Ms Francesca Lefante (Presiding Member)
Ms Gabriela Poezyn (A/Deputy Presiding Member)
Mr John Syme (Third Specialist Member)
Cr Suzanne Migdale (Local Government Member, City of Stirling)
Cr Elizabeth Re (Local Government Member, City of Stirling)

Officers in attendance

Mr Dean Williams (City of Stirling)
Ms Tracey Baglin (City of Stirling)
Mr Brent Davern (Western Australian Planning Commission)
Mr Ben Hesketh (Western Australian Planning Commission)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Jeremy Hofland (Rowe Group)
Mr Adam Roxby (Roxby Architects)
Mr Colm Hannigan (Grand Toyota Clarkson)

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.32am on 17 March 2023 and acknowledged the traditional owners and paid respect to Elders past and present of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2020 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

1.1 Announcements by Presiding Member

The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2020 which states '*A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.*', the meeting would not be recorded.

This meeting was convened via electronic means (Zoom). Members were reminded to announce their name and title prior to speaking.



2. Apologies

Ms Lee O'Donohue (Deputy Presiding Member)
Cr Felicity Farrelly (Local Government Member, City of Stirling)

3. Members on Leave of Absence

Nil

4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

- 7.1 The City of Stirling officers addressed the DAP in relation to the application at Item 9.1a.
- 7.2 The Western Australian Planning Commission officers addressed the DAP in relation to the application at Item 9.1b.

8. Form 1 – Responsible Authority Reports – DAP Applications

Nil

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

9.1a 345 (Lot 100) Scarborough Beach Road, Osborne Park

Development Description:	Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet
Proposed Amendments:	Amendment to DA20/1846 – Modifications to Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet
Applicant:	Rowe Group
Owner:	Associated Finance Pty Ltd
Responsible Authority:	City of Stirling
DAP File No:	DAP/20/01886



REPORT RECOMMENDATION

Moved by: Mr John Syme

Seconded by: Ms Gabriela Poezyn

That the Metro Inner-North Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/20/01886 as detailed on the DAP Form 2 dated 24 October 2022 is appropriate for consideration in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/20/01886 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Stirling Local Planning Scheme No. 3, for the proposed minor amendment to the approved Motor Vehicle Sales, Repair and Restaurant at Lot 100, House Number 345 Scarborough Beach Road, Osborne Park subject to the following conditions:

Amended Conditions

11. Prior to the occupation of the development three (3) Advanced Trees shall be planted in the road reserve adjoining the lot by the landowner/applicant at the landowner/applicants expense in the following configuration:
 - a) Two (2) Advanced Trees along the Pollard Street boundary.
 - b) One (1) Advanced Trees along the Harborne Street boundary.

All other conditions and requirements detailed on the previous approval dated 28 January 2021 shall remain, unless altered by this application.

The Report Recommendation was put and CARRIED (4/1).

For: Ms Francesca Lefante
Ms Gabriela Poezyn
Mr John Syme
Cr Elizabeth Re

Against: Cr Suzanne Migdale

REASON: Panel members considered that the proposed changes were of a minor nature and would not have a significant impact on the overall development. The amendments were approved consistent with the RAR comments.



9.1b 345 (Lot 100) Scarborough Beach Road, Osborne Park

Development Description: Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet
Proposed Amendments: Modifications to approved motor vehicle sales building, service centre and café
Applicant: Rowe Group
Owner: Associated Finance Pty Ltd
Responsible Authority: WAPC
DAP File No: DAP/20/01886

REPORT RECOMMENDATION

Moved by: Mr John Syme

Seconded by: Ms Gabriela Poezyn

That the Metro Inner-North JDAP resolves to

Approve DAP Application reference DAP/20/01886 and accompanying plans date stamped 21 December 2022 in accordance with Clause 30(1) of the Metropolitan Region Scheme, subject to the same conditions and advice notes as previously approved, except as amended below:

Amended Condition

2. The portion of the development located within Planning Control Area 166, as shown on Western Australian Planning Commission Plan Number 1.7997, does not form part of this approval.

The Report Recommendation was put and CARRIED (4/1).

For: Ms Francesca Lefante
Ms Gabriela Poezyn
Mr John Syme
Cr Elizabeth Re

Against: Cr Suzanne Migdale

REASON: Panel members considered that the proposed changes were of a minor nature and would not have a significant impact on the overall development. The amendments were approved consistent with the RAR comments.



10. State Administrative Tribunal Applications and Supreme Court Appeals

The Presiding Member noted the following SAT Applications –

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/21/02136 DR60/2022	City of Nedlands	No. 43 Esplanade, Nedlands	Proposed Mixed Use Development - One consulting room and three multiple dwellings	01/04/2022
DAP/20/01770 DR140/2022	City of Nedlands	97 (Lots 1-4) and 105 (Lot 500) Stirling Highway, Nedlands	Mixed use development comprising of basement car parking, restaurants, offices, motor vehicle sales and multiple dwellings.	23/08/2022
DAP/22/02229 DR172/2022	Town of Cambridge	413 (Lot 11) Vincent Street West, Leederville	Two-Storey Childcare Centre	04/10/2022
DAP/22/02191 DR192/2022	City of Vincent	No. 391 (Lot: 20) Lord Street, Mount Lawley	Proposed Mixed Use Development	31/10/2022
DAP/22/02276 DR194/2022	Town of Cottesloe	19 Napoleon Street (Lot 20) Cottesloe (Also Known As 19 & 21 Napoleon Street)	Four-Storey Office Building with Rooftop Terrace, and Change of Use of Existing Ground Floor Buildings To 'Restaurant and Small Bar)	04/11/2022
DAP/22/02219	City of Bayswater	589-591 (Lot 160-161) Morley Drive, Morley	Proposed Childcare Centre	14/09/2022
DAP/22/02218	City of Subiaco	No. 414 (Lot 27) Rokeby Road, Subiaco	Demolition Of Existing Building and Construction of a Six Storey Mixed Use Development (Ten Multiple Dwellings and Three Office Tenancies)	07/12/2022



Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02303	City of Vincent	Nos. 103 (Lot: 278) Alma Road & 367-373 (Lots 273-277) Fitzgerald Street, North Perth	Proposed Mixed Use Development	31/10/2023

11. General Business

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 9.40am.

**PART B - ITEM 4.1b - No. 345 (Lot 100) Scarborough Beach Road,
Modifications to approved Motor Vehicle Sales Building,
Service Centre and Café**

Form 2 – Responsible Authority Report
(Regulation 17)

DAP Name:	Metro Inner Development Assessment Panel
Local Government Area:	City of Stirling
Proposed Amendments:	Modifications to approved motor vehicle sales, service centre and cafe to include servery window and relocation of existing transformer
Applicant:	Rowe Group
Owner:	Associated Finance Pty Ltd
Value of Amendment:	No change (approved development valued at \$12 million)
Responsible Authority:	Western Australian Planning Commission
Authorising Officer:	Planning Director, Metro Central
WAPC Reference:	20-1794-10
DAP File No:	DAP/20/01886
Date of Original DAP decision:	28 January 2021
Application Received Date:	20 February 2024
Application Statutory Process Timeframe:	60 Days
Attachment(s):	1. Amended DA Plans (stamped 20 Feb 2024) 2. Original DAP Approval (approved 28 Jan 2021) 3. Amended DA Plan Approval (approved 17 March 2023) 4. Aerial Location Plan 5. MRS Zoning Map 6. PCA 166 Plan 1.7997

Responsible Authority Recommendation

That the Metro Inner DAP resolves to:

1. **Accept** that the DAP Application reference DAP/20/01886 as detailed on the DAP Form 2 dated 20 February 2024 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. **Approve** DAP Application reference DAP/20/01886 and accompanying plans date stamped 20 February 2024 in accordance with Clause 30(1) of the Metropolitan Region Scheme, subject to the same conditions and advice notes as previously approved on 28 January 2021, subject to the modifications approved through the previous Form 2 approved on 17 March 2023.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone/Reserve	Urban; Primary Regional Road; Other Regional Road; Clause 32 Area
Local Planning Scheme	Local Planning Scheme No. 3
Local Planning Scheme Zone/Reserve	Development; Herdsman Glendalough Special Control Area
Structure Plan/Precinct Plan	Draft Herdsman-Glendalough Structure Plan
Structure Plan/Precinct Plan Land Use Designation	Mixed Use
Use Class (proposed) and permissibility:	N/A
Lot Size:	14,931m ²
Number of Dwellings:	N/A
Existing Land Use:	Approved development under construction
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

Amended development plans have been received for an approved motor vehicle sale, service centre and cafe development at Lot 100 (No. 345) Scarborough Beach Road, Osborne Park (the subject site) (**Attachment 1 – Amended DA Plans**). The proposed amendments are summarised as follows:

- Re-arranging internal space within Building 1 and adding an external ‘servery’ window.
- Removing the existing sub-station along Pollard Street adjacent to Building No. 3 and installing a new electrical sub-station near Building No. 2.
- Re-arranging parking bays between Buildings No. 2 and No. 3.
- Increasing landscaping areas.
- Erecting a retaining wall around landscaping in the south-west corner and along the southern boundary.
- Alterations to the façade of Building No.1 and No. 2 within Planning Control Area 166 for Ford and Mitsubishi signage (to be subject to a separate application, as outlined in the report).
- Removal of one (1) parking bay to accommodate access to the Ford showroom.

Background:

The (former) Metro Inner-North Joint Development Assessment Panel (JDAP) approved the original application in January 2021, which proposed the following:

- demolition of all the existing improvements on the subject site;
 - development of two double storey buildings comprising five motor vehicle display showrooms fronting Scarborough Beach Road and Harborne Street;
 - a small cafe at the main pedestrian and vehicular entrance from Scarborough Beach Road;
 - development of a centrally located reception/office area and a workshop/car wash amenities to the rear of the lot;
 - outdoor vehicle display areas located on the north-eastern corner of the lot at the Scarborough Beach Road frontage and amongst customer vehicle parking areas behind the display showrooms; and
 - hard and soft landscaping at the Scarborough Beach Road frontage and within the proposed customer and motor vehicle display parking bay areas.
- (Attachment 2 - Original DAP Approval (approved 28 Jan 2021)).**

A subsequent application to amend the original application was approved by the JDAP in March 2023, which proposed the following modifications:

- 514m² gross floor area size increase of staff amenities and mezzanine level, to include additional staff administration and training facilities;
 - nominal 9m² decrease in workshop size;
 - increase in size of café (private use) from 100m² to 280m²;
 - 1.55m reduction in showroom height (floor to ceiling), in order to meet sustainability requirements of the National Construction Code;
 - decrease in number of customer parking bays from 145 to 91;
 - addition of 400m² canopy structure to rear of showroom building 2;
 - 1,330m² reduction to canopy structure between showroom building 1 and workshop administration Building 3, to meet National Construction Code requirements; and
 - planting of 28 additional trees.
- (Attachment 3 - Amended DA Plan Approval (approved 17 March 2024)).**

Site Context

The subject site is under development and is bound by Scarborough Beach Road to the north, Glendalough Bus Station to the east, Cayley Street to the south and Pollard Street and Harborne Street service road to the west (**Attachment 4 – Aerial Location Plan**). A car dealership previously existed on the site and was demolished mid-2021.

Planning Context

The majority of the subject site is zoned Urban under the *Metropolitan Region Scheme* (MRS), however, portions of the site adjacent to the eastern and northern boundaries are impacted by Primary Regional Road (PRR) and Other Regional Road (ORR) reservations, respectively (**Attachment 5 – MRS Zoning Map**).

The site is zoned Development under the City of Stirling *Local Planning Scheme No.3* (LPS3), which requires development of land to comply with an approved structure plan. In this regard, the draft Herdsman-Glendalough Structure Plan (HGSP) has been

prepared and submitted to the Western Australian Planning Commission (WAPC) for approval, however, its finalisation has been deferred pending updates required to ensure alignment with the City's draft Local Planning Scheme No.4 and State Planning Policy 7.2 – Precinct Design.

Development Application Pathway

The subject site is affected by MRS Clause 32 *Resolution RES2021/01* (Section 5 - Stirling and Glendalough Station Precincts), which requires all non-residential development to be determined by the WAPC under the MRS, unless an approved structure plan is in place. This resolution supersedes MRS Clause 32 *Resolution RES2015/01*, which applied to the original application.

At the time of the original approval, the site was affected by Planning Control Area (PCA) 127, which was declared in order to protect land for the potential widening of Scarborough Beach Road. PCA 127 has since been superseded by PCA 166, which was declared for the same purpose (**Attachment 6 – PCA166 Plan 1.7997**).

The subject application proposes a canopy, fascia overhang and signage within PCA 166 (**Attachment 1**, drawing A08 rev J), consistent with the original application. The DAP is not empowered to determine development applications within a PCA and therefore this element of the application requires separate determination by the WAPC. This is captured by existing Condition 2, which is updated by the Form 2.1 decision 17 March 2023 to reflect the new PCA number and WAPC plan reference.

The original development application had an estimated value of \$12 million and was therefore within the mandatory Development Assessment Panel (DAP) threshold (\$10 million), requiring approval from a DAP. The subject application does not change the value of the approved development and therefore remains eligible for determination by the DAP.

The DAP is required to consider the application under a dual reporting process, whereby the City of Stirling (City) and the WAPC submit independent Responsible Authority Reports (RARs) relating to LPS3 and the MRS, respectively.

Legislation and Policy:

Legislation

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Schemes

Metropolitan Region Scheme

State Government Policies

Perth and Peel @ 3.5 million

Central Sub-Regional Planning Framework

State Planning Policy 4.2: Activity Centres for Perth and Peel

Development Control Policy 1.6: Transit Oriented Development

Development Control Policy 5.1: Regional Roads (Vehicular Access)

Structure Plans/Local Policies

Draft Herdsman Glendalough Structure Plan

Consultation:

No referrals were required as the proposed amendments to the development are minor and do not impact the Primary Regional Road reservation. The original development was referred to Main Roads Western Australia (MRWA), Public Transport Authority (PTA) and Department of Water and Environmental Regulation (DWER) and advice received was considered in the WAPC's RAR.

Planning Assessment:

Clause 30(1) of the MRS requires the WAPC to have regard to the purpose for which land is zoned or reserved, the orderly and proper planning of the locality and the preservation of the amenity of the area when determining a development application.

The modifications proposed by the application do not propose any changes to the use of the land already approved and therefore the proposal remains consistent with the purpose for which the land is zoned and reserved.

The original development application was deemed to be consistent with the principles of orderly and proper planning on that basis that the design also provides the flexibility necessary for further development or adaptive re-use as the area transitions to a transit-oriented development. The proposal has been assessed against the same policies as the original application and remains consistent with the principles of orderly and proper planning.

The proposed development is largely located internal to the development and do not significantly impact upon the public realm. The proposed modifications do not raise any regional planning considerations and would not have a noticeable impact to the public realm in comparison to the approved plans. Accordingly, the amenity of the area will be maintained.

The proposed changes therefore accord with Clause 30(1) of the MRS and are supported.

Conclusion:

The proposed amendments to the approved development are in line with the Urban zone under the MRS and do not adversely impact any relevant land reservations under the MRS.

The changes are considered minor in nature and do not constitute a new proposal or substantial change to the approved development. Accordingly, it is recommended that the application be approved subject to the same conditions and advice notes as previously approved on 28 January 2021, subject to the modifications approved through the previous Form 2 approved on 17 March 2023.



NORTH CITY DEVELOPMENT

ISSUE FOR COUNCIL APPROVAL

DRAWING SCHEDULE

DWG	DWG TITLE	SCALE @ A1	REV
12323-SBR-LS-100	COVER PAGE	NTS	E
12323-SBR-LS-200	LANDSCAPE PLAN 1 OF 2	1:200	E
12323-SBR-LS-201	LANDSCAPE PLAN 2 OF 2	1:200	E
12323-SBR-LS-300	LANDSCAPE DETAILS	AS SHOWN	E
12323-SBR-IR-200	IRRIGATION PLAN 1 OF 2	1:200	D
12323-SBR-IR-201	IRRIGATION PLAN 2 OF 2	1:200	D

City of Stirling
14 Feb 2024
RECEIVED

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE
20-Feb-2024

FILE
DAP/20/01886

NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD, OSBORNE PARK

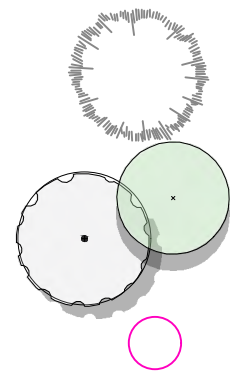
REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR REVIEW	TD	10.03.23
2	ISSUE FOR REVIEW	TD/VW	01.08.23
3	RE-ISSUE FOR BUILDING PERMIT	TD	07.08.23
4	RE-ISSUE FOR BUILDING PERMIT	TD	14.08.23
5	ISSUE FOR COUNCIL APPROVAL	TD	10.01.24



TIM DAVIES LANDSCAPING
three gilmore court osborne park
western australia 6023
telephone +61 8 9443 5200
facsimile +61 8 9443 5201
eng@tdl.com.au

CLIENT	EAGERS AUTOMOTIVE LIMITED
DRAWING	QY
SCALE	NTS
APPROVED	TD/JR
DRAWING NO.	12323-SBR-LS-100
COVER PAGE	E

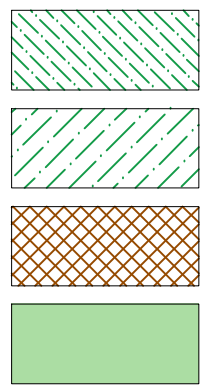
LEGEND



EXISTING TREES TO BE
RETAINED & PROTECTED

PROPOSED TREES
- REFER PLANTING SCHEDULE
06/300

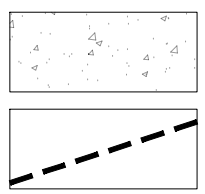
ROOT CONTROL BARRIER



IRRIGATED PLANTING
- REFER PLANTING SCHEDULE
06/300

MULCH ONLY
- 50mm PINE BARK MULCH

IRRIGATED TURF
- KIKUYU VILLAGE GREEN



CONCRETE FOOT PATH
- BY OTHERS

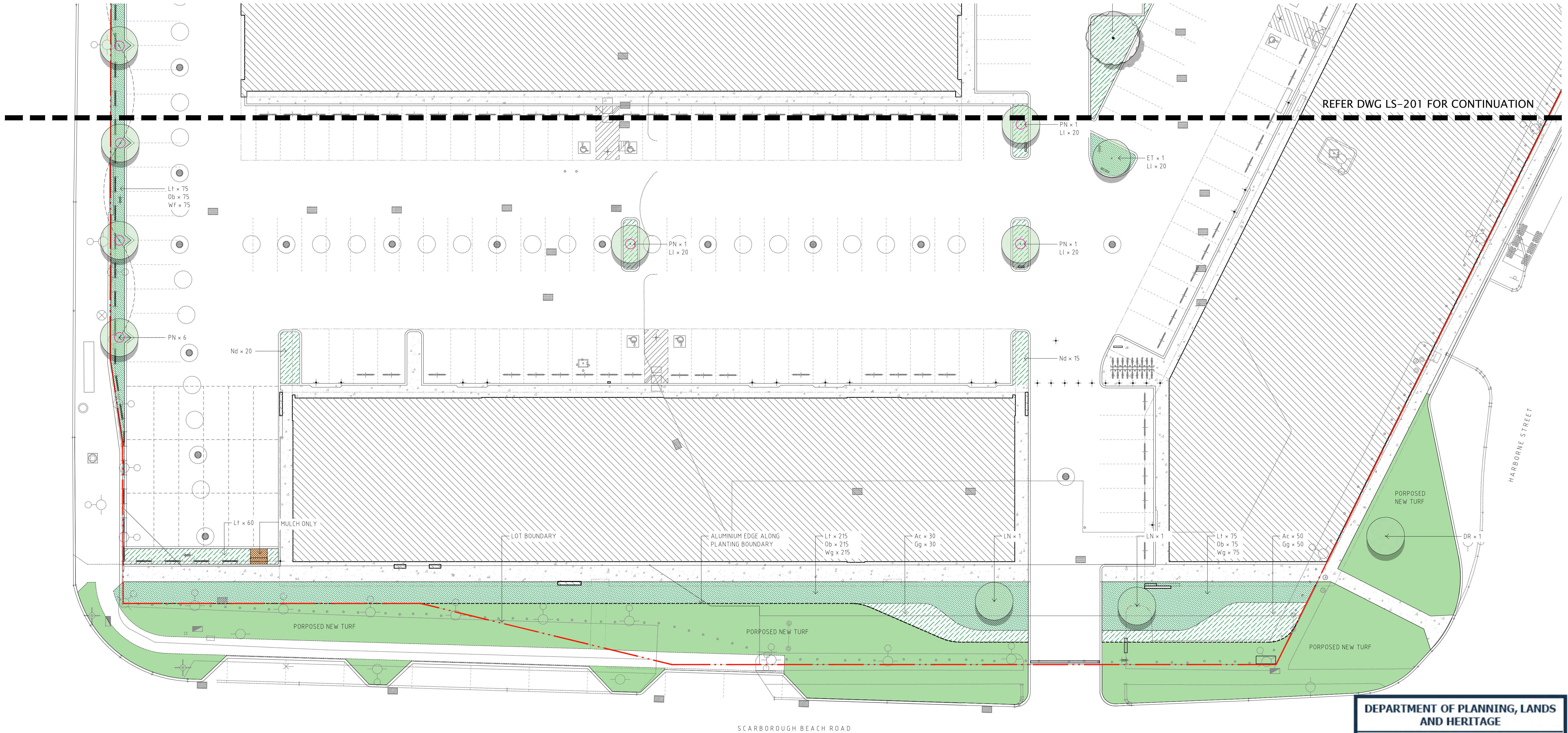
ALUMINIUM EDGE
- 100mm DEPTH

City of Stirling
14 Feb 2024
RECEIVED

LANDSCAPE CALCULATIONS:

SITE AREA 14,624m²
DEEP SOIL AREA 1,260 m² (8.6%)
PROPOSED TREES 24 x 45lt trees
16 x 90lt trees
3 x 100lt trees

VERGE (OUTSIDE LOT BOUNDARY)
DEEP SOIL AREA ADDITIONAL 714 m²
PROPOSED TREES 3 x 90lt trees



REFER DWG LS-201 FOR CONTINUATION

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE
20-Feb-2024

FILE
DAP/20/01886

NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD, OSBORNE PARK



REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR REVIEW	TD	10.05.23
2	ISSUE FOR REVIEW	TD	11.05.23
3	RE-ISSUE FOR BUILDING PERMIT	TD	14.05.23
4	RE-ISSUE FOR BUILDING PERMIT	TD	16.05.23
5	RE-ISSUE FOR COUNCIL APPROVAL	TD	10.07.24

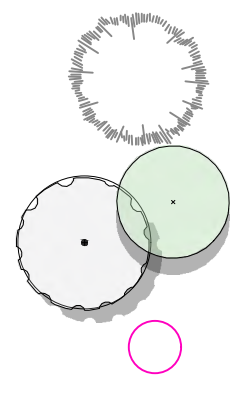


TIM DAVIES LANDSCAPING
three gilmore court osborne park
western australia 6027
telephone +61 8 9443 5200
fax/facsimile +61 8 9443 5201
eng@tld.com.au

CLIENT	EAGERS AUTOMOTIVE LIMITED
PROJECT	OSBORNE PARK
DRAWING	QY
APPROVED	TD/JR
SCALE	1:2000(A1)
DRAWING NO.	12323-SBR-LS-200
REVISION	E



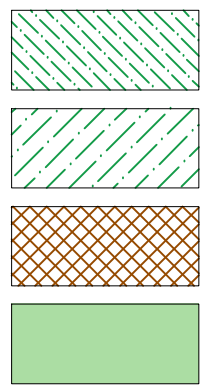
LEGEND



EXISTING TREES TO BE
RETAINED & PROTECTED

PROPOSED TREES
- REFER PLANTING SCHEDULE
06/300

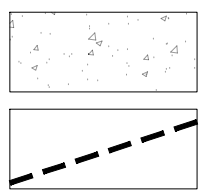
ROOT CONTROL BARRIER



IRRIGATED PLANTING
- REFER PLANTING SCHEDULE
06/300

MULCH ONLY
- 50mm PINE BARK MULCH

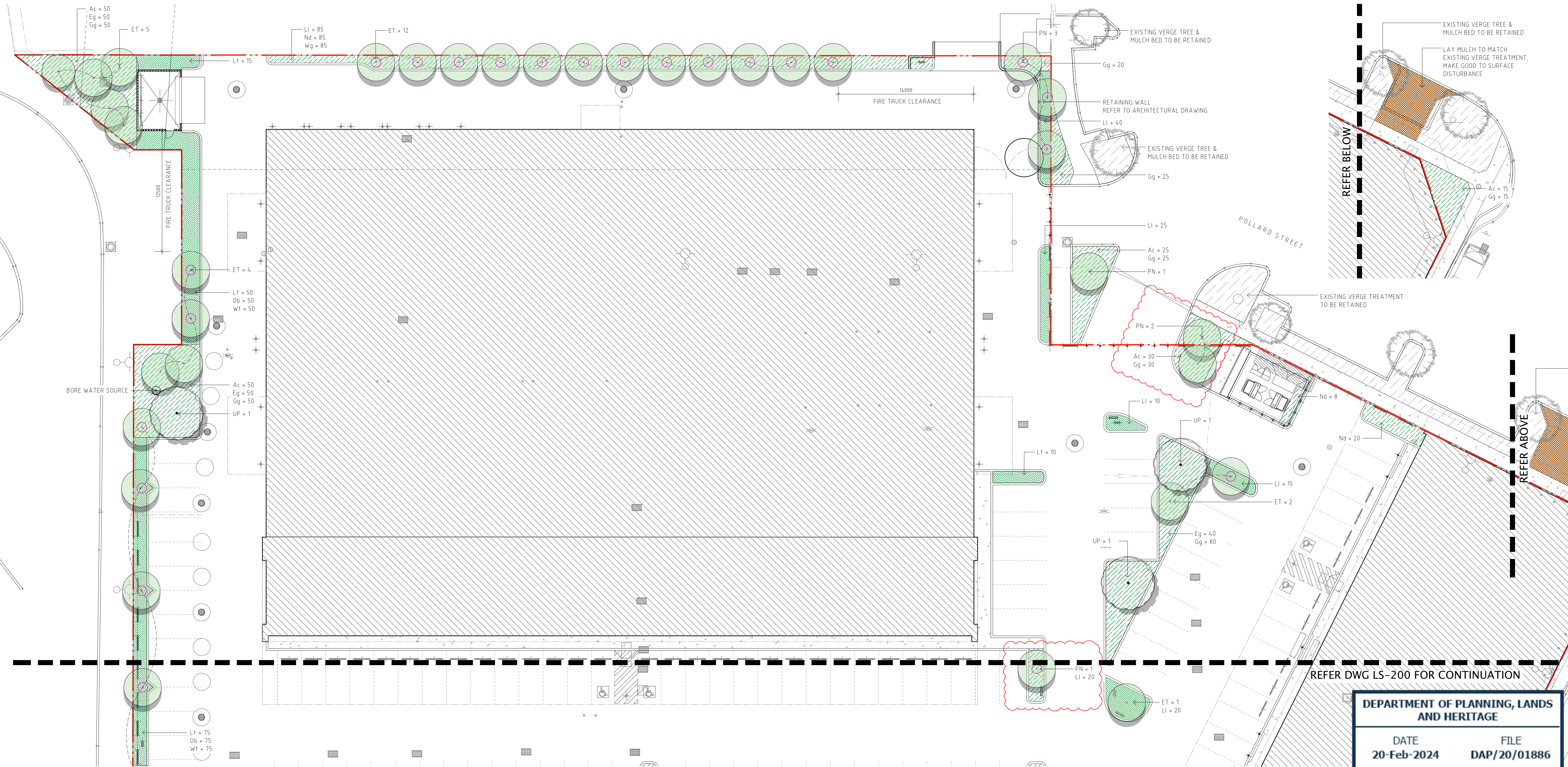
IRRIGATED TURF
- KIKUYU VILLAGE GREEN



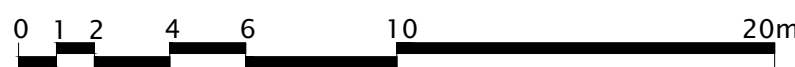
CONCRETE FOOT PATH
- BY OTHERS

ALUMINIUM EDGE
- 100mm DEPTH

City of Stirling
14 Feb 2024
RECEIVED



NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD, OSBORNE PARK



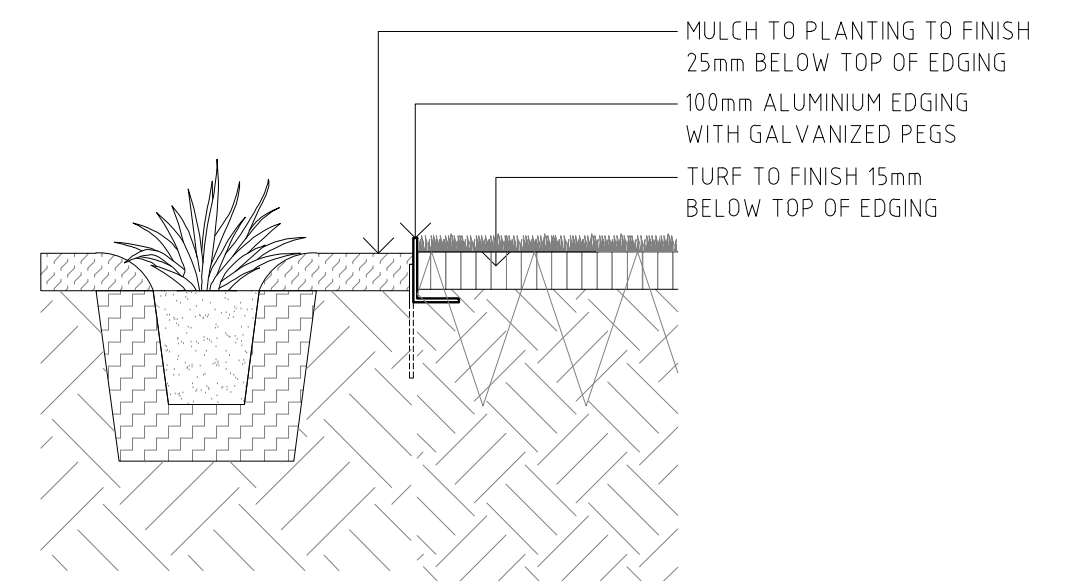
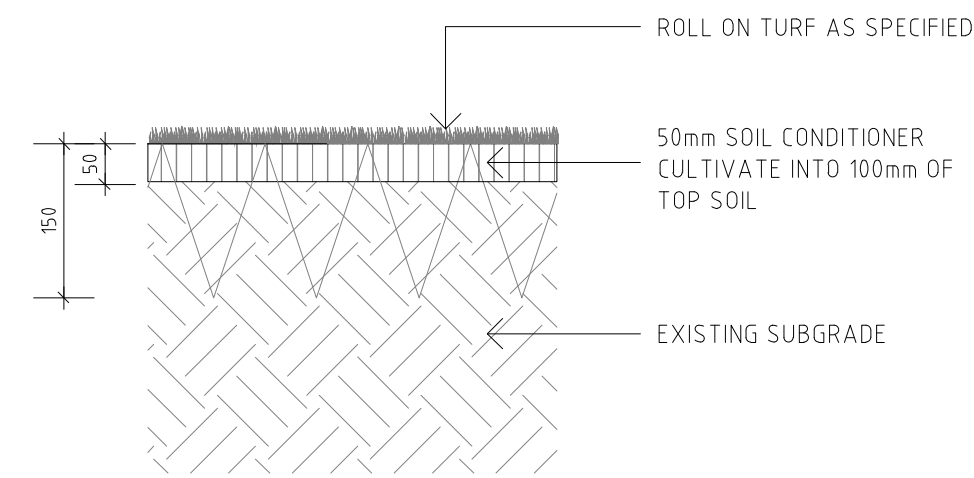
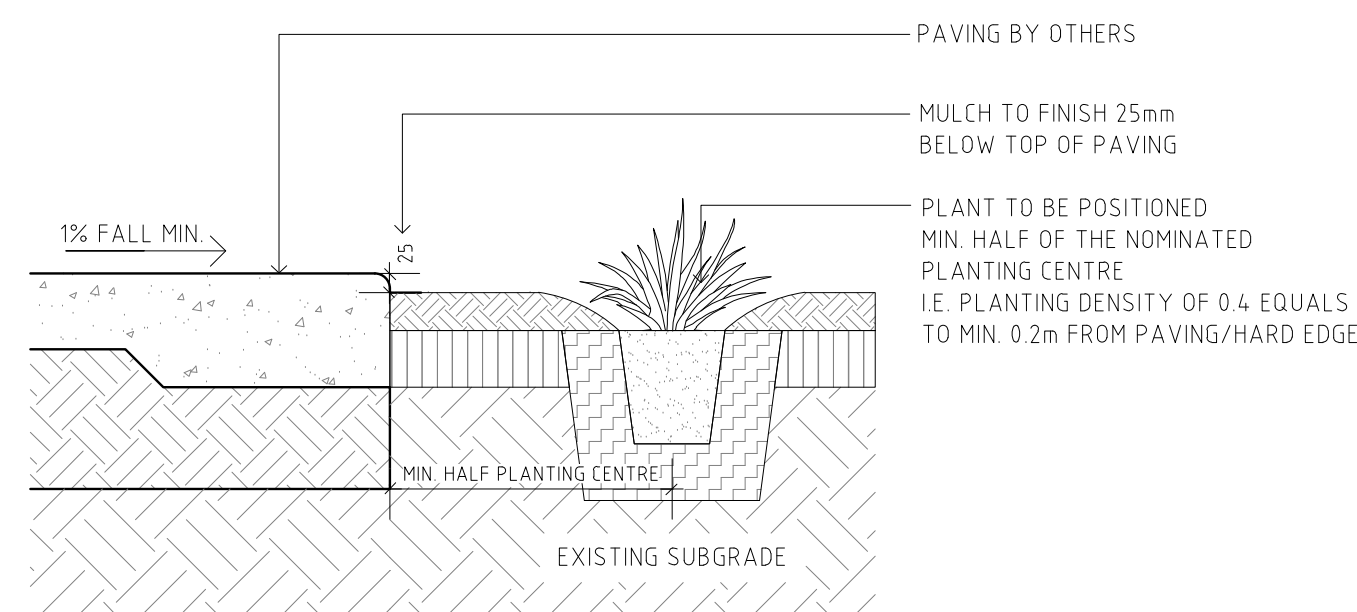
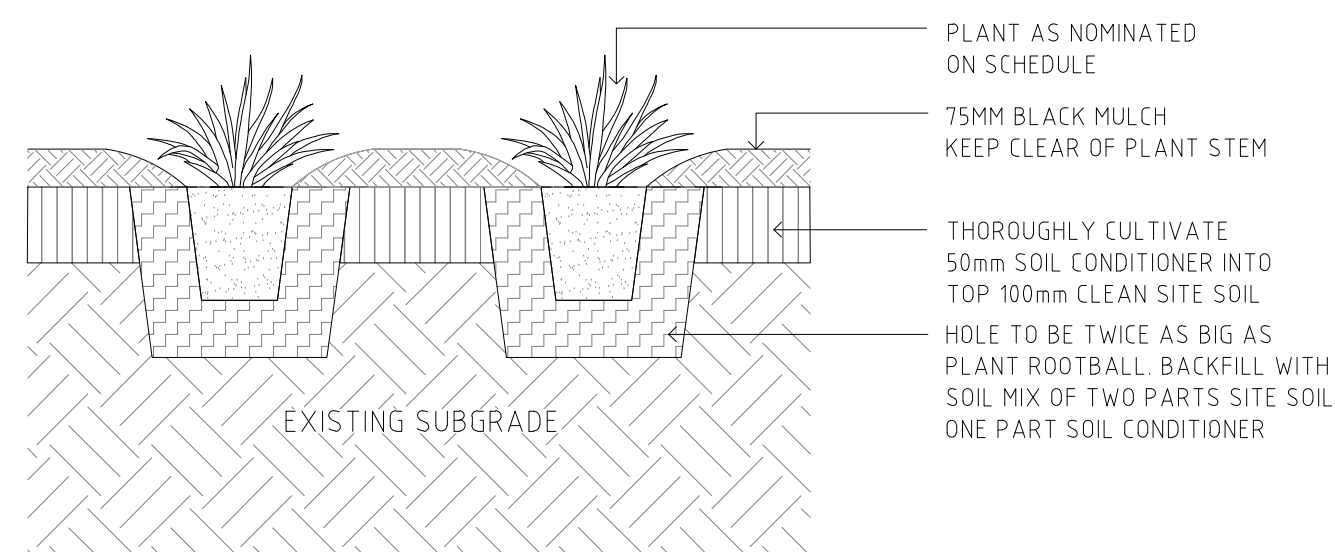
REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR REVIEW	UP	10.05.23
2	ISSUE FOR REVIEW	QJ/VW	01.06.23
3	RE-ISSUE FOR BUILDING PERMIT	QJ	07.06.23
4	RE-ISSUE FOR BUILDING PERMIT	QJ	14.06.23
5	ISSUE FOR COUNCIL APPROVAL	QJ	10.07.24



TIM DAVIES LANDSCAPING
three glenn court osborne park
western australia 6027
telephone +61 8 9444 5200
facsimile +61 8 9444 5201
eng@tdl.com.au

CLIENT	EAGERS AUTOMOTIVE LIMITED	PROJECT	LANDSCAPE PLAN 2 OF 2
DRAWN	QJ	DRAWING NO.	12323-SBR-LS-201
APPROVED	TDL/JR	SCALE	1:2000(A1)



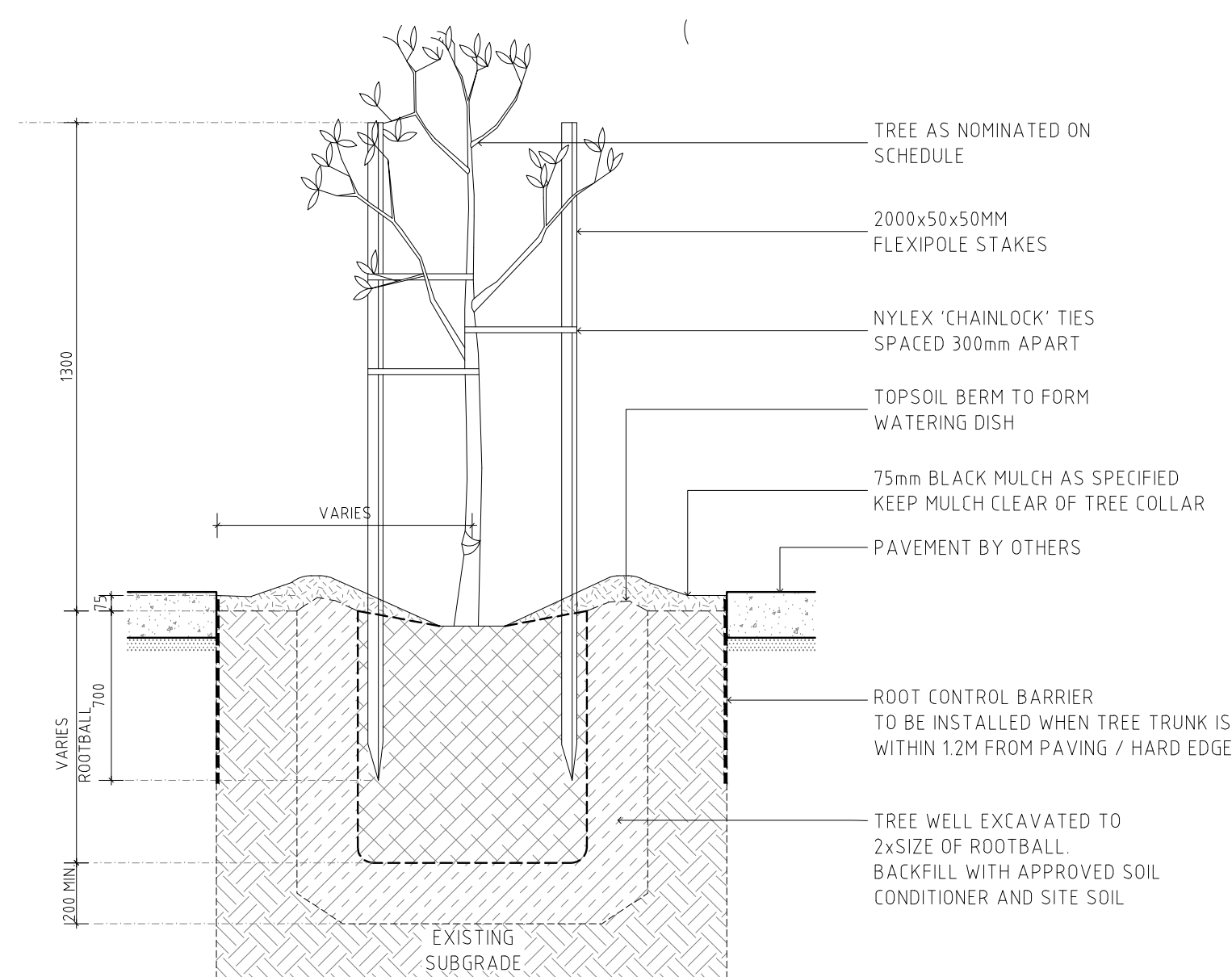


01 SHRUB PLANTING
300 DETAIL 1:10 @ A1

02 PAVEMENT TO PLANTING BED
300 DETAIL 1:10 @ A1

03 TURF
300 DETAIL 1:10 @ A1

04 ALUMINIUM EDGING
300 DETAIL 1:10 @ A1



PLANTING SCHEDULE					
Trees					
Key	Species	Common Name	Planting Centres	Pot Size	Quantity
DR	Delonix regia	Flamboyant Tree	As shown	90lt	1
ET	Eucalyptus torquata	Coral Gum	As shown	4.5lt	24
LN	Lagerstroemia indica 'Natchez'	Crepe Myrtle	As shown	90lt	3
PN	Pyrus nivalis' Snow Pear'	Ornamental Pear	As shown	90lt	15
UP	Ulmus parvifolia	Chinese Elm	As shown	100lt	3
Shrubs/Ground Covers					
Key	Species	Common Name	Planting Centres	Pot Size	Quantity
Ac	Adenanthos cuneatus 'Coral Carpet'	Coral Carpet	0.7	140mm	250
Ag	Eremophila glabra 'Kalbarri carpet'	Tar Bush	0.7	140mm	140
Gg	Grevillea obtusifolia 'Gin gin gem'	Groundcover Grevillea	0.7	140mm	375
Ll	Lomandra 'Lime Tuft'	Lime Tuft	0.6	140mm	235
Lt	Lomandra tanika	Matt Rush	0.6	140mm	510
Nd	Nandina domestica 'Flirt'	Heavenly Bamboo	0.7	140mm	148
Ob	Olearia 'Beach Ball'	Coast Daisy Bush	0.7	140mm	415
Wf	Westringia fruticosa 'Mundi'	Coastal Rosemary	0.6	140mm	125
Wg	Westringia 'Grey Box'	Compact Coastal Rosemary	0.5	140mm	375

05 TREE PLANTING
300
DETAIL 1:20 @ A1

06 PLANTING SCHEDULE
300 NTS

City of Stirling
14 Feb 2024
RECEIVED

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE 20-Feb-2024	FILE DAP/20/01886

NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD, OSBORNE PARK

REVISION	DESCRIPTION	BY	DATE
A	ISSUE FOR REVIEW	QY	16.05.23
B	ISSUE FOR REVIEW	QY /W	01.06.23
C	RE-ISSUE FOR BUILDING PERMIT	QY	07.06.23
D	RE-ISSUE FOR BUILDING PERMIT	QY	14.06.23
E	ISSUE FOR COUNCIL APPROVAL	QY	10.01.24



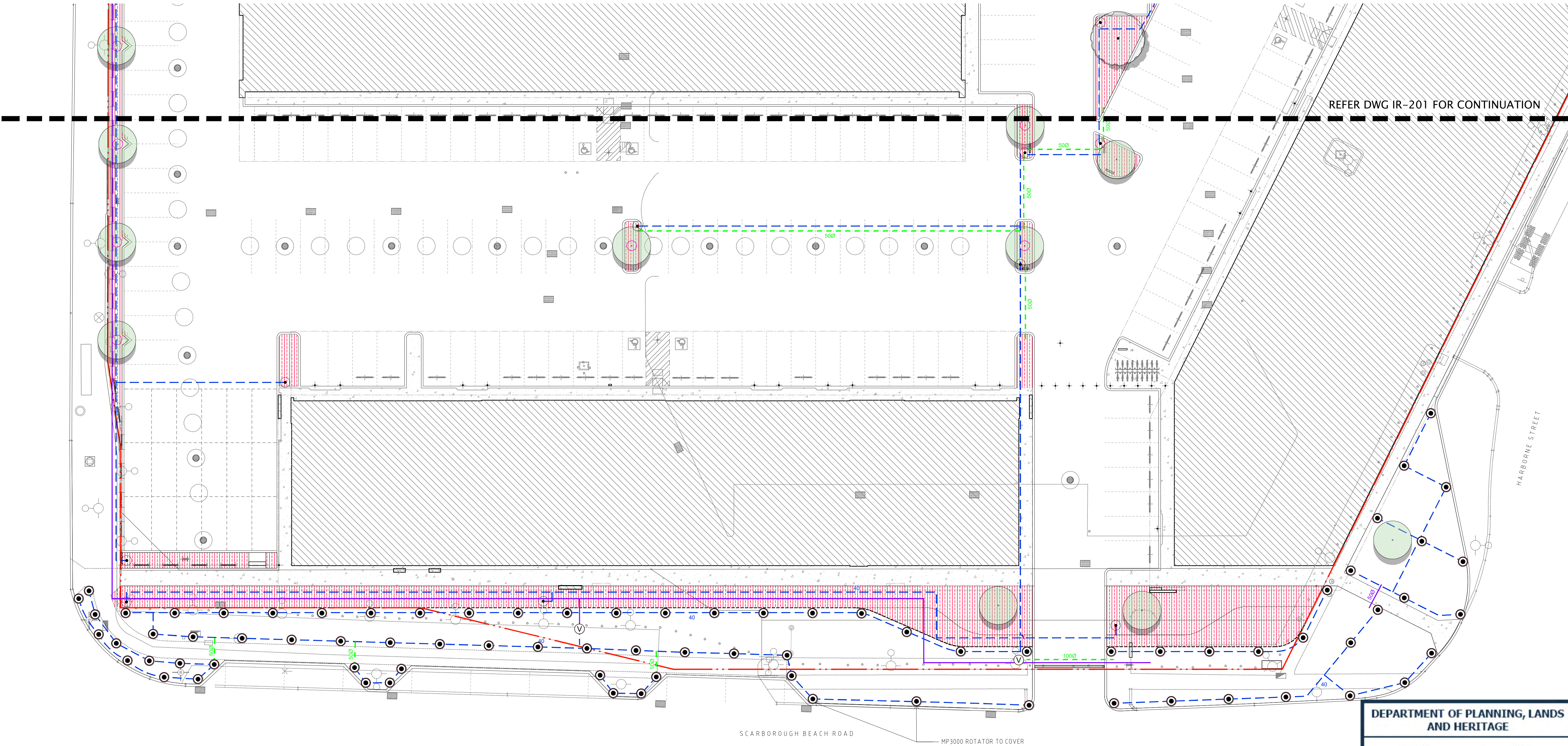
TIM DAVIES LANDSCAPIN
three pitino court osborne park
western australia 6017
telephone +61 8 9441 0200
facsimile +61 8 9441 0201
enq@tdi.com.au

CUSTOMER	EAGERS AUTOMOTIVE LIMITED		
DESIGNED BY	QY	DRAWING TITLE	
DRAWN BY	QY	LANDSCAPE DETAILS	
APPROVED BY	TD/JR		
SCALE	AS SHOWN	DRAWING No.	REVISION
		12323-SBR-LS-300	E

IRRIGATION LEGEND:

- LOT BOUNDARY
- BORE LOCATION
- PROPOSED CONTROLLER LOCATION
- SLEEVES AS NOMINATED
- MAINLINE PE40
- LATERAL LINE PE25 (UNLESS STATED)
- VALVE ASSEMBLY
- HUNTER POP-UP SPRINKLER WITH MP ROTATOR NOZZLE
- DRIPLINE - NETAFIM
- DRIPLINE CONNECTION POINT

City of Stirling
14 Feb 2024
RECEIVED



REFER DWG IR-201 FOR CONTINUATION

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE 20-Feb-2024 FILE DAP/20/01886

NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD, OSBORNE PARK

0 1 2 4 6 10 20m

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR REVIEW	TD	10/01/23
2	RE-ISSUE FOR BUILDING PERMIT	TD	07/08/23
3	RE-ISSUE FOR BUILDING PERMIT	TD	14/08/23
4	ISSUE FOR COUNCIL APPROVAL	TD	10/01/24



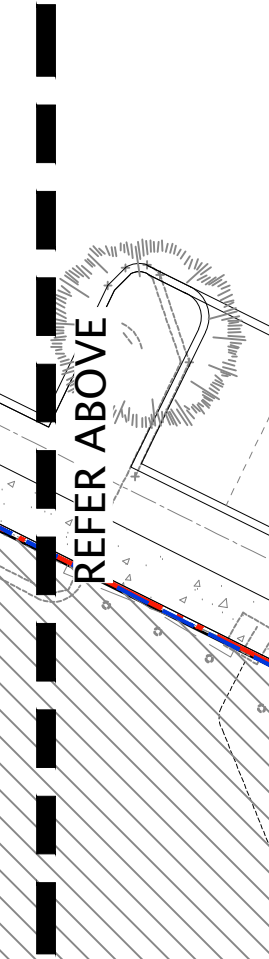
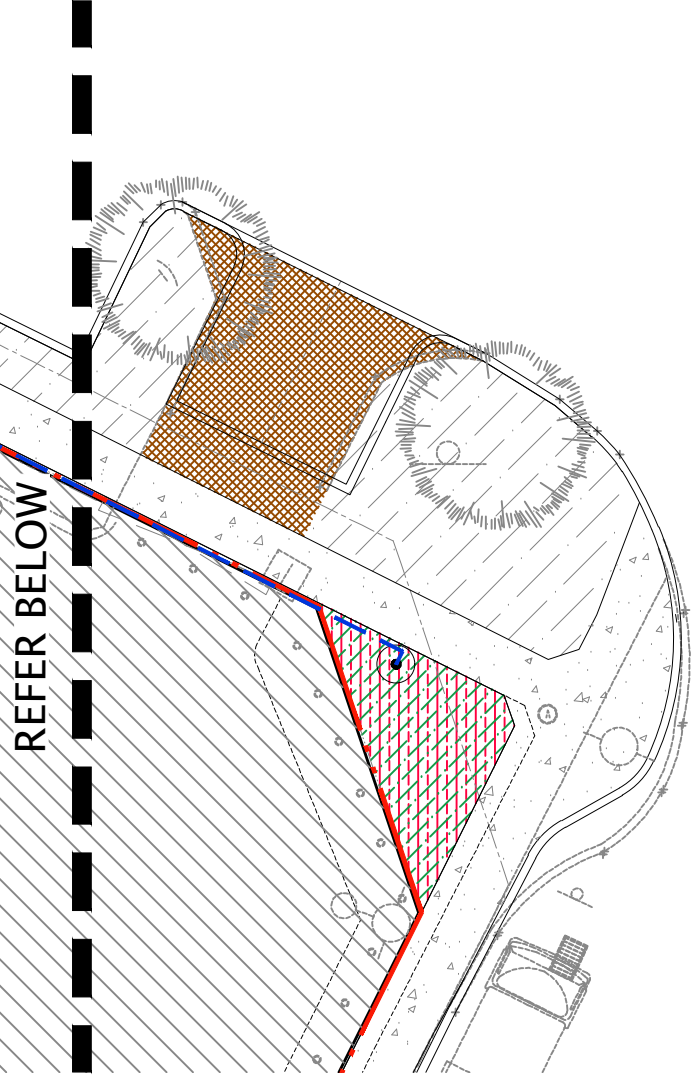
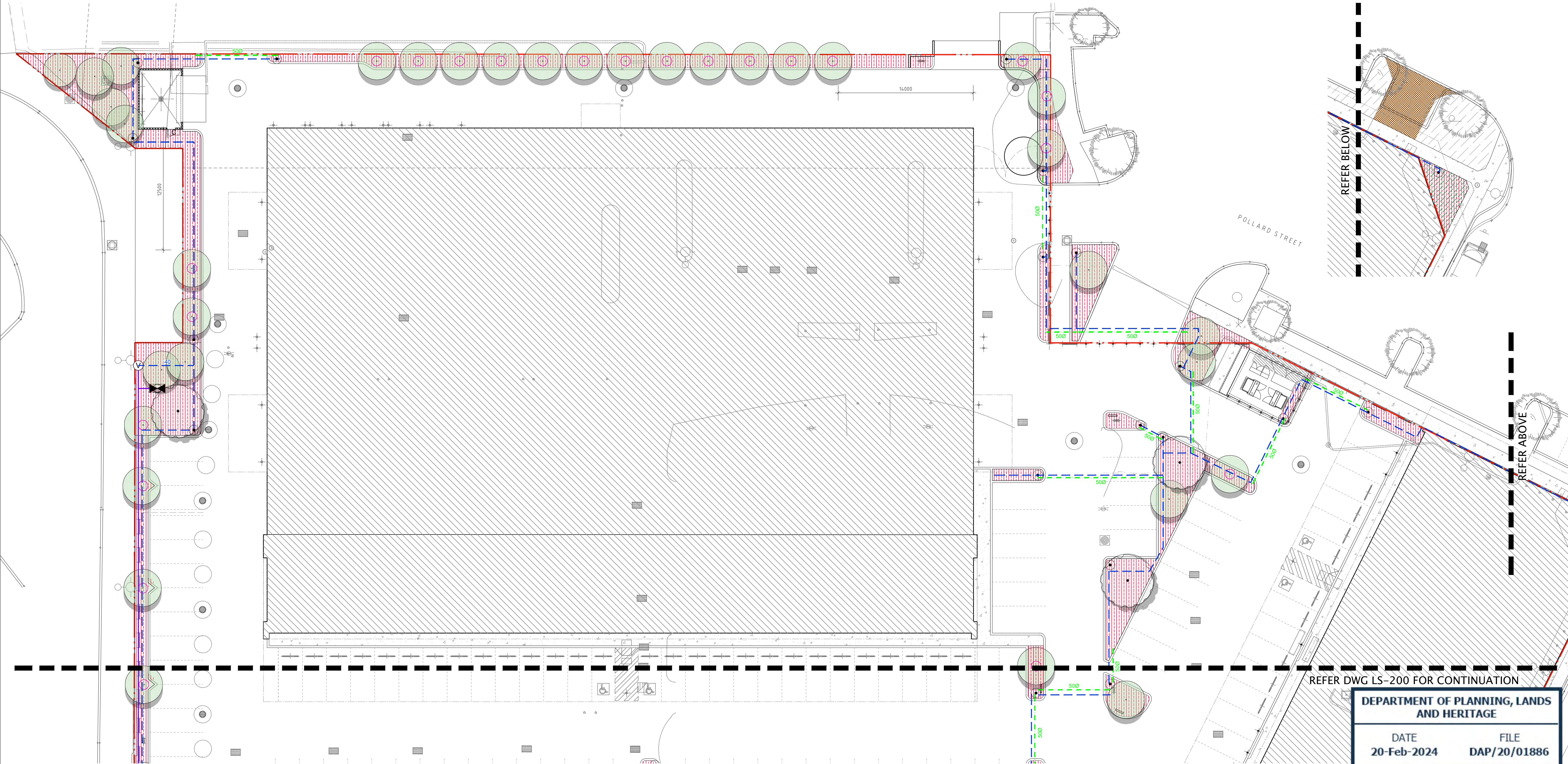
TIM DAVIES LANDSCAPING
three gilmore court osborne park
western australia 6027
telephone +61 8 9444 3300
fax/facsimile +61 8 9444 3201
eng@tdl.com.au

CLIENT	EAGERS AUTOMOTIVE LIMITED
PROJECT	CH
DRAWING TITLE	IRRIGATION PLAN 1 OF 2
DESIGNER	TD
APPROVED	CH
SCALE	1:200(BA1)
FILE NO.	12323-SBR-IR-200
REVISION	D

IRRIGATION LEGEND:

- LOT BOUNDARY
- BORE LOCATION
- PROPOSED CONTROLLER LOCATION
- SLEEVES AS NOMINATED
- MAINLINE PE40
- LATERAL LINE PE25 (UNLESS STATED)
- VALVE ASSEMBLY
- HUNTER POP-UP SPRINKLER WITH MP ROTATOR NOZZLE
- DRIPLINE - NETAFIM
- DRIPLINE CONNECTION POINT

City of Stirling
14 Feb 2024
RECEIVED



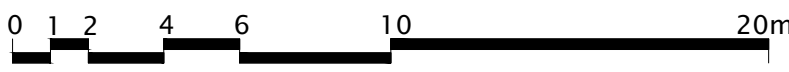
REFER DWG LS-200 FOR CONTINUATION

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE
20-Feb-2024

FILE
DAP/20/01886

NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD, OSBORNE PARK



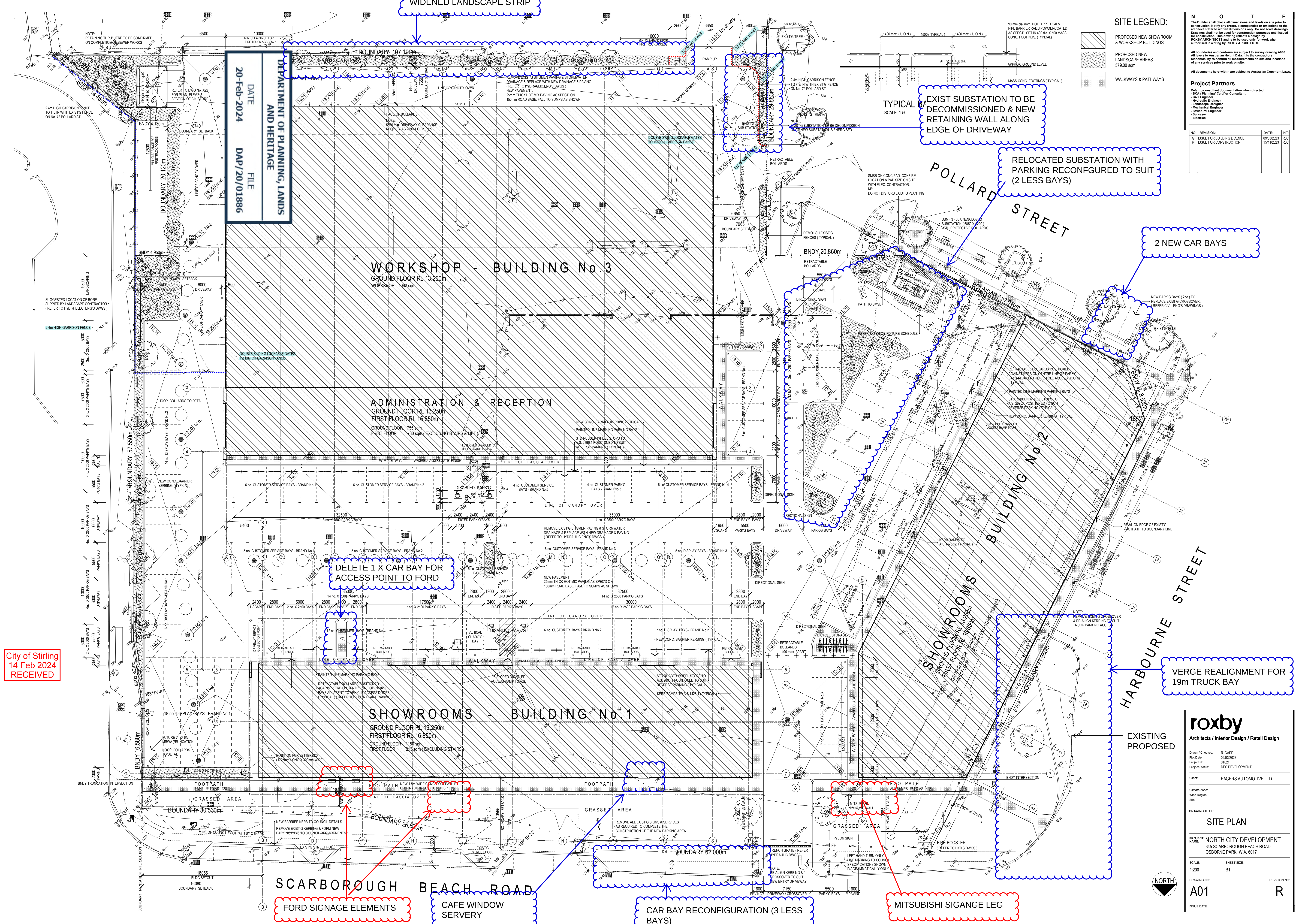
REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR REVIEW	TD	10/08/23
2	RE-ISSUE FOR BUILDING PERMIT	TD	07/08/23
3	RE-ISSUE FOR BUILDING PERMIT	TD	14/08/23
4	ISSUE FOR COUNCIL APPROVAL	TD	10/01/24



TIM DAVIES LANDSCAPING
three gilmore court Osborne park
Western Australia 6027
Telephone +61 8 9444 3300
Facsimile +61 8 9444 3201
eng@tdl.com.au

CLIENT	EAGERS AUTOMOTIVE LIMITED
DESIGNED BY	CH
DRAWN BY	CH
APPROVED BY	CH
SCALE	1:200(BA1)
DRAWING NO.	12323-SBR-IR-201
REVISION	D





City of Stirling
14 Feb 2024
RECEIVED

- SITE LEGEND:**
- PROPOSED NEW SHOWROOM & WORKSHOP BUILDINGS
 - PROPOSED NEW LANDSCAPE AREAS 579.00 sqm
 - WALKWAYS & PATHWAYS

Project Partners

Refer to consultant documentation when directed

- BCA / Planning / Civil Engineer
- Hydraulic Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION	DATE	INT.
G	ISSUE FOR BUILDING LICENCE	09/03/2023	RJC
R	ISSUE FOR CONSTRUCTION	15/11/2023	RJC

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 09/03/2023
Project No: 01627
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

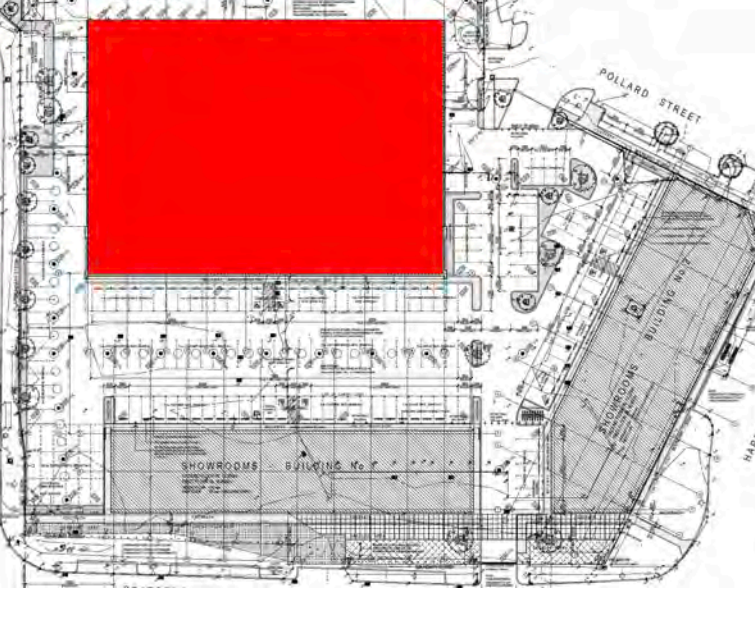
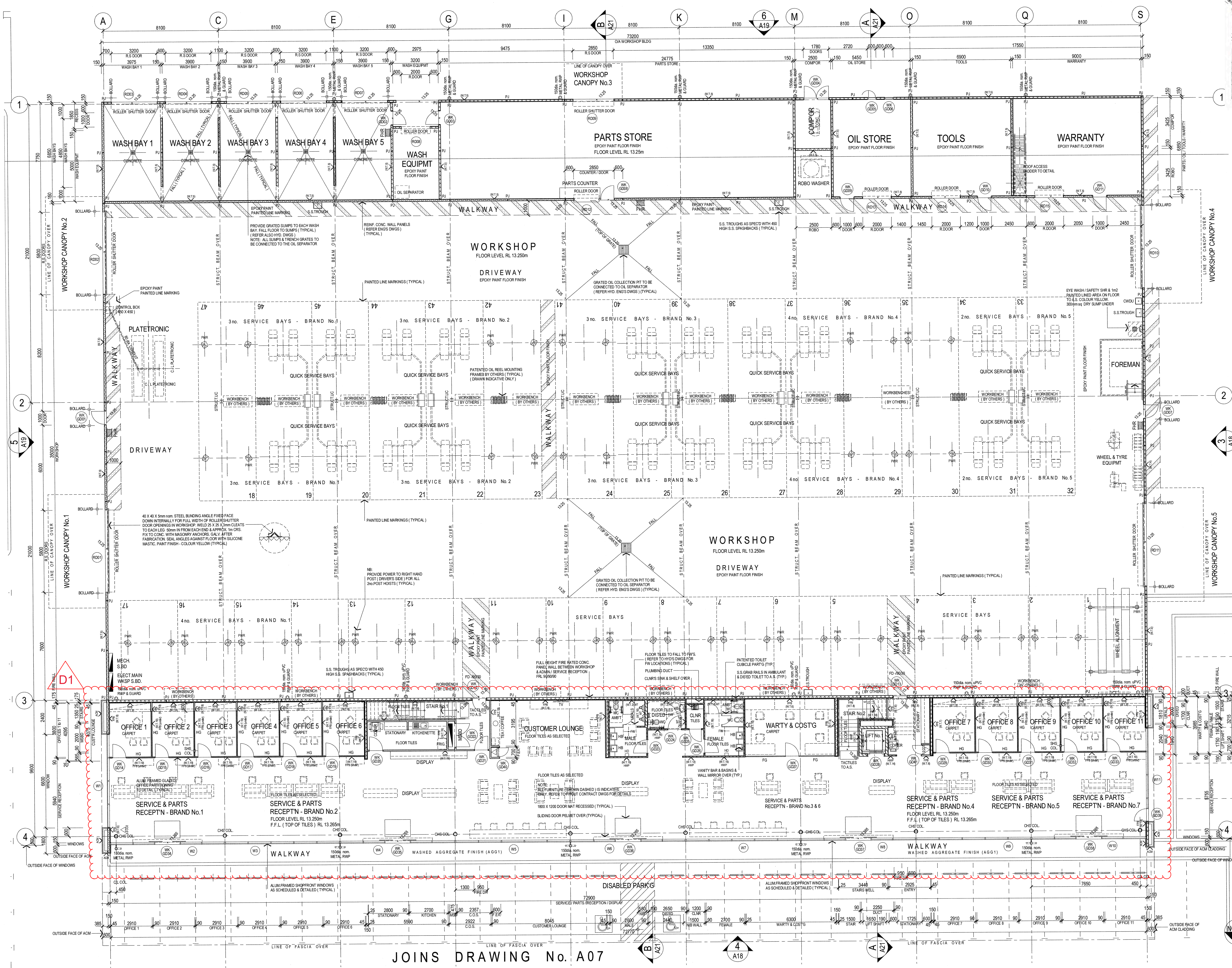
Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
SITE PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:200
SHEET SIZE: B1
DRAWING NO: A01
REVISION NO: R

ISSUE DATE:



City of Stirling
14 Feb 2024
RECEIVED

- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No. A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - F.R.W. AS NOTED
- REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. R.C. 8mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SORTING AS SELECTED U.O.N.
- HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) 1800mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SORTING AS SELECTED
- FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- COMPOSITE ALUMINUM PANELS (eg. ALPOLIC)
- 6mm FLUSH CEMENT FIBREBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CONCRETE WALLS (25mm O.A. nom.) 100mm HIGH ALUM. SORTING AS SELECTED (U.O.N.)
- 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 PURING CHANNELS (40mm O.A. nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR INSULATION. 100mm HIGH ALUMINUM SORTING AS SELECTED U.O.N.
- HARDWARE PLASTER - PAINTED
- FACE BLOCKWORK / BRICKWORK - PAINTED
- CONC. WALL PANEL - PAINTED
- CONC. WALL PANEL - UNPAINTED
- WALL TILES AS SELECTED
- CONFINEMENT SITE
- REDUCED LEVEL
- FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RAINWATER PIPE
- OVERFLOW POPS
- PANEL JOINT
- PANEL GROOVE
- EXPANSION JOINT
- CONTROL JOINT
- EXPRESSED JOINT
- FLUSHED JOINT
- C.L. CLIPBOARDS UNDER
- C.L. CLIPBOARDS OVER
- F.W. FLOOR WASTE
- F.H. FIRE HOSE REEL
- C.W. CHILLED DRINKING WATER UNIT
- D.G. ALUM. DOOR GRILLE (REFER MECH. DWGS)
- F.B. FLOOR BOX (POWER & DATA)
- C.O. CONDUIT OUTLET (POWER & DATA)
- D. DRENCHER OVER WINDOW & OR DOOR
- [EXT] ILLUMINATED EXIT SIGN TO A.S.
- [WALL] WALL TYPE AS DETAILED
- [WALL MATERIAL LINING]

- GENERAL NOTES:**
- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SLOPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCHILARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQUIRED.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC PIPES & OVERFLOW PRESSURE SUPPRESSED U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING AND CASING BEADS AS NOTED ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOPSITS (REFER FINISHES SCHEDULE IN SPEC)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 11/1/22
Project No: 202101
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

City Zone:
Wind Region:
Site:

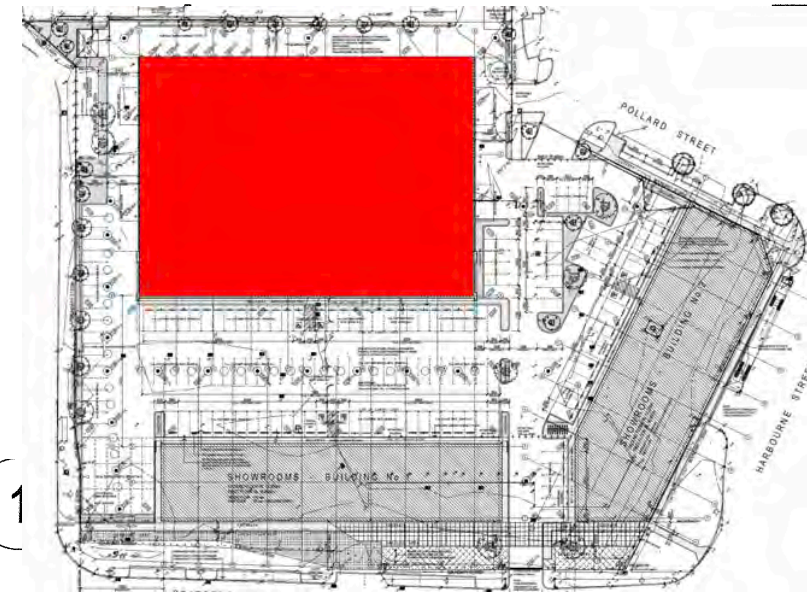
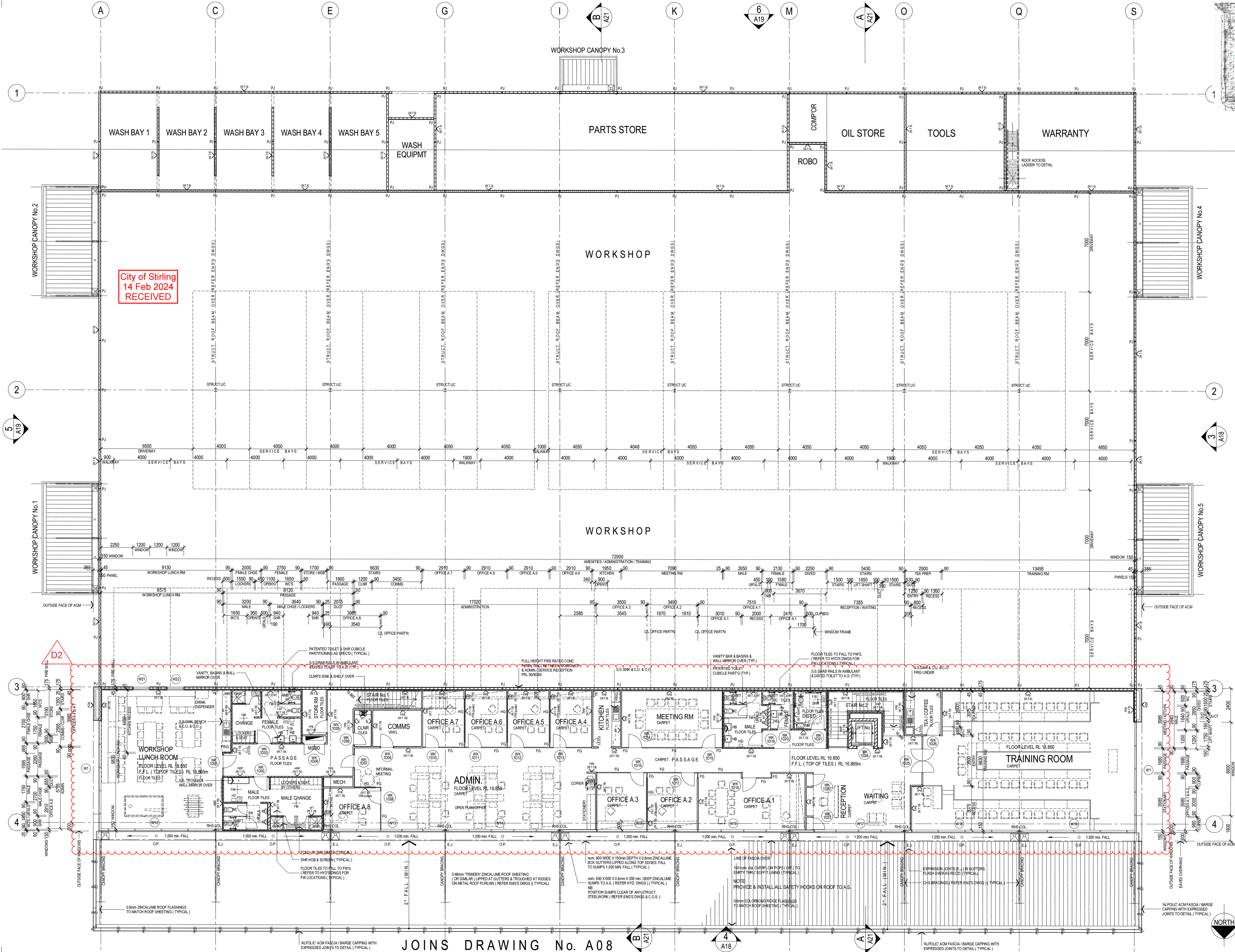
DRAWING TITLE:
WORKSHOP:
GROUND FLOOR PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A02
REVISION NO: F

ISSUE DATE:



- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No. A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - F.R.L. AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. 8/100mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 600mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & OR CONCRETE WALLS (25mm (24mm) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.))
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No. 129 PURRING CHANNELS (45mm (24mm) 100mm) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - C.O.S. CONFIRM ON SITE
 - R.L. REDUCED LEVEL
 - F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - R.W.P. RAINWATER PIPE
 - O.P. OVERFLOW POPS
 - P.J. PANEL JOINT
 - P.G.V. PANEL GROOVE
 - E.J. EXPANSION JOINT
 - C.J. CONTROL JOINT
 - exp.j. EXPRESSED JOINT
 - fh.j. FLUSHED JOINT
 - C.U. CLIPBOARDS UNDER
 - C.O. CLIPBOARDS OVER
 - F.W. FLOOR WASTE
 - F.H.R. FIRE HOSE REEL
 - C.D.W.U. CHILLED DRINKING WATER UNIT
 - D.G. ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - F.B. FLOOR BOX (POWER A/COR DATA)
 - C.T. CONDUIT OUTLET (POWER A/COR DATA)
 - D. DRAINER OVER WINDOW A/COR DOOR
 - EXT. ILLUMINATED EXT. SIGN TO A.S.
 - WALL TYPE AS DETAILED
 - WALL MATERIAL / LINING

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANNUALY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILL & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING

STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD. ALONG SILL & AGAINST WINDOW & SKIRTY FRAMES

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPEC)

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CAD
Plot Date: 11/11/22
Project No: 01521
Project Status: 25% DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone: 1
Wind Region: 1
Site:

DRAWING TITLE: **WORKSHOP: FIRST FLOOR PLAN**

PROJECT NAME: **NORTH CITY DEVELOPMENT**
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: **A03**
REVISION NO: **F**

ISSUE DATE:

Architectural floor plan of a car dealership layout. The plan includes various rooms and areas, with callouts indicating specific features and changes. Key areas include:

- DEPARTMENT OF PLANNING, LANDS AND HERITAGE** (Top left)
- DATE: 20-Feb-2024** and **FILE: DAP/20/01886** (Top left)
- DELETED 1 X CAR BAY FOR ACCESS POINT TO FORD** (Top center)
- CAR BAY DELETED - PAVED ENTRY PROVIDED** (Top center)
- RECONFIGURED OFFICES AND CAFE AREA WITH NEW MEZZANINE OVER** (Top right)
- DISABLED PARKG** (Center)
- WALKWAY** (Center)
- FORD SHOWROOM G101** (Bottom left)
- NISSAN SHOWROOM G113** (Bottom center)
- BYD SHOWROOM G118** (Bottom right)
- ENTRY PORTAL ADDE. (NON LOAD BEARING)** (Bottom left)
- FORD SIGNAGE ELEMENTS** (Bottom center)
- CAFE WINDOW SERVERY** (Bottom right)
- NEW AUTO W DOOR** (Bottom right)

The plan also includes various room labels such as SALES OFFICE, CAFE, LOUNGE, and SHOWROOM, along with dimensions and structural details.

roxby Architects / Interior Design / Retail Design	
Drawn / Checked:	R. CADZ
Plot Date:	09/02/2023
Project No:	01621
Project Name:	DES.DEVELOPMENT
Client:	EAGERS AUTOMOTIVE LTD
Climate Zone:	
Wind Region:	
Site:	
DRAWING TITLE: BUILDING NO.1: GROUND FLOOR PLAN	
PROJECT NAME:	NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD, OSBORNE PARK, V.A. 6017	
SCALE:	SHEET SIZE:
1:100	B1
DRAWING NO:	REVISION N°
A07	L
ISSUE DATE:	

City of Stirling
14 Feb 2024
RECEIVED

JOINS DRAWING No. A03

DATE
20-Feb-2024FILE
DAP/20/01886DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

INTERIOR FITOUT

(FITURES/FITTINGS/SIGNAGE)
REFER TO THE FOLLOWING
DRAWINGS AS FOLLOWS:AS1 SERIES - FORD
AS2 SERIES - NISSAN
AS3 SERIES - BYD
AS4 SERIES - MITSUBISHI
AS5 SERIES - SUBARU
AS6 SERIES - CHRY
AS7 SERIES - JEEP

N O T E

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to within dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued by ROXBY ARCHITECTS and it is to be used only for work when authorised in writing by ROXBY ARCHITECTS.

All boundaries and contours are subject to survey drawing A006. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners

Refer to consultant documentation when directed

- ECA Planning/Certifier Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO	REVISION	DATE	INT
1	ISSUE FOR BUILDING LICENCE	09/03/2023	RUC
2	ISSUE FOR CONSTRUCTION	10/10/2023	RUC

LEGEND:

NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH TYPICAL WALL TYPES ON DRAWING No. A22

- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - FRL AS NOTED
- REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. & OR 90mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR LINKING INSULATION & FRAMING. 100mm HIGH ALUMINIUM SKIRTING AS SELECTED U.O.N.
- HALF HEIGHT GLAZED PARTITION SUITE (E.G. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 800mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
- FULL HEIGHT GLAZED PARTITION SUITE (E.G. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL COMPOSITE ALUMINIUM PANELS (e.g. 'ALPOLIC')
- 6mm FLUSH CEMENT FIBREBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & (OR CONCRETE WALLS) (25mm DIA nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED U.O.N.
- 3mm FLUSH PLASTERBOARD LINED ON RENDO No. 129 FURRING CHANNELS (60mm DIA nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE REINFC. AL. ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR INSULATION. 100mm HIGH ALUMINIUM SKIRTING AS SELECTED U.O.N.
- HARDWALL PLASTER - PAINTED
- FACE BLOCKWORK (BRICKWORK - PAINTED
- CONC. WALL PANEL - PAINTED
- CONC. WALL PANEL - UNPAINTED
- WALL TILES AS SELECTED
- CONFIRM ON SITE
- REDUCED LEVEL
- FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RAINWATER PIPE
- OVERFLOW POPS
- PANEL JOINT
- PANEL GROOVE
- EXPRESSED JOINT
- EXPRESSED JOINT
- EXPRESSED JOINT
- CUPBOARDS UNDER
- CUPBOARDS OVER
- FLOOR WASTE
- FIRE HOSE REEL
- CHILLED DRINKING WATER UNIT
- ALUM. DOOR GRILLE (REFER MECH. DWGS)
- FLOOR BOX (POWER & OR DATA)
- CONDUIT OUTLET (POWER & OR DATA)
- DRENCHER OVER WINDOW & OR DOOR
- ILLUMINATED EXIT SIGN TO A.S.
- WALL TYPE AS DETAILED
- WALL MATERIAL / LINING

GENERAL NOTES:

REFER TO CEILING PLANS FOR EXTENT OF MOTORIZED WINDOW TREATMENT
REFER DOOR SCHEDULE FOR GLAZED DOOR & PARTITION DETAILS
CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT
ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES
ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS NOTED
SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.
METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING
STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE - TRAINING ANGLES & CASING BEADS AS NOTED ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES
PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS. (REFER FINISHES SCHEDULE IN SPEC)
ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (E.G. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Proj Date: 09/03/2023
Project No: 01821
Project Status: DES DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:

BUILDING No.1:
FIRST FLOOR PLANPROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: SHEET SIZE:

1:100 B1

DRAWING NO: REVISION NO:

A08 J

ISSUE DATE:

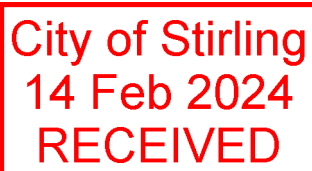
MEZZANNE ADDED (60 sqm)

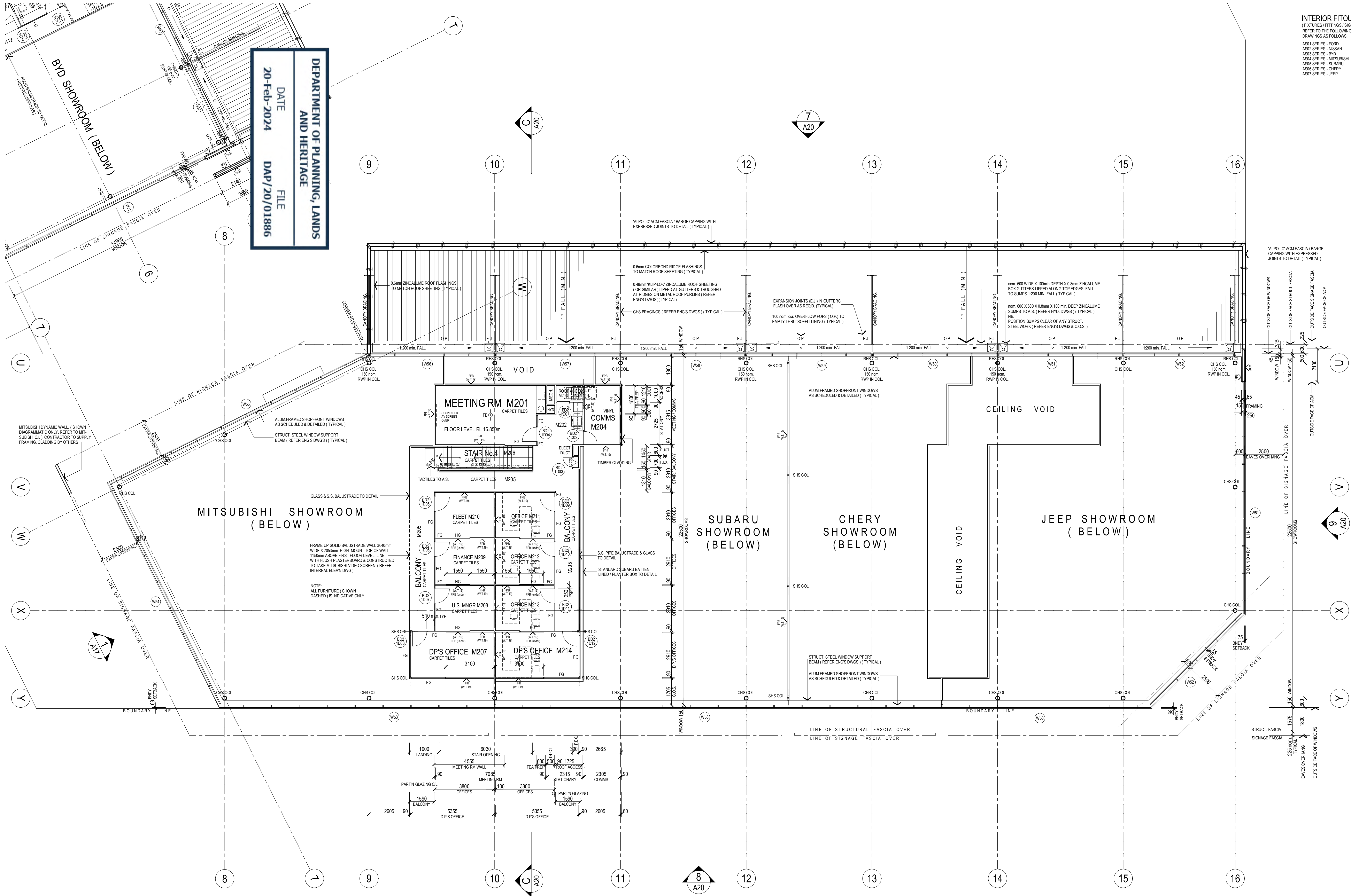
NEW MEZZANINE FLOOR

CAFE SERVRY WALL THICKENING

NEW FORD SIGNAGE ELEMENTS

City of Stirling
14 Feb 2024
RECEIVED





INTERIOR FITOUT

(FIXTURES/FITTINGS/SIGNAGE)
REFER TO THE FOLLOWING
DRAWINGS AS FOLLOWS:
AS01 SERIES - FORD
AS02 SERIES - NISSAN
AS03 SERIES - BYD
AS04 SERIES - MITSUBISHI
AS05 SERIES - SUBARU
AS06 SERIES - CHERY
AS07 SERIES - JEEP

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBY ARCHITECTS and is to be used only for work when authorised in writing by ROXBY ARCHITECTS.

All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

Project Partners

Refer to consultant documentation when directed
- BCA / Planning / Certifier Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION	DATE	INT.
G	ISSUE FOR BUILDING LICENCE	09/03/2023	RJC
H	ISSUE FOR CONSTRUCTION	19/06/2023	RJC
I	AMEND STAIR & SELECT DUCT ADD	30/06/2023	RJC
J	AMEND SUBARU BALUSTRADE	28/07/2023	RJC

LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH 'TYPICAL WALL TYPES' ON DRAWING No.A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FALL AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 90mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No.A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 10mm HIGH ALUM. SKIRTING AS SELECTED
 - FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - COMPOSITE ALUMINUM PANELS (eg 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD - PAINTED
 - 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY &/OR CONCRETE WALLS (25mm O.A nom) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
 - 13mm FLUSH PLASTERBOARD LINING ON RONDO No.129 FURRING CHANNELS (45mm O.A nom) PROVIDE ALL ASSOCIATED ANCHORS/CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HARDWALL PLASTER - PAINTED
 - FACE BLOCKWORK / BRICKWORK - PAINTED
 - CONC. WALL PANEL - PAINTED
 - CONC. WALL PANEL - UNPAINTED
 - WALL TILES AS SELECTED
 - CONFIRM ON SITE
 - REDUCED LEVEL
 - FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
 - FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
 - RAINWATER PIPE
 - OVERFLOW POPS
 - PANEL JOINT
 - PANEL GROOVE
 - EXPANSION JOINT
 - CONTROL JOINT
 - EXPRESSED JOINT
 - FLUSHED JOINT
 - CUPBOARDS UNDER
 - CUPBOARDS OVER
 - FLOORWASTE
 - FIRE HOSE REEL
 - CHILLED DRINKING WATER UNIT
 - ALUM. DOOR GRILLE (REFER MECH. DWGS)
 - FLOOR BOX (POWER &/OR DATA)
 - CONDUIT OUTLET (POWER &/OR DATA)
 - DRENCHER OVER WINDOW &/OR DOOR
 - ILLUMINATED EXIT SIGN TO A.S.
 - WALL TYPE AS DETAIL
 - WALL MATERIAL / LINING

GENERAL NOTES:

REFER TO CEILING PLANS FOR EXTENT OF MOTORISED WINDOW TREATMENT
REFER DOOR SCHEDULE FOR GLAZED DOOR & PARTITION DETAILS
CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT
ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES
ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD
SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWP'S & OVERFLOW PIPES FROM SUMPS U.O.N.
METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT NETWORK INCLUDING TOP HAT BATTENING
STUD & MASONRY NBS AT DOORWAYS TO BE MIN.100mm U.O.N.
TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES
PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN)
ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 09/03/2023
Project No: 01627
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:

**BUILDING No.2:
FIRST FLOOR PLAN**

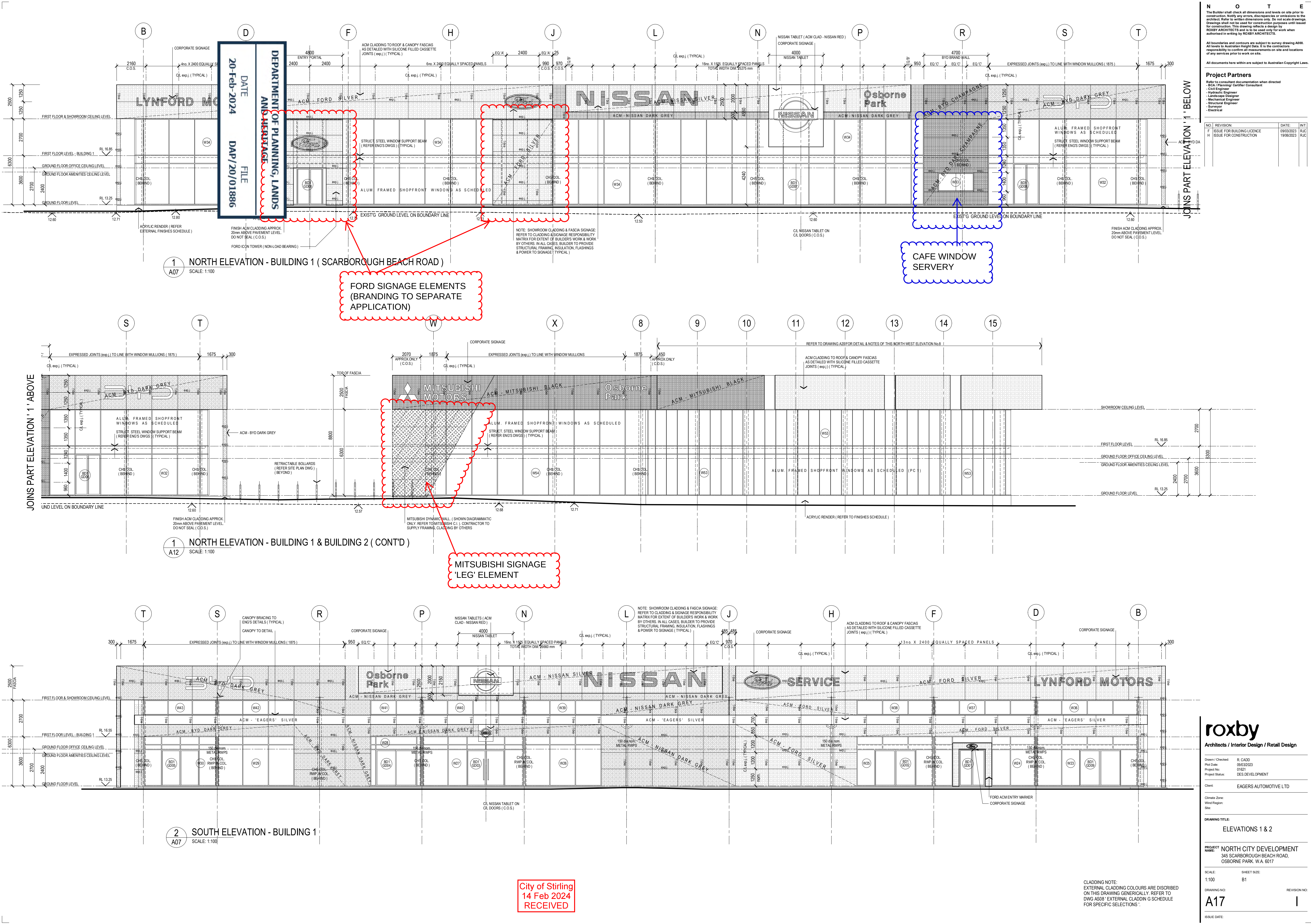
PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK. W.A. 6017

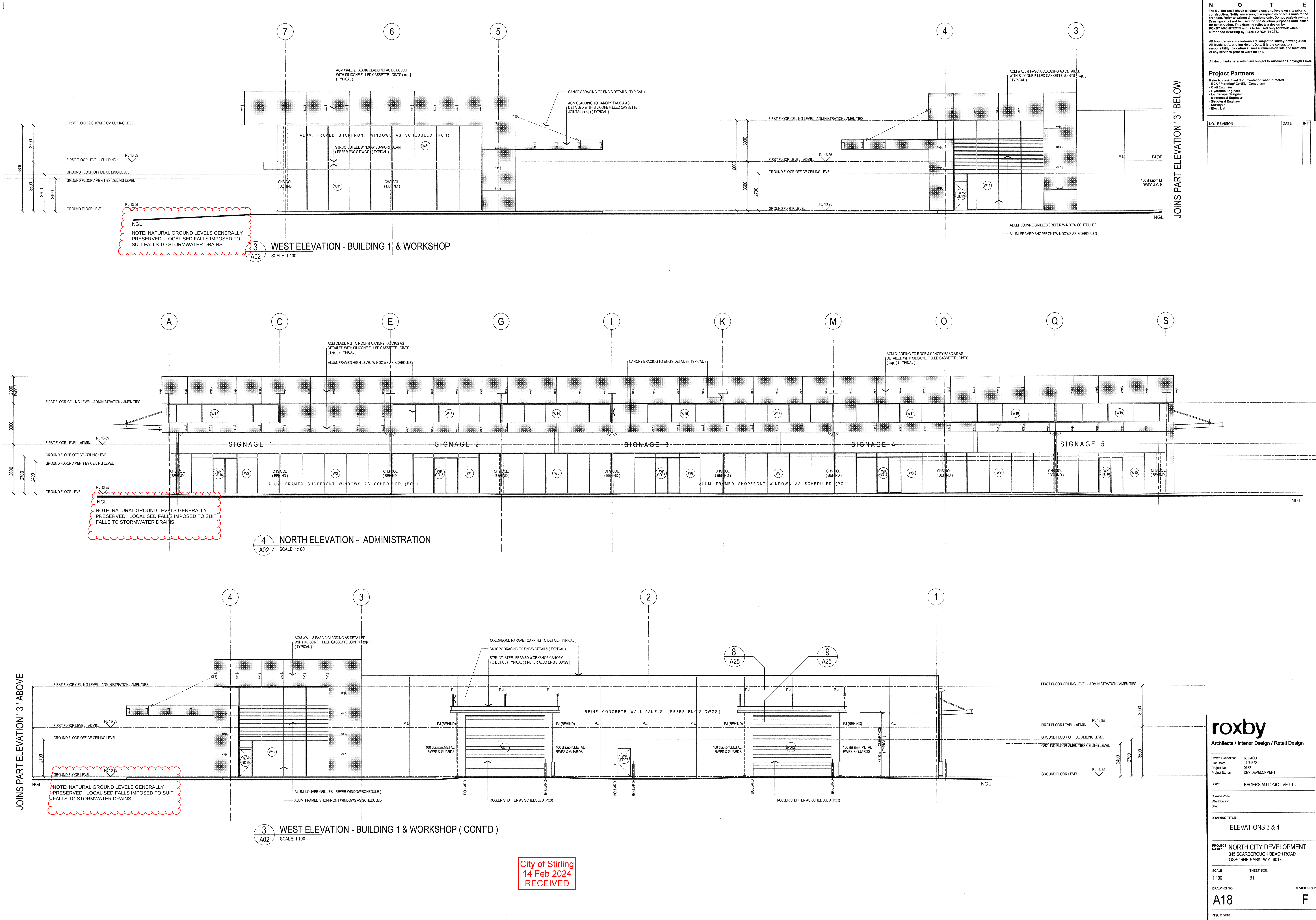
SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A13
REVISION NO: K

ISSUE DATE:

City of Stirling
14 Feb 2024
RECEIVED





N O T E

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBY ARCHITECTS and is to be used only for work when authorised in writing by ROXBY ARCHITECTS.

All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners

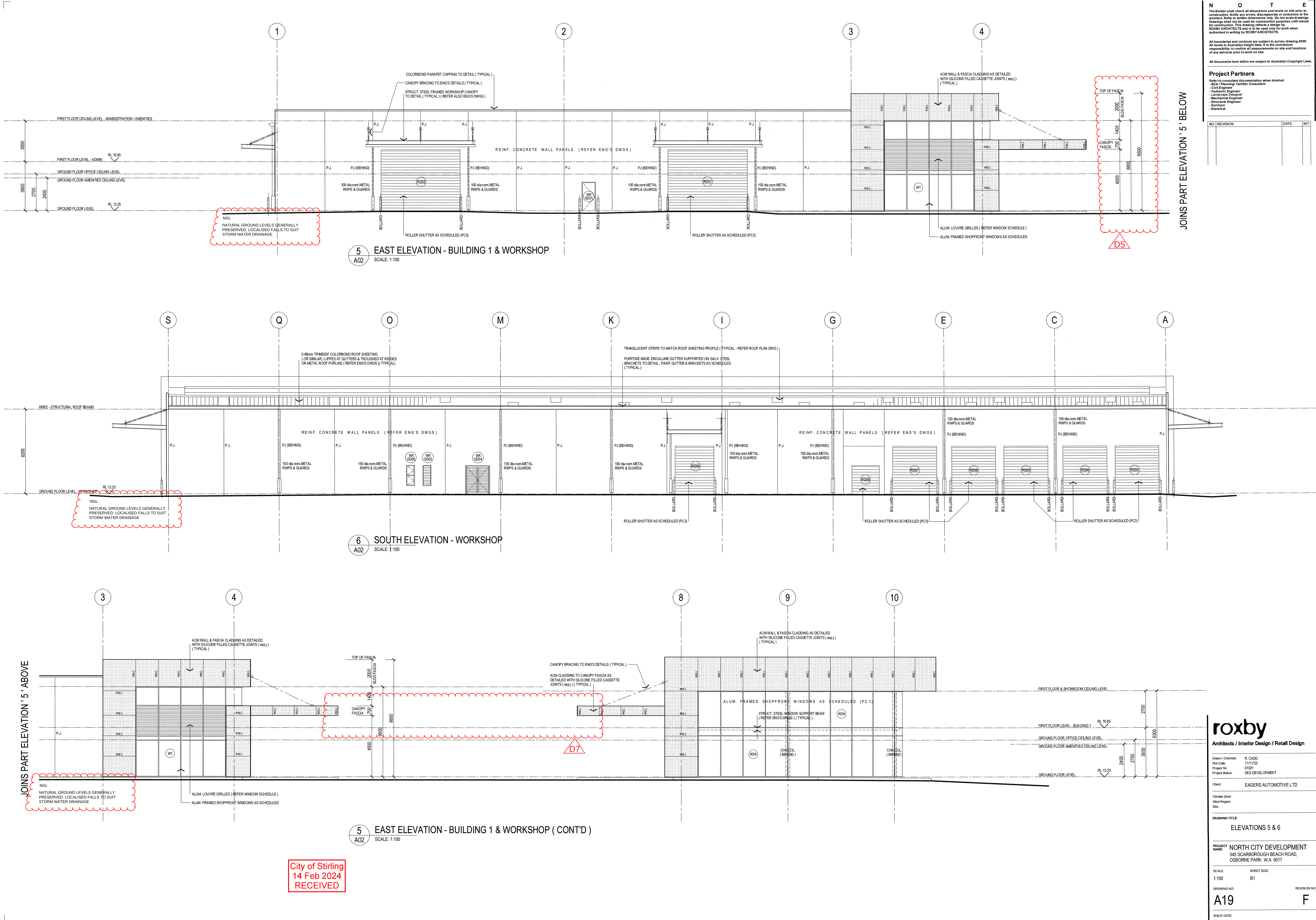
Refer to consultant documentation when directed

- BCA Planning Certificate Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION	DATE	INT.

roxby
Architects / Interior Design / Retail Design

Drawn / Checked:	R. CADDO
Plot Date:	11/11/22
Project No:	01521
Project Status:	DES DEVELOPMENT
Client:	EAGERS AUTOMOTIVE LTD
Climate Zone:	
Wind Region:	
Site:	
DRAWING TITLE:	ELEVATIONS 3 & 4
PROJECT NAME:	NORTH CITY DEVELOPMENT 345 SCARBOROUGH BEACH ROAD, OSBORNE PARK, W.A. 6017
SCALE:	SHEET SIZE: 1:100 B1
DRAWING NO:	REVISION NO:
A18	F
ISSUE DATE:	



N O T E

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBY ARCHITECTS and is to be used only for work authorised in writing by ROXBY ARCHITECTS.

All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners

Refer to consultant documentation when directed

- BCA Planning/ Center Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION	DATE	INT.

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 11/11/22
Project No: 01021
Project Status: DES DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
ELEVATIONS 5 & 6

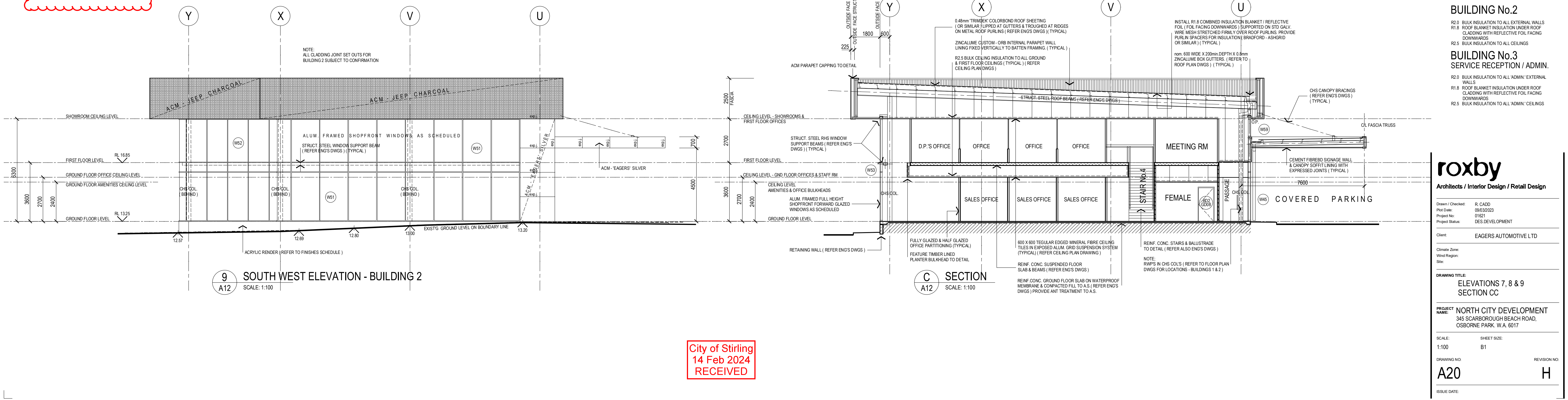
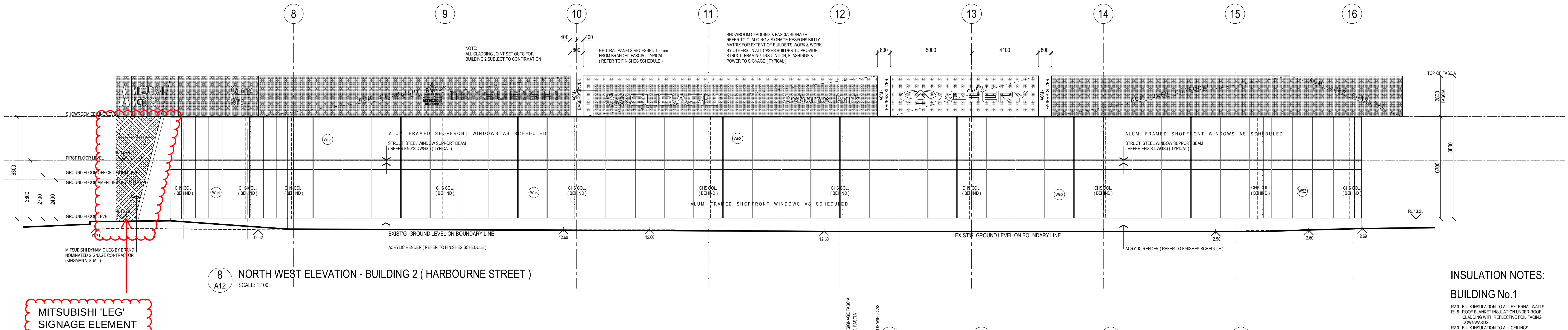
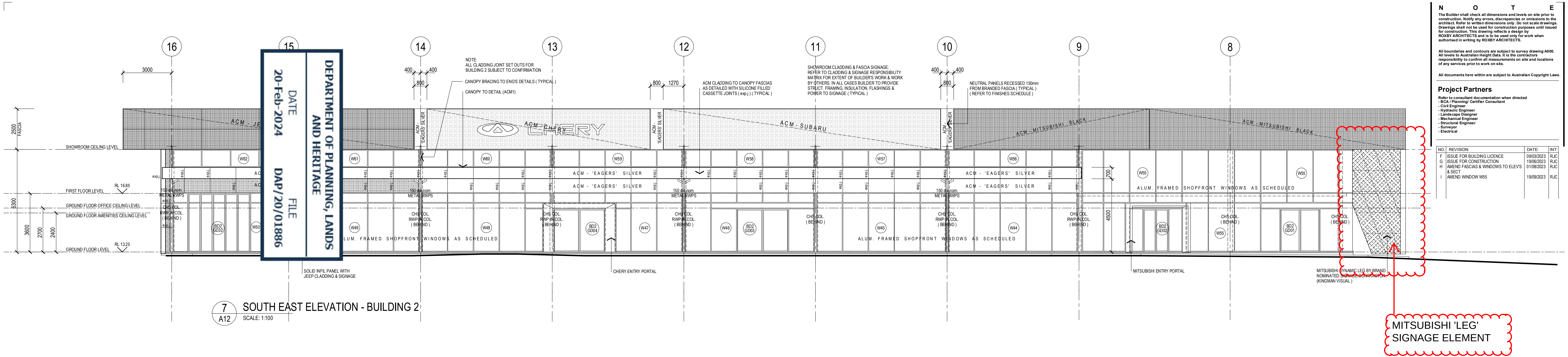
PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A19
REVISION NO: F

ISSUE DATE:

City of Stirling
14 Feb 2024
RECEIVED



City of Stirling
14 Feb 2024
RECEIVED



Government of **Western Australia**
Development Assessment Panels

LG Ref: DA20/1846
DAP Ref: DAP/20/01886
WAPC Ref: 20-1794-10
Enquiries: (08) 6551 9919

Mr Reyne Dial
Rowe Group
Level 3, 369 Newcastle Street, Northbridge

Dear Dial

**METRO INNER-NORTH JDAP - CITY OF STIRLING AND WESTERN AUSTRALIAN
PLANNING COMMISSION (WAPC) - DAP APPLICATION - DA20/1846 -
DETERMINATION**

Property Location:	345 (Lot 100) Scarborough Beach Road, Osborne Road
Application Details:	Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Stirling on 26 October 2020 for the above-mentioned development.

This application was considered by the Metro Inner-North JDAP at its meeting held on 28 January 2021, where in accordance with the provisions of the City of Stirling Local Planning Scheme No. 3 and Metropolitan Region Scheme, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Cheyenne Ellis on behalf of the City of Stirling on 9205 8369 or Ms Nina Lytton on behalf of the WAPC on 6551 9037.

Yours sincerely,

DAP Secretariat

2 February 2021

Encl. DAP Determination Notice
Approved Plans

Cc: Ms Nina Lytton and PSO Admin
Western Australian Planning Commission (WAPC)

Ms Cheyenne Ellis
City of Stirling



Planning and Development Act 2005

City of Stirling Local Planning Scheme No. 3 and Metropolitan Region Scheme

Metro Inner-North Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: 345 (Lot 100) Scarborough Beach Road, Osborne Road
Application Details: Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 28 January 2021, subject to the following:

PART A – Local Planning Scheme No.3

Approve DAP Application reference DAP/20/01886 and accompanying plans (Attachment 1) for a Motor Vehicle, Caravan or Boat Sales, Motor Vehicle Repairs and Restaurant at Lot 100, HN 345 Scarborough Beach Road, Osborne Park in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 10.3 of the City of Stirling Local Planning Scheme No. 3, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City of Stirling. The plans approved as part of this application form part of the planning approval issued.
3. A maximum of 93 employees to operate from the Motor Vehicle Sales buildings at any given time.
4. Prior to the lodgement of a Building Permit, amended plans shall be provided to the satisfaction of the City of Stirling which demonstrate one (1) continuous canopy on each of the Motor Vehicle Sales buildings to Scarborough Beach Road, Harbourne Street and Pollard Street. The canopies on the Motor Vehicle Sales buildings need not extend from building to building and shall be of the same height, be non-permeable and be of a minimum width of 2.5m for weather protection purposes to the satisfaction of the City of Stirling.



5. Prior to the occupation of the development, a footpath with a minimum width of 1.8m shall be provided for a continuous length running from the east lot boundary along Scarborough Beach Road, and connect to the existing footpath on the Harbourne Street boundary, and shall be constructed to the specifications of the City of Stirling, at the owner/applicant's expense, to the satisfaction of the City of Stirling.
6. Glazing on the ground floor to Scarborough Beach Road, Harbourne Street and Pollard Street is not to be painted or obscured to obstruct views between the exterior and/or interior, to the satisfaction of the City of Stirling.
7. All signage is to be in strict accordance with the City's Local Planning Policy 6.1 Advertising Signs, unless further development approval is obtained.
8. Prior to the occupation of the development, 16 bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking - Bicycles (AS2890.3 as amended).
9. Prior to the lodgement of a Building Permit, a detailed landscaping plan is to be provided to the satisfaction of the City of Stirling demonstrating:
 - a) 9.6% of the total site area to be provided as landscaping (currently 2.5%) and shall not be located within the Other Regional Road Reserve; and
 - b) Trees provided in the uncovered parking areas at a rate of one (1) tree per six (6) uncovered parking bays.
 - c) A 1.5m landscaping buffer along the southern lot boundary; and
 - d) The reticulation details for the existing and proposed landscaped areas.
10. Prior to the occupation of the development a minimum of 42 Advanced Trees are to be provided on site to the satisfaction of the City of Stirling.
11. Prior to the occupation of the development 10 Advanced Trees shall be planted in the road reserves adjoining the lot by the landowner/applicant at the landowner/applicants expense in 7m intervals in the following configuration:
 - a) Five (5) Advanced Trees along the Scarborough Beach Road boundary.
 - b) Five (5) Advanced Trees along the Harbourne Street boundary.
12. Prior to occupation of the development, all landscaped areas are to be planted, reticulated and mulched in accordance with the landscaping plan required as a condition of this approval, prior to occupation of the development and maintained thereafter in accordance with the City of Stirling's Local Planning Policy 6.6 - Landscaping.
13. No vehicles are permitted to park on existing or proposed landscaped areas on-site.
14. Prior to the lodgement of a Building Permit, the applicant/owner shall construct or pay to the City the cost of three (3) on-street parking bays to replace the parking bays lost on Harbourne Street as a result of the Vehicle Carrier service bay.



15. The on-street parking bays, crossover, verge upgrades and associated works within the road reserve relating to the subject development shall be provided by the applicant/owner in a configuration as agreed with the City of Stirling prior to the occupation of the development.
16. Detailed civil engineering construction plans, prepared by a suitably qualified person, must be submitted to the City's Engineering Services Unit for written approval prior to commencement of the development.
17. A bond shall be paid for all construction works within the road reserve, prior to commencement of the development. The bond will be determined by the City's Engineering Services Unit and will be based on the approved engineering construction plans. The bond will be returned once all works within the road reserve have been completed in accordance with the approved construction plans and to the satisfaction of the City's Engineering Services Unit.
18. Prior to the occupation of the development, the City is to be provided with "as constructed" copies in dwg format, of all works within the road reserve.
19. Prior to the occupation of the development, a payment to the City of an inspection fee equivalent to 1.5% is required, for the construction of all works within the road reserve, as estimated by the City's Engineering Services Unit.
20. Prior to the occupation of the development, a payment to the City of a 12 months defects liability period retention bond of 5% is required, for the construction of all works within the road reserve, as estimated by the City's Engineering Services Unit.
21. Prior to the occupation of the development, the vehicular access to Scarborough Beach Road shall be restricted to left-in-left-out movements only in a configuration as agreed with the City's Engineering Services Unit prior to the occupation of the development.
22. The Pollard Street vehicular access shall not be restricted during the operation of the Motor Vehicle Sales, Motor Vehicle Repairs or the Restaurant.
23. No permanent structures shall be permitted to be located within 3m of the southern lot boundary. This land is to remain clear of permanent structures for the duration of the development for the purpose of future road connections, to the satisfaction of the City of Stirling.
24. Prior to the occupation of the development, directional signage for the customer parking located behind the Motor Vehicles Sales buildings is to be erected by the owner/applicant, to the satisfaction of the City of Stirling.
25. Prior to the occupation of the development, a minimum of 76 vehicle parking bays and all display bays, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked (including loading and disabled bays), and thereafter maintained to the specification and satisfaction of the City of Stirling.
26. The allocation of the display parking bays shall be in strict accordance with the approved plans, to the satisfaction of the City of Stirling.



27. Prior to the occupation of the development, all redundant vehicle crossovers shall be removed and the verge, landscaping, footpaths and kerbing reinstated in accordance with this approval at the owners/applicants expense, to the satisfaction of the City of Stirling.
28. Prior to the commencement of development, a Waste Management Plan shall be submitted to and approved by the City of Stirling. The Waste Management Plan shall detail disposal methods for hydrocarbons, general waste and comingled recycling. The Waste Management Plan shall be implemented at all times to the satisfaction of the City of Stirling.
29. Prior to the lodgement of a Building Permit, the applicant shall engage a suitably qualified noise consultant to prepare and submit an Acoustic Report detailing site specific noise modelling on all potential noise generated from the premises to the satisfaction of the City of Stirling. This report should include all exceedances if any and how these can be designed out to comply with the *Environmental Protection (Noise) Regulations 1997*.
30. Any design modifications for noise mitigation recommended by the Acoustic Report required as a condition of this approval shall be incorporated into the development. Confirmation of the design modifications shall be provided to the City at the time a Building Permit is lodged with the City, to the satisfaction of the City of Stirling.
31. Prior to the commencement of development, a Site Management Plan shall be submitted to the satisfaction of the City of Stirling. The Site Management Plan shall address access to and from the site, dust, noise, waste management, parking, storage of materials, traffic and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.
32. All on-site stormwater drainage is to be contained on-site to the satisfaction of the City of Stirling.
33. No goods or materials shall be stored either temporarily or permanently in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards where provided.

Advice Notes

1. If the development the subject of this approval is not substantially commenced within a period of four years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
2. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development.



3. The applicant's attention is specifically drawn to the Water Corporation Sewer Easement located in the southern portion of the site. Water Corporation approval is required for the Motor Vehicle Repairs building. The applicant/owner is liable for any damage to Water Corporation infrastructure.
4. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
5. Development within Planning Control Area 127, such as the canopy, will require separate approval from the Department of Planning, Lands and Heritage.
6. An Advanced Tree is defined in local Planning Policy 6.11 as: a tree which requires planting in at least a 90-litre container or greater size and which is at least 2m in height and at least two years of age.
7. The applicant is advised to liaise with Western Power regarding their requirements for the relocation of the power poles.
8. The on-street parking bays shall be surfaced in red bitumen and constructed in compliance with the City's normal standards and specifications.
9. The 12 months defects liability period will commence from the date of practical completion, and the bond will be returned upon successful completion of any defects that may have arisen during that period.
10. All waste water is to be discharged to sewer in accordance with the Water Corporations Trade Waste requirements.
11. Liquid waste is to be disposed of in accordance with the Environmental Protection (Controlled Waste) Regulations.
12. Chemicals, oil and liquid waste is to be stored on sealed surfaces which are adequately covered and banded to prevent spills from entering the environment.
13. All construction works to comply with the requirements of the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997.
14. The food premises is to comply with The Food Act 2008 and the Australia New Zealand Food Standards Code.
15. Prior to occupation a Food Premises Registration Form is to be submitted along with detailed plans and specifications of the kitchen, cool rooms, patron and staff sanitary conveniences, and approved by the City's Health Service. The plans to include details of but not limited to:
 - (i) the structural finishes of all floors, walls and ceilings;
 - (ii) the position, type and construction of all fixtures, fittings and equipment (including cross-sectional drawings of benches, shelving, cupboards, stoves, tables, cabinets, counters, display refrigeration, freezers etc); and
 - (iii) all kitchen exhaust hoods and mechanical ventilating systems over cooking ranges, sanitary conveniences, exhaust ventilation systems, mechanical services, hydraulic services, drains, grease traps and provisions for waste disposal.



16. Any outside lighting is to comply with Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any adjacent residential premises.

PART B – Metropolitan Region Scheme

Approve DAP Application reference DAP/20/01886 and accompanying plans date stamped 10 November 2020 in accordance with Clause 30(1) of the Metropolitan Region Scheme, subject to the following **amended** conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of **four (4)** years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The portion of the development located within Planning Control Area 127 as shown on Western Australian Planning Commission Plan Number 1.7547 does not form part of this approval.
3. Vehicle access to Scarborough Beach Road from the site is to be restricted to one left in/left out vehicle access point only, to the specification of the local government and to the satisfaction of the Western Australian Planning Commission.

Advice Notes

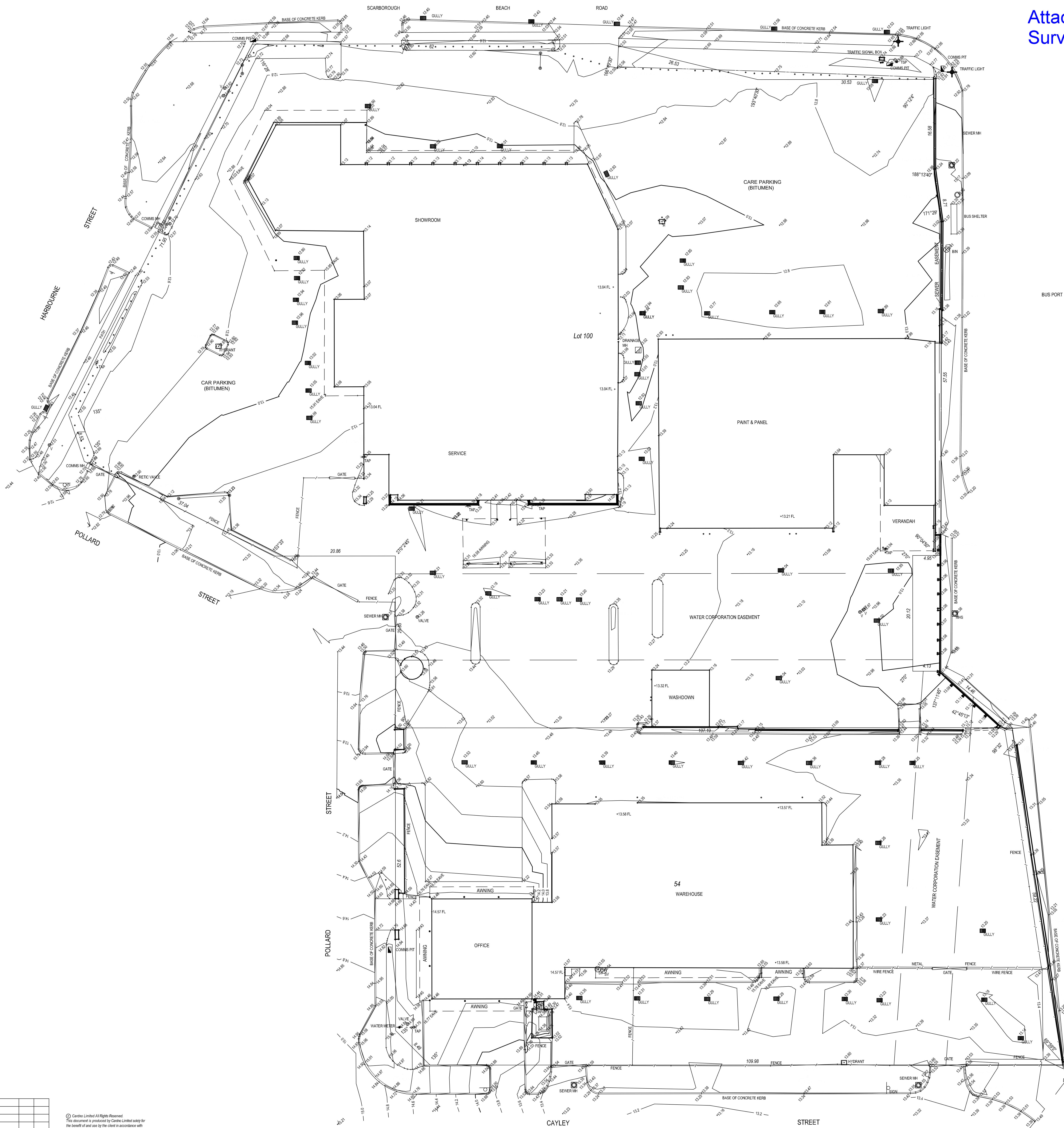
1. The applicant is advised that separate approval is required from the Western Australian Planning Commission under section 115 of the *Planning and Development Act 2005* for works within a Planning Control Area.
2. The use of the land within the Primary Regional Road Reserve (reserved for road widening) in the applicant's ownership is considered temporary until such time as the land is required. Any improvements made to it or loss of amenity will not be taken into consideration in determining any land acquisition cost or compensation which may be payable by the Western Australian Planning Commission at such time as land is required for the widening of Scarborough Beach Road and Mitchell Freeway. In addition, all improvements must be removed at the applicant/landowners expense.
3. Main Roads Western Australia advises the landowner/applicant that no stormwater drainage is to be discharged onto the road reserve.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

28-Jan-2021



- NOTES:
1. LOT BOUNDARY POSITIONS BY LANDGATE SPACIAL DATA AND ARE SUBJECT TO A RESURVEY.
 2. VISIBLE SERVICES ONLY LOCATED BY SURVEY.
 3. AHD LEVELS DERIVED FROM SSN LAWSLEY 144A.
 4. FOR EASEMENTS AND ENCUMBRANCES REFER TO CERTIFICATE OF TITLE.

JOB NO.	L:SB11055 002	SURVEYOR	S.L.	SITE	SCARBOROUGH NORTH CITY HOLDEN LOT 100 SCARBOROUGH BEACH ROAD	SCALE	1:250 AT A0 SIZE
COAD FILE	ALL.ccx	DRAWN	M.S.				
DATE	AHD	DATE	17.06.2011	TITLE	FEATURE SURVEY		
GRID	PCG 94	CHECKED	S.L.	CLIENT	AHGL		

2 BAGOT ROAD, SUBACO W.A. 6008
TEL: (08) 9273 3888 FAX: (08) 9386 3831
email: perth@cardno.com.au

SB11055 002 F01
R0

City of Stirling
22 Oct 2020
RECEIVED

PARKING REQUIREMENTS			
	CALCULATIONS	BAYS REQUIRED	TOTAL BAYS
LOT 106			
1: 1STAFF MEMBER			
BRAND #1	1 X 10	10	
BRAND #2	1 X 10	10	
BRAND #3	1 X 10	10	
BRAND #4	1 X 10	10	
BRAND #5	1 X 12	12	
CAFE	1 X 3	3	
SERVICE RECEPTION	1 X 50	50	
			105
WORKSHOP	1 BAY / 40MP	2520 + 40 = 63	63
TOTAL BAYS REQUIRED			168 BAYS
TABLE 2 : PROPOSED CAR PARKING REDUCTIONS			
REDUCTION WITHIN 450M OF RAIL STATION	20%		
REDUCTION WITHIN 400M HIGH FREQUENCY BUS	10%		
TOTAL REDUCTION	30% x 168 = 50.4	51	
TOTAL BAYS REQUIRED	168 - 51 = 117		117
TOTAL BAYS PROVIDED			145
BICYCLE PARKING	1 BAY PER 400sq/ FLOOR AREA (643sq/m)	16	16 BAYS

		AREAS			
		AREA (m ²)		TOTAL AREA (m ²)	
SITE AREA		14 931			
REDUCED SITE AREA		APPROX. 10987			
WALKWAYS		345			
LANDSCAPING		1100			
HARDSTAND		7047			
BUILDING AREA:					
BRAND #1 - SHOWROOM		417			
OFFICES		63			
AMENITIES		30			
TOTAL BRAND #1					510
BRAND #2 SHOWROOM		368			
OFFICES		63			
AMENITIES		30			
TOTAL BRAND #2					510
BRAND #3 SHOWROOM		380			
OFFICES		63			
AMENITIES		17			
TOTAL BRAND #3					460
BRAND #4 SHOWROOM		450			
OFFICES		40			
AMENITIES		40			
TOTAL BRAND #4					530
BRAND #5 SHOWROOM		450			
OFFICES		40			
AMENITIES		40			
TOTAL BRAND #5					530
CAFE					100
MEZZANINE					
OFFICE		121			
WALKWAYS & STAIRS		91			
AMENITIES		31			
TOTAL SHARE MEZZANINE					243
SERVICE RECEPTION					
CUSTOMER LOUNGE		252			
SERVICE ADVISOR/ OFFICE		412			
AMENITIES		36			
TOTAL GROUND FLOOR					700
MEZZANINE OFFICE		67			
STAIRS & WALKWAY		69			
LUNCHROOM & AMENITIES		133			
TOTAL MEZZANINE					269
TOTAL SERVICE RECEPTION					969
WORKSHOP		2520			
WASH-BAYS		192			
OIL/ TOOLS/ PARTS STORE		387			
TOTAL WORKSHOP					3099
UNDERCOVER CANOPY #1					2370
SHARED BINS					36
TOTAL BUILDING AREA:					6439

LANDSCAPING REQUIREMENTS			
	CALCULATIONS	LANDSCAPING REQ.	TOTAL
LOT 100			
min. 10% of landscaping of total site area	$10887 \times 10\% =$	1099	
TOTAL LANDSCAPING PROVIDED			1100
OVER 200M ² SITE AREA (1 TREE/ 500M ² (OR PART THEREOF))	$(10887) \div 500 = 21.9$	22 TREES	
TOTAL TREES PROVIDED			30

DEVELOPMENT ASSESSMENT PANEL

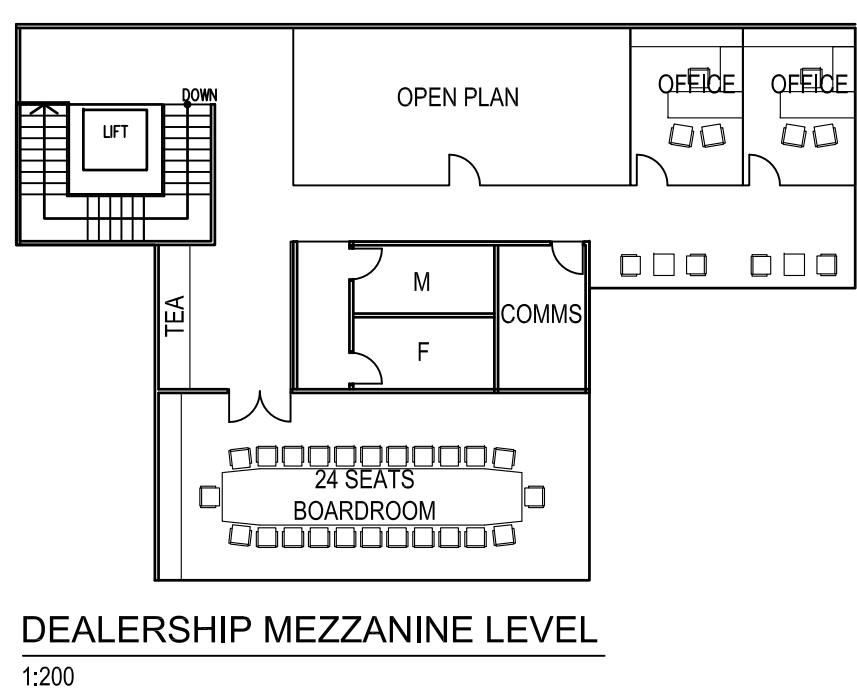
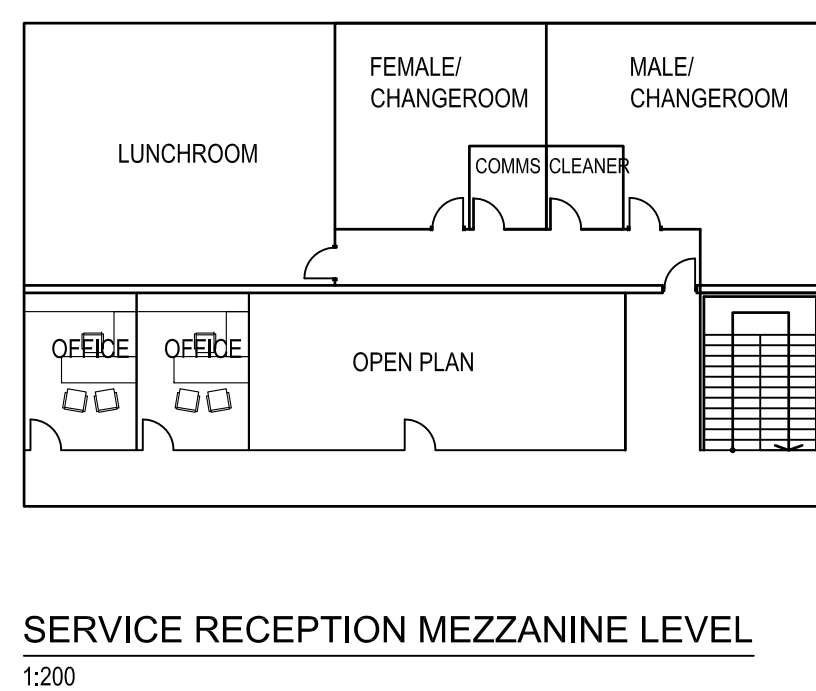
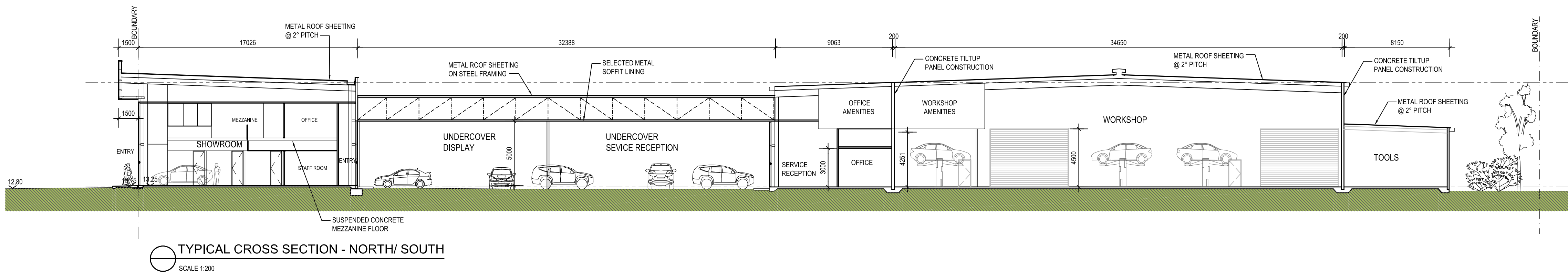
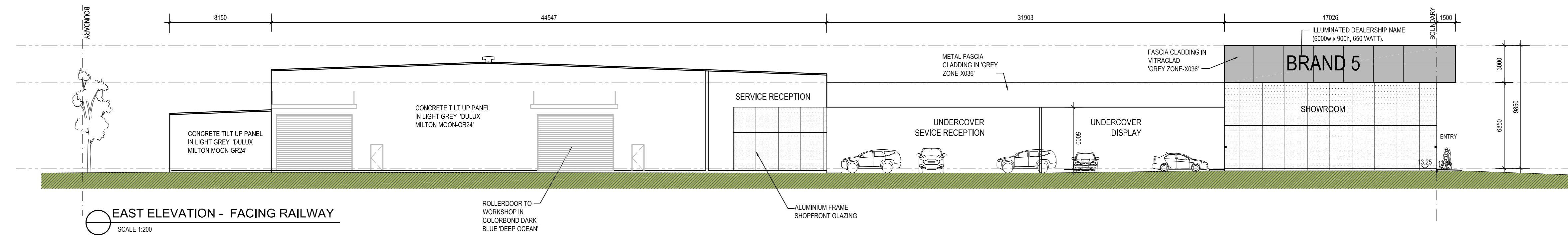
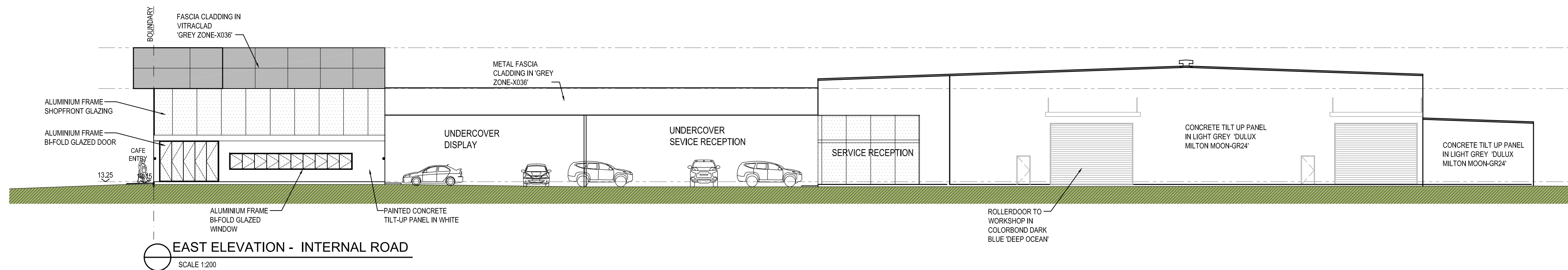
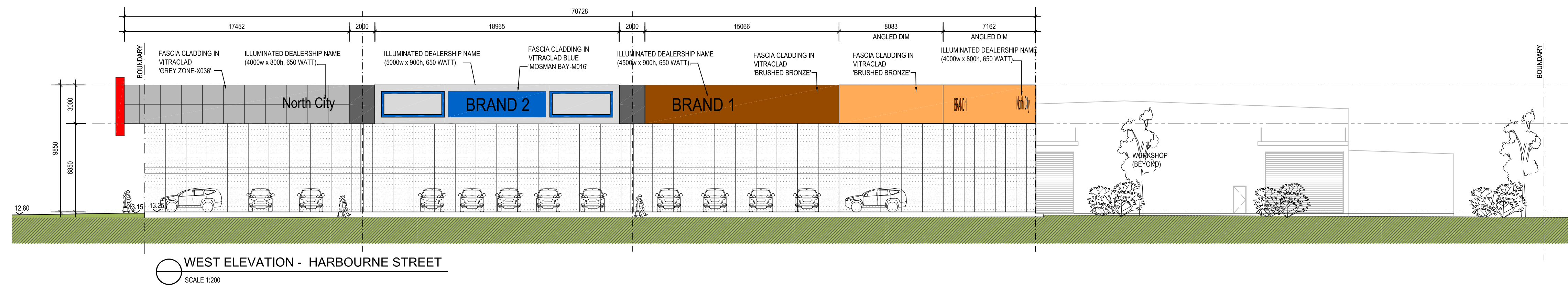
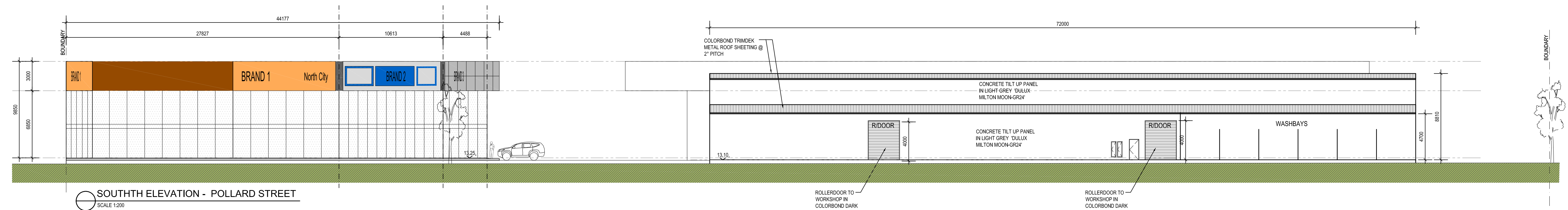
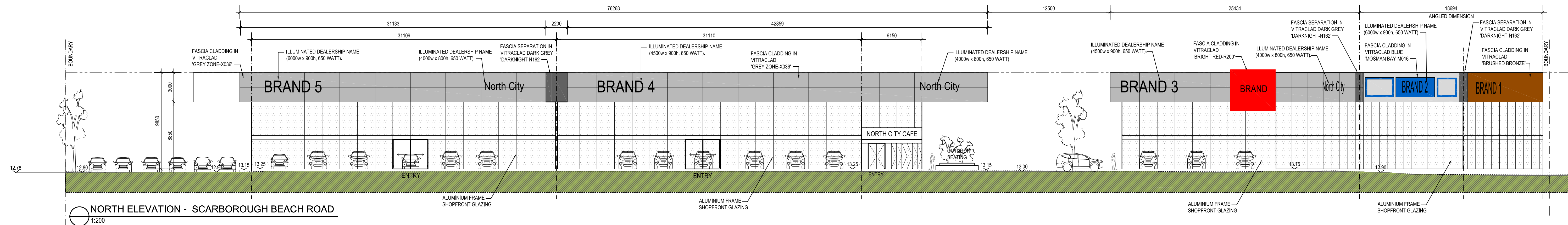
APPROVED
28-Jan-2021

Attachment 2b - Site Floor Plan 22 October 2020

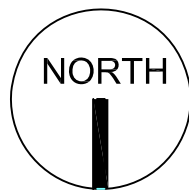
A01

REV : D

2020 NORTH CITY - SITE PLAN OPTION 7



Attachment 2c - Elevation Plans 22 October 2020



A02
REV: D

3/11/2020

2020 NORTH CITY - ELEVATIONS_OPTION7

PARKING REQUIREMENTS			
	CALCULATIONS	BAYS REQUIRED	TOTAL BAYS
LOT 100			
1: 1STAFF MEMBER			
BRAND #1	1 X 10	10	
BRAND #2	1 X 10	10	
BRAND #3	1 X 10	10	
BRAND #4	1 X 10	10	
BRAND #5	1 X 12	12	
CAFE	1 X 3	3	
SERVICE RECEPTION	1 X 50	50	
			105
WORKSHOP	1 BAY / 40M²	2520 ÷ 40 = 63	63
TOTAL BAYS REQUIRED			168 BAYS
TABLE 2: PROPOSED CAR PARKING REDUCTIONS			
REDUCTION: WITHIN 400M OF RAIL STATION	20%		
REDUCTION: WITHIN 400M HIGH FREQUENCY BUS	10%		
TOTAL REDUCTION	30% x 168 = 50.4	51	
TOTAL BAYS REQUIRED	168 - 51 = 117		117
TOTAL BAYS PROVIDED			145

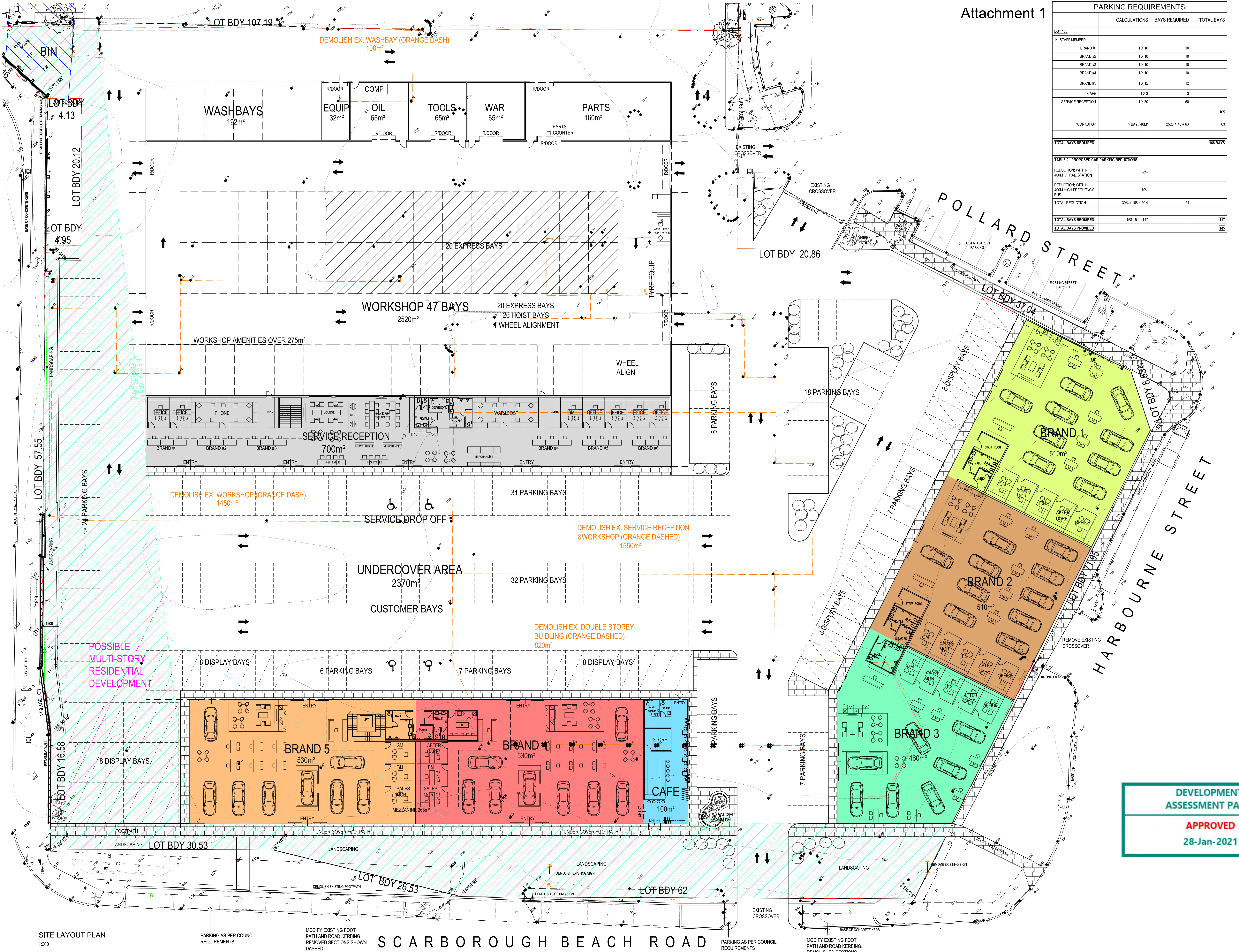
AREAS		
	AREA (m²)	TOTAL AREA (m²)
SITE AREA	14 931	
REDUCED SITE AREA	APPROX. 10987	
WALKWAYS	345	
LANDSCAPING	1100	
HARDSTAND	7047	
BUILDING AREA:		
BRAND #1 - SHOWROOM	417	
OFFICES	63	
AMENITIES	30	
TOTAL BRAND #1		510
BRAND #2 SHOWROOM	368	
OFFICES	63	
AMENITIES	30	
TOTAL BRAND #2		510
BRAND #3 SHOWROOM	380	
OFFICES	63	
AMENITIES	17	
TOTAL BRAND #3		460
BRAND #4 SHOWROOM	450	
OFFICES	40	
AMENITIES	40	
TOTAL BRAND #4		530
BRAND #5 SHOWROOM	450	
OFFICES	40	
AMENITIES	40	
TOTAL BRAND #5		530
CAFE		100
MEZZANINE		
OFFICE	121	
WALKWAYS & STAIRS	91	
AMENITIES	31	
TOTAL SHARE MEZZANINE		243
SERVICE RECEPTION		
CUSTOMER LOUNGE	262	
SERVICE ADVISOR OFFICE	412	
AMENITIES	36	
TOTAL GROUND FLOOR		700
MEZZANINE OFFICE	67	
STAIRS & WALKWAY	69	
LUNCHROOM & AMENITIES	133	
TOTAL MEZZANINE		269
TOTAL SERVICE RECEPTION		969
WORKSHOP	2520	
WASHBAYS	192	
OIL/TOOLS/PARTS STORE	367	
TOTAL WORKSHOP		3099
UNDERCOVER CANOPY #1		2370
SHARED BINS		36
TOTAL BUILDING AREA:		6439

LANDSCAPING REQUIREMENTS			
	CALCULATIONS	LANDSCAPING REQ.	TOTAL
LOT 100			
min. 10% of landscaping of total site area	10987 x 10% =	1099	
TOTAL LANDSCAPING PROVIDED			1100
OVER 200M² SITE AREA 1 TREE / 500M² (OR PART THEREOF)	(10987) ÷ 500 = 21.9	22 TREES	
TOTAL TREES PROVIDED			30

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
28-Jan-2021

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE 10-Nov-2020 FILE 20-1794-10



SITE LAYOUT PLAN
1:200

PARKING AS PER COUNCIL
REQUIREMENTS

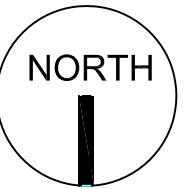
MODIFY EXISTING FOOT
PATH AND ROAD KERBING.
REMOVED SECTIONS SHOWN
DASHED.

PARKING AS PER COUNCIL
REQUIREMENTS

MODIFY EXISTING FOOT
PATH AND ROAD KERBING.
DEMOLISHED SECTIONS
SHOWN DASHED.

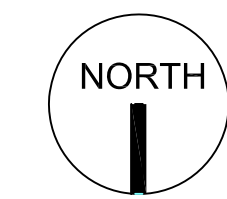
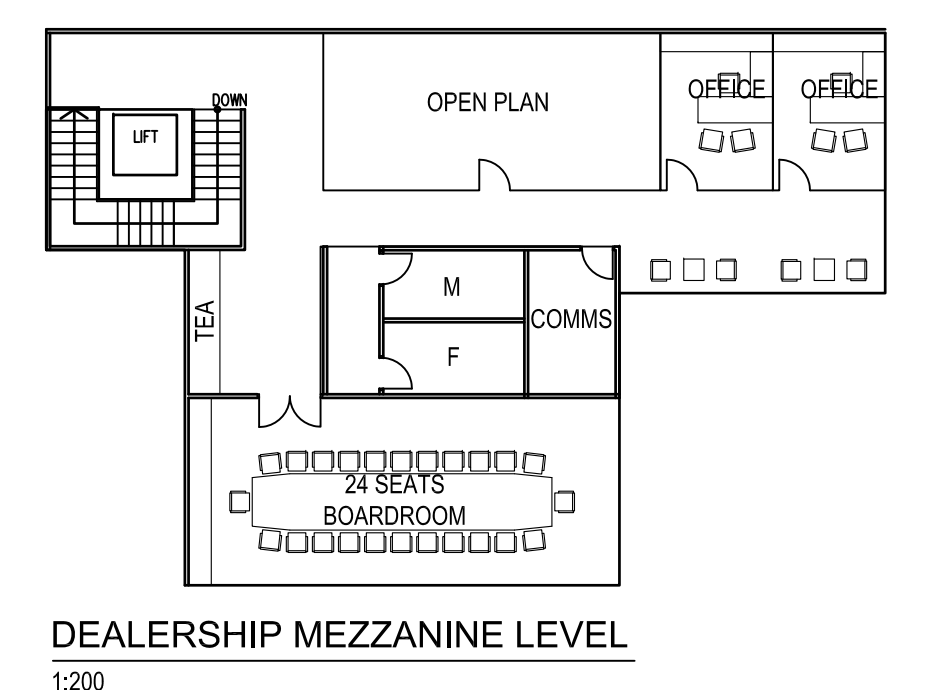
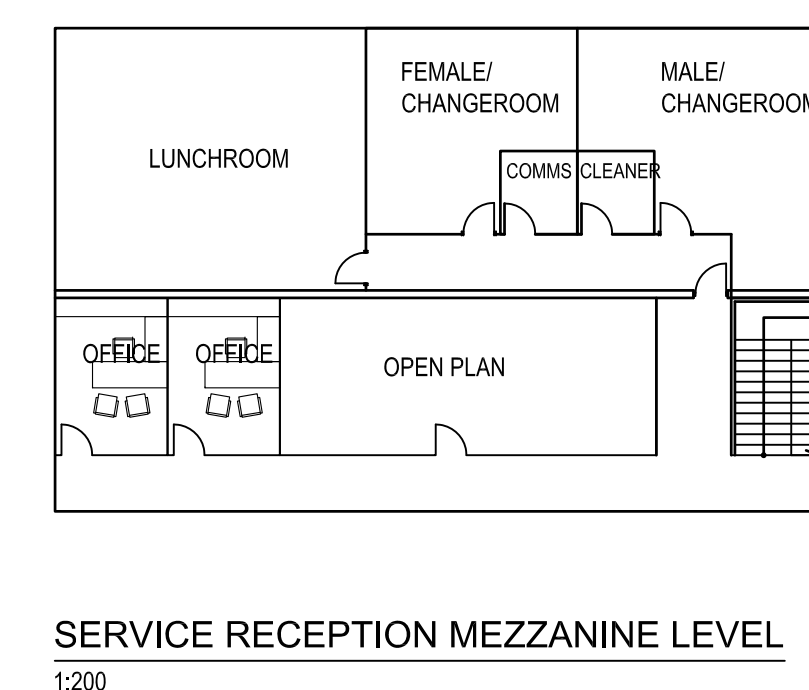
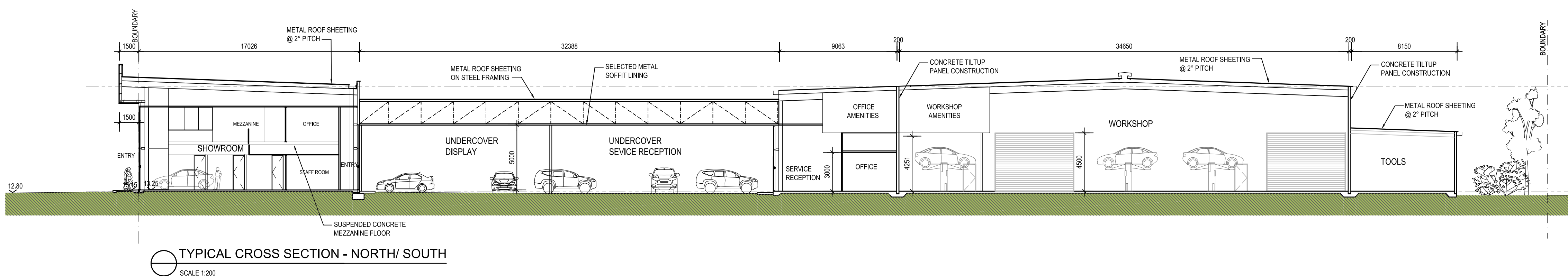
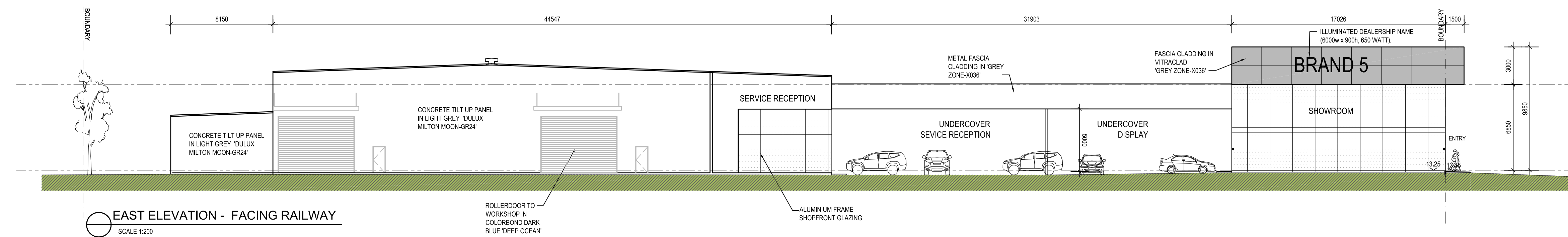
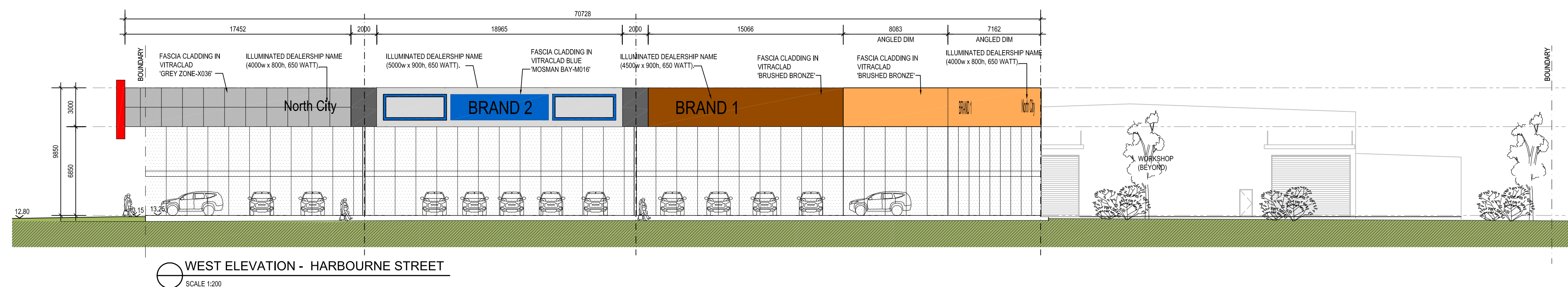
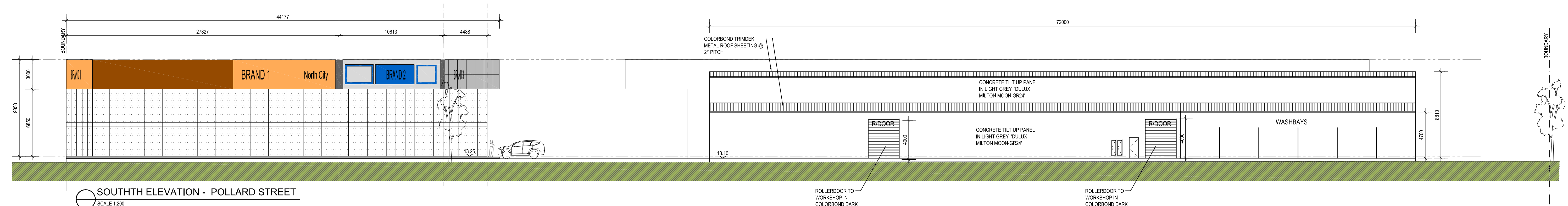
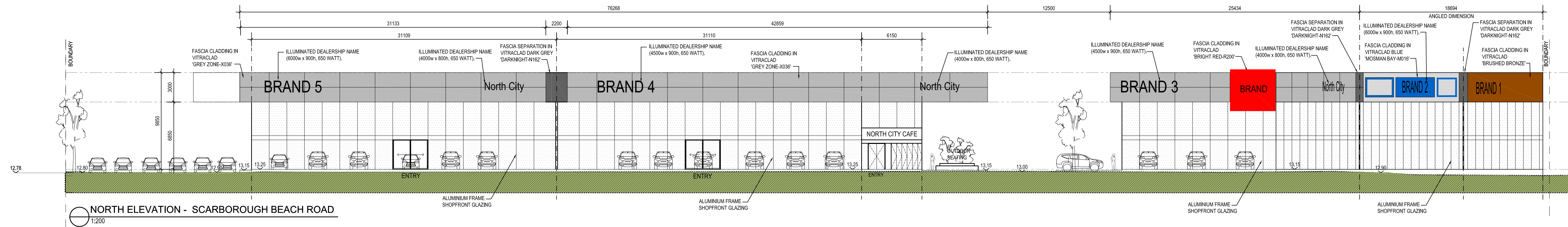
NORTH CITY REDEVELOPMENT | PROPOSED CAR RETAIL CONCEPT - SITE LAYOUT PLAN
345 SCARBOROUGH BEACH ROAD, OSBORNE PARK | DRAWN BY: APE | 1:200 @ B1 | ISSUED FOR APPROVALS

SCALE 1: 200
0 2 4 8 12 Metres



A01
REV: C
22/10/2020

2020 NORTH CITY - SITE PLAN_OPTION 7





LG Ref: DA20/1846
DAP Ref: DAP/20/01886
WAPC Ref: 20-1794-10
Enquiries: (08) 6551 9919

Mr Reyne Dial
Rowe Group
Level 3, 369 Newcastle Street, Northbridge

Dear Mr Dial

**METRO INNER-NORTH JDAP - CITY OF STIRLING AND WESTERN AUSTRALIAN
PLANNING COMMISSION (WAPC) - DAP APPLICATION - DA20/1846 - DETERMINATION**

Property Location:	Lot 100 (345) Scarborough Beach Road, Osborne Park
Application Details:	Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet
Amendment Details:	Modifications to approved motor vehicle sales, service centre & cafe

Thank you for your Form 2.1 Development Assessment Panel (DAP) application and plans submitted to the City of Stirling on 12 December 2022 for the above-mentioned development.

The application was considered by the Metro Inner-North JDAP at its meeting held on 17 March 2023, where in accordance with the provisions of the City of Stirling Local Planning Scheme No.3 and Metropolitan Region Scheme, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Tracey Baglin on behalf of the City of Stirling on 08 9205 8468 or Mr Brent Davern on behalf of the WAPC on 08 6551 9676.

Yours sincerely,

DAP Secretariat

20 March 2023

Encl. DAP Determination Notice
Approved Plans

Cc: Mr Brent Davern and PSO Admin
Western Australian Planning Commission (WAPC)

Ms Tracey Baglin
City of Stirling



Planning and Development Act 2005

City of Stirling Local Planning Scheme No.3 and Metropolitan Region Scheme

Metro Inner-North Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 100 (345) Scarborough Beach Road, Osborne Park

Application Details: Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet

Amendment Details: Modifications to approved motor vehicle sales, service centre & cafe

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 17 March 2023, subject to the following:

PART A – LOCAL PLANNING SCHEME NO.3

1. **Accept** that the DAP Application reference DAP/20/01886 as detailed on the DAP Form 2 dated 24 October 2022 is appropriate for consideration in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/20/01886 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Stirling Local Planning Scheme No. 3, for the proposed minor amendment to the approved Motor Vehicle Sales, Repair and Restaurant at Lot 100, House Number 345 Scarborough Beach Road, Osborne Park subject to the following conditions:

Amended Conditions

11. Prior to the occupation of the development three (3) Advanced Trees shall be planted in the road reserve adjoining the lot by the landowner/applicant at the landowner/applicants expense in the following configuration:
 - a) Two (2) Advanced Trees along the Pollard Street boundary.
 - b) One (1) Advanced Trees along the Harborne Street boundary.



PART B – METROPOLITAN REGION SCHEME

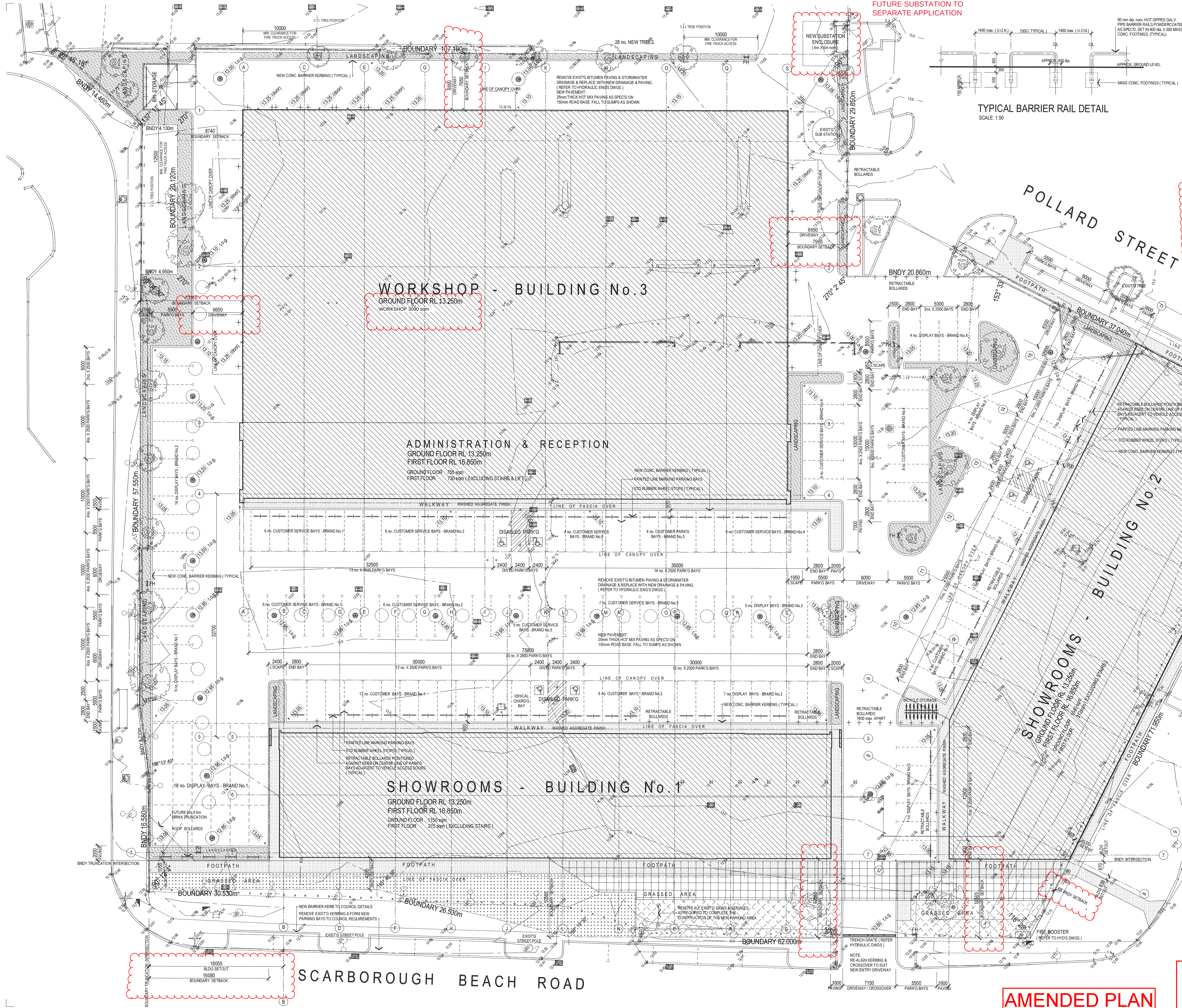
Approve DAP Application reference DAP/20/01886 and accompanying plans date stamped 21 December 2022 in accordance with Clause 30(1) of the Metropolitan Region Scheme, subject to the same conditions and advice notes as previously approved, except as amended below:

Amended Condition

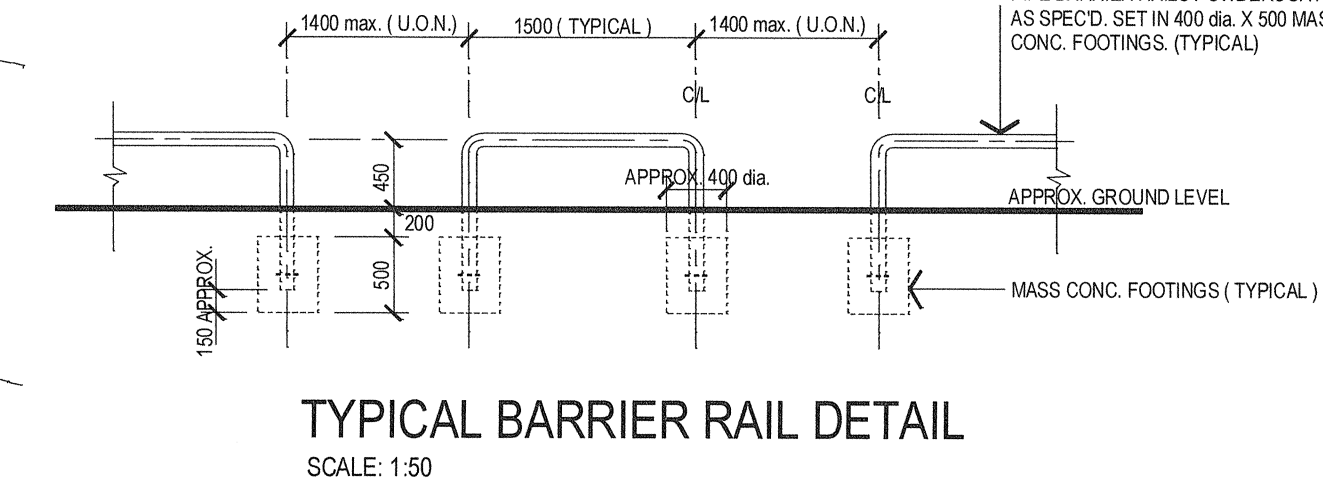
2. The portion of the development located within Planning Control Area 166, as shown on Western Australian Planning Commission Plan Number 1.7997, does not form part of this approval.

All other conditions, footnotes and advice notes remain as per the DAPs' original decision dated 28 January 2021.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.



FUTURE SUBSTATION TO SEPARATE APPLICATION



SITE LEGEND:

- PROPOSED NEW SHOWROOM & WORKSHOP BUILDINGS
- PROPOSED NEW LANDSCAPE AREAS 579.00 sqm
- LANDSCAPE AREA OUTSIDE OF FUTURE SITE AREA 265.50 sqm
- WALKWAYS & PATHWAYS
- PLANNING CONTROL AREA 127 332.60 sqm
- OTHER REGIONAL ROAD RESERVE 229.60 sqm

Project Partners
Refer to consultant documentation when directed
- RICA Planning Centric Consultants
- Civil Engineer
- Hydraulic Engineer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO. REVISION **DATE** **INT.**

SCHEDULE OF AREAS

Motor Vehicle Sales ground floor (Building 1):	965 sqm
Motor Vehicle Sales upper floor (Building 1):	210 sqm
Café/showroom (Building 1):	280 sqm
Motor Vehicle Repair ground floor (Building 3):	3840
Motor Vehicle Repair upper floor (Building 3):	730
Motor Vehicle Sales ground floor (Building 2):	1537 sqm
Motor Vehicle Sales upper floor (Building 2):	203 sqm

The Motor Vehicle Display area including the number of bays:
79 bays at 13.75 sqm each = 1086.25 sqm

DEVELOPMENT ASSESSMENT PANEL

APPROVED
17-Mar-2023

City of Stirling
13 Feb 2023
RECEIVED

AMENDED PLAN

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CAD
Plot Date: 01/12/22
Project No: 0121
Project Status: DES DEVELOPMENT

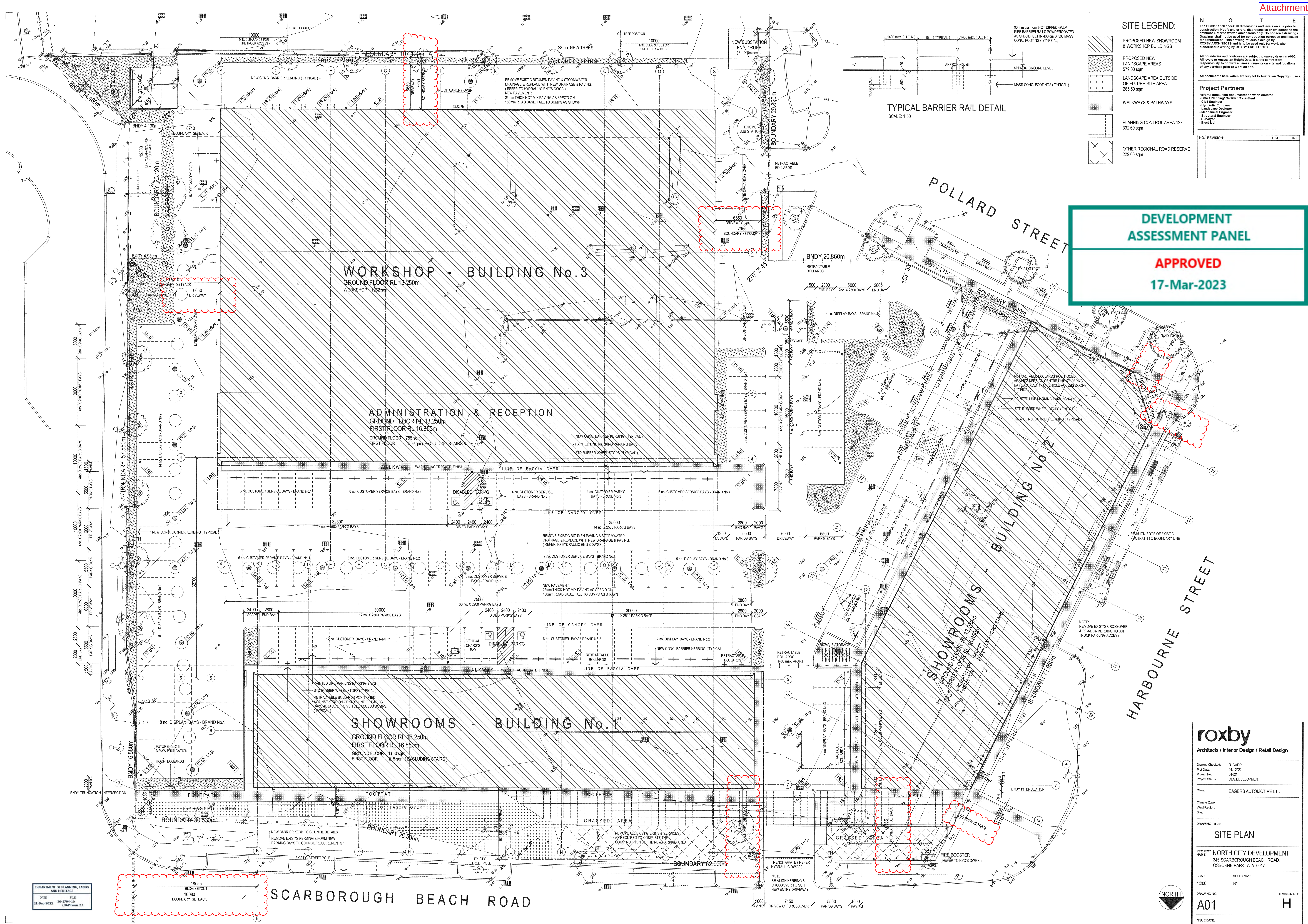
Client: EAGERS AUTOMOTIVE LTD

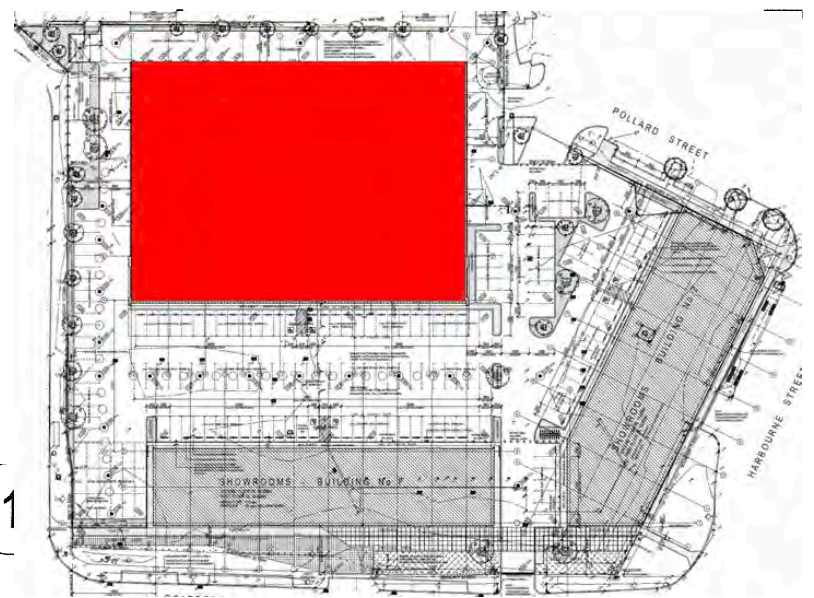
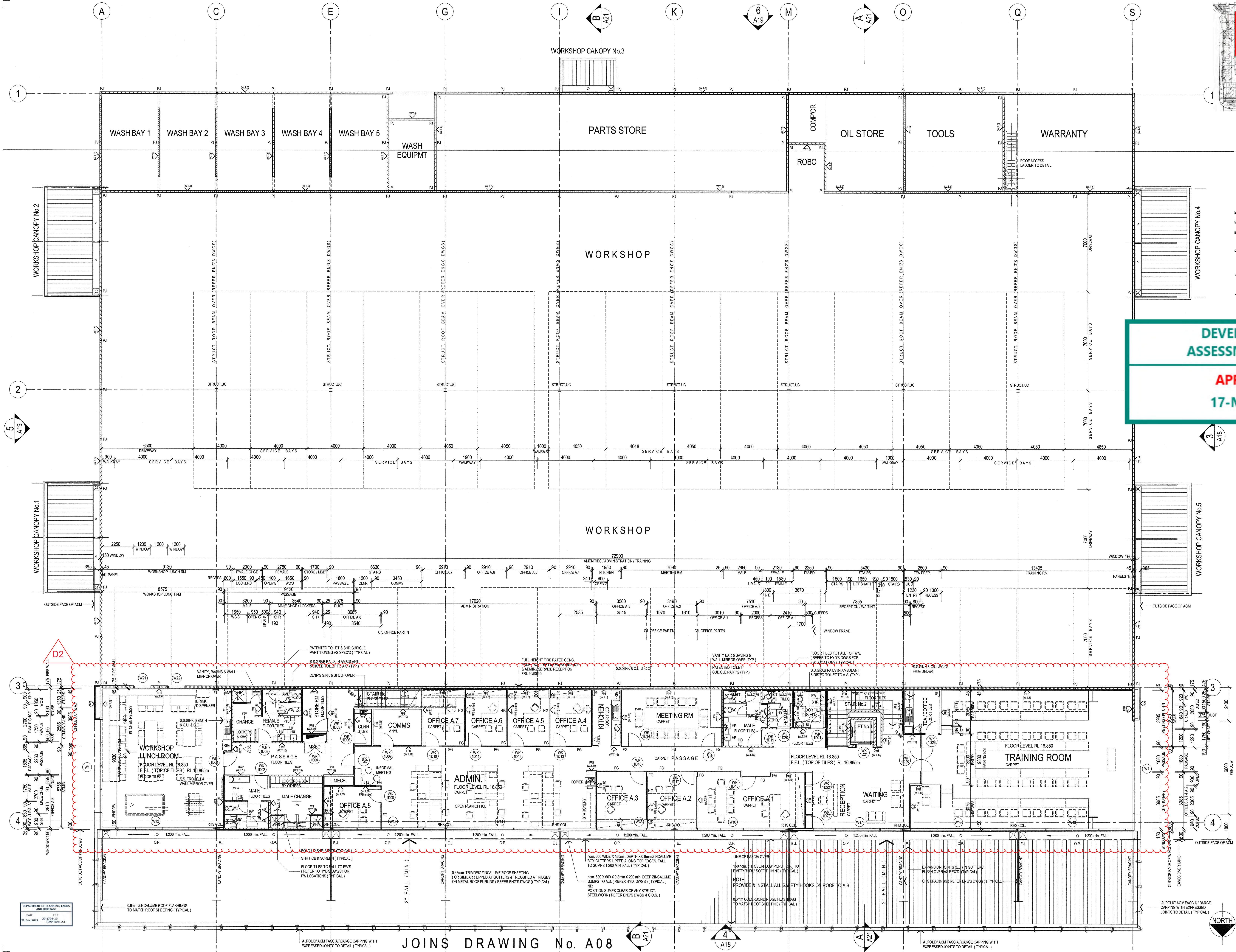
Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
SITE PLAN

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:200
SHEET SIZE: B1
DRAWING NO: A01
REVISION NO: J
ISSUE DATE:





DEVELOPMENT
ASSESSMENT PANEL

APPROVED
17-Mar-2023

- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH TYPICAL WALL TYPES' ON DRAWING No. A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - F.R.L. AS NOTED
 - REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. 8/100mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO TYPICAL WALL TYPES' ON DRAWING No. A22 FOR FINISHES, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 600mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL. CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
 - 6mm FLUSH CEMENT FIBREBOARD - PAINTED

- GENERAL NOTES:**
- WALL TYPES AS SELECTED
- C.O.S. CONFIRM ON SITE
- R.L. REDUCED LEVEL
- F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RWP. RAINWATER PIPE
- O.P. OVERFLOW POPS
- P.J. PANEL JOINT
- P.G.V. PANEL GROOVE
- E.J. EXPANSION JOINT
- C.J. CONTROL JOINT
- EXP.J. EXPRESSED JOINT
- FLUSHED JOINT
- C.U. CLIPBOARDS UNDER
- C.O. CLIPBOARDS OVER
- F.W. FLOOR WASTE
- F.H.R. FIRE HOSE REEL
- C.D.W. CHILLED DRINKING WATER UNIT
- D.G. ALUM. DOOR (GRILLE) (REFER MECH. DWGS)
- F.B. FLOOR BOX (POWER & OR DATA)
- C.T. CONDUIT OUTLET (POWER & OR DATA)
- D. DRAINER OVER WINDOW & OR DOOR
- EXT. ILLUMINATED EXT. SIGN TO A.S.
- WALL TYPE AS DETAILED
- WALL MATERIAL / LINING

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE
VARIED BACK TO ARCHITECT

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING
ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL
RAINWATER PIPES

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN
ON ANNUAL CONSULTANT DRAWINGS & IS RESPONSIBLE FOR
PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL,
ELECTRICAL & PLUMBING PENETRATIONS AS REQD.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING
ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL
FLASHINGS, TRIMS, S.L.S. & SECONDARY SUPPORT METALWORK
INCLUDING TOP HAT BATTENING

STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE
TRIMMING ANOLES & CASING BEADS AS REQD. ALONG SILL &
AGAINST WINDOW & SKYNET FRAMES

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED
WALLS, COLUMNS & SOFFITS. (REFER FINISHES SCHEDULE IN SPECN)

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE
SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS
(EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CAD
Plot Date: 11/1/22
Project No: 01521
Project Status: 25% DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone: 1
Wind Region: 1
Site:

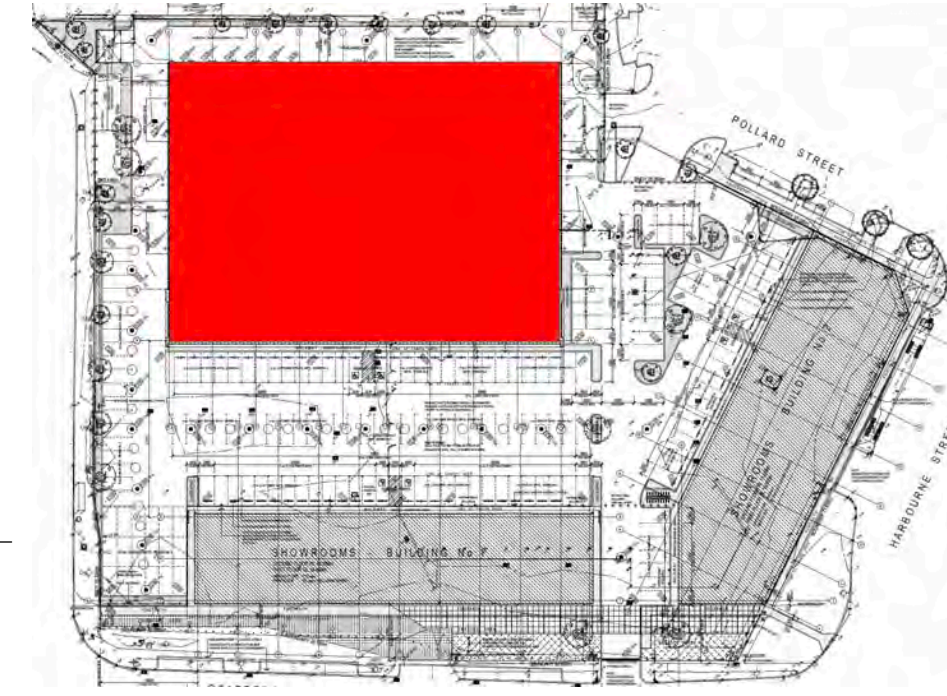
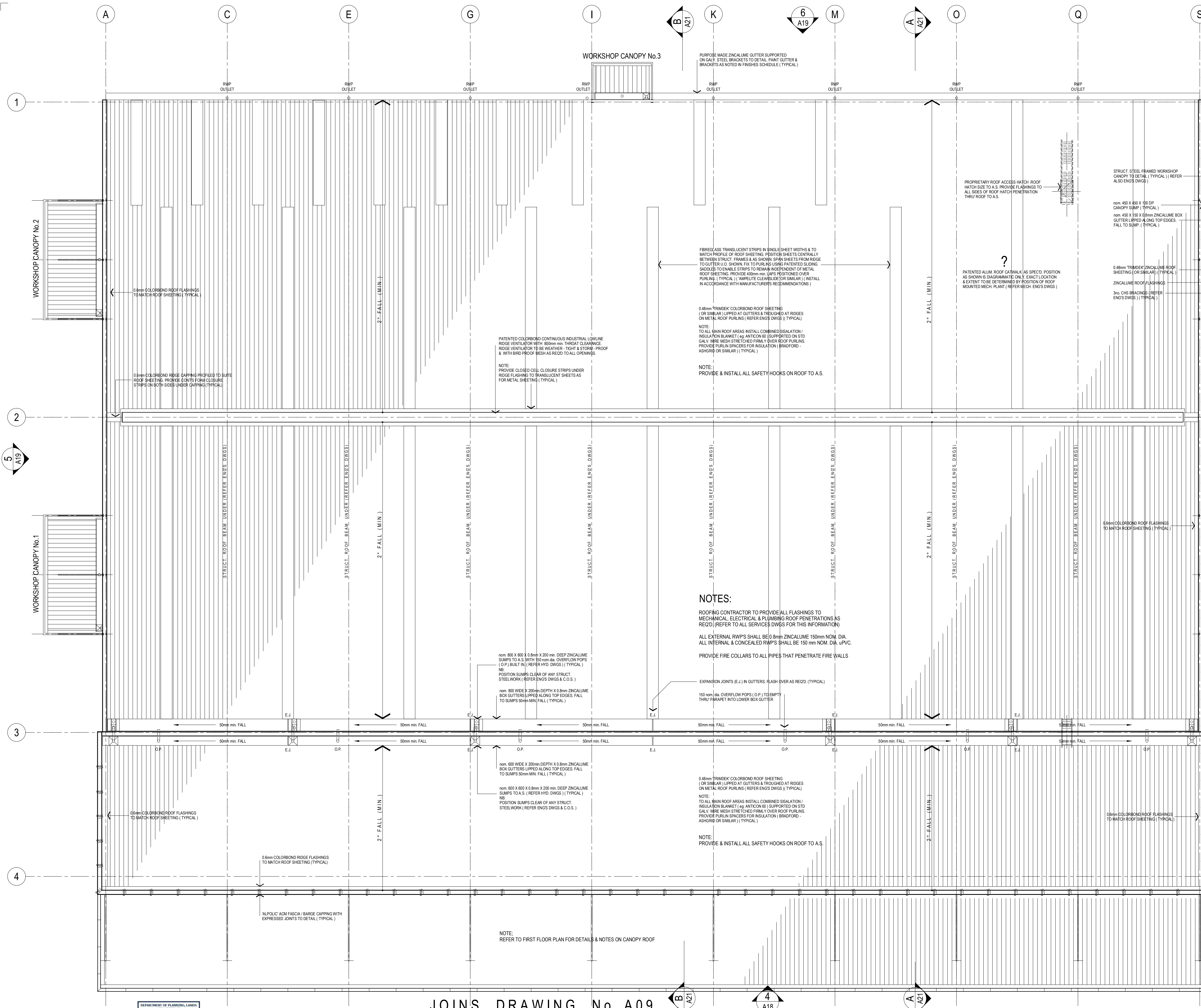
DRAWING TITLE: WORKSHOP:
FIRST FLOOR PLAN

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A03
REVISION NO: F

ISSUE DATE:



- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FALL AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. & OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FG FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')

DEVELOPMENT ASSESSMENT PANEL

APPROVED
17-Mar-2023

- GENERAL NOTES:**
- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL DRAINAGE PIPES
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NIBS AT DOORWAYS TO BE MIN 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES
- PAIN OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01621
Project Status: DES. DEVELOPMENT

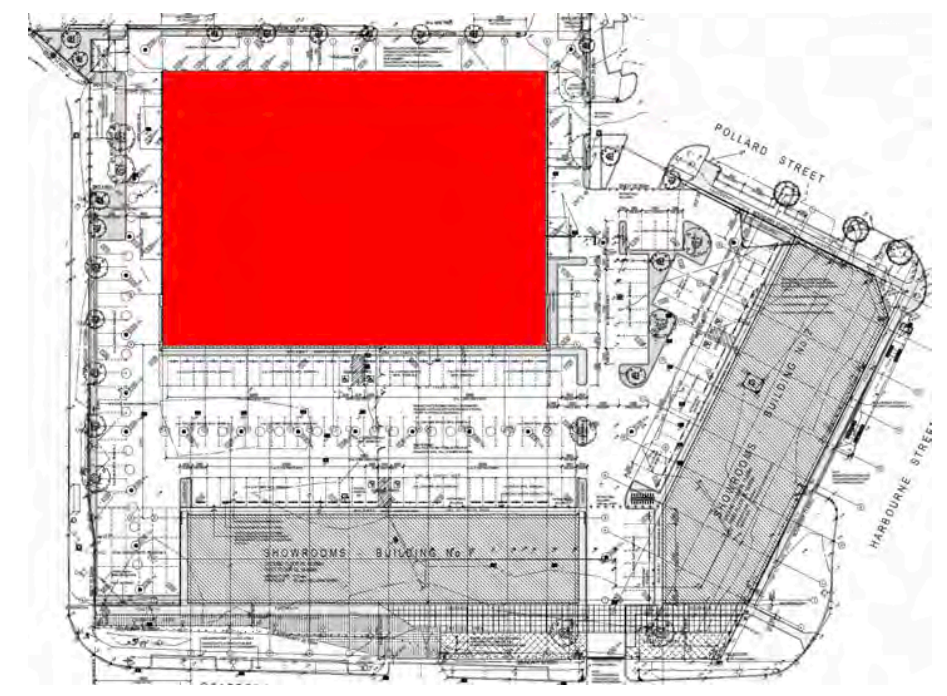
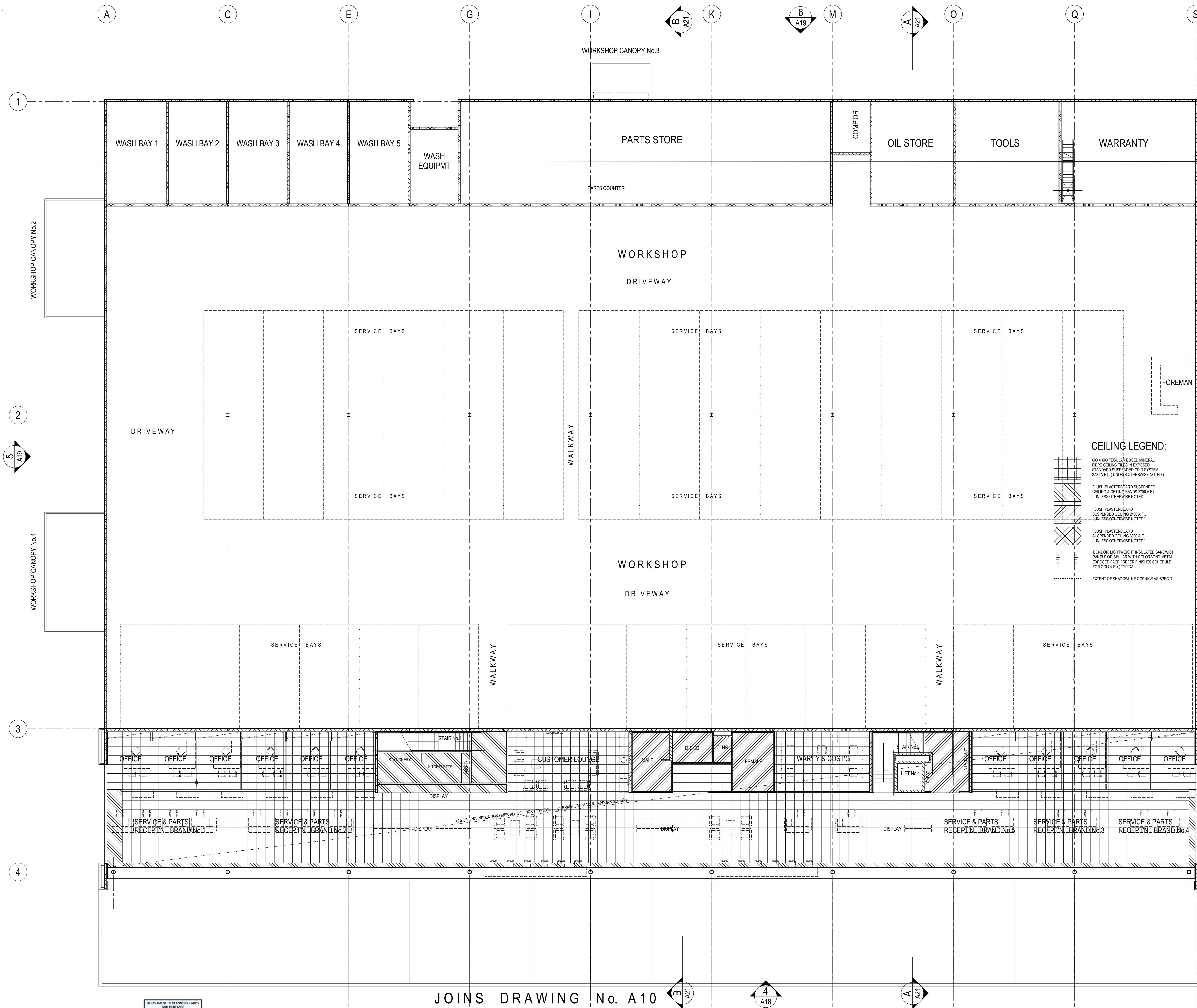
Client: EAGERS AUTOMOTIVE LTD

Climate Zone: 1
Wind Region: 1
Site: 1

DRAWING TITLE:
WORKSHOP:
ROOF PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1
DRAWING NO: A04
REVISION NO: D
ISSUE DATE:



- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No.AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRL AS NOTED
 - REINF. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No.AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINIUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - HG
 - FG
 - FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM
 - COMPOSITE ALUMINIUM PANELS (eg. 'ALPOLIC')

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

17-Mar-2023

- CEILING LEGEND:**
- 600 X 600 REGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
 - FLUSH PLASTERBOARD SUSPENDED CEILING & CEILING BANDS 2700 A.F.L. (UNLESS OTHERWISE NOTED)
 - FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
 - FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
 - 100mm LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
 - EXTENT OF SHADOWLINE CORNICE AS SPEC'D

- WT WALL TILES AS SELECTED
- C.O.S. CONFIRM ON SITE
- R.L. REDUCED LEVEL
- F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RWP RAINWATER PIPE
- O.P. OVERFLOW POPS
- P.J. PANEL JOINT
- E.J. EXPANSION JOINT
- C.J. CONTROL JOINT
- EXPJ EXPRESSED JOINT
- FLUSHED JOINT
- C.U. CUPBOARDS UNDER
- C.O. CUPBOARDS OVER
- PW FLOOR WASTE
- FHR FIRE HOSE REEL
- CDWU CHILLED DRINKING WATER UNIT
- DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
- FB FLOOR BOX (POWER &/OR DATA)
- CT CONDUIT OUTLET (POWER &/OR DATA)
- D DRENCHER OVER WINDOW &/OR DOOR
- EXT ILLUMINATED EXIT SIGN TO A.S.
- WT WALL TYPE AS DETAILED
- WT WALL MATERIAL / LINING

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT.

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQ'D.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING.

STUD & MASONRY NIBS AT DOORWAYS TO BE MIN:100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN)

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn/Checked: R. CADDO
Plot Date: 16/03/22
Project No: 0162
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
WORKSHOP:
GROUND FLOOR CEILING PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

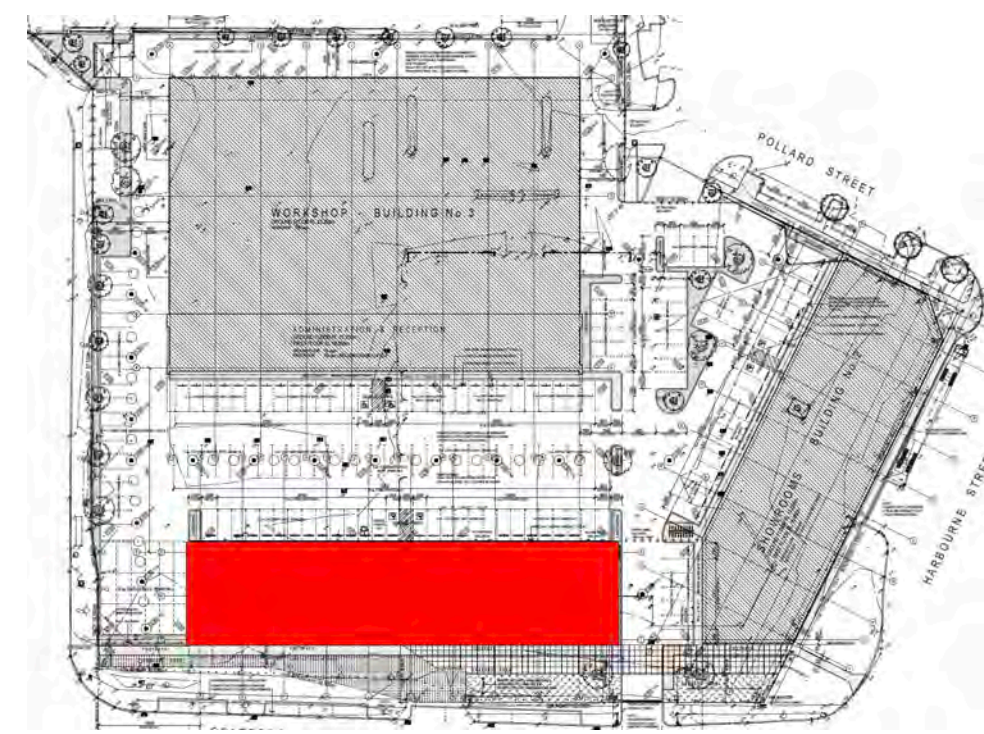
DRAWING NO: A05
REVISION NO: D

ISSUE DATE:

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE: 20/12/2022
FILE: 20/12/2022
DMP Form 2.1

JOINS DRAWING No. A10



LEGEND:

NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH TYPICAL WALL TYPES ON DRAWING No. A22

- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - FRL AS NOTED
- REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. RCP 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- 1/2 HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM SKIRTING AS SELECTED
- FG FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- ACM COMPOSITE ALUMINUM PANELS (eg: ALPOLIC)
- 6mm FLUSH CEMENT FIBREBOARD - PAINTED

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

17-Mar-2023

- WT WALL TYPES NOTED ABOVE
- C.O.S. CONFIRM ON SITE
- R.L. REDUCED LEVEL
- F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RWP RAINWATER PIPE
- O.P. OVERFLOW POPS
- P.J. PANEL JOINT
- P.G.V. PANEL GROOVE
- E.J. EXPANSION JOINT
- C.J. CONTROL JOINT
- EXP. JOINT EXPRESSED JOINT
- SHJ. FLUSH JOINT
- C.U. CUPBOARDS UNDER
- C.O. CUPBOARDS OVER
- F.W. FLOOR WASTE
- F.H.R. FIRE HOSE REEL
- CHL. CHILLED DRINKING WATER UNIT
- DO. ALUM. DOOR GRILLE (REFER ENGS DWGS)
- FB FLOOR BOX (POWER &/OR DATA)
- CT CONDUIT OUTLET (POWER &/OR DATA)
- D. DRENCHER OVER WINDOW &/OR DOOR
- EXIT ILLUMINATED EXIT SIGN TO A.S.
- WALL TYPE AS DETAIL
- WALL MATERIAL LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATIONS AS SHOWN ON ANGLARY CONSULTANT DRAWINGS & RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWP'S & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING.
- STLD & MASONRY MBS AT DOORWAYS TO BE MIN 100mm U.O.N.
- TO ALL FLUSH MASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS. (REFER FINISHES SCHEDULE IN SPECN)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 01/12/22
Project No: 01021
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:

BUILDING No.1:
GROUND FLOOR PLAN

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO:

A07

ISSUE DATE:

REVISION NO:

G

JOINS DRAWING No. A03



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH 'TYPICAL WALL TYPES' ON DRAWING No A22
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - FALL AS NOTED
- REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. & OR 50mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.A.) (REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.A.
- HALF HEIGHT GLAZED PARTN SUITE (EG: SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 85mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
- FULL HEIGHT GLAZED PARTN SUITE (EG: SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- COMPOSITE ALUMINUM PANELS (eg 'ALPOLIC')
- 9mm FLUSH CEMENT FIBREBOARD - PAINTED

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

17-Mar-2023

- WALL TILES AS SELECTED
- C.O.S. CONFIRM ON SITE
- R.L. REDUCED LEVEL
- F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RWP RAINWATER PIPE
- O.P. OVERFLOW POPS
- P.J. PANEL JOINT
- P.S.V. PANEL GROOVE
- E.J. EXPANSION JOINT
- C.J. CONTROL JOINT
- EXP.J. EXPRESSED JOINT
- FLUSHED JOINT
- CURBBOARD LINER
- C.O. CUPBOARDS OVER
- FW FLOOR WASTE
- FHR FIRE HOSE REEL
- CDWU CHILLED DRINKING WATER UNIT
- DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
- FB FLOOR BOX (POWER & OR DATA)
- OT CONDUIT OUTLET (POWER & OR DATA)
- D DRENCHER OVER WINDOW & OR DOOR
- ILLUMINATED EXIT SIGN TO A.S.
- WALL TYPE AS DETAILED
- WALL MATERIAL / LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RIPS & OVERFLOW PIPES FROM SUMPS U.O.A.
- METAL GLAZING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING
- STUD & MASONRY NBS AT DOORWAYS TO BE MIN. 100mm U.O.A.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CARING BEADS AS REQD ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS. (REFER FINISHES SCHEDULE IN SPECN)
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG: FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 01/12/22
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:

BUILDING No.1:
FIRST FLOOR PLAN

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO:

A08

ISSUE DATE:

REVISION NO:

G



DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

FILE
DATE: 21 Dec 2022 20:17:58
(DAP Form 2.1)

NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH "TYPICAL WALL TYPES" ON DRAWING No.AXX

- | | |
|---|--|
|  | BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS) |
|  | REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS) |
|  | FIBRE REIN. PLASTIC - FRL AS NOTED |
|  | 100mm nom. & ØR 90mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N) (REFER DIMENSIONS) REFER TO "TYPICAL U.F.R.F.S" ON DRAWING NO.X/O FOR FINISHES, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N. |
|  | HALF HEIGHT GLAZED PARTN STITS EG. SAPPHIRE INDUSTRIES PARTITION SUIT TO SUIT OR (SIMILAR) 185mm HIGH LIGHT TO CEILING U.O.N. STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED |
|  | FULL HEIGHT GLAZED PARTN STITS EG. SAPPHIRE INDUSTRIES PARTN SUIT TO SUIT OR (SIMILAR) FLOOR TO CEILING COMPOSITE ALUMINUM PANELS (eg. "ALPOLC") |

17-Mar-2023

- | | |
|---|---|
|  | WALL TILES AS SELECTED |
| C.D.S | CONFIRM ON SITE |
| R.L | REDUCED LEVEL |
| F.L | FLOOR LEVEL - TOP OF STRUCTURAL FLOOR |
| F.F.L | FINISHED FLOOR LEVEL - TOP OF OF FLOOR FINISHES |
| R.W.P | RAIN WATER PIPE |
| O.P.P | OVERFLOW PIPES |
| P.J. | PANEL JOINT |
| P.G.V | PANEL GROOVE |
| E.J. | EXPANSION JOINT |
| C.I. | CONTROL JOINT |
| EXP. | EXPRESSED JOINT |
| FLUSH | FLUSH JOINT |
| C.U. | CUPBOARDS UNDER |
| C.O. | CUPBOARDS OVER |
| FW | FLOOR WASTE |
| F.H.R | FIRE HOSE REEL |
| CDWJ | CHILLED DRINKING WATER |
| DG | ALUM. DRAIN GRILLE (REFER MECH DWGS) |
| FB | FLUX BOX (POWER &/OR DATA) |
| CT | CONDUIT OUTLET (POWER &/OR DATA) |
| D | DRENCHER OVER WINDOW &/OR DOOR |
|  | ILLUMINATED EXIT SIGN TO A.S. |
|  | WALL MATERIAL /FINING |

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE
VARIFIED BACK TO ARCHITECT

- [illegible]

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 16/09/22
Project No: 01621
Project Status: DES. DEVELOPMENT

Client: **EAGERS AUTOMOTIVE LTD**

Wind Region:
Size:

DRAWING TITLE

BUILDING No
ROOF PLAN

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100 SHEET SIZE: B1

DRAWING NO.

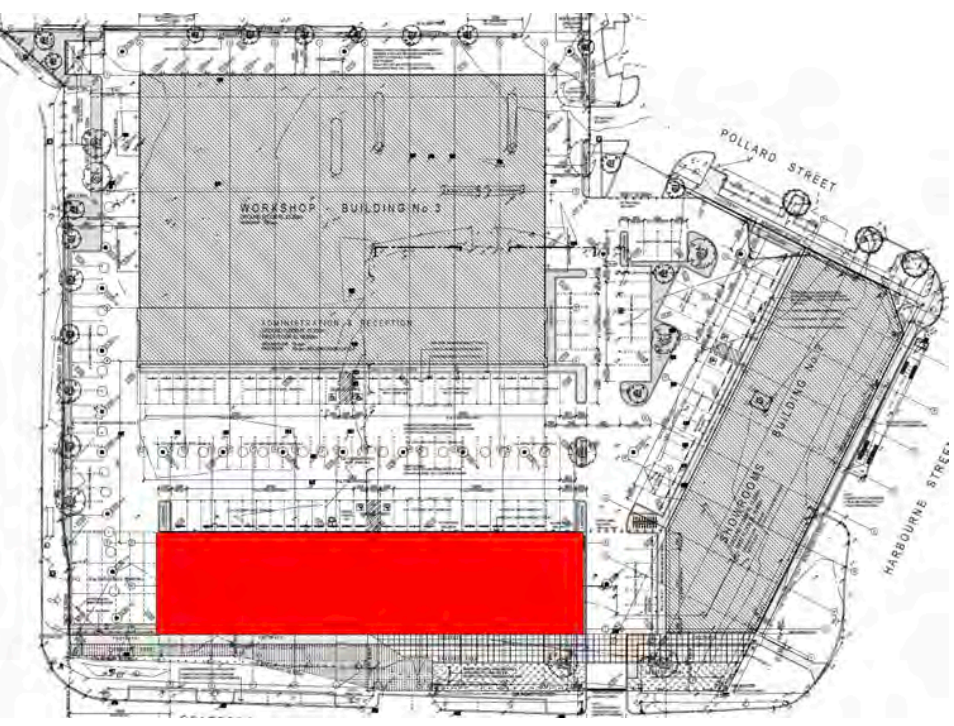
A09

ISSUE DATE

REVISION NO.

D





LEGEND:

NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX

- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - FRL AS NOTED
- REF. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- WALL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
- HG INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- FG FULL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- ACM COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

17-Mar-2023

WT WALL TILES AS SELECTED

C.O.S. CONFIRM ON SITE

R.L. REDUCED LEVEL

F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR

F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES

RWP RAINWATER PIPE

O.P. OVERFLOW POPS

P.J. PANEL JOINT

P.G.V. PANEL GROOVE

E.J. EXPANSION JOINT

C.J. CONTROL JOINT

EXPJ. EXPRESSED JOINT

FLJ. FLUSHED JOINT

C.U. CUPBOARDS UNDER

C.O. CUPBOARDS OVER

FW FLOOR WASTE

FHR FIRE HOSE REEL

CDWJ CHILLED DRINKING WATER UNIT

ALUM. DOOR GRILLE (REFER MECH. DWGS)

FB FLOOR BOX (POWER &/OR DATA)

CT CONDUIT OUTLET (POWER &/OR DATA)

D DRENCHER OVER WINDOW &/OR DOOR

EXTI ILLUMINATED EXIT SIGN TO A.S.

WT WALL TYPE AS DETAILED

WT WALL MATERIAL / LINING

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE

VARIED BACK TO ARCHITECT

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL

GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL

RAINWATER PIPES

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN

ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR

PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL,

ELECTRICAL & PLUMBING PENETRATIONS AS REQD.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING

ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL

FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK

INCLUDING TOP HAT BATTENING

STUD & MASONRY NIBS AT DOORWAYS TO BE MIN:100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE

TRIMMING ANGLES & CASING BEADS AS REQD ALONG SILLS &

AGAINST WINDOW & JOINERY FRAMES

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED

WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN)

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE

SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS

(EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO

Plot Date: 16/09/22

Project No: 01621

Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:

Wind Region:

Site:

DRAWING TITLE:

BUILDING No.1:

GROUND FLOOR CEILING PLAN

PROJECT NAME:

NORTH CITY DEVELOPMENT

345 SCARBOROUGH BEACH ROAD,

OSBORNE PARK, W.A. 6017

SCALE: SHEET SIZE:

1:100 B1

DRAWING NO:

A10

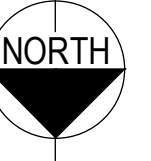
ISSUE DATE:

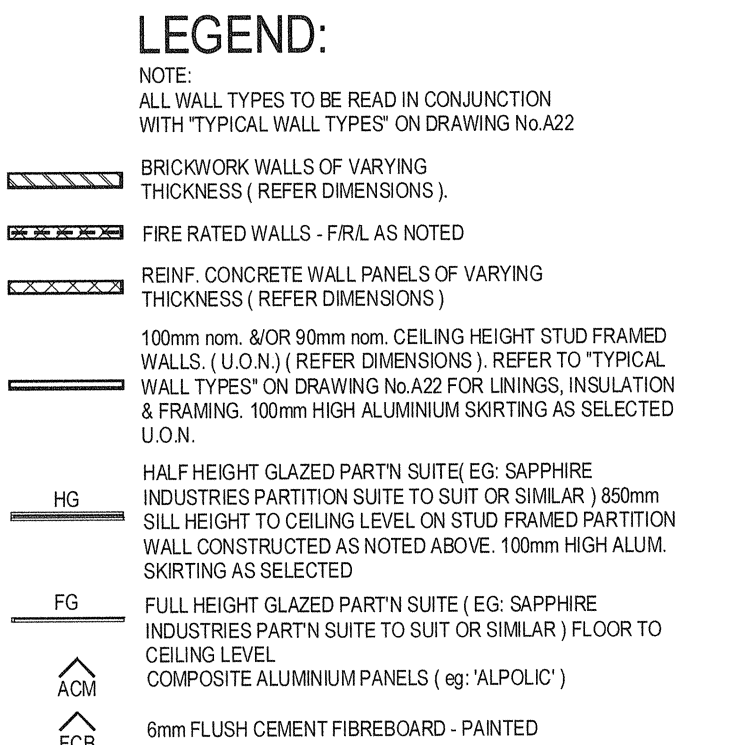
REVISION NO:

D

CEILING LEGEND:

- 600 X 600 REGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- BONDOP LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D





APPROVED
17-Mar-2023

- | | |
|--------|--|
| WT | WIND-RESISTING CURTAIN WALL |
| C.O.S. | CONFIRM ON SITE |
| R.L. | REDUCED LEVEL |
| F.L. | FLOOR LEVEL - TOP OF STRUCTURAL FLOOR |
| F.F.L. | FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES |
| RWP | RAINWATER PIPE |
| O.P. | OVERHEAD DOOR |
| P.J. | PANEL JOINT |
| P/GV | PANEL GROOVE |
| E.J. | EXPANSION JOINT |
| CJ. | CONTROL JOINT |
| EXPJ. | EXPRESSED JOINT |
| FLJ. | FLASHED JOINT |
| C.U. | CURBS/BOARDS UNDER |
| C.O. | CURBS/BOARDS OVER |
| F.W. | FLOOR WASTE |
| CHW | CHIEF HOSE REEL |
| OWH | CHILLED DRINKING WATER UNIT |
| GS | GRATE DRAIN GRILLE (REFER HIGH DINGS) |
| FB | FLOOR BOX (POWER &/OR DATA) |
| CT | CONDUIT OUTLET (POWER &/OR DATA) |
| D | DRENCHER OVER WINDOW &/OR DOOR |
| EXIT | ILLUMINATED EXIT SIGN TO A.S. |

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE
VARIED BACK TO ARCHITECT

ROOF FUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING
ALL GUTTERS, METE, METAL, OVERFLOW POPS & METAL
RAINWATER PIPES.

ROOF FUMBER TO ALLOW FOR ALL ROOF PENETATIONS AS SHOWN
ON ANCILLARY CONSULTANT DRAWINGS & BE RESPONSIBLE FOR
OBTAINING & INSTALLING ALL NECESSARY ELECTRICAL & MECHANICAL
ELECTRICAL & PLUMBING PENETATIONS AS REQD.

SANITARY PLUMBING IS RESPONSIBLE FOR PROVIDING & INSTALLING
ALL UPVIC RVS & OVERFLOW PIPES FROM SUMP(S) U.O.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL
CLADDING, TRIMS, SILL & CROWN MOULDINGS, METAL NETWORK
INCLUDING TOP HAT BATTENINGS

STUD & MASONRY NBS AT DOORWAYS TO BE MIN 100mm U.O.N.

TO FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDING
TRIMMING ALINGS & CASINO BASES TO REQD ALINGS SILL &
AGAINST WINDOW & CORNER FRAMES.

PAINT CUT ALL PLAYS & MECHANICAL, DUSTS ADOPTING ALL PAINTED
WALLS, COLUMNS & JOINTS. (REFER FINISHES SCHEDULE IN SPEC'N)

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE
TO TOUCH THE FIRE WALLS WITH FIRE RESISTANT WALLS
(EQ FIRE WALLS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

Drawn / Checked: R. CADD
Plot Date: 01/12/22
Project No: 01621
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:

BUILDING No.2:
GROUND FLOOR PLAN

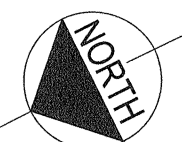
PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100 SHEET SIZE: B1

DRAWING NO: REVISION NO:

A12	G
-----	---

ISSUE DATE: _____

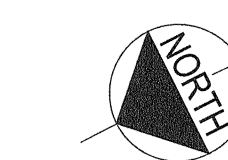


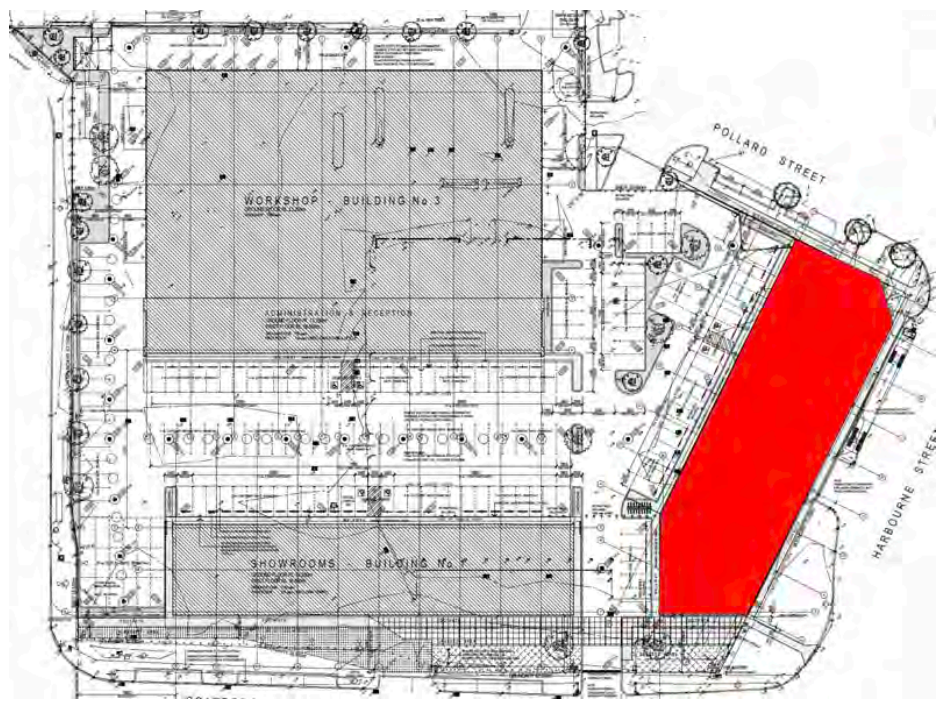


6mm FLUSH CEMENT FIBREBOARD - PAINTED

17-Mar-2023

ISSUE DATE:





- LEGEND:**
- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FALL AS NOTED
 - REIN. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. & OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - HG INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - FG FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - ACM COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')

DEVELOPMENT ASSESSMENT PANEL

APPROVED

17-Mar-2023

- WT WALL TILES AS SELECTED
- C.O.S. CONFIRM ON SITE
- F.L. REDUCED LEVEL - TOP OF STRUCTURAL FLOOR
- F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RWP RAINWATER PIPE
- O.P. OVERFLOW POPS
- P.J. PANEL JOINT
- E.J. EXPANSION JOINT
- C.J. CONTROL JOINT
- EXP. EXPRESSED JOINT
- FLUSHED JOINT
- C.U. CUPBOARDS UNDER
- C.O. CUPBOARDS OVER
- P.W. FLOOR WASTE
- F.H.R. FIRE HOSE REEL
- CDWJ CHILLED DRINKING WATER UNIT
- DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
- FB FLOOR BOX (POWER & OR DATA)
- CT CONDUIT OUTLET (POWER & OR DATA)
- D DRENCHER OVER WINDOW & OR DOOR
- EXT. ILLUMINATED EXIT SIGN TO A.S.
- WALL TYPE AS DETAILED
- WALL MATERIAL / LINING

- GENERAL NOTES:**
- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT.
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW PIPES, METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATIONS AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MATCH ROOF SHEETING.
- ELECTRICAL & PLUMBING PENETRATIONS AS REQUIRED.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWPS & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPLY METALWORK INCLUDING TOP HAT BATTENING.
- STUD & MASONRY NIBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL TRIMMING PROVIDE TRIMMING ANGLES & CASING BEADS AS REQUIRED TO MATCH SILL & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS AGAINST ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISH SCHEDULE IN SPECN).
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01621
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE

Climate Zone:
Wind Region:
Site:

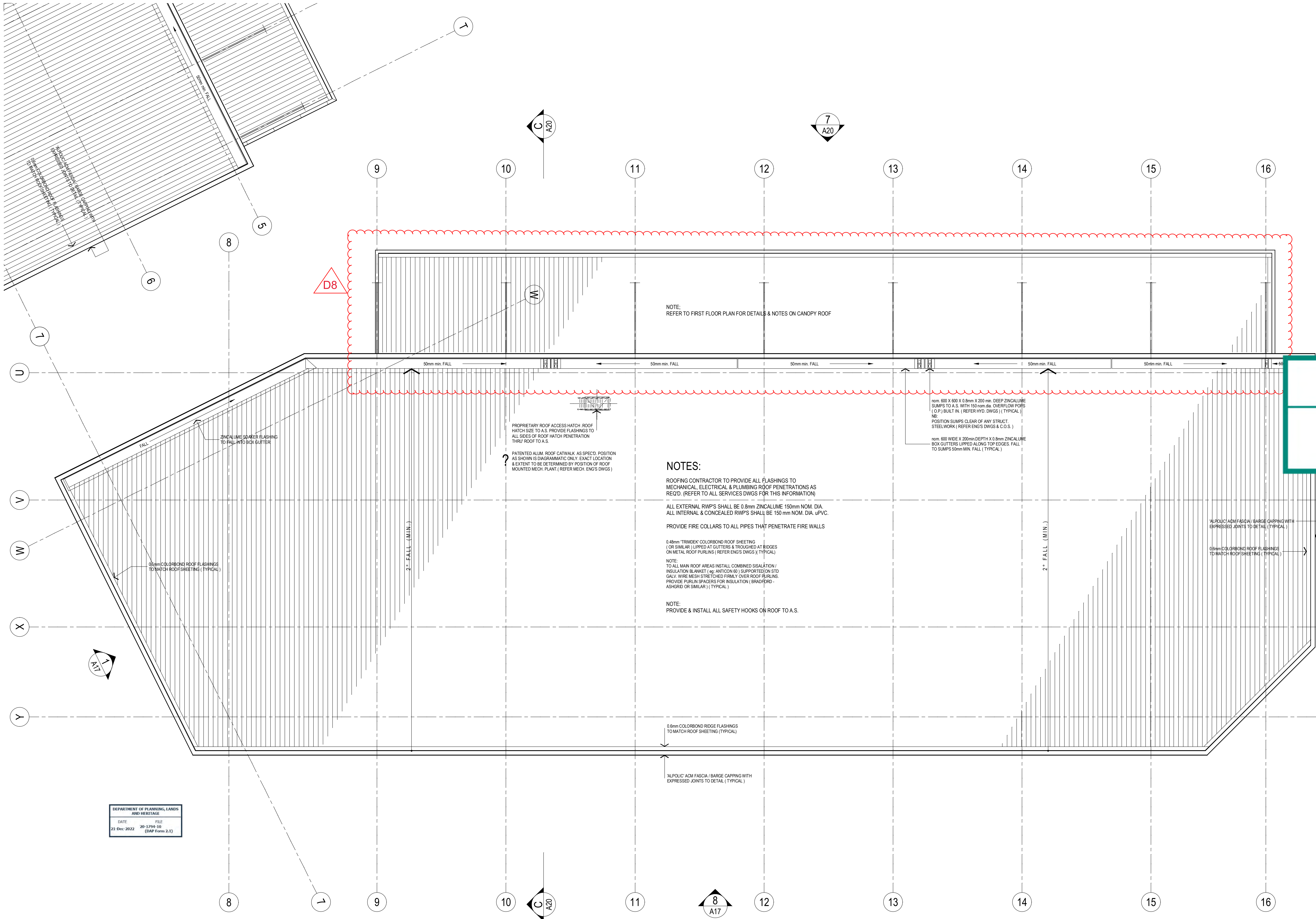
DRAWING TITLE:
BUILDING No. 2:
ROOF PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD
OSBORNE PARK, W.A. 6015

SCALE: 1:100
SHEET SIZE: B1

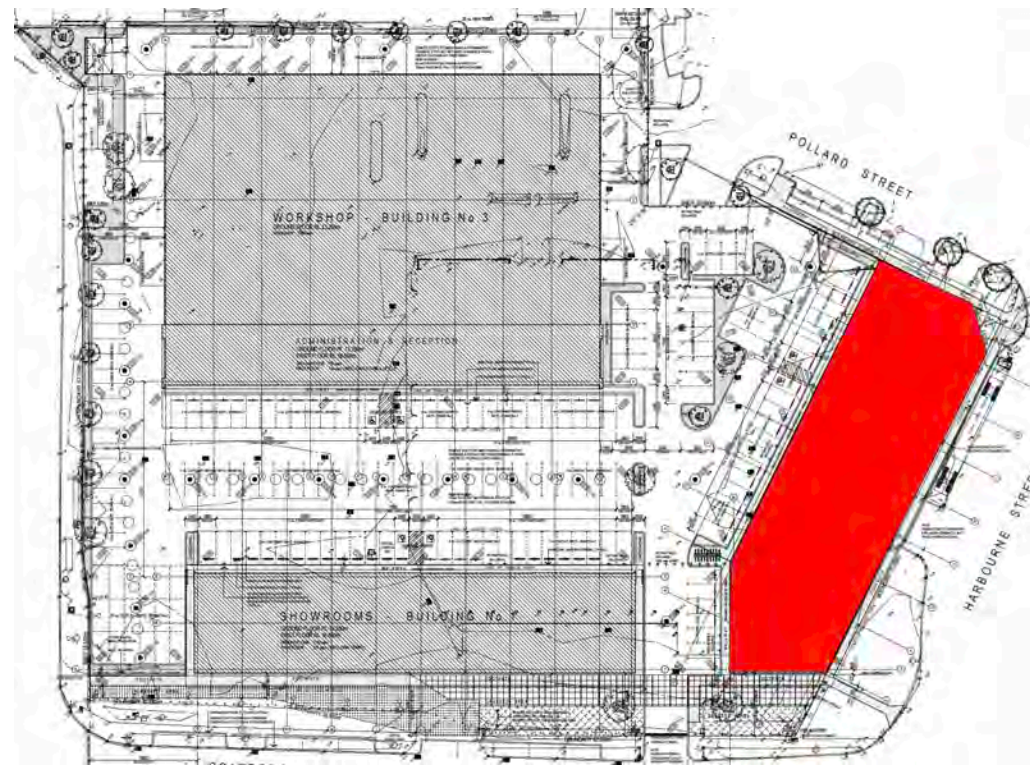
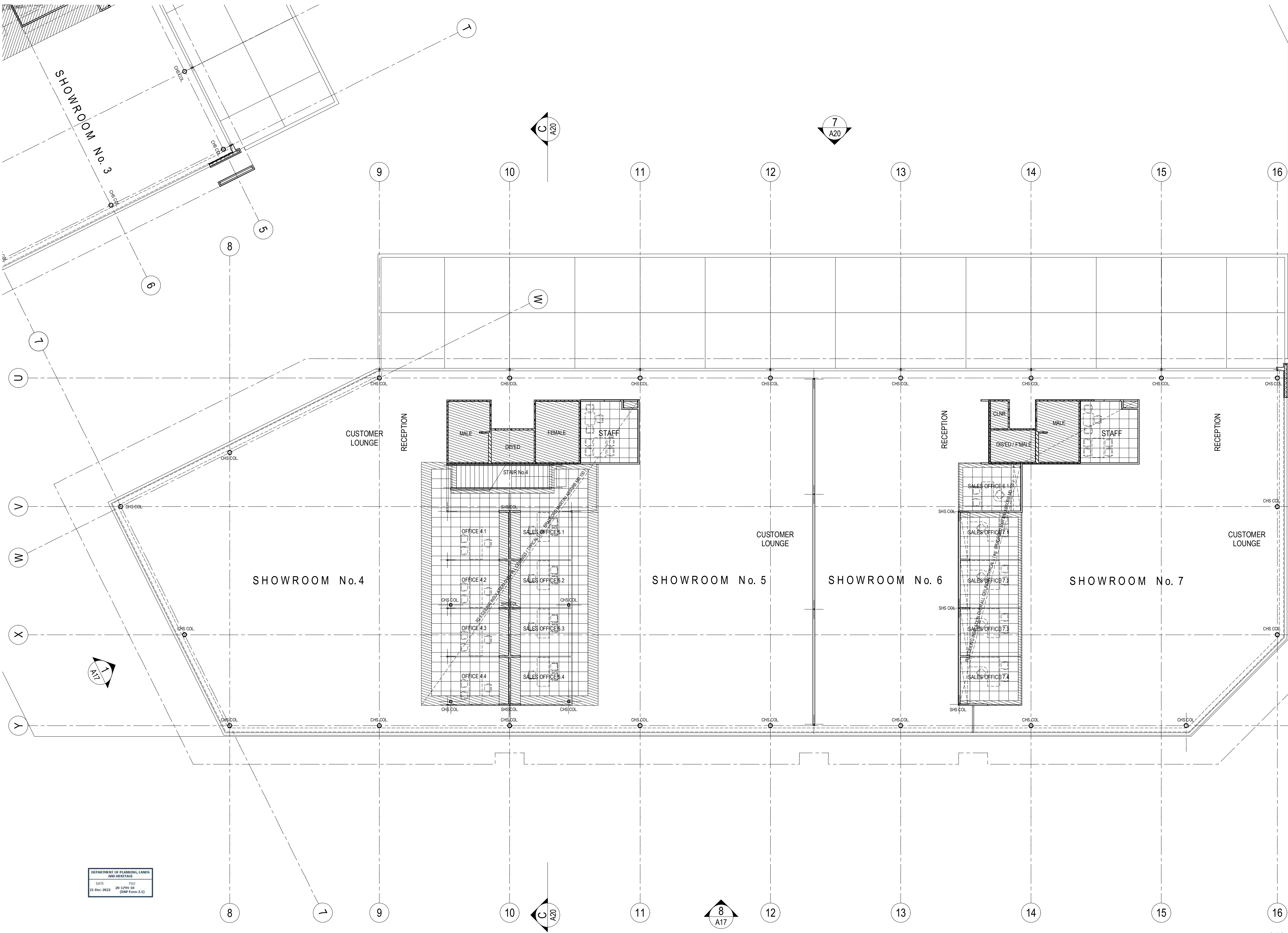
DRAWING NO: A14
REVISION NO: D

ISSUE DATE:



DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE: 20-12-2022
FILE: 20-12-2022
DPP Form 2.1



LEGEND:

NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX

- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - F.R.L. AS NOTED
- REINFORCED CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. & OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- HG HALF HEIGHT GLAZED PARTITION SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
- FG FULL HEIGHT GLAZED PARTITION SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- ACM COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')

DEVELOPMENT ASSESSMENT PANEL

APPROVED

17-Mar-2023

- WT WALL TILES AS SELECTED
- C.O.S. CONFIRM ON SITE
- R.L. REDUCED LEVEL
- F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RWP RAINWATER PIPE
- O.P. OVERFLOW POPS
- P.J. PANEL JOINT
- E.J. EXPANSION JOINT
- C.J. CONTROL JOINT
- EXPJ EXPRESSED JOINT
- FLJ FLUSHED JOINT
- C.U. CUPBOARDS UNDER
- C.O. CUPBOARDS OVER
- P.W. FLOOR WASTE
- F.H.R. FIRE HOSE REEL
- CDWJ CHILLED DRINKING WATER UNIT
- DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
- FB FLOOR BOX (POWER & OR DATA)
- CT CONDUIT OUTLET (POWER & OR DATA)
- D DRENCHER OVER WINDOW & OR DOOR
- EXT ILLUMINATED EXIT SIGN TO A.S.
- WT WALL TYPE AS DETAILED
- WT WALL MATERIAL / LINING

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT.

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQ'D.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWP'S & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING.

STUD & MASONRY NIBS AT DOORWAYS TO BE MIN. 100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN).

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

CEILING LEGEND:

- 600 X 600 REGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- BONDOP® LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE: 21 Dec 2022 FILE: 20-1794-10
(DMP Form 2.1)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01627
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

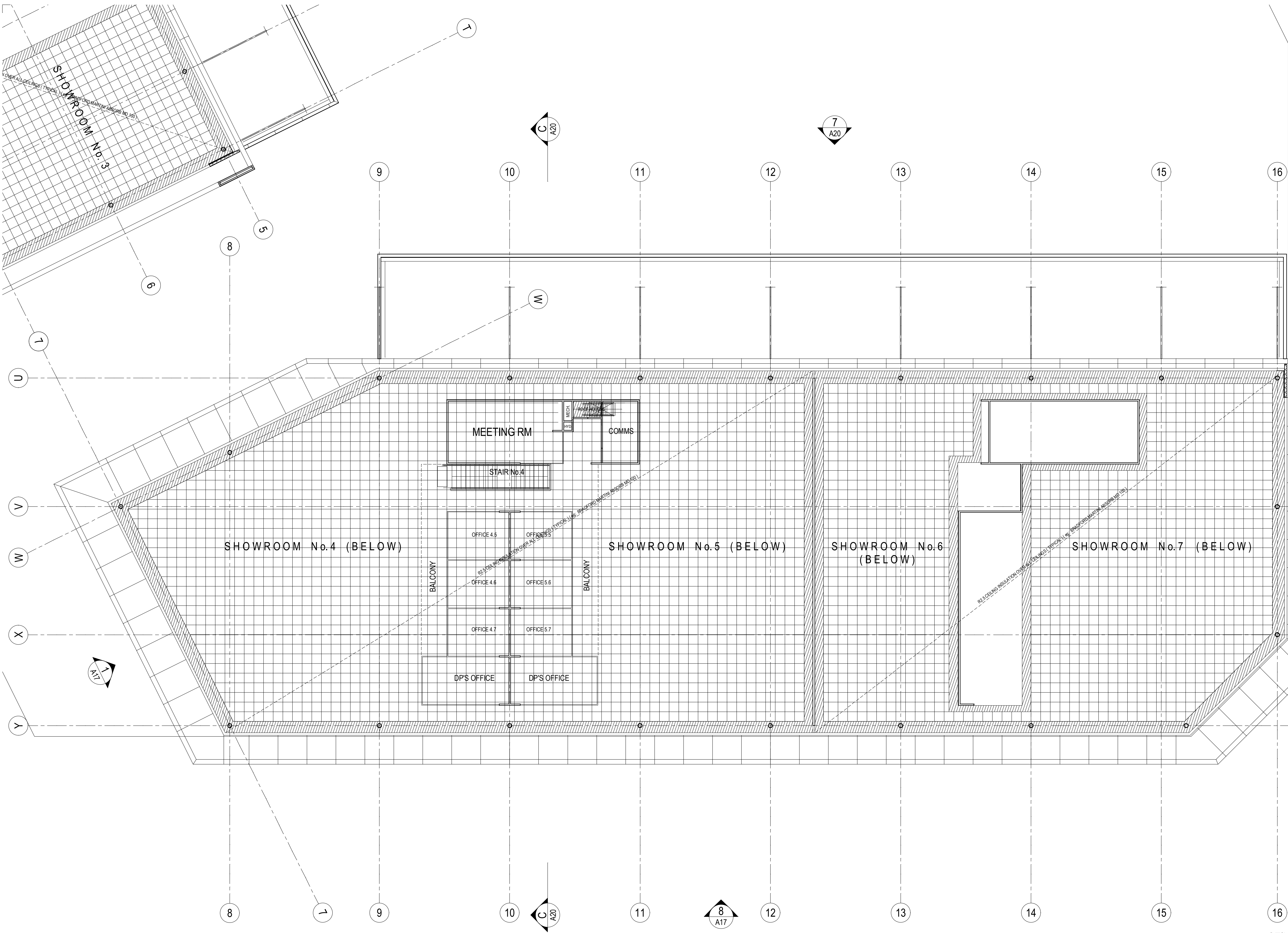
DRAWING TITLE:
**BUILDING No. 2:
GROUND FLOOR CEILING PLAN**

PROJECT NAME:
**NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017**

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: **A15**
REVISION NO: **D**

ISSUE DATE:



LEGEND:

- NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION
WITH 'TYPICAL WALL TYPES' ON DRAWING No. AXX
- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
 - FIRE RATED WALLS - FRL AS NOTED
 - REINF. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
 - 100mm nom. &/OR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS) REFER TO 'TYPICAL WALL TYPES' ON DRAWING No. AXX FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
 - WALL HEIGHT GLAZED PARTN SUITE (EG. SAPPHIRE INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
 - HG INDUSTRIES PARTITION SUITE TO SUIT OR SIMILAR (EG. SAPPHIRE INDUSTRIES PARTN SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
 - FG COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')

DEVELOPMENT ASSESSMENT PANEL

APPROVED

17-Mar-2023

- WT WALL TILES AS SELECTED
- C.O.S. CONFIRM ON SITE
- F.L. REDUCED LEVEL - TOP OF STRUCTURAL FLOOR
- F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RWP RAINWATER PIPE
- O.P. OVERFLOW POPS
- P.J. PANEL JOINT
- E.J. EXPANSION JOINT
- C.J. CONTROL JOINT
- EXP.J. EXPRESSED JOINT
- FLUSHED JOINT
- C.U. CUPBOARDS UNDER
- C.O. CUPBOARDS OVER
- PW FLOOR WASTE
- FHR FIRE HOSE REEL
- CDWJ CHILLED DRINKING WATER UNIT
- DG ALUM. DOOR GRILLE (REFER MECH. DWGS)
- FB FLOOR BOX (POWER &/OR DATA)
- CT CONDUIT OUTLET (POWER &/OR DATA)
- D DRENCHER OVER WINDOW &/OR DOOR
- [EXT] ILLUMINATED EXIT SIGN TO A.S.
- WT WALL TYPE AS DETAILED
- WT WALL MATERIAL / LINING

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT.
- ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.
- ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANCILLARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQ'D.
- SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC RWP'S & OVERFLOW PIPES FROM SUMPS U.O.N.
- METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METAL WORK INCLUDING TOP HAT BATTENING.
- STUD & MASONRY NIBS AT DOORWAYS TO BE MIN. 100mm U.O.N.
- TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQ'D ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.
- PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SOFFITS (REFER FINISHES SCHEDULE IN SPECN).
- ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATING OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

CEILING LEGEND:

- 600 X 600 REGULAR EDGED MINERAL FIBRE CEILING TILES IN EXPOSED STANDARD SUSPENDED GRID SYSTEM 2700 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 2400 A.F.L. (UNLESS OTHERWISE NOTED)
- FLUSH PLASTERBOARD SUSPENDED CEILING 3000 A.F.L. (UNLESS OTHERWISE NOTED)
- BONDOP® LIGHTWEIGHT INSULATED SANDWICH PANELS OR SIMILAR WITH COLORBOND METAL EXPOSED FACE (REFER FINISHES SCHEDULE FOR COLOUR) (TYPICAL)
- EXTENT OF SHADOWLINE CORNICE AS SPEC'D

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 16/09/22
Project No: 01627
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
**BUILDING No. 2:
FIRST FLOOR CEILING PLAN**

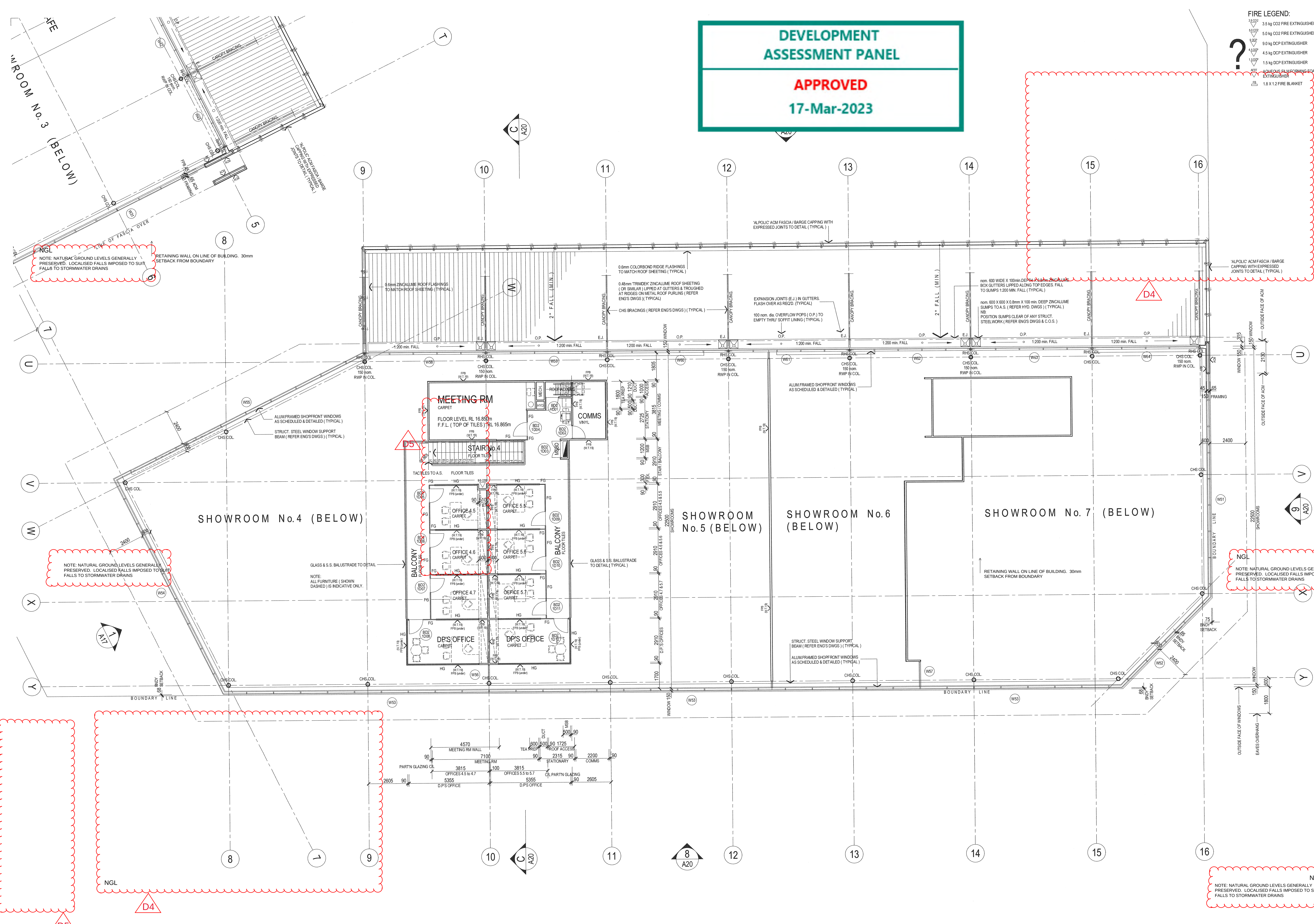
PROJECT NAME:
**NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017**

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: **A16**
REVISION NO: **D**

ISSUE DATE:

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE: 20 SEP 2022
FILE: 21 Dec 2022
21 Dec 2022 (DMP Form 2.1)



FIRE LEGEND:

- 3.5 kg CO2 FIRE EXTINGUISHER
- 5.0 kg CO2 FIRE EXTINGUISHER
- 9.0 kg DCP EXTINGUISHER
- 4.5 kg DCP EXTINGUISHER
- 1.5 kg DCP EXTINGUISHER
- 1.8 X 1.2 FIRE BLANKET

PROJECT PARTNERS

Refer to consultant documentation when directed

- BCA (Planning) Centres Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

LEGEND:

Refer to consultant documentation when directed

ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No. A22

- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - FR/L AS NOTED
- REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. ACOR 80mm nom. CEILING HEIGHT STUD FRAMED WALLS (U.O.N.) (REFER DIMENSIONS). REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTINGS AS SELECTED U.O.N.
- HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) 850mm SILL HEIGHT TO CEILING LEVEL ON STUD FRAMED PARTITION WALL CONSTRUCTED AS NOTED ABOVE. 100mm HIGH ALUM. SKIRTING AS SELECTED
- FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
- 6mm FLUSH CEMENT FIBREBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY (A) OR CONCRETE WALLS (25mm DIA nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
- 13mm FLUSH PLASTERBOARD LINING ON ORCONO No.129 FIBRING CHANNELS (45mm DIA nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LIKE ALL IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR INSULATION. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- HARDWALL PLASTER - PAINTED
- FACE BLOCKWORK / BRICKWORK - PAINTED
- CONC. WALL PANEL - PAINTED
- CONC. WALL PANEL - UNPAINTED
- WALL TILES AS SELECTED
- CONFIRM ON SITE
- REDUCED LEVEL
- FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RAINWATER PIPE
- OVERFLOW POPS
- PANEL JOINT
- P/GV PANEL GROOVE
- E.J. EXPANSION JOINT
- C.J. CONTROL JOINT
- EXP. EXPRESSED JOINT
- FLUSHED JOINT
- C.U. CUPBOARDS UNDER
- C.B. CUPBOARDS OVER
- F.W. FLOOR WASTE
- F.H. FIRE HOSE REEL
- F.D. FILLED DRINKING WATER UNIT
- DG ALUM. DOOR GRILLE (REFER MECH. DWGS.)
- FLOOR BOX (POWER BOX DATA)
- CONDUIT OUTLET (POWER & OR DATA)
- DRENCHER OVER WINDOW & OR DOOR
- ILLUMINATED EXIT SIGN TO A.S.
- WALL TYPE AS DETAILED
- WALL MATERIAL / LINING

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SUMPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES.

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANGLARY CORRELATION DRAWINGS & RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQUIRED.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPVC PIPES & OVERFLOW PIPES FROM SUMPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING

STUD & MASONRY MBS AT DOORWAYS TO BE MIN. 100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQUIRED ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES.

PAINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SPOUTS (REFER FINISHES SCHEDULE IN GREEN)

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATINGS OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Proj. Date: 01/12/22
Project No: 01621
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

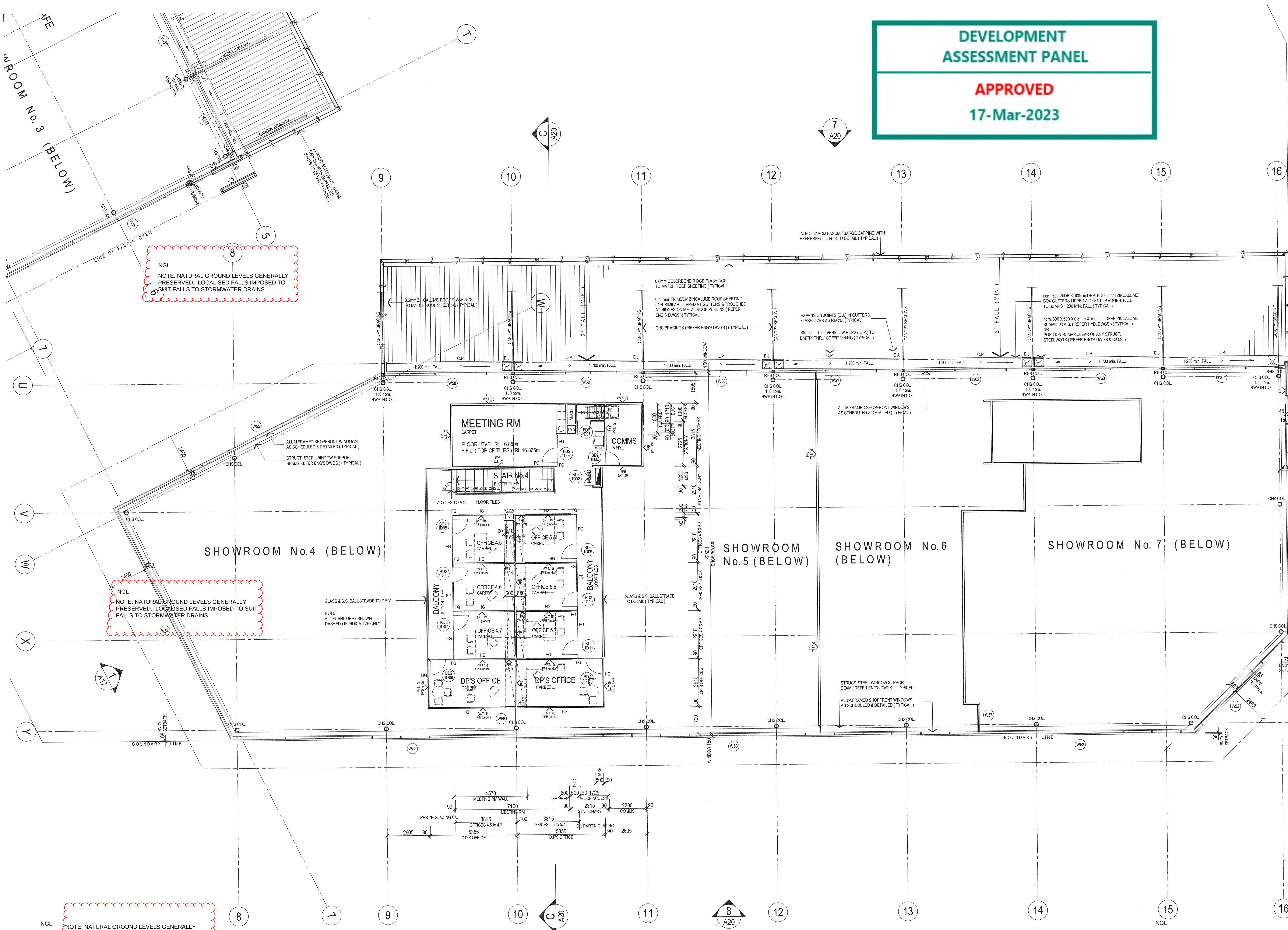
DRAWING TITLE:
BUILDING No. 2:
FIRST FLOOR PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK. W.A. 6017

SCALE: 1:100
SHEET 9/22
B1

DRAWING NO: **A13**
REVISION NO: **F**

ISSUE DATE:



FIRE LEGEND:

- 3.5 kg CO2 FIRE EXTINGUISHER
- 5.0 kg CO2 FIRE EXTINGUISHER
- 9.0 kg DCP EXTINGUISHER
- 4.5 kg DCP EXTINGUISHER
- 1.5 kg DCP EXTINGUISHER
- AQUEOUS FILM FORMING FOAM EXTINGUISHER
- 1.8 X 1.2 FIRE BLANKET

PROJECT PARTNERS

Refer to consultant documentation when directed

- BCA / Planning / Council Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

LEGEND:

NOTE:
ALL WALL TYPES TO BE READ IN CONJUNCTION WITH TYPICAL WALL TYPES ON DRAWING No. A22

- BRICKWORK WALLS OF VARYING THICKNESS (REFER DIMENSIONS)
- FIRE RATED WALLS - F.R.I. AS NOTED
- REINFC. CONCRETE WALL PANELS OF VARYING THICKNESS (REFER DIMENSIONS)
- 100mm nom. SCRF 90mm nom. CEILING HEIGHT STD. FRAMED WALLS (U.O.N.) REFER DIMENSIONS. REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR LININGS, INSULATION & FRAMING. 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- HALF HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) 80mm SKIRTING AS SELECTED
- FULL HEIGHT GLAZED PARTN. SUITE (EG. SAPPHIRE INDUSTRIES PARTN. SUITE TO SUIT OR SIMILAR) FLOOR TO CEILING LEVEL
- COMPOSITE ALUMINUM PANELS (eg. 'ALPOLIC')
- 6mm FLUSH CEMENT FIBREBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD - PAINTED
- 13mm FLUSH PLASTERBOARD (DRY WALL CONSTRUCTION) ADHERED DIRECTLY TO FACE OF MASONRY & / OR CONCRETE WALLS (25mm G.A. nom.) 100mm HIGH ALUM. SKIRTING AS SELECTED (U.O.N.)
- 13mm FLUSH PLASTERBOARD LINING ON RONCO No. 129 FLOORING CHANNELS (40mm O.A. nom.) PROVIDE ALL ASSOCIATED ANCHOR CLIPS, CASING BEADS, PACKING & THE LINE ALL IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. REFER TO TYPICAL WALL TYPES ON DRAWING No. A22 FOR INSULATION, 100mm HIGH ALUMINUM SKIRTING AS SELECTED U.O.N.
- HARDWALL PLASTER - PAINTED
- FACE BLOCKWORK / BRICKWORK - PAINTED
- CONC. WALL PANEL - PAINTED
- CONC. WALL PANEL - UNPAINTED
- WALL TILES AS SELECTED
- CONFIRM ON SITE
- R.L. REDUCED LEVEL
- F.L. FLOOR LEVEL - TOP OF STRUCTURAL FLOOR
- F.F.L. FINISHED FLOOR LEVEL - TOP OF FLOOR FINISHES
- RWP. RAINWATER PIPE
- O.P. OVERFLOW POPS
- P.J. PANEL JOINT
- P.G.V. PANEL GROOVE
- E.J. EXPANSION JOINT
- C.J. CONTROL JOINT
- exp.J. EXPRESSED JOINT
- exp.J. EXPRESSED JOINT
- C.U. CUPBOARDS UNDER
- C.O. CUPBOARDS OVER
- FW. FLOOR WASTE
- FHR. FIRE HOSE REEL
- CDWU. CHILLED DRINKING WATER UNIT
- DG. ALUM. DOOR GRILLE (REFER MECH. DWGS)
- FB. FLOOR BOARD (POWER & / OR DATA)
- CT. CONDUIT OUTLET (POWER & / OR DATA)
- D. DRENCHER OVER WINDOW & / OR DOOR
- ILLUMINATED EXIT SIGN TO A.S.
- WALL TYPE AS DETAIL
- WALL MATERIAL / LINING

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE VARIFIED BACK TO ARCHITECT

ROOF PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL GUTTERS, METAL SLEEPS, METAL OVERFLOW POPS & METAL RAINWATER PIPES

ROOF PLUMBER TO ALLOW FOR ALL ROOF PENETRATION AS SHOWN ON ANGLIARY CONSULTANT DRAWINGS & IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL FLASHINGS TO MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AS REQD.

SANITARY PLUMBER IS RESPONSIBLE FOR PROVIDING & INSTALLING ALL UPIC RIPS & OVERFLOW PIPES FROM SLEEPS U.O.N.

METAL CLADDING CONTRACTOR TO SUPPLY & INSTALL ALL FLASHINGS, TRIMS, SILLS & SECONDARY SUPPORT METALWORK INCLUDING TOP HAT BATTENING

STUD & MASONRY NIBS AT DOORWAYS TO BE MIN. 100mm U.O.N.

TO ALL FLUSH PLASTERBOARD INTERNAL WALL LININGS PROVIDE TRIMMING ANGLES & CASING BEADS AS REQD. ALONG SILLS & AGAINST WINDOW & JOINERY FRAMES

POINT OUT ALL PIPES & MECHANICAL DUCTS ADJOINING ALL PAINTED WALLS, COLUMNS & SLOTTES (REFER FINISHES SCHEDULE IN SPEC)

ALL SERVICE PENETRATIONS THROUGH FIRE WALLS SHALL BE SEALED TO ACHIEVE THE REQUIRED FIRE RATINGS OF THE WALLS (EG. FIRE COLLARS, FIRE DAMPERS, OR FIRE SEALANTS ETC.)

roxby

Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 01/12/22
Project No: 0162
Project Status: DES. DEVELOPMENT

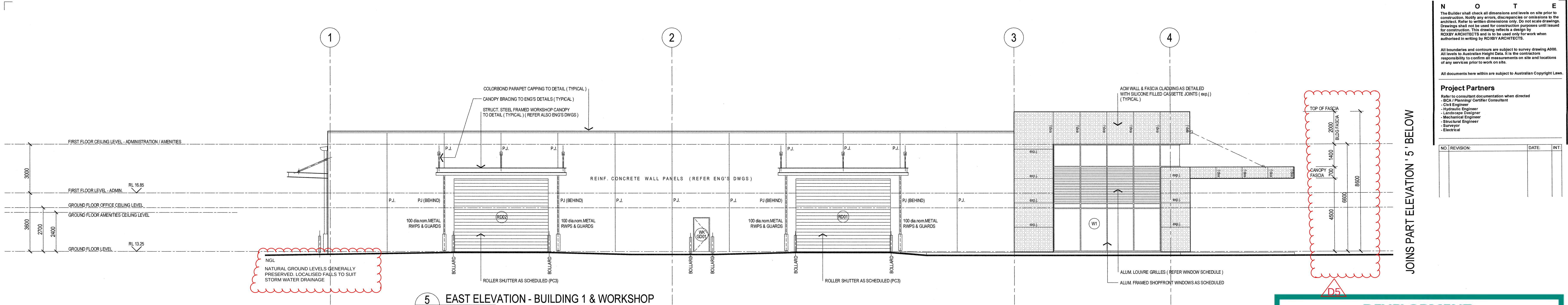
Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

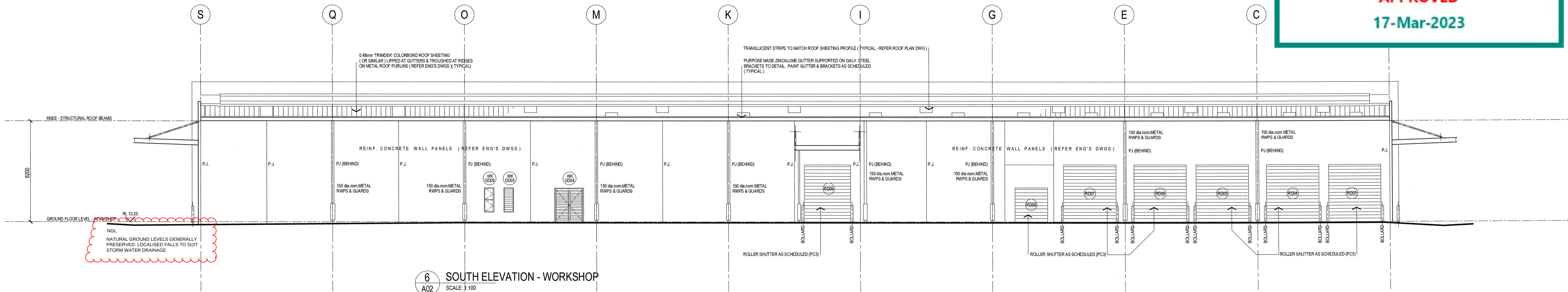
DRAWING TITLE:
BUILDING No. 2:
FIRST FLOOR PLAN

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

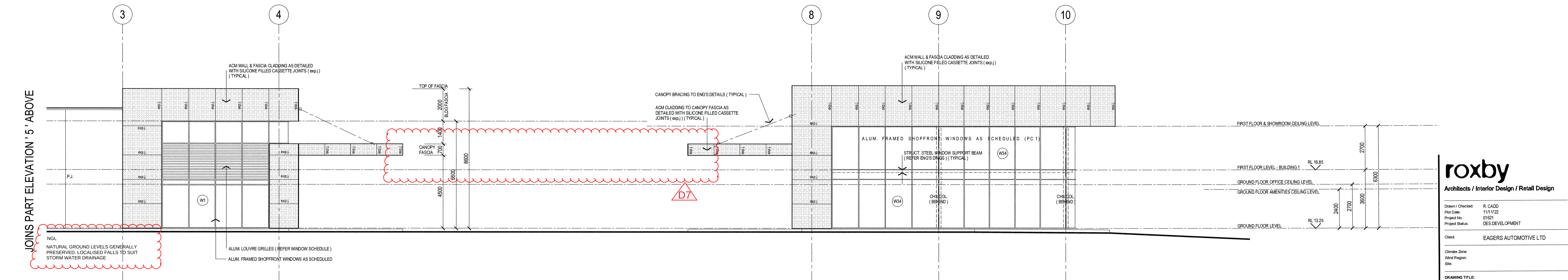
SCALE: 1:100
SHEET SIZE: B1
DRAWING NO: A13
REVISION NO: F



5 EAST ELEVATION - BUILDING 1 & WORKSHOP
SCALE: 1:100



6 SOUTH ELEVATION - WORKSHOP
SCALE: 1:100



5 EAST ELEVATION - BUILDING 1 & WORKSHOP (CONT'D)
SCALE: 1:100

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

17-Mar-2023

N O T E

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBY ARCHITECTS and is to be used only for work authorised in writing by ROXBY ARCHITECTS.

All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents herein are subject to Australian Copyright Laws.

Project Partners

Refer to consultant documentation when directed

- BCA Planning/ Center Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION	DATE	INT.

roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 11/11/22
Project No: 01021
Project Status: DES DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
ELEVATIONS 5 & 6

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100
SHEET SIZE: B1

DRAWING NO: A19
REVISION NO: F

ISSUE DATE:

N O T E

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ROXBY ARCHITECTS and is to be used only for work when authorised in writing by ROXBY ARCHITECTS.

All boundaries and contours are subject to survey drawing A000. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

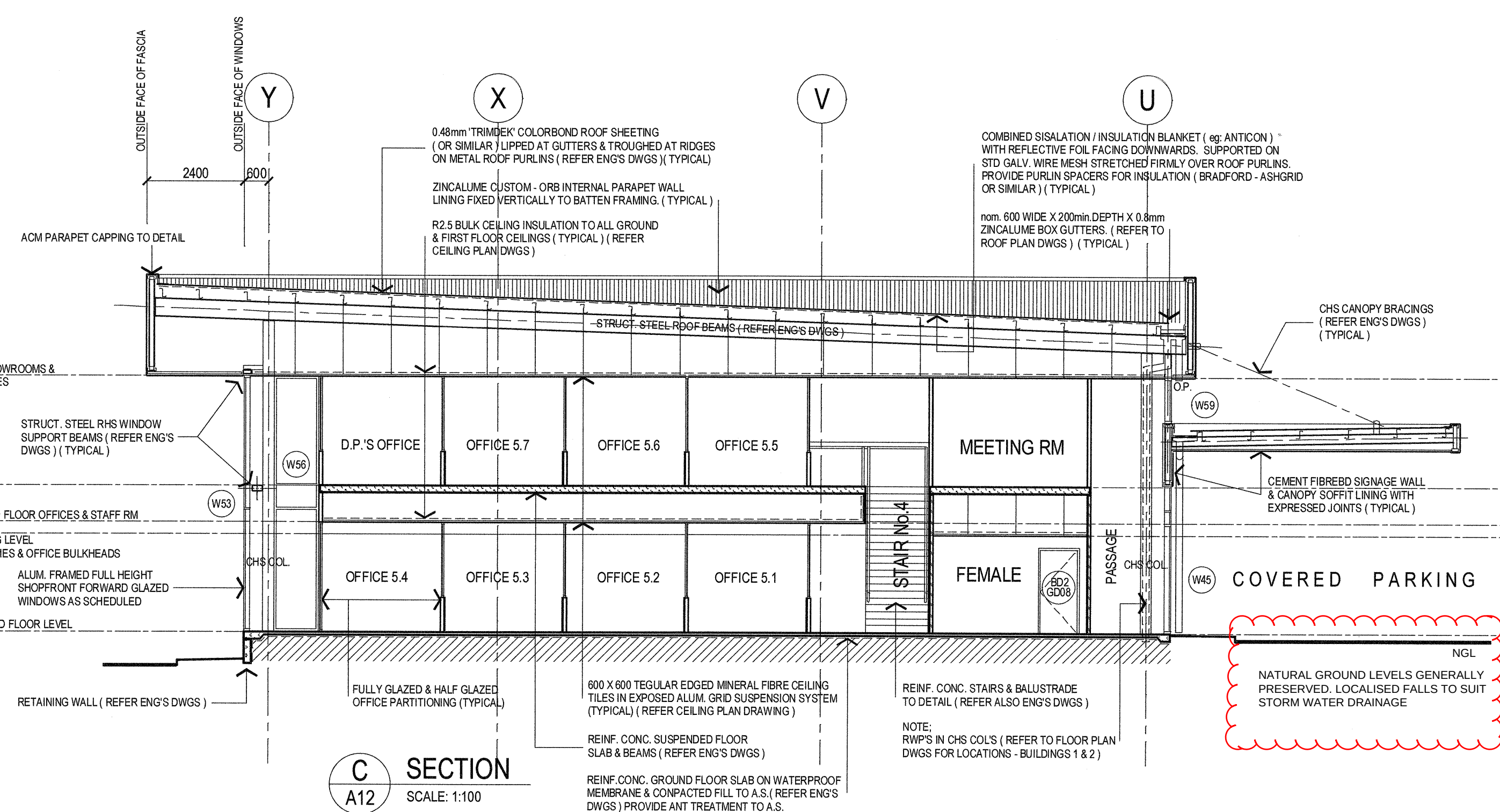
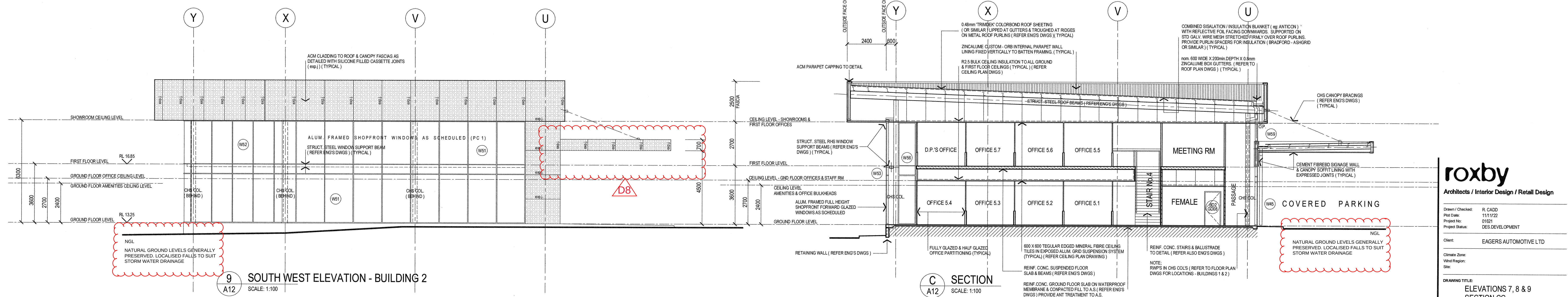
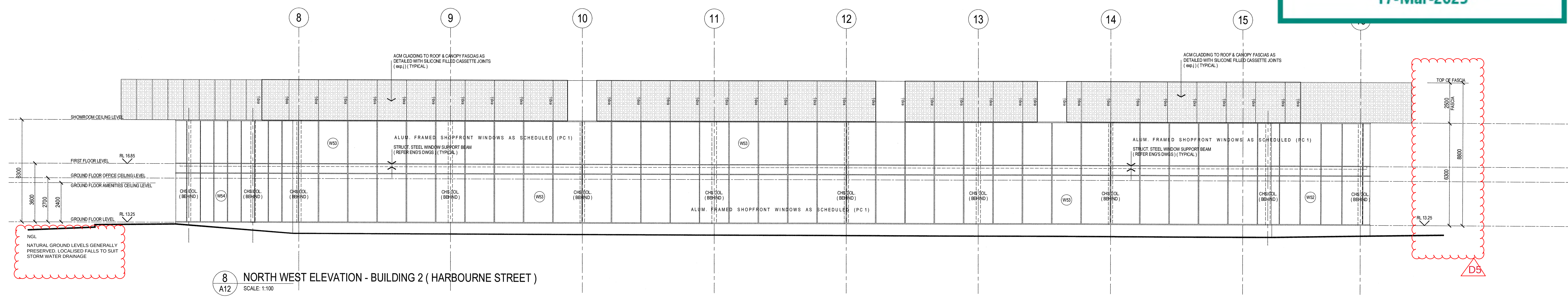
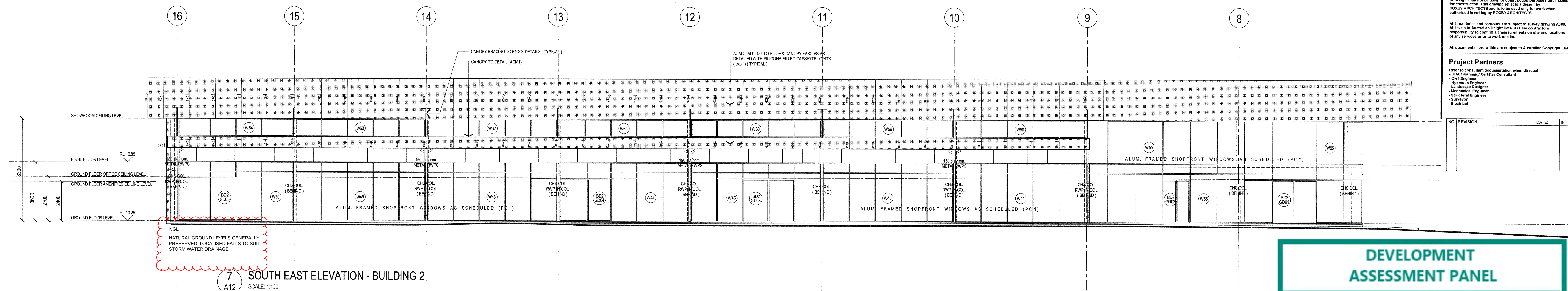
All documents here within are subject to Australian Copyright Laws.

Project Partners

Refer to consultant documentation when directed

- BCA Planning Certifier Consultant
- Civil Engineer
- Hydraulic Engineer
- Landscape Designer
- Mechanical Engineer
- Structural Engineer
- Surveyor
- Electrical

NO.	REVISION	DATE	INT.



roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADDO
Plot Date: 11/11/22
Project No: 01621
Project Status: DES. DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
ELEVATIONS 7, 8 & 9
SECTION CC

PROJECT NAME:
NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

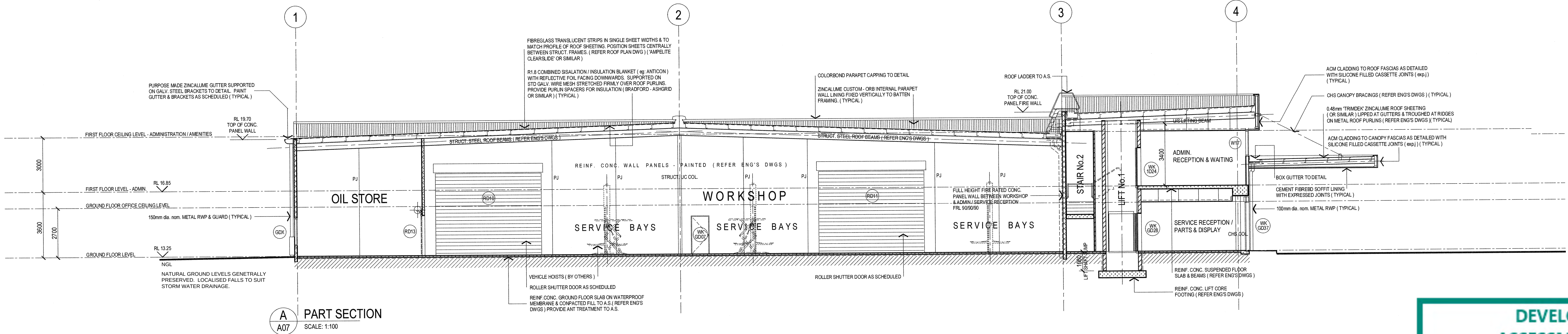
SCALE:
1:100

SHEET SIZE:
B1

DRAWING NO:
A20

REVISION NO:
F

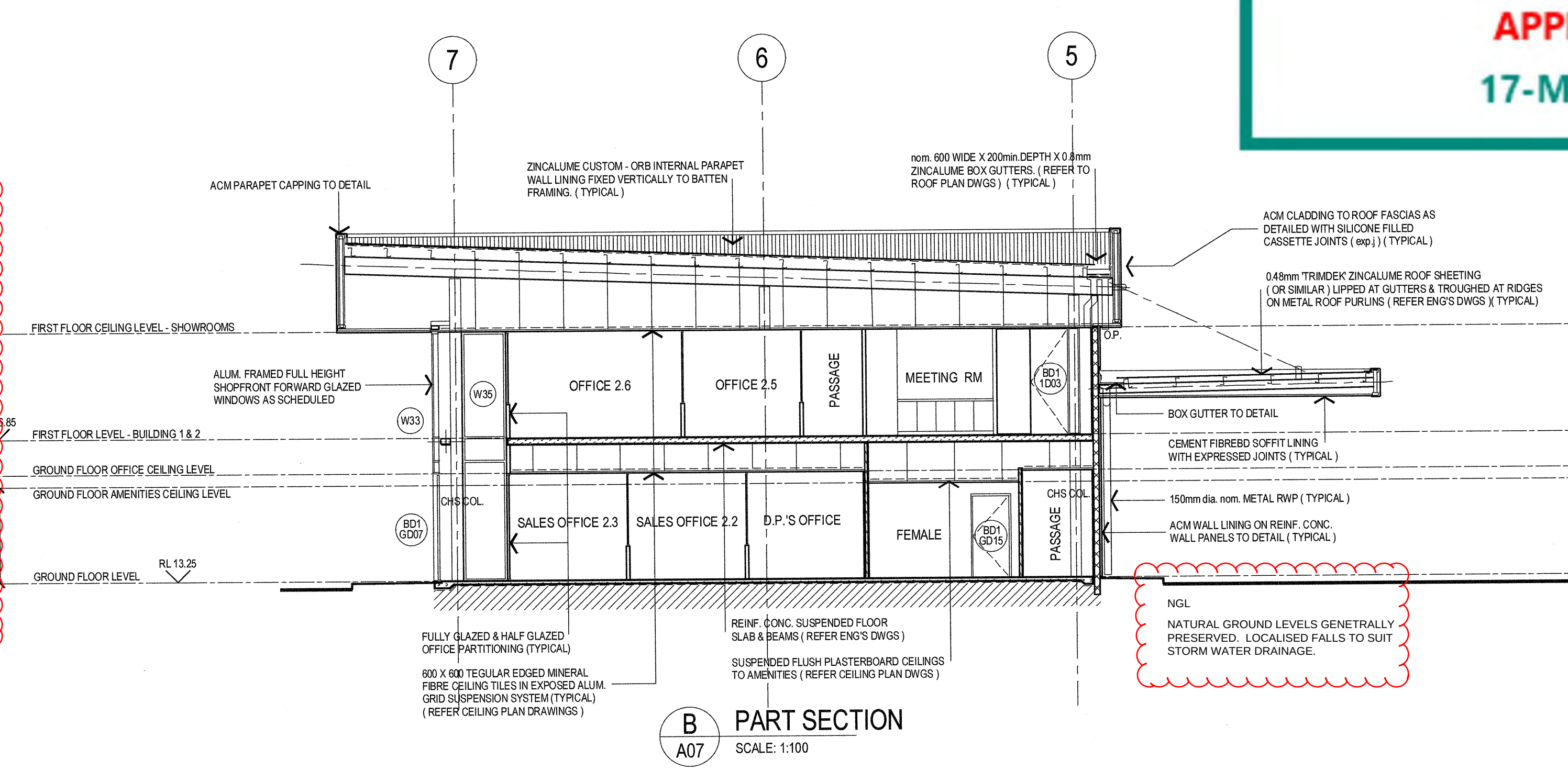
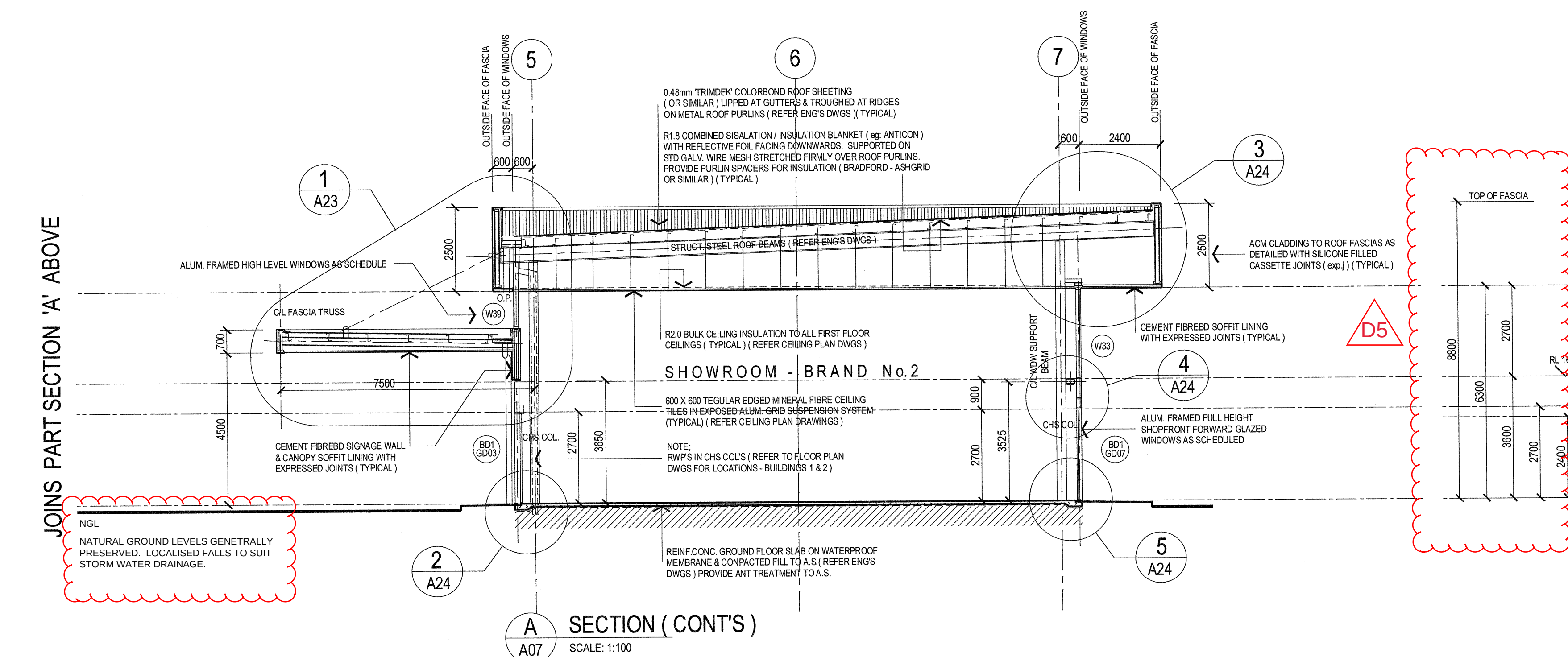
ISSUE DATE:



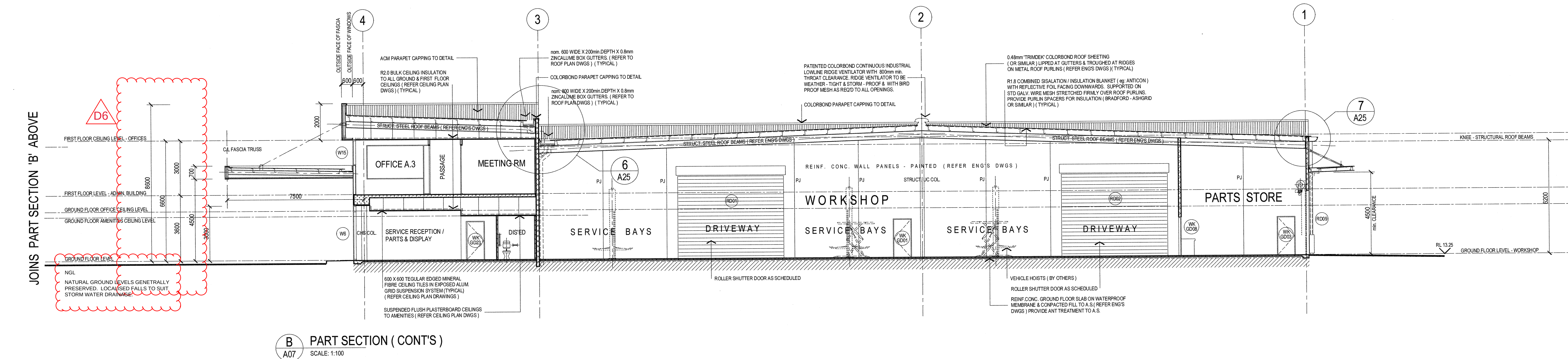
JOINS PART SECTION 'A' BELOW

DEVELOPMENT ASSESSMENT PANEL

APPROVED
17-Mar-2023



JOINS PART SECTION 'B' BELOW



roxby
Architects / Interior Design / Retail Design

Drawn / Checked: R. CADD
Plot Date: 11/11/22
Project No: 01621
Project Status: DES DEVELOPMENT

Client: EAGERS AUTOMOTIVE LTD

Climate Zone:
Wind Region:
Site:

DRAWING TITLE:
SECTION AA & BB

PROJECT NAME: NORTH CITY DEVELOPMENT
345 SCARBOROUGH BEACH ROAD,
OSBORNE PARK, W.A. 6017

SCALE: 1:100 SHEET SIZE: B1
DRAWING NO: A21 REVISION NO: F

ISSUE DATE:

Department of Planning,
Lands and Heritage

Legend

☐ Cadastre (View 1)

Roads

 Freeway

[— Main](#)

— Minor

Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

* This map is not intended for measurement purposes.

Map was produced using DPLH's InQuiry.

Aerial Photo

DPLH BUSINESS USE ONLY

Internal Spatial Viewer

Aerial photography © Nearmap and/or © Western Australian Land Information Authority (Landgate).

Location information data licensed from Western Australian Land Information Authority (WALIA) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.



0 0.04 0.09 Kilometres

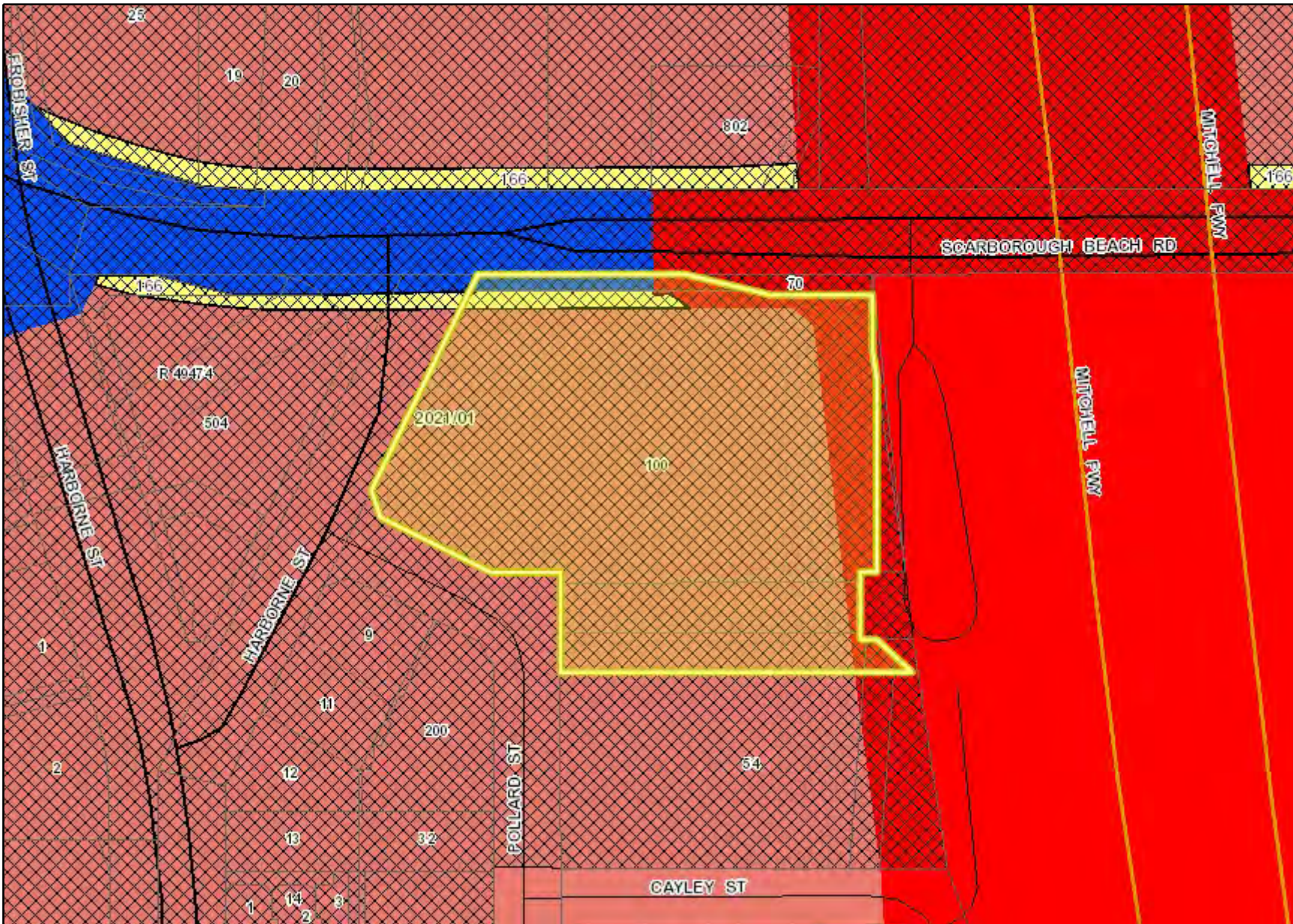
1:2,000

at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere
Graticules (if visible): GDA 1994 Latitude/Longitude

Date produced:

08-Mar-2024



- Legend**
- ☐ Cadastre (View 1)
 - Roads**
 -  Freeway
 -  Main
 -  Minor
 -  RS Application Clause 21, 27 & 32
 -  RS Application Planning Control Area
 -  Region Scheme Boundary
 - Region Scheme Zones and Reserves**
 -  Industrial
 -  Other regional roads
 -  Primary regional roads
 -  Urban

Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

* This map is not intended for measurement purposes.

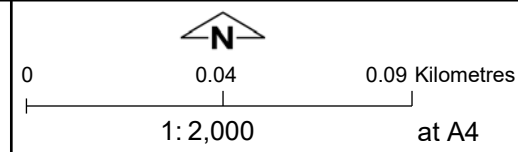
Map was produced using DPLH's InQuery.

MRS Zoning

DPLH BUSINESS USE ONLY

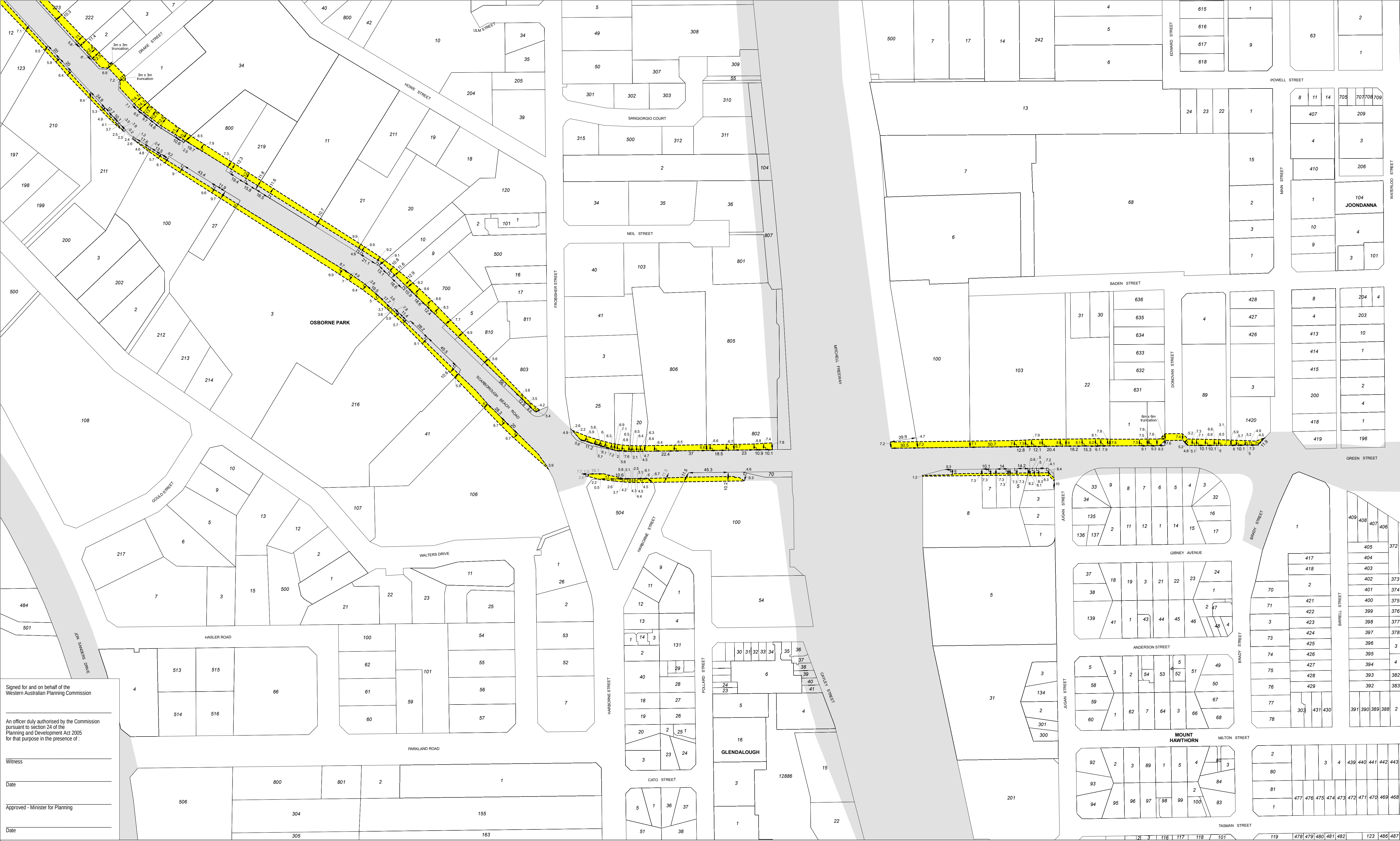
Internal Spatial Viewer

Aerial photography © Nearmap and/or © Western Australian Land Information Authority (Landgate).
Location information data licensed from Western Australian Land Information Authority (WALIA) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.



Projection: WGS 1984 Web Mercator Auxiliary Sphere
Graticules (if visible): GDA 1994 Latitude/Longitude

Date produced: **08-Mar-2024**



Planning control area No. 166 **PLANNING CONTROL AREA NO. 166 - SCARBOROUGH BEACH ROAD - HINDERWELL STREET TO ODIN ROAD AND KING EDWARD ROAD TO MAIN STREET**



PART B – CITY OF STIRLING

1. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

2. Disclosure of Interests

Nil

3. Form 1 DAP Applications

Nil

4. Form 2 DAP Applications

4.1a Lot No.100 (House Number 345 Scarborough Beach Road, Osborne Park – Proposed motor vehicle sales, motor vehicle repairs and fast food outlet – DAP/20/01886

4.1b Lot No.100 (House Number 345 Scarborough Beach Road, Osborne Park – Proposed motor vehicle sales, motor vehicle repairs and fast food outlet – DAP/20/01886

5. Section 31 SAT Reconsiderations

Nil



PART C – ITEM 5.1 - NO. 37-43 STUART STREET, PERTH – SAT PROPOSED SECTION 31 RECONSIDERATION OF CONDITIONS FOR UNLISTED USE (COMMUNITY PURPOSE) AND ALTERATIONS AND ADDITIONS

State Administrative Tribunal Reconsideration – Responsible Authority Report (Regulation 12)

DAP Name:	Metro Inner Development Assessment Panel
Local Government Area:	City of Vincent
Summary of Modifications:	Reconsideration of Various Conditions
Applicant:	Planning Solutions
Owner:	37 Stuart Street Pty Ltd
Value of Development:	\$4.75 million
Responsible Authority:	City of Vincent
Authorising Officer:	Jay Naidoo A/Executive Director Strategy & Development
LG Reference:	5.2023.125.2
DAP File No:	DAP/23/02480
SAT File No (DR reference):	DR 184 of 2023
Date of Decision under Review:	10 November 2023
Application for Review Lodgement Date:	12 December 2023
Attachment(s):	1. Location Plan 2. DAP Form 1 Determination Notice and Plans (10 November 2023) 3. DAP Minutes (10 November 2023) 4. Applicant Cover Letter 5. Updated OMP 6. Updated OMP (Track Changed) 7. City Response to Summary of Submissions 8. Applicant Response to Summary of Submissions

Responsible Authority Recommendation

That the Metro Inner Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR 184 of 2023, resolves to:

Reconsider its decision dated 10 November 2023 and **VARY its** decision to amend conditions of approval for DAP Application reference DAP/23/02480 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Vincent Local Planning Scheme No. 2, subject to the following amended conditions:

Amended Conditions

1. Condition 2.3 is amended to read as follows:

2.3 The Unlisted Use (Community Purpose) shall be limited to a maximum of:

Staff:

- A maximum of 33 staff across The Hub and Short Term Crisis Beds between 8:30am and 5:30pm, and 13 staff outside of these hours;

Consumers

- A maximum of 20 consumers within The Hub at any one time;
- A maximum of 10 consumers within the Short Term Crisis Beds at any one time; and

Visitors

- Visitors to the Short Term Crisis Beds shall be arranged by prior appointment only between the hours of 8:30am to 5pm. Visitors shall be limited to a maximum of two per consumer, with a total of three consumers permitted visitors at any one time.

2. Condition 3.1 is amended to read as follows:

3.1 Prior to the operation or use of the development, the Operations Management Plan dated May 2024 shall be updated, and be submitted to and approved by the City. The updated Operations Management Plan is to:

- Reflect the operational details set out in Condition 2, and be consistent with the Acoustic Design Report dated 17 October 2023 and any subsequent updated Acoustic Design Report; and
- Provide further detail on the transportation arrangements for consumers accessing and discharging (including individuals refused access) from the premises, to ensure that consumers and/or individuals do not leave unsupervised.

3. Condition 3.2 is amended to read as follows:

3.2 The Operations Management Plan (including the Code of Conduct) shall be reviewed:

- Every six months within the first 12 months of the date of occupation of the development, and every 12 months thereafter; and
- Within 30 days of a change of the operator of the premises; and
- Within 30 days of where there is any change proposed to the management procedures outlined within the approved Operations Management Plan; and
- Within 30 days of where there is a complaint received which is substantiated by the City.

Any changes identified during the review of the Operations Management Plan shall be incorporated into an updated Operations Management Plan to be submitted to and approved by the City.

4. Condition 3.5 is amended to read as follows:

3.5 The operator shall distribute a copy of the approved Operations Management Plan (as amended) to all owners/occupiers of the following properties:

- No. 45-47 Stuart Street;
- No's. 65 and 99 Palmerston Street;
- No's. 146 and 152 Fitzgerald Street; and
- No's. 10 and 20 Pandal Lane.

Distribution shall occur via hardcopy or online access following notification being provided to those owners/occupants which includes a direct weblink to the Operations Management Plan.

5. Condition 4.1 is amended to read as follows:

4.1 Doors and windows and adjacent floor areas fronting Stuart Street shall maintain an active and interactive relationship with this street. Ground floor glazing and/or tinting shall be a minimum of 70 percent visually permeable to provide unobscured visibility. Darkened, obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited.

Internal window furnishings are permitted to the following ground floor rooms being 'Group Room', 'Sensory Room Meeting', 'Consult 1, 2, 3' as referenced on the approved plans dated 10 November 2023, but shall be kept open to provide for unobscured visibility when the corresponding room/s are not in use.

6. Condition 6.2 is amended to read as follows:

6.2 Deliveries to the premises shall be restricted to occurring between 7am and 5pm Monday to Friday.

7. Condition 8.1 is amended to read as follows:

8.1 Stormwater from all new roofed and paved areas shall be collected and contained on site. Stormwater from new roofed and paved areas must not affect or be allowed to flow onto or into any other property or road reserve.

Background:

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	City of Vincent Local Planning Scheme No. 2
Local Planning Scheme - Zone/Reserve	Residential R160
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Unlisted Use (Community Purpose)
Lot Size:	1290.1m ²
Existing Land Use:	Office

State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☐ N/A ☒ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

The subject site is located at No. 37-43 Stuart Street, Perth. A location plan is included in **Attachment 1**.

History of Application

On 5 May 2023 the applicant lodged a proposed development application for the subject site.

The application proposed a change of use to Unlisted Use (Community Purpose) to refurbish the existing building to accommodate an Immediate Drug Assistance Co-ordination Centre (IDACC) which would be operated by Cyrenian House.

The development of an IDACC was the result of funding from the State Government, with the Mental Health Commission awarding the tender to Cyrenian House in March 2023.

The IDACC would be operated by Cyrenian House which is an accredited not-for-profit and non-government organisation which provides treatment for people impacted by alcohol and drug issues (referred to as ‘consumers’ by the applicant).

Determination of Application

The proposed development application was initially considered by the-then Metro Inner-North JDAP (DAP) at its meeting on 3 August 2023.

At this meeting the DAP deferred the application for additional information to be provided in relation to the scale and intensity of the uses, acoustic and façade design, and parking management.

The applicant subsequently provided additional information and the application was considered by the DAP at its meeting on 10 November 2023 where it was approved subject to conditions.

The DAP meeting agenda including the previous Responsible Authority Report (RAR for this meeting can be found [here](#).

A copy of the determination notice and associated plans are included as **Attachment 2**. A copy of the DAP Minutes from 10 November 2023 are included as **Attachment 3**.

IDACC Details

The details of the approved IDACC are set out on [page 4 of the City's previous RAR](#) and are summarised below:

- Operating Hours – The premises would be open 24 hours a day, 7 days a week and 365 days a year.
- Services – The IDACC would offer a range of health and social services to be coordinated and managed by Cyrenian House in partnership with a range of providers. These services include:
 - o Outreach – This includes Responsive and Assertive Outreach Services. The Responsive Outreach Service would travel to requests for assistance 24 hours per day with access to two vans to transport consumers to and from the premises. The Assertive Outreach Service would also patrol inner city areas and operate 10 hours per day, seven days a week, with staff based in the IDACC when not on patrol.
 - o The Hub – The Hub would operate 24 hours a day and undertake a triage and risk assessment of consumers who present to the IDACC. Consumers that are deemed appropriate for the hub would be connected to a counsellor/educator who is on site who would develop a treatment plan including relevant internal and external to support services.
 - o Short Term Crisis Beds – This would provide accommodation for consumers undergoing an alcohol or drug related crisis. 10 beds would be provided on the first floor with access to these for up to 72 hours. Consumers accessing these beds would include those requiring a safe space following the acute phase of intoxication, and significant others who require respite.
- Capacity & Anticipated Numbers – It is anticipated that there would be a maximum of 30 consumers accessing the premises at any one time. This would include 10 within the Short Term Crisis Beds and on the first floor and 20 accessing assessment, counselling and support on the ground floor between The Hub and Outreach Service

Consumers would be transported to and from the premises, while it would also operate as a walk-in facility and by pre-arranged appointment.

- Staff Arrangement – On-site staff would consist of nurses, security, counsellors, peer workers, and welfare support, with numbers varying throughout the day. Up to 30 staff would be on-site during business hours (8:30am to 5pm), with up to 13 staff outside of these.

Two security officers would be on the premises at all times and undertake regular patrols around the building. Where necessary Police would be called to assist with situations.

- Refurbishment of Existing Building – To facilitate the IDACC the existing building is to be refurbished.

This refurbishment includes internal works, façade upgrades, and the provision of car stackers from Pandal Lane that would provide for a total of 16 parking bays on site.

Application to the State Administrative Tribunal

On 12 December 2023 an application for review of the DAP decision was lodged with the State Administrative Tribunal (SAT).

The application seeks review of a number of development approval conditions to be either amended or deleted entirely.

Since this time the application progressed to two mediation sessions which were held on 14 February 2024 and 19 April 2024.

Following the last mediation the SAT has made orders inviting the JDAP to reconsider its decision under Section 31 of the *State Administrative Tribunal Act 2004* (SAT Act). These orders are summarised below.

1. The applicant to submit additional information on or before 6 May 2024.
2. The JDAP is invited to reconsider its decision on or before 12 July 2024.
3. The matter is listed for a directions hearing on 19 July 2024.

Site Context

Subject Site and Previous Use

The subject site is bound by Stuart Street to the north and Pandal Lane to the west. An existing two storey development at No. 65 Palmerston Street abuts the subject site to the east, and a four storey residential development at No. 20 Pandal Lane abuts the subject site to the south. These two properties form part of the Malting Plants apartment complex.

The subject site contains an existing two storey building that has previously been approved and used as an Office. The main pedestrian entrance is provided from Stuart Street, with vehicle access to 10 undercroft parking spaces provided from Pandal Lane.

On 23 July 2002 Council approved a development application for two storey alterations and additions to the existing Office building on the subject site. A further approval was granted by Council on 11 April 2006 for unauthorised works including additional Office floorspace.

Based on mapping imagery a fence has been erected around the perimeter of the parking area on the subject site since October 2020. The existing building is currently affected by graffiti, vandalism and instances of rough sleepers.

Surrounding Development Context

The immediate surrounding development context predominantly consists of residential development, including:

- No. 65 Palmerston Street – A two storey residential development immediately abutting the subject site to the east and with frontages to both Stuart Street and Palmerston Street. This building is part of the Malting Plants and is listed on the State Heritage Register and as Category A – Conservation Essential on the City's

Municipal Heritage Inventory (MHI). This development accommodates 42 dwellings.

- No. 20 Pandal Lane - A four storey residential development abutting the subject site to the south. This building also forms part of the former Malting Plants development and accommodates 36 dwellings.
- Nos. 45-47 Stuart Street – A three storey residential development on the western side of Pandal Lane adjacent to the subject site. This building accommodates 20 dwellings approximately 5 metres to the west of the subject site.
- No. 99 Palmerston Street – A five storey residential development on the northern side of Stuart Street to the north-east of the subject site. This building is commonly known as ‘The Bottleyard’ and accommodates 125 dwellings approximately 30 metres to the north-east of the subject site.
- No. 49 Stuart Street – This was previously a non-residential use that operated as BOOexpresso which was a hole-in-the wall coffee shop that offered primarily take away services. This closed late 2023. The tenancy is approximately 85 metres to the west of the subject site.

In the wider area there are a number of high density residential developments along Pandal Lane. The eastern portion of Stuart Street predominantly consists of medium density residential development, while Palmerston Street and Fitzgerald Street accommodates a mix of residential and non-residential development.

Mission Australia Youthbeat

Mission Australia currently operates its Youthbeat service from No. 33 Church Street, Perth. This site is approximately 90 metres to the south-east of the subject site and is located adjacent to residential dwellings fronting Palmerston Street and other non-residential uses along Church Street.

The premises provides a safe space for unaccompanied youths under the age of 16 that are found within the Perth CBD and Northbridge area while family and guardians are contacted or alternative accommodation is found. The service operates on Thursday, Friday and Saturday nights, with youths being transported to the premises by an outreach bus service or by the Police.

The use of this premises was initially approved by Council at its meeting on [18 December 2012](#). The conditions of this approval included:

- The operation of the use being time limited for a five year period;
- The hours of operation being limited to 10pm to 5am Thursday to Saturday; and
- The submission of a management plan detailing the operation of the premises for approval and thereafter be implemented.

At its meeting on [16 October 2018](#) Council approved an amendment to the previous approval. This approval:

- Deleted the time limited condition, approving the use in perpetuity;
- Updated the hours of operation to be from 9pm to 5am Thursday to Saturday; and
- Required an updated management plan to be submitted for approval and thereafter be implemented.

Public Realm

The Stuart Street public realm consists of footpaths, mature street trees and on-street parking on both the northern and southern sides of the road reserve. The on-street parking includes parallel marked bays along the southern side and perpendicular bays on the northern side.

Robertson Park is located on the northern side of Stuart Street opposite the subject site and is listed on the State Heritage Register and as Category A – Conservation Essential on the City’s MHI. The City’s Public Open Space Strategy (POS Strategy) identifies Robertson Park as being District POS and includes amenities such as the Robertson Park Tennis Centre and a dog exercise area.

On 14 September 2021 Council endorsed the Robertson Park Development Plan which would guide the timing and funding of future upgrades. The Robertson Park Development Plan is not a planning instrument.

Stuart Street Reserve is located approximately 75 metres to the east of the subject site. The western portion of the site is listed on the State Heritage Register and as Category A – Conservation Essential on the City’s MHI. The City’s POS Strategy identifies this as being Local POS with amenities including a playground.

Applicable Planning Framework

Local Planning Scheme No. 2

The subject site is zoned Residential R160 under the City’s LPS2.

The adjoining properties to the east and south are zoned Mixed Use R80, while the adjacent properties on the western side of Pendal Lane are zoned Mixed Use R160.

Robertson Park is a local reserve for Public Open Space, and the properties to the south of the subject site which front Newcastle Street are zoned Commercial.

A zoning plan is included in **Attachment 1**.

Built Form Policy

The subject site is within the Residential built form area of the City’s Policy No. 7.1.1 – Built Form (Built Form Policy) with a building height standard of four storeys.

The adjoining properties to the east and south are within the Mixed Use built form area. The adjacent properties on the western side of Pendal Lane as well as those fronting Newcastle Street to the south are within the Activity Corridor built form area. All of these properties have a building height standard of four storeys.

Details: outline of development application

The proposed modifications to the conditions and advice notes that were imposed by the JDAP as part of its approval dated 10 November 2023 are summarised below.

Time Limited Approval	Condition 2.2 is proposed to be amended to replace <i>‘four years’</i> with <i>‘five years’</i> .
Staff Numbers	Condition 2.3 is proposed to be amended to replace <i>‘8:30am and 5:00pm’</i> with <i>‘8am and 5:30pm’</i> .

Consumer Discharge	Condition 2.6 is proposed to be amended to replace <i>‘made to ensure that they do not leave unsupervised,’</i> with <i>‘to facilitate orderly departure from the premises, in accordance with the Operations Management Plan.’</i>
Operations Management Plan	Delete Condition 3.1 which requires an updated Operations Management Plan (OMP) to be submitted. The applicant has submitted an updated OMP to address the matters that were set out by Condition 3.1.
Review of OMP	Condition 3.2 is proposed to be amended to replace <i>‘submitted to an approved’</i> with <i>‘submitted to and approved’</i> .
Distribution of OMP	Condition 3.5 is proposed to be amended to replace <i>‘The approved Operations Management Plan (as amended) shall be distributed every six months to account for any change in ownership or tenancy of these properties.’</i> with <i>‘The operator shall make available on its website a copy of the approved Operations Management Plan (as amended from time to time).’</i>
Delivery Timing	Condition 6.2 is proposed to be amended to replace <i>‘7am and 3pm’</i> with <i>‘7am and 5pm’</i> .
Stormwater Management	Condition 8.1 is proposed to be amended to replace <i>‘all roofed’</i> with <i>‘all new roofed’</i> ; and replace <i>‘Stormwater must’</i> with <i>‘Stormwater from new roofed and paved areas must.’</i>
New Advice Note	A new advice note 13 is proposed to be included to read <i>‘Condition 4.1 does not preclude the use of window furnishings such as curtains and blinds.’</i>

The applicant has submitted the following:

- A cover letter which includes justification for the proposed modifications is included in **Attachment 4**;
- An updated Operations Management Plan (OMP) which is included in **Attachment 5**; and
- A track change version of the OMP which shows the applicant’s proposed changes is included as **Attachment 6**.

Legislation and Policy:

Legislation

- *State Administrative Tribunal Act 2004 (SAT Act)*
- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations)*
- *Planning and Development (Development Assessment Panels) Regulations 2011 (DAP Regulations)*
- Metropolitan Region Scheme
- City of Vincent Local Planning Scheme No.2

State Government Policies

- State Planning Policy 7.0 – Design of the Built Environment
- [Safer Places by Design: Crime Prevention through Environmental Design Planning Guidelines \(CPTED Guidelines\)](#)

Structure Plans/Activity Centre Plans

- N/A

Local Policies

- Community and Stakeholder Engagement Policy
- Policy No. 7.1.1 – Built Form Policy

SAT Act & DAP Regulations

The applicant has brought the application for review pursuant to Clause 18(2)(b) of the DAP Regulations.

Clause 18(2)(b) of the DAP Regulations sets out that an applicant may apply to the SAT for a review of *‘any condition imposed by a DAP in the determination of the application.’*

The applicant is seeking a review of Conditions 2.2, 2.3, 2.6, 3.1, 3.2, 3.5, 6.2 and 8.1.

In accordance with Section 31 of the SAT Act, the SAT has invited the DAP to reconsider these conditions.

Section 31(1) of the SAT Act sets out that in reconsidering these conditions the DAP may:

- Affirm the previous decision,
- Vary the decision, or
- Set aside the decision and substitute a new decision.

LPS2 Residential Zone Objectives

The objectives of the Residential zone under LPS2 are:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*
- *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling.*
- *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas.*
- *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

Planning and Development (Local Planning Schemes) Regulations 2015

Clause 67 of Schedule 2 to the LPS Regulations sets out matters to be given due regard by the decision maker in the consideration of an application.

The key matters of Clause 67(2) relevant to this application were previously addressed through the [City's previous RAR beginning on page 11](#).

The matters relevant to the proposed amendments to the conditions that are subject of the reconsideration have been given due regard in the Office Comments below.

Consultation:

Public Consultation

Community consultation was undertaken on the proposed reconsideration of conditions for a period of 14 days between 10 May 2024 and 23 May 2024. The method of readvertising included an email notification to the previous submitters, and a notice on the City's website in accordance with the City's Community and Stakeholder Engagement Policy.

The advertising period was extended from the seven days set out in the City's Community and Stakeholder Engagement Policy due to the extent of community interest during the previous community consultations undertaken as part of the original Form 1 application.

At the conclusion of the advertising period a total of six submissions were received, of which one supported and five objected to the proposal.

The submission in supported related to the broad social benefit of the IDACC service.

The key concerns raised in response to the proposed reconsideration related to:

- The IDACC use being incompatible with the residential locality and any modification to the imposed conditions would exacerbate this incompatibility and the amenity impacts on residents.
- The time limited approval currently provides for adequate time to evaluate the impact of the IDACC on the locality, and any extension would lead to prolonged amenity disturbances for residents. No evidence has been provided that the IDACC would not have amenity impacts for the approved four year period.
- The amended OMP does not provide for adequate supervision of consumers discharged or refused access, and this condition should be maintained.

A summary of the submissions received and the City's responses are included as **Attachment 7**. The applicants summary of submissions is included as **Attachment 8**.

Referrals/consultation with Government/Service Agencies

The application was not referred to any Government or Service Agencies because it relates only to reconsider the conditions that were imposed by the DAP and does not relate to matters requiring comments from State Government agencies.

Design Review Panel Advice

The application was not referred to the City's Design Review Panel because it relates only to reconsider the conditions that were imposed by the DAP and does not seek to modify the development design.

Planning Assessment:

2023 Determination

The Form 1 application was approved subject to conditions by the DAP in November 2023. This decision was against the recommendation of the City.

The City acknowledges that the IDACC would support the operation of Cyrenian House to provide alcohol and other drug treatment services and support programs.

This service would reflect State Government public health policy and contribute towards a broader public benefit by reducing and preventing drug-related harm to individuals and the community. This makes it an important community use.

However the City had concerns with the scale, intensity and off-site impacts of the use in this location, and parking management strategies including:

- The proposed nature, intensity and scale of the uses would have the potential to result in adverse and unreasonable off-site amenity impacts to surrounding residential properties. This is because the use does not provide for any physical measures to control the intensity and scale and would be over-reliant on the implementation of extensive management measures to mitigate some of these impacts and to make it more compatible with the surrounding area.
- The proposal would result in the introduction of an incompatible non-residential use within a residential context which includes having a direct interface with apartment buildings at No's. 45-47 Stuart Street, 65 Palmerston Street and 20 Pandal Lane.
- The proposal not adequately addressing what strategies would be implemented to manage the on site parking configuration to ensure that this is functional and would not result in adverse vehicle queuing impacts within Pandal Lane.

On balance the City was not satisfied that the IDACC proposed in this location would be compatible with the immediate locality.

The conditions of development approval imposed were generally based on the request received from the DAP for an alternative recommendation and were informed by information provided by the applicant to assist with managing and mitigating the impact of the use given the City's concerns.

Scope of Application

The subject proposal relates only to reconsider the conditions that were imposed by the DAP in accordance with the relevant DAP Regulations and the SAT Act.

This means that the DAP is being asked to reconsider Conditions 2.2, 2.3, 2.6, 3.1, 3.2, 3.5, 6.2 and 8.1 of the development approval. This is the extent of the scope of this application.

The application does not result in any further departures to the prescribed standards in the existing planning framework that were previously approved by the DAP and does not result in any changes to the previously approved built form.

The City has included comments below limited to the acceptability of the proposed changes to conditions of development approval that the DAP is being requested to reconsider.

This is notwithstanding the City's previous concerns about the appropriateness and compatibility of the IDACC in this location which informed its previous recommendations for refusal and that the City still maintains,

Officer Comment

Condition 2.2 – Time Limited Approval

Condition 2.2 is proposed to be amended to replace ***'four years'*** with ***'five years'***.

Condition 2.2 currently states:

'This approval for an Unlisted Use (Community Purpose) is valid for a period of four years from the date of occupation. After this period, the use shall cease to operate unless a further approval is obtained prior to the expiration of this period.'

Intent of Condition 2.2

Condition 2.2 limits the approval period of the use to four years from when it is occupied. The intent of this condition is to provide an opportunity to evaluate the appropriateness of the use in the future. This is because the use was largely reliant on management measures to mitigate amenity impacts on the locality.

The City recommended a period of two years. This was due to concerns that the proposed scale and intensity of the use would have an amenity impact. The period would be sufficient to evaluate the success of the management measures while ensuring that there would not be a prolonged exposure to the use for surrounding residents should there be an ongoing issue.

The DAP resolved to approve the use for a period of four years, with the reason being that *'the inclusion of an extended timeframe of 4 years reflects the service and operational requirements'*.

Applicant Justification for Proposed Amendment to Condition 2.2

The applicant's justification for the proposed amendment is included as **Attachment 4** and is summarised as follows:

- The four year period would impose an unnecessary timeframe on Cyrenian House given the financial investment required to establish the IDACC;
- The existing conditions of approval provide adequate controls to rectify any perceived issues, including the ongoing review of the OMP regularly and within 30 days of the City receiving a substantiated complaint;

- The four year period would be inconsistent with other decisions for similar uses, including No. 33 Church Street, Perth, which was approved by the City for five years. A five year period would provide a sufficient longer-term operation period to demonstrate that it would not impact on the amenity of the locality; and
- The IDACC aligns with the objectives of the planning framework and broader policy of the State Government including the Western Australian Mental Health, Alcohol and Other Drug Services Plan 2015-2025, the Methamphetamine Action Plan Taskforce Report and the Sustainable Health Review.

Community Consultation on Proposed Amendment Condition 2.2

During the community consultation the City received concerns with the proposed amendment to Condition 2.2. These concerns included that the four year period imposed would be adequate to demonstrate the compatibility of the IDACC with the locality. Concerns were also raised with the potential for amenity disturbances to be prolonged for an additional year.

City Comment on Proposed Amendment to Condition 2.2

The City does not support the proposed amendment to Condition 2.2, and its comments are provided below:

- Compatibility with Locality – As set out from [page 19 of the City's previous RAR](#) the surrounding context of the area consists of approximately 360 dwellings within 100 metres of the subject site which contributes towards the residential context of Stuart Street.

The City had and maintains concerns that the operation of the IDACC would result in amenity impacts from the scale and intensity of the use including the vehicles, staff and consumers coming to and from the premises.

In particular the occurrence of activity and associated noise outside of daytime hours due to the 24 hour and walk-in nature of the proposed IDACC would likely have a greater level of disturbance to the amenity of the area because of the proximity to surrounding residential properties.

- Reliance on Management Measures – The OMP would not necessarily mitigate the potential for amenity impacts. This is because of the reactive nature of the measures required to manage the scale and intensity of the proposed IDACC, and with greater risk of off-site amenity impacts given the close proximity of the subject site to the surrounding residential properties.

Compliance with the measures of the OMP cannot be relied upon to mitigate from amenity impacts in this respect.

- Duration of Approval to Demonstrate Suitability – The City maintains its previous position that the incompatibility of the use and reliance on management measures would have the potential to impact on the amenity of the surrounding properties.

Because of this it does not support the proposed modification to the condition to increase the approval period to five years.

The approval period of the use should be limited to ensure that these impacts, should they eventuate, are not experienced by surrounding residents for a longer period than already approved. The four years imposed by the DAP would provide an adequate period for the operator to demonstrate the suitability of the use in this location.

The potential for off-site amenity impacts in this location is greater given proximity to sensitive residential land uses. This means that Condition 3.2 should not be relied upon to make the use compatible for the duration of the approval.

Condition 3.2 of the approval requires a review of the OMP at particular intervals, including twice within the first year and annually thereafter, and 30 days of a substantiated complaint being received. This reinforces the reactive nature of the management measures that are being relied on if the duration of the approval is extended for another year.

- Consistency with Other Decisions – The applicant's justification referred to the proposed five years being consistent with Council's 2012 decision in relation to the Youthbeat service operated by Mission Australia from No. 33 Church Street. This is approximately 90 metres to the south-east of the subject site and fronts Palmerston Street.

In December 2012 Council approved the Youthbeat service which operates on Thursday, Friday and Saturday nights, with unaccompanied youths under the age of 16 being transported to the premises by an outreach bus service or by the Police.

This was approved for an initial five-year time limited approval. Subsequently in October 2018 Council approved an amended application which removed the time limit and approved the use in perpetuity.

The context of the Youthbeat service differs to that of the subject site. While there are some residential dwellings on Palmerston Street, there is also a number of non-residential uses that support increased activity at various stages of the day and night.

The Youthbeat service differs to that of the IDACC as it does not operate 24 hours a day seven days a week and is not a walk-in facility. The key operational details of Youthbeat include:

- o Operating between between 9pm and 5am on Thursday to Saturday;
- o Youths are brought to the premises either by the Youthbeat outreach bus service or by the Police, usually in groups of two to six. There is an average of 25 youths brought to the premises on the three nights that it operates;
- o The premises provides a safe space for youths while they are reconnected with families or guardians. It does not allow any youths who are either under the influence or who have committed criminal acts, with these youths being taken to a police station; and
- o No overnight accommodation is provided.

Condition 2.3 – Staff Numbers & Condition 6.2 – Delivery Times

Condition 2.3 is proposed to be amended to replace *'8:30am and 5:00pm'* with *'8am and 5:30pm'*.

Condition 2.3 currently states:

'The Unlisted Use (Community Purpose) shall be limited to a maximum of:

Staff

- *A maximum of 33 staff across The Hub and Short Term Crisis Bed between 8:30am and 5pm, and 13 staff outside of these hours'.*

Condition 6.2 is proposed to be amended to replace **'7am and 3pm'** with **'7am and 5pm'**.

Condition 6.2 currently states:

'Deliveries to the premises shall be restricted to occurring between 7am and 3pm Monday to Friday.'

Intent of Conditions 2.3 & 6.2

The intent of Condition 2.3 is to manage the number of staff in the premises between 8:30am and 5pm, and delivery times to between 7am and 3pm.

These conditions were informed by the information provided within the applicant's OMP when the development was approved by the DAP in November 2023 which referred to delivery timings, 'business hours', and the indicative roster that was provided in the supporting Parking Management Plan (PMP).

Applicant Justification for Proposed Amendments to Conditions 2.3 & 6.2

The applicant's justification for the proposed amendment is included as **Attachment 4** and is summarised:

- The additional staff time would allow for any potential shift changes that may be required to efficiently operate the IDACC and to utilise the on-site car parking; and
- The proposed increased time for deliveries would reflect general operation times of delivery services and couriers, standard residential delivery times and would not be anticipated to impact on the locality.

Community Consultation on Proposed Amendments to Conditions 2.3 & 6.2

During the community consultation the City received concerns with the proposed amendments to Conditions 2.3 and 6.2.

The concerns received in relation to Condition 2.3 included that the additional staff hours would have an impact on external movements to and from the site.

The concerns received in relation to Condition 6.2 included that the increased delivery times would have an impact on Pandal Lane from additional vehicles that would use this during busier periods of the day.

City Comment on Proposed Amendments to Conditions 2.3 & 6.2

The City supports the proposed amendments to Condition 2.3 and Condition 6.2, and its comments are provided below:

- Reducing the Likelihood of Vehicle Congestion – Notwithstanding that the conditions was originally imposed based on the information provided by the applicant, the City does not object to amending these as proposed. This is because of the following reasons:
 - o Staff Timing – The increase to the hours would not result in an increase to the 33 staff permitted on-site or the demand for parking. The proposed modification would allow for an additional 30 minutes in the evening which would be used to manage the arrival and departure of staff from the on-site parking area. This would assist to reduce impacts on Pandal Lane from the turnover of staff.
 - o Delivery Times – The increase to hours would not necessarily result in an increase in the amount of deliveries that would be expected to occur. Rather the proposed modification would allow for these to be further spread throughout the afternoon which would assist to reduce any impact on Pandal Lane.

The updated OMP included in **Attachment 5** references the proposed increase to staff and delivery times.

- Traffic Impacts – The applicant's [Traffic Impact Statement](#) (TIS) that was previously provided as part of the Form 1 application set out that there was anticipated to be 87 vehicle movements associated with the IDACC per day.

Of these, 30 daily trips were anticipated to be associated with staff during business hours, and four would be associated with servicing and deliveries.

These vehicle movements would be within the capacity of Pandal Lane and would not have an adverse impact on traffic movements or safety in the area.

Condition 2.6 – Consumer Discharge

Condition 2.6 is proposed to be amended to replace ***‘made to ensure that they do not leave unsupervised,’*** with ***‘to facilitate orderly departure from the premises, in accordance with the Operations Management Plan.’***

Condition 2.6 currently states:

‘Consumers discharged from and individuals refused access to the premises shall have suitable transportation arrangements provided made to ensure that they do not leave unsupervised, to the satisfaction of the City.’

Intent of Condition 2.6

The intent of Condition 2.6 was to ensure that consumers that have been discharged or refused entry to the IDACC would be supervised when leaving the premises to reduce the potential for amenity disturbances that could occur.

This is particularly in instances where consumers leave by public transport which would mean they are walking throughout the wider area and away from the immediate security patrols outside of the premises. The applicant's OMP set out that the operator would make supervised transport options available but that these were not mandatory.

Attendance to the premises by consumers is not restricted or limited to scheduled appointments. This means that attendance to the site by consumers seeking assistance is uncontrolled.

The City recommended the imposition of this condition to provide greater certainty and to provide management to the otherwise uncontrolled access to the premises and potential amenity impacts resulting from this, particularly in the early morning and late evening.

Applicant Justification for Proposed Amendment to Condition 2.6

The applicant's justification for the proposed amendment is included as **Attachment 4**. In summary it sets out that Cyrenian House is committed to providing transport for those that have been discharged or refused treatment, but it cannot restrain or mandate individuals to stay if they wish to leave.

The OMP currently sets out that IDACC staff do not have power to hold consumers but would take all reasonable steps to offer transport away from the premises.

The proposed amended OMP in **Attachment 5** outlines on page 10 measures for 'orderly discharge' including:

- Expanding on the options that would be provided. These options include by either their own vehicle that of a family/friend or of the IDACC itself, uber or taxi, or public transport; and
- IDACC staff would monitor those who leave the premises unsupervised and encourage them to leave the area. Should this result in a public nuisance or criminal activity IDACC staff would then contact police.

Community Consultation on Proposed Amendment to Condition 2.6

During the community consultation the City received concerns with the proposed amendment to Condition 2.6. These concerns included that the IDACC would attract those who live outside of the area to the area. It needs to be ensured that those who are discharged or refused entry are exited appropriately from the area to minimise amenity disturbances. Concerns were also raised that the proposed amendment does not ensure appropriate supervision or transport measures would be in place.

City Comment on Proposed Amendment to Condition 2.6

The City does not support the proposed amendment to Condition 2.6, and its comments are provided below.

- Supervision to Minimise Unduly Impacting on Amenity – The City maintains its previous concerns that the unrestricted 24 hour walk-in nature of the IDACC would result in an increase of people moving to and from the subject site who would not otherwise be in the locality.

The uncontrolled manner of unsupervised individuals accessing the premises from the public realm including Robertson Park that is located across the road would result in additional noise impacts on the amenity of surrounding residents. These impacts on surrounding properties would be unreasonable, particularly in the evening and early morning when they would have a greater impact.

- Facilitating Orderly Departure – The proposed reference to ‘orderly departure’ in the applicant’s proposed amendment to the condition is noted as this is ultimately the intention behind the existing Condition 2.6.

However the updates made to the OMP do not outline how this would be facilitated, and rather outline the options that would be made available. This would mean that consumers would still be capable of leaving unsupervised throughout the area. While IDACC security staff would be able to monitor for any anti-social behaviour, any intervention would be reactive to an incident and would be after an amenity disturbance may have already occurred.

There are also some limitations to being able to facilitate an orderly departure where transport options are refused in favour of public transport access. This is due to the proximity to bus stops and frequency of services accounting for the 24 hour operation of the IDACC, depending on the intended destination.

Summary of the nearest bus stops to the subject site includes:

- o Along Fitzgerald Street between Cowle Street and Lawley Street. This is approximately 250 metres to the north-west of the subject site and is adjacent to Robertson Park.

There are a number of bus routes that use this stop between 5am and midnight. The frequency of these is generally every five to 30 minutes during these hours on weekdays and Saturdays, and every 15 to 20 minutes on Sundays.

- o Along Fitzgerald Street between Newcastle Street and Aberdeen Street. This is approximately 270 metres to the south-west of the subject site.

There are a number of bus routes that use this stop between 5:50am 10:30pm. The frequency of these is generally every two to 30 minutes during these hours on weekdays, and every 15-20 minutes on a Sunday.

- o A CAT service stop on Aberdeen Street between Antogna Street and Palmerston Street. This is approximately 270 metres to the south of the subject site.

The frequency of these services are generally every 15 minutes between 7am and 8pm on weekdays, 9am and midnight on Saturdays, and 9am and 8pm on Sundays.

Ultimately the use of public transport would require movement throughout the public realm and past residents which would have the potential to result in additional unreasonable amenity impacts given these bus stops would be beyond the extent of supervision from the IDACC.

The proposed amendment to Condition 2.6 and the updates to the OMP do not adequately address the possibility of uncontrolled and unsupervised departures from the premises that would be addressed through the current wording. Because of this the City does not support the proposed amendment.

Condition 3.1 – Operations Management Plan

The applicant proposes to delete Condition 3.1 which requires an updated OMP to be submitted.

The applicant has submitted an updated OMP to address the matters that were set out by Condition 3.1. This is included in **Attachment 5**.

Condition 3.1 currently states:

‘Prior to the operation or use of the development, the Operations Management Plan dated August 2023 shall be updated, and be submitted to and approved by the City. The updated Operations Management Plan is to:

- Reflect the operational details set out in Condition 2, and be consistent with the Acoustic Design Report dated 17 October 2023 and any subsequent updated Acoustic Design Report;*
- Provide further detail into the shift arrangements for staff of The Hub, Short Term Crisis Accommodation and the Outreach Services. This detail is to include the number of staff per shift, the timing and length of shifts including any staggering arrangements, and shift handover management procedures;*
- Provide for further detail in relation to the management of emergency vehicles attending the site, including instances when sirens would and would not be used by ambulances;*
- Provide for detail in relation to the use of the Courtyard and Staff Courtyard areas, including hours of use, access by staff and/or consumers, and management procedures of these areas;*
- Provide detailed management measures for the allocation and use of the car stackers and tandem parking bays during shift change periods;*
- Provide for details of the role, responsibilities, and strategies of the operator in managing consumers and individuals external to the premises, including the boundary of where servicing by the operator would not occur and would be reported to the WA Police;*
- Provide further detail on the transportation arrangements for consumers accessing and discharging (including individuals refused access) from the premises, to ensure that consumers and/or individuals do not leave unsupervised; and*
- Provide for a minimum of two patrols by the on-site security staff through Robertson Park within a 24 hour period. Details are to be provided outlining the intended timing and extent of these patrols.’*

Intent of Condition 3.1

The intent of Condition 3.1 was to require an updated OMP to be provided to address matters that were either not covered or suitably covered within the submitted OMP.

These matters would address concerns about the intensity, scale and operations of the IDACC and outline management measures in response to these.

Applicant Justification for Proposed Deletion of Condition 3.1

The applicant's justification for the proposed deletion is included as **Attachment 4**.

In summary, it refers to an amended OMP having been provided (included in **Attachment 5**) and that addresses Condition 3.1 by:

- Including additional information in relation to the staggering of staff shifts and the management of on-site car parking;
- Providing information about the use of sirens by St John's Ambulance to be restricted to where necessary through a memorandum of understanding; and
- Include additional measures regarding the offering of transport, patrolling of outside of the premises and managing instances of anti-social behaviour.

Community Consultation on Proposed Deletion of Condition 3.1

During the community consultation the City received concerns with the proposed updated OMP. These concerns included that the updated OMP provides inadequate measures to control the use of ambulance sirens, supervision of consumers leaving the premises, and the management of anti-social behaviour.

City Comment on Proposed Deletion of Condition 3.1

The City supports some modification to Condition 3.1 but the entirety of that which is proposed by the applicant.

The City's comments on the proposed amendments to the OMP that is included as **Attachment 5** to address Condition 3.1 are provided in the table below:

OMP Section	Proposed Amendment	City Comment
• <i>Reflect the operational details set out in Condition 2, and be consistent with the Acoustic Design Report dated 17 October 2023 and any subsequent updated Acoustic Design Report</i>		
'Key Constraints and Limitations of Operations' on page 6.	Inclusion of staff, consumer and visitor hours and numbers, and staffing of reception.	Condition to be Maintained The City had concerns that the OMP did not reflect the operational details that were ultimately included in the conditions of development approval in the DAP determination. The City also had concerns that the details of the updated acoustic report in relation to the use of car stackers was not reflected in the OMP. The amended OMP reflects the details of Conditions 2.3, 2.4 and 2.5. The amended OMP does not reflect the details of Condition 2.6 in relation to unsupervised departures from the premises. Refer to discussion on the
'Antisocial Behaviour Management' on page 14.	Confirmation of two on-site security at all times.	

		proposed amendment to Condition 2.6 above.
'Staff and Visitor Parking' on page 12.	Use of car stackers restricted to 7am to 7pm Monday to Saturday only	The applicant's acoustic report that accompanied the Form 1 determination identified that car stackers should be used between 7am and 7pm Monday to Saturday only. The amended OMP reflects these details. Condition 7.1 of the DAP determination requires an updated acoustic report to be submitted prior to a Building Permit being issued to confirm the specifications of the car stacker and mechanical services once selected and that these would meet the <i>Environmental Protection (Noise) Regulations 1997</i>. To date an updated acoustic report has not been submitted that addresses these matters. This condition would remain relevant to ensure that the OMP is consistent with the updated acoustic report when this is submitted.
<i>Provide further detail into the shift arrangements for staff of The Hub, Short Term Crisis Accommodation and the Outreach Services. This detail is to include the number of staff per shift, the timing and length of shifts including any staggering arrangements, and shift handover management procedures</i> <i>Provide detailed management measures for the allocation and use of the car stackers and tandem parking bays during shift change periods</i>		
'Staffing and Rostering at the IDACC Facility' on page 7.	Staggering of shifts under a three-shift roster	Conditions Addressed
'Staff and Visitor Parking' on page 12	- Staff and visitors to access parking from northern end of Pandal Lane only. - 16 bays available between 7am and 7pm, with two tandem bays left vacant. - Staff rostered in pairs, with pairs starting and ending at the same time, and shifts overlapping by half an hour. - Incoming shifts would park in empty tandem bays while departing shift	The City had concerns that the OMP (and associated PMP) did not address the management strategies to ensure that access to car stackers and tandem parking bays would be functional and would not impact on Pandal Lane during shift change periods. The updated OMP sets out that two tandem bays would be vacant to allow incoming staff to wait before moving in the bays vacated by departing staff, and for shift pairings to be staggered so that there is always two bays available. The City is satisfied that these management measures would provide functional and practical access while

	pair leaves, before moving into the empty bays. - Shift pairs to be staggered so that two vacant bays are available when arriving.	avoiding queuing issues within Pandal Lane.
• Provide for further detail in relation to the management of emergency vehicles attending the site, including instances when sirens would and would not be used by ambulances;		
'Ambulance Access' on page 11.	MOU to be sought with St John's Ambulance to agree that sirens would only be used where necessary	Condition Addressed The City had concerns regarding the potential noise impacts resulting the use of sirens when ambulances are accessing or leaving the premises. The City acknowledges that the use of ambulance sirens is managed by St John's Ambulance. The City is satisfied that the additional information provided to confirm that these would be used 'where necessary' would address the previous concerns.
• Provide for detail in relation to the use of the Courtyard and Staff Courtyard areas, including hours of use, access by staff and/or consumers, and management procedures of these areas		
'Balcony and Courtyard Management' on pages 14 and 15.	- Consumer courtyard on ground floor to be accessible between 7am to 10pm, controlled by staff and have zero tolerance for excessive noise or anti-social behaviour. - Staff courtyard on ground floor to be accessible 24 hours per day to provide access into premises, but noise to be limited between 9pm and 7am.	Condition Addressed The City had concerns that the management measures of the ground floor courtyard areas along the southern boundary of the site had not been addressed, and the potential amenity disturbances that could occur as a result. The City is satisfied that the management measures included would be appropriate to mitigate the potential disruptions from these areas and would address the previous concerns.
• Provide for details of the role, responsibilities, and strategies of the operator in managing consumers and individuals external to the premises, including the boundary of where servicing by the operator would not occur and would be reported to the WA Police • Provide for a minimum of two patrols by the on-site security staff through Robertson Park within a 24 hour period. Details are to be provided outlining the intended timing and extent of these patrols		
'Procedure for Clients not	- IDACC security and/or staff to monitor those who	Condition Addressed

suitable for IDACC' on page 10.	leave the facility and encourage to leave the area; and - Staff would call the police where people engage in criminal activities or cause a nuisance.	The City had concerns that the OMP did not adequately define the responsibilities of the operator in the public realm external to the premises. The OMP also did not reflect the applicant's previous commitment to security patrols within Robertson Park.
'Assertive Outreach and Care Co-ordination Service' on page 3.	Twice daily patrols by the Assertive Outreach team within Robertson Park, being the area bound by Stuart Street, Fitzgerald Street, Palmerston Street, and the tennis courts.	The amended OMP confirms these twice daily patrols of Robertson Park that would be undertaken by the IDACC security. The amended OMP defines the extent of these patrols and that instances of criminal or nuisance behaviour would be reported to the police. The City is satisfied that the management measures provide clarity on roles and responsibilities of the operator external to the building.
<i>Provide further detail on the transportation arrangements for consumers accessing and discharging (including individuals refused access) from the premises, to ensure that consumers and/or individuals do not leave unsupervised</i>		
'Procedure for Clients not suitable for IDACC' on page 11.	Outline of the transport options that would be offered to consumers deemed not suitable for admission.	Condition to be Maintained The amended OMP allows for unsupervised departures. Refer to discussion on the proposed amendment to Condition 2.6 above.

The City is satisfied that the amended OMP addresses some of the matters required by Condition 3.1.

The amended OMP has not adequately addressed the matters related to the unsupervised departures of consumers from the premises.

Because of this the City does not support the deletion of this condition, and recommends that the following relevant points be maintained in Condition 3.1:

'Prior to the operation or use of the development, the Operations Management Plan dated May 2024 shall be updated, and be submitted to and approved by the City. The updated Operations Management Plan is to:

- Reflect the operational details set out in Condition 2, and be consistent with the Acoustic Design Report dated 17 October 2023 and any subsequent updated Acoustic Design Report; and*
- Provide further detail on the transportation arrangements for consumers accessing and discharging (including individuals refused access) from the premises, to ensure that consumers and/or individuals do not leave unsupervised.*

Condition 3.2 – Review of OMP

Condition 3.2 is proposed to be amended to replace ***‘submitted to an approved’*** with ***‘submitted to and approved’***.

Condition 3.2 currently states:

‘The Operations Management Plan (including the Code of Conduct) shall be reviewed:

- Every six months within the first 12 months of the date of occupation of the development, and every 12 months thereafter; and*
- Within 30 days of a change of the operator of the premises; and*
- Within 30 days of where there is any change proposed to the management procedures outlined within the approved Operations Management Plan;*
- Within 30 days of where there is a complaint received which is substantiated by the City.*

Any changes identified during the review of the Operations Management Plan shall be incorporated into an updated Operations Management Plan to be submitted to an approved by the City.’

Applicant Justification for Proposed Amendment to Condition 3.2

The applicant’s justification for the proposed amendment is included as **Attachment 4** and in summary would correct a typographical error.

Community Consultation on Proposed Amendment to Condition 3.2

The City did not receive any submissions in relation to the proposed amendment.

City Comment on Proposed Amendment to Condition 3.2

The City supports the proposed amendment as it would correct an unintended typographical error in the current condition wording.

Condition 3.5 – Distribution of OMP

Condition 3.5 is proposed to be amended to replace ***‘The approved Operations Management Plan (as amended) shall be distributed every six months to account for any change in ownership or tenancy of these properties.’*** with ***‘The operator shall make available on its website a copy of the approved Operations Management Plan (as amended from time to time).’***

Condition 3.5 currently states:

‘The operator shall distribute a copy of the approved Operations Management Plan (as amended) to all owners/occupiers of the following properties:

- No. 45-47 Stuart Street;*
- No’s. 65 and 99 Palmerston Street;*
- No’s. 146 and 152 Fitzgerald Street; and*
- No’s. 10 and 20 Pandal Lane.*

The approved Operations Management Plan (as amended) shall be distributed every six months to account for any change in ownership or tenancy of these properties.'

Intent of Condition 3.5

The intent of Condition 3.5 is to ensure that the OMP is made available to surrounding residents and occupiers so that they are aware of the management procedures and obligations of the operator, and how to report incidents direct to the operator should they arise.

The condition outlines that the OMP is to be distributed every six months to the owners and occupiers of No. 45-47 Stuart Street, No's. 65 and 99 Palmerston Street, No's. 146 and 152 Fitzgerald Street, and No's. 10 and 20 Pandal Lane. There is approximately 305 dwellings in these sites.

The six month timeframe would account for changes to ownership and tenancy, as well as any updates to the OMP that occur in accordance with the review periods set out by Condition 3.2.

Applicant Justification for Proposed Amendment to Condition 3.5

The applicant's justification for the proposed amendment is included as **Attachment 4** and is summarised as follows:

- It would be costly, onerous and unreasonable to have to print and distribute hardcopies of the updated OMP the owners/occupiers of the identified properties every six months, and the applicant would not have access to individual's email addresses; and
- The applicant is not against making the OMP available and accessible ,and proposes that the condition make reference to the OMP being available on its website.

Community Consultation on Proposed Amendment to Condition 3.5

During the community consultation the City received concerns with the proposed modification the distribution method of the OMP. These included that the physical distribution would make the OMP more accessible to those who do not have access to a computer or to new residents who may be unfamiliar with the IDACC.

City Comment on Proposed Amendment to Condition 3.5

The City supported the proposed amendment to Condition 3.5 subject to modifications, and its comments are provided below:

- Distribution of OMP – The applicant's proposed amendment to Condition 3.5 would remove the need to redistribute the OMP every six months to the surrounding properties, with the OMP to be available on the operator's website.

The City supports the inclusion of the OMP on the operator's website as this would be easier and quicker to update in response to any amendments approved by the City and would be accessible to those in the area but not included in the specified properties.

The City has a concern about how new or existing tenants or owners would be expected to know when to check the operator's website for the most up to date version of the OMP following the initial distribution and where to easily locate it on the website.

- Availability of OMP via Hardcopy Distribution or Online – The applicant's proposed wording would shift responsibility and rely on tenants and owners to check the website for this information.

The City suggests that the proposed wording be updated to reflect that a notification is to be provided to the owners/occupiers of the specified properties. This notification is to advise that an amended OMP is available on the operator's website (emphasis added):

'The operator shall distribute a copy of the approved Operations Management Plan (as amended) to all owners/occupiers of the following properties:

- *No. 45-47 Stuart Street;*
- *No's. 65 and 99 Palmerston Street;*
- *No's. 146 and 152 Fitzgerald Street; and*
- *No's. 10 and 20 Pandal Lane.*

Distribution shall occur via hardcopy or online access following notification being provided to those owners/occupants which includes a direct weblink to the Operations Management Plan.'

The City notes that the notification could occur either through a letter or email, should the operator implement a way of owners/occupiers being able to register to be advised of any update to the OMP.

Condition 8.1 – Stormwater Management

Condition 8.1 is proposed to be amended to replace ***'all roofed'*** with ***'all new roofed'***; and replace ***'Stormwater must'*** with ***'Stormwater from new roofed and paved areas must.'***

Condition 8.1 currently states:

'Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.'

Intent of Condition 8.1

Condition 8.1 of the DAP approval requires stormwater from all roofed and paved areas to be contained on site.

This is supported by Advice Note 6 which allows for the City to contemplate off-site disposal where supported by a geotechnical report that is submitted with a building permit application.

Applicant Justification for Proposed Amendment to Condition 8.1

The applicant's justification for the proposed amendment is included as **Attachment 4** and is summarised as follows:

- The application proposes the reuse of an existing building and does not involve altering the existing roof form with the exception of the replacement of existing roofing to the rear courtyard with a vergola;
- The existing building has drainpipes on the Stuart Street frontage which extend below ground and the discharge point is unknown; and
- The imposed condition does not relate to the development that was proposed and should only expressly relate to the area of new development where the roof form would be modified.

Community Consultation on Proposed Amendment to Condition 8.1

During the community consultation period the City received concerns with the management of stormwater, including that it has not be demonstrated how stormwater would be managed to avoid adverse impacts on surrounding properties.

City Comment on Proposed Amendment to Condition 8.1

The City supports the proposed amendment to Condition 8.1, and its comments are provided below:

- Extent of Works – The roof plan of the approved development identifies that the only modification to the existing roof is to replace the roof over the courtyard with a new vergola. This is shown below in **Figure 1**:



Figure 1 – Approved Roof Plan

The City notes that the extent of the original application does not include modifications to the existing roof, and there is existing drainage from the building that connects into the City's drainage system. The City is satisfied that any stormwater that is discharged into its drainage system would be negligible and could continue to be managed as existing.

- Stormwater Management for New Works – The City does not object to the proposed amendment to Condition 8.1. This is because for the new works it would be up to the applicant's private building certifier to confirm through the building permit that adequate drainage is provided to the vergola area.

New Advice Note 13

A new Advice Note 13 is proposed to be included to read ***‘Condition 4.1 does not preclude the use of window furnishings such as curtains and blinds.’***

The proposed advice note is intended to support Condition 4.1 which currently states:

‘Doors and windows and adjacent floor areas fronting Stuart Street shall maintain an active and interactive relationship with this street. Ground floor glazing and/or tinting shall be a minimum of 70 percent visually permeable to provide unobscured visibility. Darkened, obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited.’

Intent of Condition 4.1

Condition 4.1 of the DAP approval requires doors and windows adjacent to the Stuart Street frontage to have an active and interactive relationship with the street, with obscured glazing not permitted.

This condition ensures that developments are consistent with the acceptable outcomes of the City’s Built Form Policy, and the objectives of the façade design which set out that *‘building facades express internal functions and provide visual interest when viewed from the public realm’*.

Applicant Justification for New Advice Note 13

The applicant’s justification for the proposed new advice note is included as **Attachment 4**. In summary it is proposed to provide guidance to support Condition 4.1 and remove ambiguity about whether window furnishings are allowable.

Community Consultation on New Advice Note 13

The City did not receive any submissions in relation to the proposed advice note.

General concerns were received in relation to the ground floor plane and the need to ensure that an active and engaging façade is provided to contribute towards actual or perceived surveillance.

City Comment on New Advice Note 13

The City’s comments on the proposed new Advice Note 13 are provided below.

- Enabling Passive Surveillance and Proposed Advice Note 13 – The impact of the applicant’s proposed advice note is to confirm that blinds and other internal window furnishings could be provided to the ground floor. The ground floor of the IDACC building provides openings (new and existing) which would provide an opportunity to contribute to passive surveillance of the public realm.

These windows are shown below in **Figure 2** and are to the ‘Group Room’, ‘Sensory Room Meeting’, ‘Consult 1, 2, 3’. ‘Waiting Area 3’ and the ‘IDACC’ staff area.

The City does not support the proposed advice note. This is because it would effectively enable all the ground floor windows to be obscured which would be inconsistent with Condition 4.1.

Figure 2 – Ground Floor Windows to Stuart Street

The provision of an unobscured frontage on the ground floor would also assist to



ensure that there is an opportunity for passive surveillance to the Stuart Street frontage. This in conjunction with the other security measures included within the OMP, including CCTV and security patrols, would assist to deter instances of anti-social behaviour from occurring.

- **Balancing Between Privacy and Passive Surveillance (Amended Condition 4.1) –** The City recognises that due to the nature of the use, there may be a need for window furnishings to provide for privacy to some ground floor areas.

The City recommends that Condition 4.1 be updated to ensure that window furnishings are left open while these areas are not in use. This would address the applicant's concerns regarding the ambiguity of the current condition wording. This would also achieve a balance between opportunities for unobscured passive surveillance and privacy.

The 'sensitive areas' where the City would support the use of window furnishings to provide for privacy is shown in red in **Figure 2** and includes 'Group Room', 'Sensory Room Meeting', 'Consult 1, 2, 3'.

The remaining windows are to common and foyer areas which includes 'Waiting Area 3' and the 'IDACC' staff area. Keeping these windows open would assist to provide for passive surveillance to the street and be consistent with the objectives of the Built Form Policy.

The City's suggested wording is as follows (emphasis added):

'Doors and windows and adjacent floor areas fronting Stuart Street shall maintain an active and interactive relationship with this street. Ground floor glazing and/or tinting shall be a minimum of 70 percent visually permeable to provide unobscured visibility. Darkened, obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited.'

Internal window furnishings are permitted to the following ground floor rooms being 'Group Room', 'Sensory Room Meeting', 'Consult 1, 2, 3' as referenced on the approved plans dated 10 November 2023, but shall be kept open to provide for unobscured visibility when the corresponding room/s are not in use.'

Conclusion:

In December 2023 the applicant lodged an application for review of a number of conditions imposed by the DAP in the approval of the IDACC in November 2023.

Following the mediation process SAT has invited the DAP to reconsider a number of conditions including Conditions 2.2, 2.3, 2.6, 3.1, 3.2, 3.5, 6.2 and 8.1.

The City maintains its previous concerns that the IDACC would be incompatible with the immediate locality.

The conditions imposed were generally based on the request received from the DAP for an alternative recommendation and were informed by information provided by the applicant to assist in managing and mitigating the impact of the use given the City's concerns.

Notwithstanding this the City:

- Is satisfied that some of the conditions could be amended as proposed by the applicant without resulting in a further detrimental impact to the locality, This includes Conditions 2.3, 3.2, 6.2 and 8.1.
- Is satisfied that some of the conditions could be amended without having a further detrimental impact to the locality, but does not agree with the applicant's proposed wording. This includes Conditions 3.5 and 4.1 (in lieu of a new advice note 13).
- Is not satisfied that some of the conditions could be amended as proposed by the applicant without having a detrimental impact on the amenity of the locality. This includes Conditions 2.2, 2.6 and 3.1 (partially).

On balance it is recommended that the DAP vary its previous decision in relation to development approval conditions imposed and in accordance with Section 31 of the SAT Act as outlined in the RAR Recommendation.



CITY OF VINCENT

ATTACHMENT 1

DEVELOPMENT ASSESSMENT PANEL MEETING

Location Plan

**CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE**

LEGEND

METROPOLITAN REGION SCHEME RESERVES

Note: The Western Australian Planning Commission acts on the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.

- PARKS AND RECREATION**
- R** Restricted Public Access
- PRIMARY REGIONAL ROADS RESERVATION**
- OTHER REGIONAL ROADS RESERVATION**
- RAILWAYS**
- PUBLIC PURPOSES**
Particular use denoted as follows:
- H** Hospital
- HS** High School
- CP** Car Park
- U** University
- CG** Commonwealth Government
- SU** Special Use
- WSD** Water Authority of Western Australia
- P** Prison

CITY OF VINCENT LOCAL SCHEME RESERVES

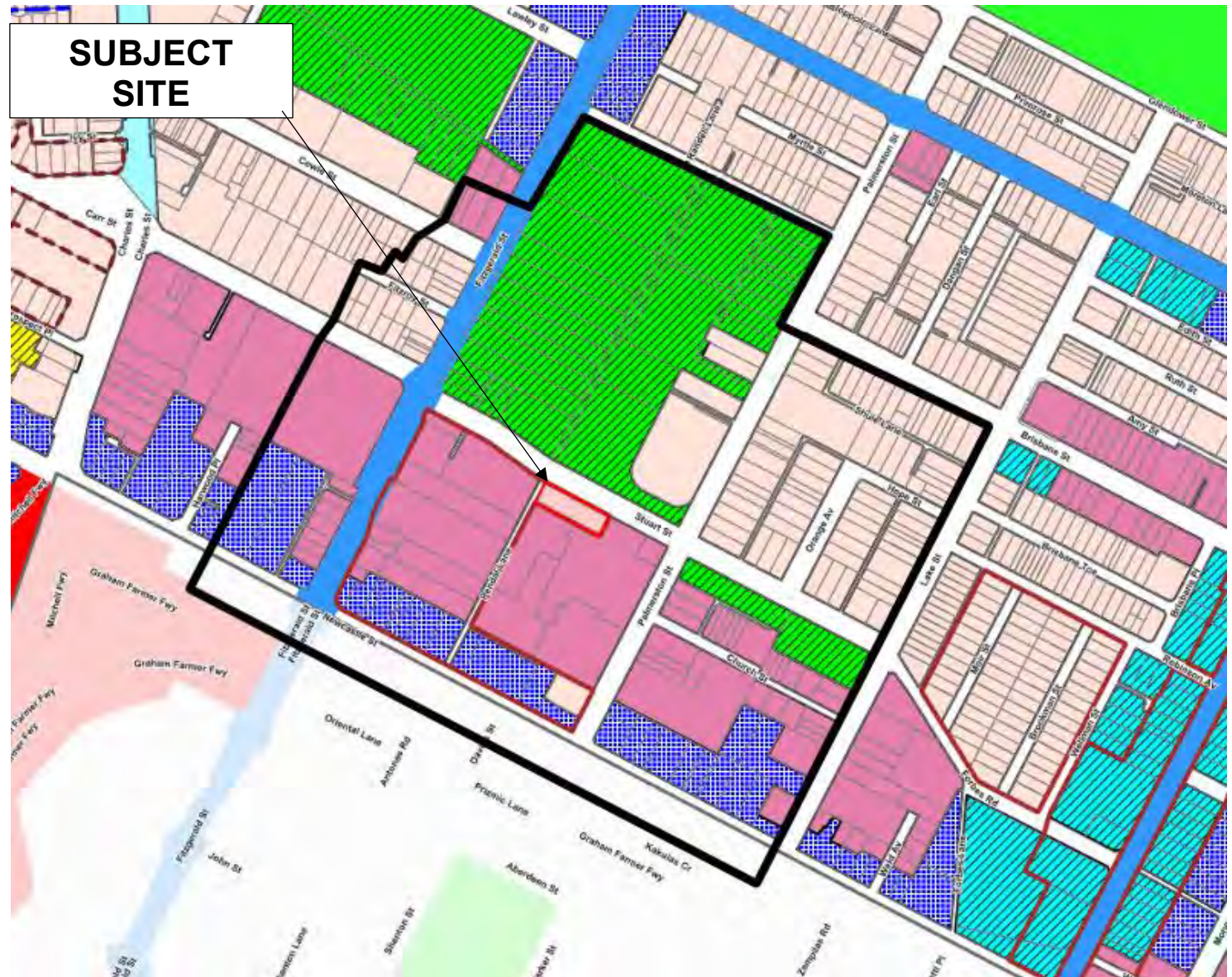
- PUBLIC OPEN SPACE**
- R** Restricted
- PUBLIC PURPOSES**
Particular use denoted as follows:
- PS** Primary School
- CP** Car Park
- CU** Civic Uses
- HS** High School
- I** Institute for the Deaf
- W** Water Supply Sewerage and Drainage
- TS** Technical School

CITY OF VINCENT SCHEME ZONES

- RESIDENTIAL**
- MIXED USE**
- COMMERCIAL**
- LOCAL CENTRE**
- DISTRICT CENTRE**
- REGIONAL CENTRE**
- SPECIAL USE**
Particular use denoted as follows:
- CP** Car Park
- CU** Community Use
- FC** Function Centre
- HC** Hall and Non Residential Club
- H** Hotel
- PW** Place of Worship
- S** Service Station
- A** **ADDITIONAL USE**

ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES

- CODE AREA BOUNDARY**
- SCHEME AREA BOUNDARY**
- DENSITY CODE**



CITY OF VINCENT

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).

Location Map

No. 37-43 Stuart Street, Perth

**Extent of Form 1
Consultation**



**SUBJECT
SITE**



CITY OF VINCENT

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).

No. 37-43 Stuart Street, Perth





CITY OF VINCENT

ATTACHMENT 2

DEVELOPMENT ASSESSMENT PANEL MEETING

DAP Form 1 Determination Notice and Plans (10 November 2023)



Planning and Development Act 2005

City of Vincent Local Planning Scheme No.2

Metro Inner-North Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 3 (37-43) Stuart Street Perth

Application Details: Proposed Unlisted Use (Community Purpose) & Alterations & Additions

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 10 November 2023, subject to the following:

1. **Accept** that the DAP Application reference DAP/23/02480 is appropriate for consideration as an “Unlisted Use (Community Purpose)” land use and compatible with the objectives of the zoning table in accordance with Clause 18 of the City of Vincent Local Planning Scheme No. 2.
2. **Approve** DAP Application reference DAP/23/02480 and accompanying in **Attachment 7** in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions the City of Vincent’s Local Planning Scheme No. 2, and Clause 24(1) and 26 of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. General
 - a. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
 - b. This approval is for an Unlisted Use (Community Purpose) and Alterations and Additions as shown on the approved plans dated 31 March 2023, 3 April 2023, 5 April 2023 and 12 September 2023. No other development forms part of this approval.
2. Use of Premises
 - 2.1 This approval is for an Unlisted Use (Community Purpose) as defined in the City of Vincent Local Planning Scheme No.2. The use of the subject site for any other land use may require further development approval in accordance with LPS2.



2.2 This approval for an Unlisted Use (Community Purpose) is valid for a period of four years from the date of occupation. After this period, the use shall cease to operate unless a further approval is obtained prior to the expiration of this period.

2.3 The Unlisted Use (Community Purpose) shall be limited to a maximum of:

Staff:

- A maximum of 33 staff across The Hub and Short Term Crisis Beds between 8:30am and 5pm, and 13 staff outside of these hours;

Consumers

- A maximum of 20 consumers within The Hub at any one time;
- A maximum of 10 consumers within the Short Term Crisis Beds at any one time; and

Visitors

- Visitors to the Short Term Crisis Beds shall be arranged by prior appointment only between the hours of 8:30am to 5pm. Visitors shall be limited to a maximum of two per consumer, with a total of three consumers permitted visitors at any one time.

2.4 The Unlisted Use (Community Purpose) shall have a minimum of two security staff on site at all times.

2.5 The Reception area of the Unlisted Use (Community Purpose) shall be staffed at all times.

2.6 Consumers discharged from and individuals refused access to the premises shall have suitable transportation arrangements provided made to ensure that they do not leave unsupervised, to the satisfaction of the City.

3. Operations Management Plan

3.1 **Prior to the operation or use of the development**, the Operations Management Plan dated August 2023 shall be updated, and be submitted to and approved by the City. The updated Operations Management Plan is to:

- Reflect the operational details set out in Condition 2, and be consistent with the Acoustic Design Report dated 17 October 2023 and any subsequent updated Acoustic Design Report;
- Provide further detail into the shift arrangements for staff of The Hub, Short Term Crisis Accommodation and the Outreach Services. This detail is to include the number of staff per shift, the timing and length of shifts including any staggering arrangements, and shift handover management procedures;
- Provide for further detail in relation to the management of emergency vehicles attending the site, including instances when sirens would and would not be used by ambulances;
- Provide for detail in relation to the use of the Courtyard and Staff Courtyard areas, including hours of use, access by staff and/or consumers, and management procedures of these areas;



- Provide detailed management measures for the allocation and use of the car stackers and tandem parking bays during shift change periods;
- Provide for details of the role, responsibilities, and strategies of the operator in managing consumers and individuals external to the premises, including the boundary of where servicing by the operator would not occur and would be reported to the WA Police;
- Provided further detail on the transportation arrangements for consumers accessing and discharging (including individuals refused access) from the premises, to ensure that consumers and/or individuals do not leave unsupervised; and
- Provide for a minimum of two patrols by the on-site security staff through Robertson Park within a 24 hour period. Details are to be provided outlining the intended timing and extent of these patrols.

3.2 The Operations Management Plan (including the Code of Conduct) shall be reviewed:

- Every six months within the first 12 months of the date of occupation of the development, and every 12 months thereafter; and
- Within 30 days of a change of the operator of the premises; and
- Within 30 days of where there is any change proposed to the management procedures outlined within the approved Operations Management Plan;
- Within 30 days of where there is a complaint received which is substantiated by the City.

Any changes identified during the review of the Operations Management Plan shall be incorporated into an updated Operations Management Plan to be submitted to an approved by the City.

3.3 The Unlisted Use (Community Purpose) shall be operated in accordance with the approved Operations Management Plan (as amended) to the satisfaction of the City at the expense of the owners/occupiers.

3.4 The Code of Conduct outlined in the Operations Management Plan shall be provided to consumers and visitors to the premises, and be displayed within a prominent location at the entry of the building.

3.5 The operator shall distribute a copy of the approved Operations Management Plan (as amended) to all owners/occupiers of the following properties:

- No. 45-47 Stuart Street;
- No's. 65 and 99 Palmerston Street;
- No's. 146 and 152 Fitzgerald Street; and
- No's. 10 and 20 Pandal Lane.

The approved Operations Management Plan (as amended) shall be distributed every six months to account for any change in ownership or tenancy of these properties.



4. Building Design

- 4.1 Doors and windows and adjacent floor areas fronting Stuart Street shall maintain an active and interactive relationship with this street. Ground floor glazing and/or tinting shall be a minimum of 70 percent visually permeable to provide unobscured visibility. Darkened, obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited.
- 4.2 All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and surrounding properties to the satisfaction of the City.
- 4.3 **Prior to the issue of a building permit** revised plans shall be submitted to and approved by the City which:
- Provides the detail of the screening proposed to the first floor balcony adjacent to Pandal Lane. This screening shall be a minimum height of 1.6 metres, at least 75 percent obscure, permanently fixed and made of durable materials; and
 - Provides for solar PV panels on the roof of the existing building.

The development shall be thereafter carried out in accordance with the approved plans, with the works completed **prior to the occupation or use of the building**.

- 4.4 **Prior to the commencement of development**, a schedule detailing the colour and texture of the building materials, demonstrating that the proposed development complements the surrounding area and the adjoining state heritage-listed Malting Plants building, must be submitted to and approved by the City. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, prior to occupation of the development.

The development shall be finished in accordance with the approved schedule **prior to the occupation or use of the development**.

5. Car Parking, Access and Bicycle Parking

- 5.1 **Prior to occupation or use of the development**, the Parking Management Plan dated 28 August 2023 shall be updated, and be submitted to and approved by the City. The updated Parking Management Plan is to include:
- Detailed management measures for the allocation and use of the car stackers and tandem parking bays during shift change periods to ensure that vehicle movements within Pandal Lane are not obstructed;
 - The location and provision of signage for the purposes of identifying and marking the on-site parking bays;
 - Details related to the electric vehicle charging systems and ongoing maintenance measures; and
 - Specifications related to the car stacker.



The approved Parking Management Plan shall be implemented thereafter, and the development shall be carried out in accordance with the approved Parking Management Plan and approved plans, to the satisfaction of the City at the expense of the owners/occupiers.

- 5.2 **Prior to occupation or use of the development**, a minimum of 17 car parking bays shall be provided on-site for the development, including 16 for staff and one service bay. The car parking and access areas shall be provided and constructed in accordance with the approved plans and are to comply with the requirements of AS2890.1.

- 5.3 Prior to the occupation or use of the development a minimum of:
- Eight short term bicycle spaces shall be provided within the Stuart Street verge; and
 - Six long term bicycle spaces shall be provided within the development.

The bicycle bays shall be designed in accordance with AS2890.3 and installed **prior to occupation or use of the development**, to the satisfaction of the City.

- 5.4 Engineering drawings and specifications shall be submitted to and approved by the City's Engineering Business Unit, and works undertaken in accordance with the approved drawings and specifications for the provision of a dedicated on-street accessible parking bay along Stuart Street.

All costs associated with these works shall be at the owners cost, and shall be completed **prior to the occupation or use of the development**, to the satisfaction of the City.

- 5.5 No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metre of where:
- walls, letterboxes or fences adjoin vehicular access points to the site; or
 - a driveway meets a public street; or
 - two streets intersect;
- Unless otherwise approved by the City of Vincent.

- 5.6 All driveways, car parking and manoeuvring area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans **prior to occupation or use of the development** and maintained thereafter by the owner/occupier to the satisfaction of the City.

- 5.7 The car stacker shall only be operated between the hours of 7am to 7pm Monday to Saturday. Outside of these hours the car stacker shall not be operated.



6. Servicing & Delivery Management

- 6.1 The approved Waste Management Plan dated 3 April 2023 shall be implemented at all times, to the satisfaction of the City. Any changes to the approved Waste Management Plan shall be incorporated into an updated Waste Management Plan to be submitted to and approved by the City.
- 6.2 Deliveries to the premises shall be restricted to occurring between 7am and 3pm Monday to Friday.

7. Acoustic Report and Noise Management

- 7.1 **Prior to the issue of a Building Permit** for the development, the Acoustic Design Report dated 17 October 2023 shall be updated to include specifications and details related to plant and mechanical equipment (including the car stacker model).

The updated Acoustic Design Report is to demonstrate that this equipment would achieve compliance with the assigned levels of the *Environmental Protection (Noise) Regulations 1997* would be achieved at all times.

- 7.2 The Unlisted Use (Community Purpose) shall designed, constructed and operated in accordance with the Acoustic Design Report dated 17 October 2023, and the updated Acoustic Design Report, and at the expense of the owners/occupiers.

Confirmation of design and construction shall be provided to the City **prior to the occupation or use of the development** and be maintained thereafter during the operation to the satisfaction of the City at the expense of the owners/occupiers.

- 7.3 The balcony of the first floor of the premises shall only be used between the hours of 7am and 9pm.

8. Stormwater

- 1.1 Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

9. Public Art

- 9.1 In accordance with City's Local Planning Policy: Percent for Public Art the application is required to make a public art contribution of \$47,500, being one percent of the \$4.75 million cost of development.

In order to comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration **prior to the lodgement of a Building Permit** stipulating the choice of:



Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant.

OR

Option 2: Owner/Applicant chooses to pay cash-in-lieu.

- 9.2 The owner(s), or the applicant on behalf of the owner(s), shall comply with the City's Local Planning Policy: Percent for Public Art in conjunction with the above chosen option:

Option 1: **Prior to the issue of a Building Permit for the development**, obtain approval for the Public Art Project and associated Artist; and

Prior to occupation or use of the development, install the approved public art project, and thereafter maintain the art work;

OR

Option 2: **Prior to the issue of an Occupancy Permit** pay the above cash-in-lieu contribution amount.

10. Construction Management Plan

- 10.1 A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area shall be lodged with and approved by the City **prior to the commencement of the development** (including demolition and/or forward works). The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:

- Public safety, amenity and site security (including fencing details)
- Contact details of essential site personnel;
- Construction operating hours;
- Noise control and vibration management;
- Air, sand and dust management;
- Stormwater and sediment control;
- Soil excavation method;
- Waste management and materials re-use;
- Traffic and access management;
- Parking arrangements for contractors and subcontractors;
- Protection of trees within the adjoining Stuart Street verge; and
- Consultation plan with nearby properties.

Advice Notes

1. This is a development approval only and is issued under the City of Vincent's Local Planning Scheme No. 2 and Metropolitan Region Scheme only. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with any other laws.
2. Where an approval has lapsed, no development must be carried out without the further approval of the local government having first be sought and obtained.



3. 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.
4. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any materials within the road reserve.
5. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.
6. All storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.
7. In regards to the Construction Management Plan the owner/applicant may be required to obtain a Work Zone Permit from the City in order to satisfy this Condition due to access constraints. The requirement for, and cost of any such permit shall be determined by the City following the lodgement of a Building Permit.
8. Any external artificial lighting installations, including in carparks and common areas, is to comply with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.
9. The premises is to be provided with a suitable enclosure for the storage and cleaning of refuse receptacles. The enclosure is to be provided with:
 - A tap connected to an adequate supply of water;
 - Adequate ventilation to remove objectionable odours;
 - Of sufficient size to accommodate all receptacles used on the premises but in any event having floor area not less than 3 square metres;
 - Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the City;
 - Having walls not less than 1.5 metres in height and having an access way of not less than 1 metre in width and fitted with a self-closing gate;
 - o containing a smooth and impervious floor;
 - o of not less than 75 millimetres in thickness; and
 - Which is evenly graded to an approved liquid refuse disposal system and which is easily accessible to allow for the removal of the receptacles.
10. The development is to comply with the assigned levels of the *Environmental Protection (Noise) Regulations 1997* at all times.



11. The applicant/landowner is advised that the bicycle racks within the Stuart Street verge require a separate approval in accordance with the City's Vibrant Public Spaces Policy.
12. In relation to the provision of a dedicated on-street accessible parking bay, the drawings and specifications are to include any works required to the verge to provide for accessible access between the street and the footpath.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

ARCHITECTURALS

COVER PAGE & AREA OF SCOPE	00
SITE PLAN / GROUND FLOOR PLAN	01
FLOOR PLAN - LEVEL 1	02
ROOF PLAN	03
ELEVATIONS	04
ELEVATIONS	05
ELEVATIONS	06

DEVELOPMENT
ASSESSMENT PANEL

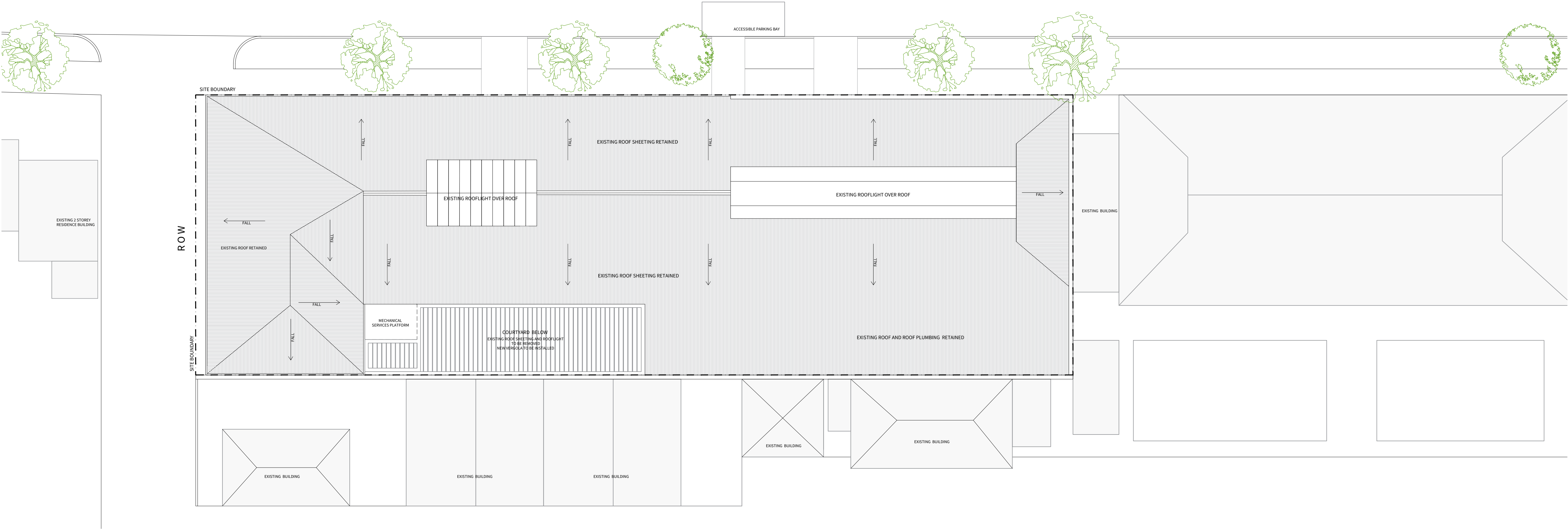
APPROVED
10-Nov-2023



43, STUART STREET
PERTH WA 6000



SITE MAP



AREA OF SCOPE



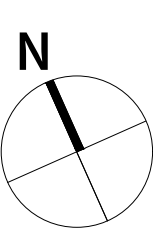
PROJECT NAME:

CYRENIAN HOUSE

PROJECT ADDRESS:

43 STUART STREET, NORTHBRIDGE

HUB PN 23021



Copyright © 2022. All rights reserved
This design and drawing is protected by Copyright and is owned by Hub Interiors Australia Pty Ltd. The drawing may not be copied, sent or forwarded in part or whole to any party other than the intended recipient without prior written consent.

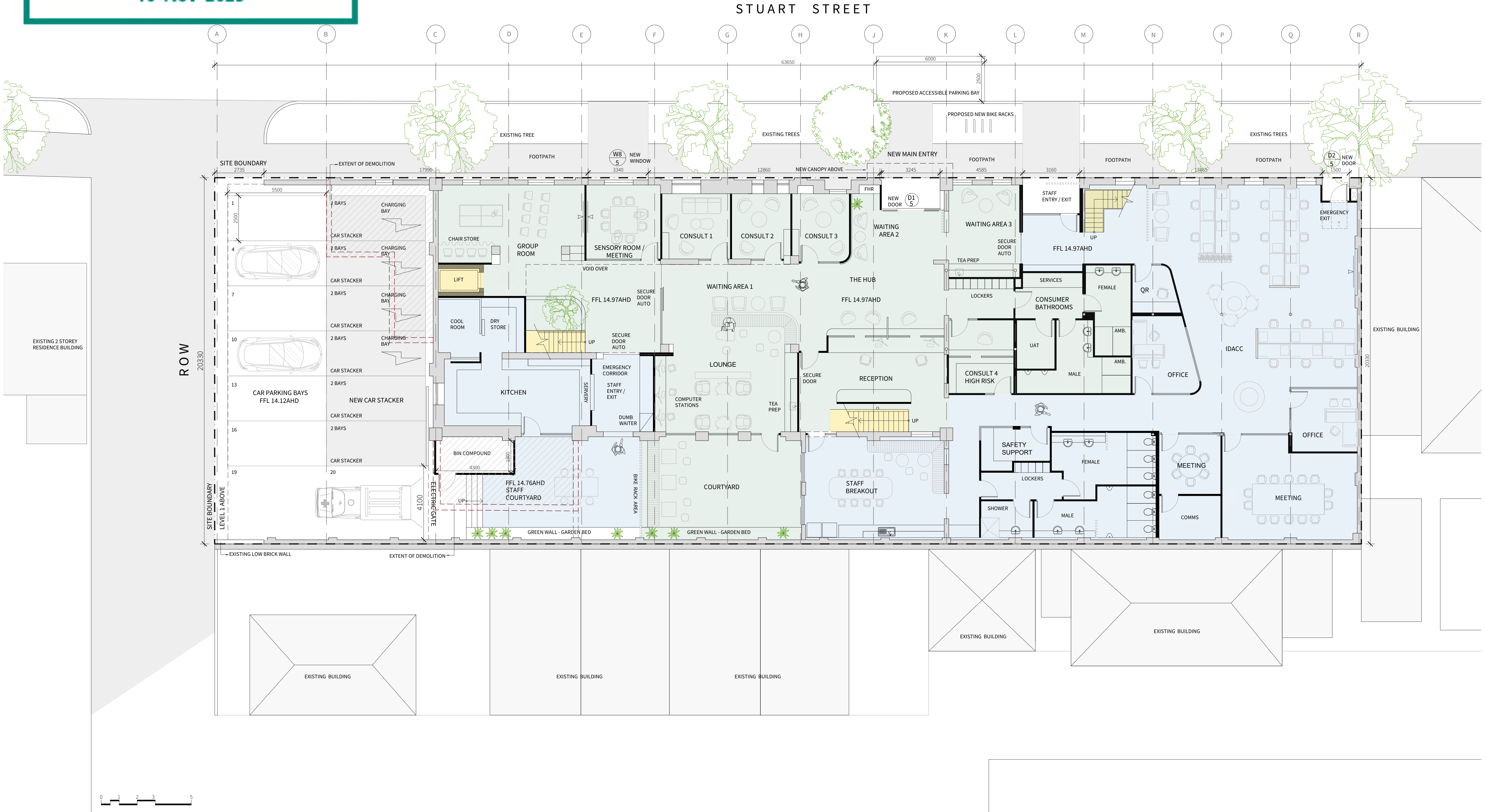
L1, 220 St Georges Terrace,
Perth, Western Australia
(08) 9329 6880
info@hubinteriors.com.au
www.hubinteriors.com.au



DEVELOPMENT
ASSESSMENT PANEL

APPROVED

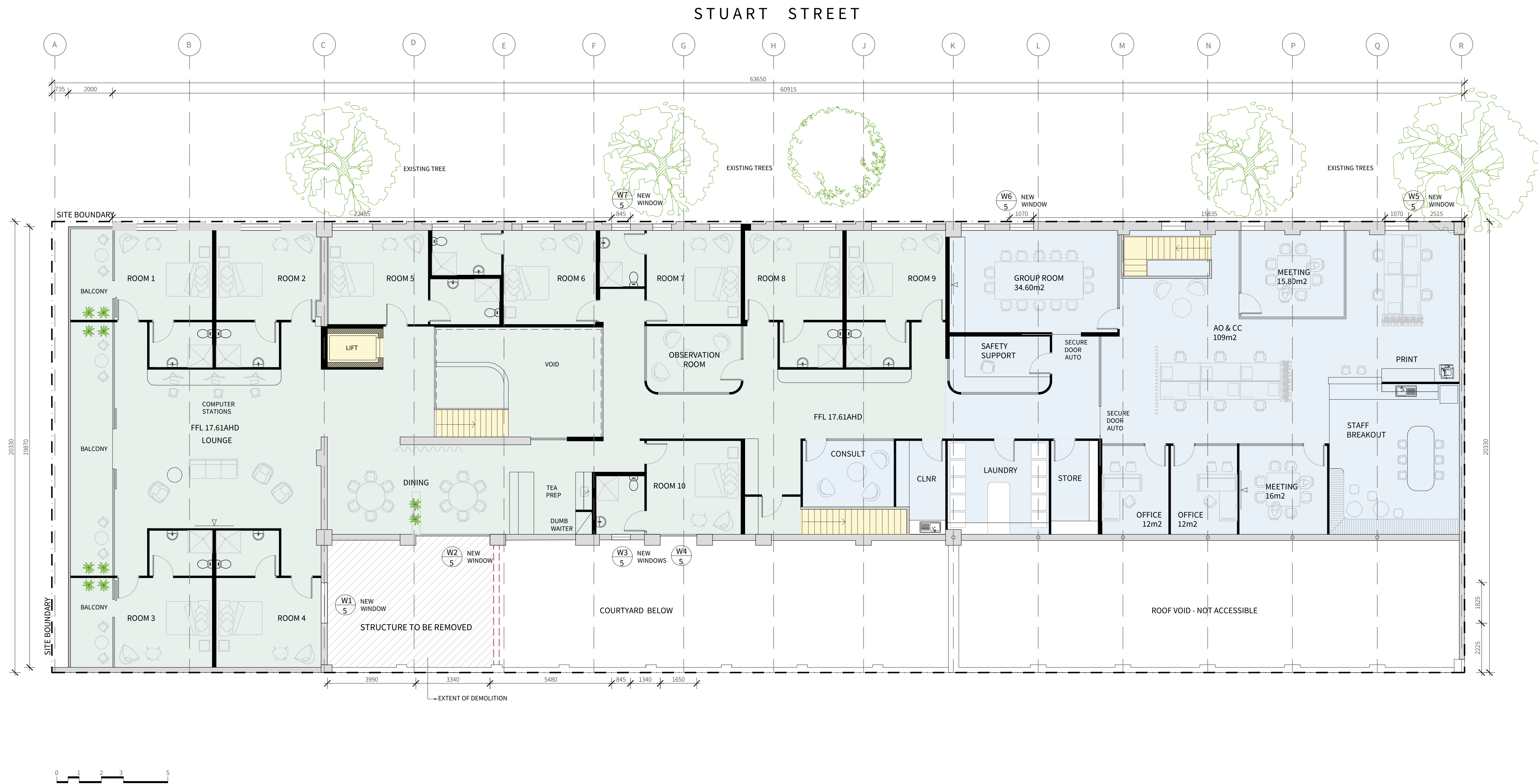
10-Nov-2023



DEVELOPMENT
ASSESSMENT PANEL

APPROVED

10-Nov-2023



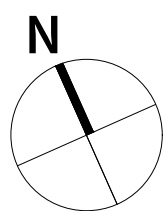
CYRENIAN HOUSE
43, STUART STREET
NORTHBRIDGE, WA, 6000
HUB PN 23021

FLOOR PLAN - LEVEL 1
SCALE 1:100
SHEET - A1

REVISION	DESCRIPTION
A	FOR DEVELOPMENT APPROVAL
B	FOR DEVELOPMENT APPROVAL
C	FOR DEVELOPMENT APPROVAL
D	FOR DEVELOPMENT APPROVAL

DATE
31/03/2023
03/04/2023
06/07/2023
12/09/2023

LEGEND	
EXISTING BRICK WALLS	THE HUB & PATIENTS
NEW INTERNAL WALLS	CONNECTIONS
	STAFF / WORK



DRAWING #
002

Copyright © 2022. All rights reserved
This design and drawing is protected by Copyright and is owned by Hub Interiors Australia Pty Ltd. The drawing may not be copied, sent or forwarded in part or whole to any party other than the intended recipient without prior written consent.

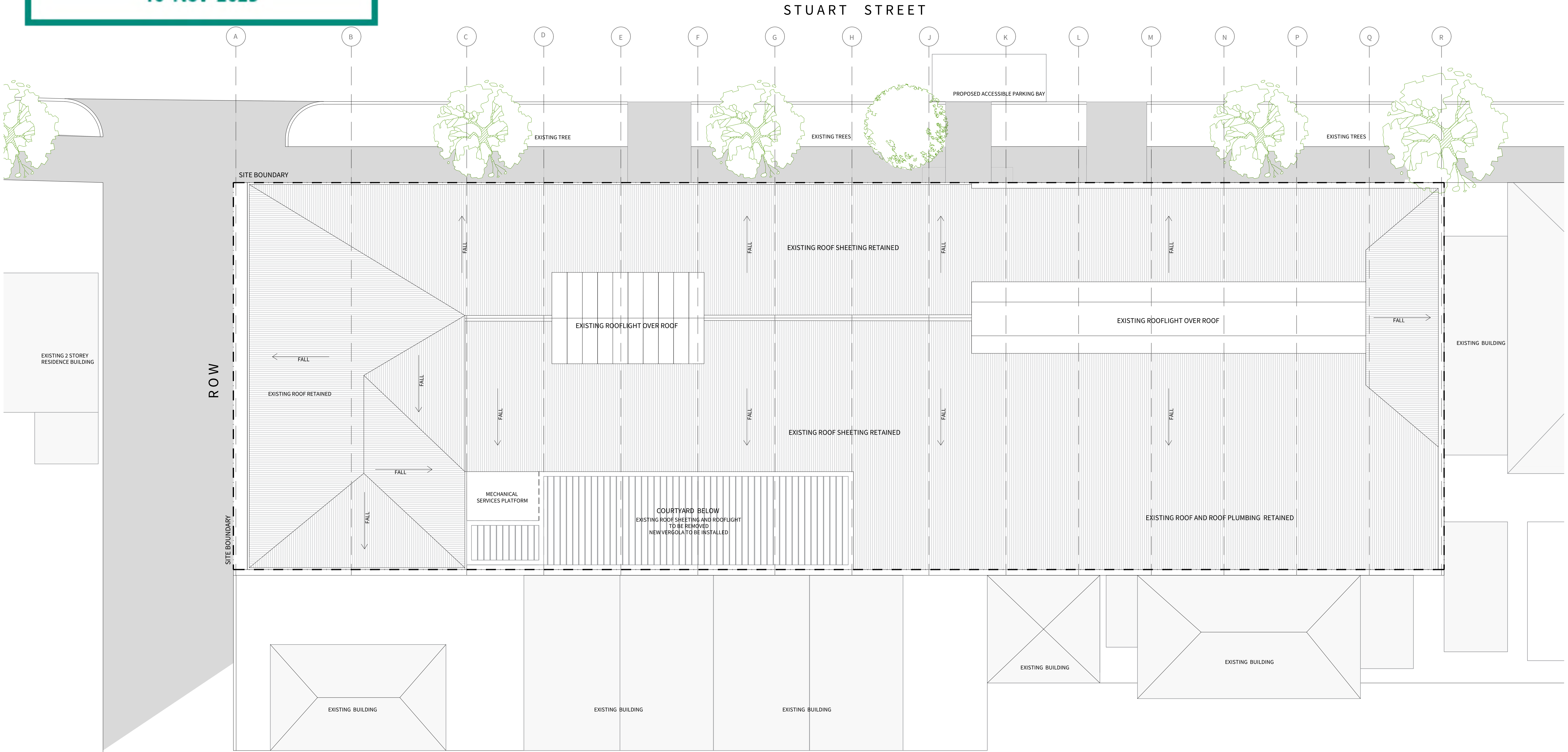
L1, 220 St Georges Terrace,
Perth, Western Australia
(08) 9329 6880
info@hubinteriors.com.au
www.hubinteriors.com.au



DEVELOPMENT
ASSESSMENT PANEL

APPROVED

10-Nov-2023



CYRENIAN HOUSE
43, STUART STREET
NORTHBRIDGE, WA, 6000
HUB PN 23021

ROOF PLAN
SCALE 1:100
SHEET - A1

REVISION
A
B
-

DESCRIPTION
FOR DEVELOPMENT APPROVAL
FOR DEVELOPMENT APPROVAL
-

DATE
31/03/2023
03/04/2023
-

LEGEND

EXISTING BRICK WALLS

NEW INTERNAL WALLS

THE HUB & PATIENTS

CONNECTIONS

STAFF / WORK

DRAWING #
003

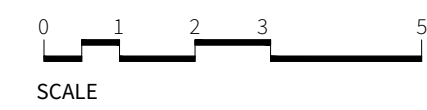
Copyright © 2022. All rights reserved
This design and drawing is protected by
Copyright and is owned by Hub Interiors
Australia Pty Ltd. The drawing may not be
copied, sent or forwarded in part or whole to any
party other than the intended recipient without
prior written consent.

L1, 220 St Georges Terrace,
Perth, Western Australia
(08) 9329 6880
info@hubinteriors.com.au
www.hubinteriors.com.au





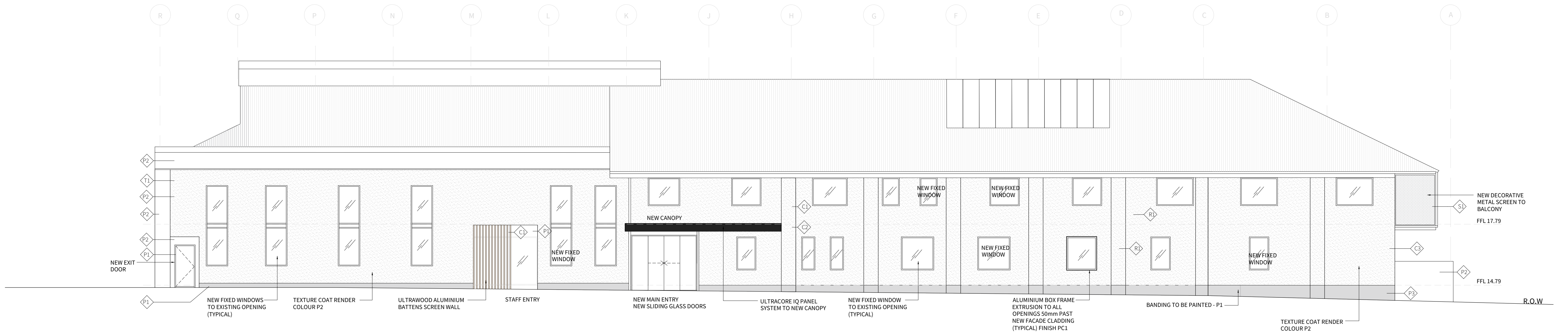
EXISTING NORTH EAST ELEVATION (STUART STREET)



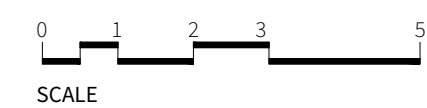
DEVELOPMENT
ASSESSMENT PANEL

APPROVED

10-Nov-2023



PROPOSED NORTH EAST ELEVATION (STUART STREET)



CYRENIAN HOUSE

43, STUART STREET
PERTH, WA, 6000
PN 23021

ELEVATIONS

SCALE 1:100
SHEET - A1

REVISION

A
B
C
D
E

DESCRIPTION

FOR DEVELOPMENT APPROVAL
FOR DEVELOPMENT APPROVAL
FOR DEVELOPMENT APPROVAL
FOR DEVELOPMENT APPROVAL
FOR DEVELOPMENT APPROVAL

DATE

31/03/2023
03/04/2023
06/07/2023
19/07/2023
12/09/2023

DRAWING

004

Copyright © 2022. All rights reserved

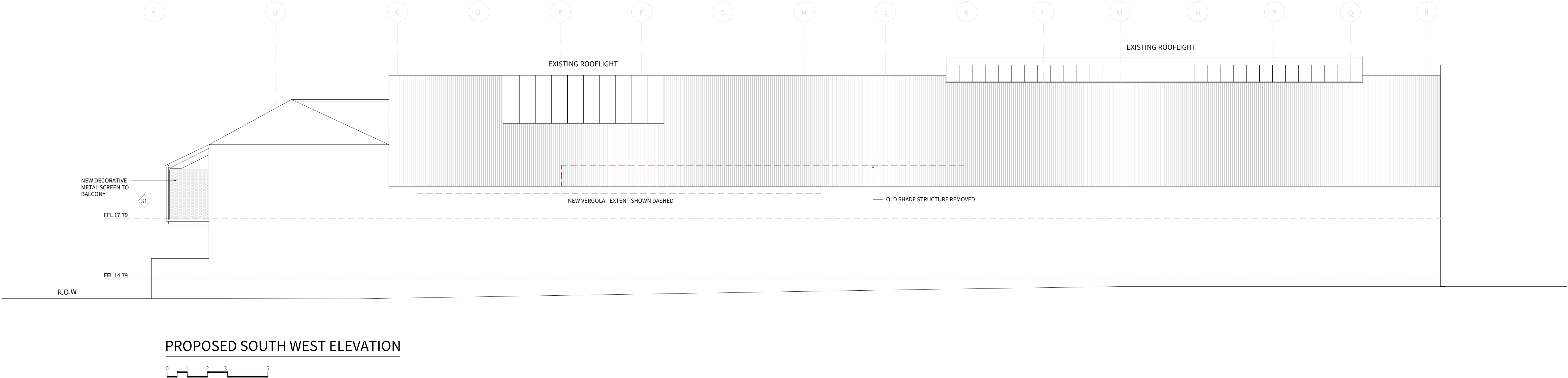
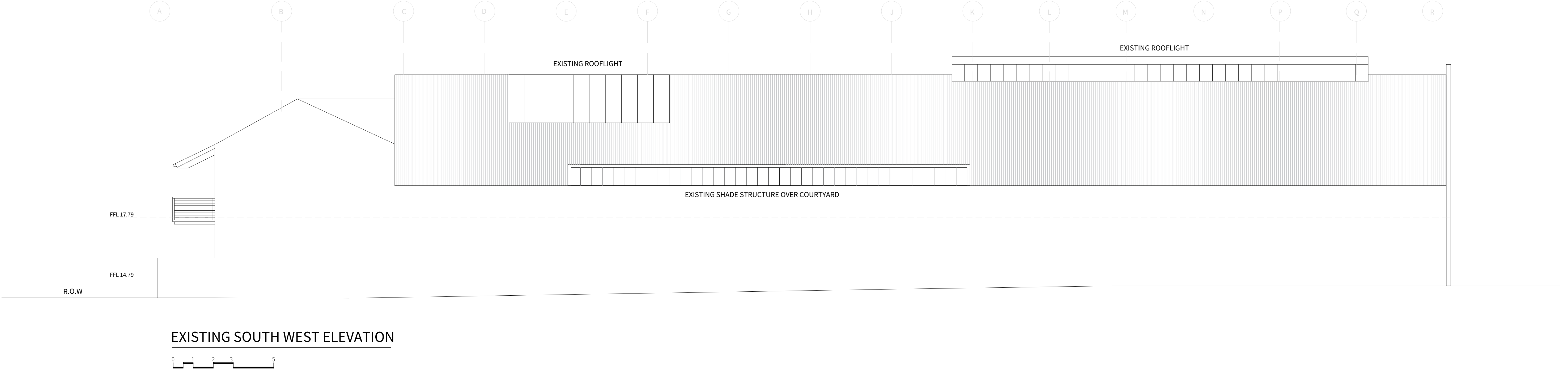
This design and drawing is protected by Copyright and is owned by Hub Interiors Australia Pty Ltd. The drawing may not be copied, sent or forwarded in part or whole to any party other than the intended recipient without prior written consent.

L1, 220 St Georges Terrace,
Perth, Western Australia
(08) 9329 6880
info@hubinteriors.com.au
www.hubinteriors.com.au



DEVELOPMENT
ASSESSMENT PANEL

APPROVED
10-Nov-2023



CYRENIAN HOUSE
43, STUART STREET
PERTH, WA, 6000
PN 23021

ELEVATIONS
SCALE 1:100
SHEET - A1

REVISION
A
-
-

DESCRIPTION
FOR DEVELOPMENT APPROVAL
-
-

DATE
31/03/2023
-
-

DRAWING #
005

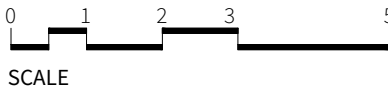
Copyright © 2022. All rights reserved
This design and drawing is protected by
Copyright and is owned by Hub Interiors
Australia Pty Ltd. The drawing may not be
copied, sent or forwarded in part or whole to any
party other than the intended recipient without
prior written consent.

L1, 220 St Georges Terrace,
Perth, Western Australia
(08) 9329 6880
info@hubinteriors.com.au
www.hubinteriors.com.au

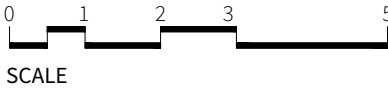




EXISTING NORTH WEST ELEVATION



PROPOSED NORTH WEST ELEVATION



CYRENIAN HOUSE
43, STUART STREET
PERTH, WA, 6000
PN 23021

ELEVATIONS
SCALE 1:100
SHEET - A1

REVISION
A
-
-

DESCRIPTION
FOR DEVELOPMENT APPROVAL
-
-

DATE
05/04/2023
-
-

DRAWING #
006

Copyright © 2022. All rights reserved
This design and drawing is protected by
Copyright and is owned by Hub Interiors
Australia Pty Ltd. The drawing may not be
copied, sent or forwarded in part or whole to any
party other than the intended recipient without
prior written consent.

L1, 220 St Georges Terrace,
Perth, Western Australia
(08) 9329 6880
info@hubinteriors.com.au
www.hubinteriors.com.au





CITY OF VINCENT

ATTACHMENT 3

DEVELOPMENT ASSESSMENT PANEL MEETING

DAP Minutes (10 November 2023)

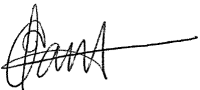


Metro Inner-North Joint Development Assessment Panel Minutes

Meeting Date and Time: Friday, 10 November 2023; 9:30am
Meeting Number: MINJDAP/204
Meeting Venue: City of Vincent
244 Vincent Street, Leederville

1 Table of Contents

1.	Opening of Meeting, Welcome and Acknowledgement.....	2
2.	Apologies.....	3
3.	Members on Leave of Absence.....	3
4.	Noting of Minutes.....	3
5.	Declaration of Due Consideration.....	3
6.	Disclosure of Interests.....	3
7.	Deputations and Presentations.....	3
8.	Form 1 – Responsible Authority Reports – DAP Applications.....	4
8.1	No. 37-43 (Lot 3) Stuart Street, Perth	4
9.	Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval	23
	Nil.....	23
10.	State Administrative Tribunal Applications and Supreme Court Appeals ...	24
11.	General Business.....	25
12.	Meeting Closure	25


Francesca Lefante
Presiding Member, Metro Inner-North JDAP



Attendance

DAP Members

Francesca Lefante (Presiding Member)
Lee O'Donohue (Deputy Presiding Member)
John Syme (Third Specialist Member)
Cr Ashley Wallace (Local Government Member, City of Vincent)
Cr Jonathan Hallett (Local Government Member, City of Vincent)

Officers in attendance

Jay Naidoo (City of Vincent)
Mitchell Hoad (City of Vincent)

Minute Secretary

Kylie Tichelaar (City of Vincent)

Applicants and Submitters

James Hunter (Cyrenian House)
Paul McQueen (Lavan Legal)
Ross Underwood (Planning Solutions)
Ian Laing
James Schloffer
Joel McShane
Tiegan Firios
David McDermont
Daniella Mrdja (Urbanista Town Planning)
Nicholas Locke – *Written Submission*

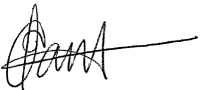
Members of the Public / Media

There were 6 members of the public in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:35am on 10 November 2023 and acknowledged the traditional owners and paid respect to Elders past and present of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2020 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.


Francesca Lefante
Presiding Member, Metro Inner-North JDAP



1.1 Announcements by Presiding Member

The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the DAP Standing Orders 2020 which states '*A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.*' The Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Nil

3. Members on Leave of Absence

Nil

4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

5. Declaration of Due Consideration

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for further information and responsible authority response in relation to Item 8.1, received on 9 November 2023.

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

- 7.1 Ian Laing, James Schloffer, Joel McShane and Tiegan Firios addressed the DAP in support of the recommendation and against the application at Item 8.1 and responded to questions from the panel.
- 7.2 David McDermont addressed the DAP in support of the recommendation and against the application at Item 8.1 and responded to questions from the panel.
- 7.3 Daniella Mrdja (Urbanista Town Planning) addressed the DAP in support of the recommendation and against the application at Item 8.1 and responded to questions from the panel
- 7.4 James Hunter (Cyrenian House) addressed the DAP against the recommendation but in support of the application at Item 8.1 and responded to questions from the panel.

Francesca Lefante
Presiding Member, Metro Inner-North JDAP



- 7.5 Ross Underwood (Planning Solutions) addressed the DAP against the recommendation but in support of the application at Item 8.1.
- 7.6 Paul McQueen (Lavan Legal) addressed the DAP against the recommendation but in support of the application at Item 8.1.
- 7.7 The panel noted a written submission from Nicholas Locke in relation to item 8.1.
- 7.8 Mitchell Hoad & Jay Naidoo (City of Vincent) addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 No. 37-43 (Lot 3) Stuart Street, Perth

Development Description:	Proposed Unlisted Use (Community Purpose) & Alterations & Additions
Applicant:	Planning Solutions
Owner:	37 Stuart Street Pty Ltd
Responsible Authority:	City of Vincent
DAP File No:	DAP/23/02480

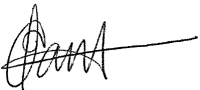
REPORT RECOMMENDATION

Moved by: Cr Ashley Wallace

Seconded by: Cr Jonathan Hallett

That the Metro Inner-North JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/23/02480 is appropriate for consideration as an “Unlisted Use (Community Purpose)” land use and may be compatible with the objectives of the zoning table in accordance with Clause 18 of the City of Vincent Local Planning Scheme No. 2.
2. **Refuse** DAP Application reference DAP/23/02480 and accompanying plans included in **Attachment 7** in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Vincent’s Local Planning Scheme No. 2 for the following reasons:


Francesca Lefante
Presiding Member, Metro Inner-North JDAP



Reasons:

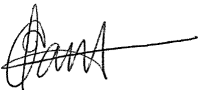
1. Pursuant to Clauses 67(2)(m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the objectives of the Residential zone of the City of Vincent's Local Planning Scheme No. 2, the development would result in a non-residential land use which is neither compatible with or complimentary to and would not enhance the amenity or character of the existing residential developments in the locality for the following reasons:
 1. The scale and intensity of the use would result in off-site amenity impacts related to the 24 hour walk-in nature of the premises and would be operated in a manner which is unrestricted from the number of consumers that could be presenting and seeking assistance at any one time and the time of day or night that this is able to occur;
 - The use has not demonstrated adequate details to ensure the functionality of the on site car parking area; and
 - It has not been demonstrated that the measures of the Operations Management Plan and management of behaviour of consumers off site would result in the use being compatible with its setting and that it would not unduly impact on the amenity of the immediate locality that is characterised as a residential.
 2. Pursuant to Clauses 67(2)(g) and (s) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the development would be inconsistent with the objectives of the Local Planning Policy: Non-Residential Parking and would not provide for adequate arrangements of the parking of vehicles.

Inadequate parking strategies and details have been provided to demonstrate that staff access to the tandem parking bays and car stackers could be managed to be practical and readily available, and to not adversely impacting on the functionality and traffic movements along Pandal Lane resulting from vehicles queuing.

The Report Recommendation was put and LOST (2/3).

For: Cr Ashley Wallace
Cr Jonathan Hallett

Against: Francesca Lefante
Lee O'Donohue
John Syme


Francesca Lefante
Presiding Member, Metro Inner-North JDAP



ALTERNATE MOTION

Moved by: John Syme

Seconded by: Lee O'Donohue

With the approval of the mover and seconder, the following amendment was made;

That Condition No. 2.2 be deleted and the remaining conditions be renumbered accordingly.

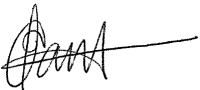
REASON: The limited timeframe as set-out in the condition was restrictive in the context of the proposal

That the Metro Inner-North JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/23/02480 is appropriate for consideration as an "Unlisted Use (Community Purpose)" land use and compatible with the objectives of the zoning table in accordance with Clause 18 of the City of Vincent Local Planning Scheme No. 2.
2. **Approve** DAP Application reference DAP/23/02480 and accompanying in **Attachment 7** in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions the City of Vincent's Local Planning Scheme No. 2, and Clause 24(1) and 26 of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. General
 - a. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
 - b. This approval is for an Unlisted Use (Community Purpose) and Alterations and Additions as shown on the approved plans dated 31 March 2023, 3 April 2023, 5 April 2023 and 12 September 2023. No other development forms part of this approval.
2. Use of Premises
 - 2.1 This approval is for an Unlisted Use (Community Purpose) as defined in the City of Vincent Local Planning Scheme No.2. The use of the subject site for any other land use may require further development approval in accordance with LPS2.
 - 2.2 This approval for an Unlisted Use (Community Purpose) is valid for a period of two years from the date of occupation. After this period, the use shall cease to operate unless a further approval is obtained prior to the expiration of this period.


Francesca Lefante
Presiding Member, Metro Inner-North JDAP



2.3 The Unlisted Use (Community Purpose) shall be limited to a maximum of:

Staff:

- A maximum of 33 staff across The Hub and Short Term Crisis Beds between 8:30am and 5pm, and 13 staff outside of these hours;

Consumers

- A maximum of 20 consumers within The Hub at any one time;
- A maximum of 10 consumers within the Short Term Crisis Beds at any one time; and

Visitors

- Visitors to the Short Term Crisis Beds shall be arranged by prior appointment only between the hours of 8:30am to 5pm. Visitors shall be limited to a maximum of two per consumer, with a total of three consumers permitted visitors at any one time.

2.4 The Unlisted Use (Community Purpose) shall have a minimum of two security staff on site at all times.

2.5 The Reception area of the Unlisted Use (Community Purpose) shall be staffed at all times.

2.6 Consumers discharged from and individuals refused access to the premises shall have suitable transportation arrangements provided made to ensure that they do not leave unsupervised, to the satisfaction of the City.

3. Operations Management Plan

3.1 **Prior to the operation or use of the development**, the Operations Management Plan dated August 2023 shall be updated, and be submitted to and approved by the City. The updated Operations Management Plan is to:

- Reflect the operational details set out in Condition 2, and be consistent with the Acoustic Design Report dated 17 October 2023 and any subsequent updated Acoustic Design Report;
- Provide further detail into the shift arrangements for staff of The Hub, Short Term Crisis Accommodation and the Outreach Services. This detail is to include the number of staff per shift, the timing and length of shifts including any staggering arrangements, and shift handover management procedures;
- Provide for further detail in relation to the management of emergency vehicles attending the site, including instances when sirens would and would not be used by ambulances;
- Provide for detail in relation to the use of the Courtyard and Staff Courtyard areas, including hours of use, access by staff and/or consumers, and management procedures of these areas;
- Provide detailed management measures for the allocation and use of the car stackers and tandem parking bays during shift change periods;



- Provide for details of the role, responsibilities, and strategies of the operator in managing consumers and individuals external to the premises, including the boundary of where servicing by the operator would not occur and would be reported to the WA Police;
- Provided further detail on the transportation arrangements for consumers accessing and discharging (including individuals refused access) from the premises, to ensure that consumers and/or individuals do not leave unsupervised; and
- Provide for a minimum of two patrols by the on-site security staff through Robertson Park within a 24 hour period. Details are to be provided outlining the intended timing and extent of these patrols.

3.2 The Operations Management Plan (including the Code of Conduct) shall be reviewed:

- Every six months within the first 12 months of the date of occupation of the development, and every 12 months thereafter; and
- Within 30 days of a change of the operator of the premises; and
- Within 30 days of where there is any change proposed to the management procedures outlined within the approved Operations Management Plan;
- Within 30 days of where there is a complaint received which is substantiated by the City.

Any changes identified during the review of the Operations Management Plan shall be incorporated into an updated Operations Management Plan to be submitted to an approved by the City.

3.3 The Unlisted Use (Community Purpose) shall be operated in accordance with the approved Operations Management Plan (as amended) to the satisfaction of the City at the expense of the owners/occupiers.

3.4 The Code of Conduct outlined in the Operations Management Plan shall be provided to consumers and visitors to the premises, and be displayed within a prominent location at the entry of the building.

3.5 The operator shall distribute a copy of the approved Operations Management Plan (as amended) to all owners/occupiers of the following properties:

- No. 45-47 Stuart Street;
- No's. 65 and 99 Palmerston Street;
- No's. 146 and 152 Fitzgerald Street; and
- No's. 10 and 20 Pandal Lane.

The approved Operations Management Plan (as amended) shall be distributed every six months to account for any change in ownership or tenancy of these properties.



4. Building Design

- 4.1 Doors and windows and adjacent floor areas fronting Stuart Street shall maintain an active and interactive relationship with this street. Ground floor glazing and/or tinting shall be a minimum of 70 percent visually permeable to provide unobscured visibility. Darkened, obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited.
- 4.2 All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and surrounding properties to the satisfaction of the City.
- 4.3 **Prior to the issue of a building permit** revised plans shall be submitted to and approved by the City which:
- a) Provides the detail of the screening proposed to the first floor balcony adjacent to Pendal Lane. This screening shall be a minimum height of 1.6 metres, at least 75 percent obscure, permanently fixed and made of durable materials; and
 - b) Provides for solar PV panels on the roof of the existing building.

The development shall be thereafter carried out in accordance with the approved plans, with the works completed **prior to the occupation or use of the building**.

- 4.4 **Prior to the commencement of development**, a schedule detailing the colour and texture of the building materials, demonstrating that the proposed development complements the surrounding area and the adjoining state heritage-listed Malting Plants building, must be submitted to and approved by the City. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, prior to occupation of the development.

The development shall be finished in accordance with the approved schedule **prior to the occupation or use of the development**.

5. Car Parking, Access and Bicycle Parking

- 5.1 **Prior to occupation or use of the development**, the Parking Management Plan dated 28 August 2023 shall be updated, and be submitted to and approved by the City. The updated Parking Management Plan is to include:
- Detailed management measures for the allocation and use of the car stackers and tandem parking bays during shift change periods to ensure that vehicle movements within Pendal Lane are not obstructed;
 - The location and provision of signage for the purposes of identifying and marking the on-site parking bays;
 - Details related to the electric vehicle charging systems and ongoing maintenance measures; and



- Specifications related to the car stacker.

The approved Parking Management Plan shall be implemented thereafter, and the development shall be carried out in accordance with the approved Parking Management Plan and approved plans, to the satisfaction of the City at the expense of the owners/occupiers.

- 5.2 **Prior to occupation or use of the development**, a minimum of 17 car parking bays shall be provided on-site for the development, including 16 for staff and one service bay. The car parking and access areas shall be provided and constructed in accordance with the approved plans and are to comply with the requirements of AS2890.1.

- 5.3 Prior to the occupation or use of the development a minimum of:

- Eight short term bicycle spaces shall be provided within the Stuart Street verge; and
- Six long term bicycle spaces shall be provided within the development.

The bicycle bays shall be designed in accordance with AS2890.3 and installed **prior to occupation or use of the development**, to the satisfaction of the City.

- 5.4 Engineering drawings and specifications shall be submitted to and approved by the City's Engineering Business Unit, and works undertaken in accordance with the approved drawings and specifications for the provision of a dedicated on-street accessible parking bay along Stuart Street.

All costs associated with these works shall be at the owners cost, and shall be completed **prior to the occupation or use of the development**, to the satisfaction of the City.

- 5.5 No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metre of where:

- walls, letterboxes or fences adjoin vehicular access points to the site; or
- a driveway meets a public street; or
- two streets intersect;

Unless otherwise approved by the City of Vincent.

- 5.6 All driveways, car parking and manoeuvring area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans **prior to occupation or use of the development** and maintained thereafter by the owner/occupier to the satisfaction of the City.

- 5.7 The car stacker shall only be operated between the hours of 7am to 7pm Monday to Saturday. Outside of these hours the car stacker shall not be operated.



6. Servicing & Delivery Management

- 6.1 The approved Waste Management Plan dated 3 April 2023 shall be implemented at all times, to the satisfaction of the City. Any changes to the approved Waste Management Plan shall be incorporated into an updated Waste Management Plan to be submitted to and approved by the City.
- 6.2 Deliveries to the premises shall be restricted to occurring between 7am and 3pm Monday to Friday.

7. Acoustic Report and Noise Management

- 7.1 **Prior to the issue of a Building Permit** for the development, the Acoustic Design Report dated 17 October 2023 shall be updated to include specifications and details related to plant and mechanical equipment (including the car stacker model).

The updated Acoustic Design Report is to demonstrate that this equipment would achieve compliance with the assigned levels of the *Environmental Protection (Noise) Regulations 1997* would be achieved at all times.

- 7.2 The Unlisted Use (Community Purpose) shall designed, constructed and operated in accordance with the Acoustic Design Report dated 17 October 2023, and the updated Acoustic Design Report, and at the expense of the owners/occupiers.

Confirmation of design and construction shall be provided to the City **prior to the occupation or use of the development** and be maintained thereafter during the operation to the satisfaction of the City at the expense of the owners/occupiers.

- 7.3 The balcony of the first floor of the premises shall only be used between the hours of 7am and 9pm.

8. Stormwater

- 8.1 Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

9. Public Art

- 9.1 In accordance with City's Local Planning Policy: Percent for Public Art the application is required to make a public art contribution of \$47,500, being one percent of the \$4.75 million cost of development.

In order to comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration **prior to the lodgement of a Building Permit** stipulating the choice of:



Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant

OR

Option 2: Owner/Applicant chooses to pay cash-in-lieu.

- 9.2 The owner(s), or the applicant on behalf of the owner(s), shall comply with the City's Local Planning Policy: Percent for Public Art in conjunction with the above chosen option:

Option 1: **Prior to the issue of a Building Permit for the development**, obtain approval for the Public Art Project and associated Artist; and

Prior to occupation or use of the development, install the approved public art project, and thereafter maintain the art work;

OR

Option 2: **Prior to the issue of an Occupancy Permit** pay the above cash-in-lieu contribution amount.

10. Construction Management Plan

- 10.1 A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area shall be lodged with and approved by the City **prior to the commencement of the development** (including demolition and/or forward works). The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:

- Public safety, amenity and site security (including fencing details)
- Contact details of essential site personnel;
- Construction operating hours;
- Noise control and vibration management;
- Air, sand and dust management;
- Stormwater and sediment control;
- Soil excavation method;
- Waste management and materials re-use;
- Traffic and access management;
- Parking arrangements for contractors and subcontractors;
- Protection of trees within the adjoining Stuart Street verge; and
- Consultation plan with nearby properties.

Advice Notes

1. This is a development approval only and is issued under the City of Vincent's Local Planning Scheme No. 2 and Metropolitan Region Scheme only. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with any other laws.

Francesca Lefante
Presiding Member, Metro Inner-North JDAP



2. Where an approval has lapsed, no development must be carried out without the further approval of the local government having first be sought and obtained.
3. 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.
4. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any materials within the road reserve.
5. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.
6. All storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.
7. In regards to the Construction Management Plan the owner/applicant may be required to obtain a Work Zone Permit from the City in order to satisfy this Condition due to access constraints. The requirement for, and cost of any such permit shall be determined by the City following the lodgement of a Building Permit.
8. Any external artificial lighting installations, including in carparks and common areas, is to comply with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.
9. The premises is to be provided with a suitable enclosure for the storage and cleaning of refuse receptacles. The enclosure is to be provided with:
 - A tap connected to an adequate supply of water;
 - Adequate ventilation to remove objectionable odours;
 - Of sufficient size to accommodate all receptacles used on the premises but in any event having floor area not less than 3 square metres;
 - Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the City;
 - Having walls not less than 1.5 metres in height and having an access way of not less than 1 metre in width and fitted with a self-closing gate;



- o containing a smooth and impervious floor;
 - o of not less than 75 millimetres in thickness; and
 - Which is evenly graded to an approved liquid refuse disposal system and which is easily accessible to allow for the removal of the receptacles.
10. The development is to comply with the assigned levels of the *Environmental Protection (Noise) Regulations 1997* at all times.
11. The applicant/landowner is advised that the bicycle racks within the Stuart Street verge require a separate approval in accordance with the City's Vibrant Public Spaces Policy.
12. In relation to the provision of a dedicated on-street accessible parking bay, the drawings and specifications are to include any works required to the verge to provide for accessible access between the street and the footpath.

AMENDING MOTION

Moved by: Cr Ashley Wallace

Seconded by: Cr Jonathan Hallett

That a new Condition no. 2.2 be added and the remaining Conditions be renumbered accordingly, to read as follows:

This approval for an Unlisted Use (Community Purpose) is valid for a period of four years from the date of occupation. After this period, the use shall cease to operate unless a further approval is obtained prior to the expiration of this period.

The Amending Motion was put and CARRIED (4/1).

For: Cr Ashley Wallace
Cr Jonathan Hallett
Francesca Lefante
Lee O'Donohue

Against: John Syme

REASON: The inclusion of an extended time frame of 4 years reflects the service and operational requirements.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Inner-North JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/23/02480 is appropriate for consideration as an "Unlisted Use (Community Purpose)" land use and compatible with the objectives of the zoning table in accordance with Clause 18 of the City of Vincent Local Planning Scheme No. 2.

Francesca Lefante
Presiding Member, Metro Inner-North JDAP



2. **Approve** DAP Application reference DAP/23/02480 and accompanying in **Attachment 7** in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions the City of Vincent's Local Planning Scheme No. 2, and Clause 24(1) and 26 of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. General

- a. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
- b. This approval is for an Unlisted Use (Community Purpose) and Alterations and Additions as shown on the approved plans dated 31 March 2023, 3 April 2023, 5 April 2023 and 12 September 2023. No other development forms part of this approval.

2. Use of Premises

- 2.1 This approval is for an Unlisted Use (Community Purpose) as defined in the City of Vincent Local Planning Scheme No.2. The use of the subject site for any other land use may require further development approval in accordance with LPS2.
- 2.2 This approval for an Unlisted Use (Community Purpose) is valid for a period of four years from the date of occupation. After this period, the use shall cease to operate unless a further approval is obtained prior to the expiration of this period.
- 2.3 The Unlisted Use (Community Purpose) shall be limited to a maximum of:

Staff:

- A maximum of 33 staff across The Hub and Short Term Crisis Beds between 8:30am and 5pm, and 13 staff outside of these hours;

Consumers

- A maximum of 20 consumers within The Hub at any one time;
- A maximum of 10 consumers within the Short Term Crisis Beds at any one time; and

Visitors

- Visitors to the Short Term Crisis Beds shall be arranged by prior appointment only between the hours of 8:30am to 5pm. Visitors shall be limited to a maximum of two per consumer, with a total of three consumers permitted visitors at any one time.



- 2.4 The Unlisted Use (Community Purpose) shall have a minimum of two security staff on site at all times.
- 2.5 The Reception area of the Unlisted Use (Community Purpose) shall be staffed at all times.
- 2.6 Consumers discharged from and individuals refused access to the premises shall have suitable transportation arrangements provided made to ensure that they do not leave unsupervised, to the satisfaction of the City.

3. Operations Management Plan

- 3.1 **Prior to the operation or use of the development**, the Operations Management Plan dated August 2023 shall be updated, and be submitted to and approved by the City. The updated Operations Management Plan is to:
 - Reflect the operational details set out in Condition 2, and be consistent with the Acoustic Design Report dated 17 October 2023 and any subsequent updated Acoustic Design Report;
 - Provide further detail into the shift arrangements for staff of The Hub, Short Term Crisis Accommodation and the Outreach Services. This detail is to include the number of staff per shift, the timing and length of shifts including any staggering arrangements, and shift handover management procedures;
 - Provide for further detail in relation to the management of emergency vehicles attending the site, including instances when sirens would and would not be used by ambulances;
 - Provide for detail in relation to the use of the Courtyard and Staff Courtyard areas, including hours of use, access by staff and/or consumers, and management procedures of these areas;
 - Provide detailed management measures for the allocation and use of the car stackers and tandem parking bays during shift change periods;
 - Provide for details of the role, responsibilities, and strategies of the operator in managing consumers and individuals external to the premises, including the boundary of where servicing by the operator would not occur and would be reported to the WA Police;
 - Provide further detail on the transportation arrangements for consumers accessing and discharging (including individuals refused access) from the premises, to ensure that consumers and/or individuals do not leave unsupervised; and
 - Provide for a minimum of two patrols by the on-site security staff through Robertson Park within a 24 hour period. Details are to be provided outlining the intended timing and extent of these patrols.
- 3.2 The Operations Management Plan (including the Code of Conduct) shall be reviewed:
 - Every six months within the first 12 months of the date of occupation of the development, and every 12 months thereafter; and
 - Within 30 days of a change of the operator of the premises; and



- Within 30 days of where there is any change proposed to the management procedures outlined within the approved Operations Management Plan;
- Within 30 days of where there is a complaint received which is substantiated by the City.

Any changes identified during the review of the Operations Management Plan shall be incorporated into an updated Operations Management Plan to be submitted to an approved by the City.

- 3.3 The Unlisted Use (Community Purpose) shall be operated in accordance with the approved Operations Management Plan (as amended) to the satisfaction of the City at the expense of the owners/occupiers.
- 3.4 The Code of Conduct outlined in the Operations Management Plan shall be provided to consumers and visitors to the premises, and be displayed within a prominent location at the entry of the building.
- 3.5 The operator shall distribute a copy of the approved Operations Management Plan (as amended) to all owners/occupiers of the following properties:
- No. 45-47 Stuart Street;
 - No's. 65 and 99 Palmerston Street;
 - No's. 146 and 152 Fitzgerald Street; and
 - No's. 10 and 20 Pandal Lane.

The approved Operations Management Plan (as amended) shall be distributed every six months to account for any change in ownership or tenancy of these properties.

4. Building Design

- 4.1 Doors and windows and adjacent floor areas fronting Stuart Street shall maintain an active and interactive relationship with this street. Ground floor glazing and/or tinting shall be a minimum of 70 percent visually permeable to provide unobscured visibility. Darkened, obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited.
- 4.2 All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and surrounding properties to the satisfaction of the City.
- 4.3 **Prior to the issue of a building permit** revised plans shall be submitted to and approved by the City which:
- a) Provides the detail of the screening proposed to the first floor balcony adjacent to Pandal Lane. This screening shall be a minimum height of 1.6 metres, at least 75 percent obscure, permanently fixed and made of durable materials; and



- b) Provides for solar PV panels on the roof of the existing building.

The development shall be thereafter carried out in accordance with the approved plans, with the works completed **prior to the occupation or use of the building**.

- 4.4 **Prior to the commencement of development**, a schedule detailing the colour and texture of the building materials, demonstrating that the proposed development complements the surrounding area and the adjoining state heritage-listed Malting Plants building, must be submitted to and approved by the City. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, prior to occupation of the development.

The development shall be finished in accordance with the approved schedule **prior to the occupation or use of the development**.

5. Car Parking, Access and Bicycle Parking

- 5.1 **Prior to occupation or use of the development**, the Parking Management Plan dated 28 August 2023 shall be updated, and be submitted to and approved by the City. The updated Parking Management Plan is to include:
- Detailed management measures for the allocation and use of the car stackers and tandem parking bays during shift change periods to ensure that vehicle movements within Pandal Lane are not obstructed;
 - The location and provision of signage for the purposes of identifying and marking the on-site parking bays;
 - Details related to the electric vehicle charging systems and ongoing maintenance measures; and
 - Specifications related to the car stacker.

The approved Parking Management Plan shall be implemented thereafter, and the development shall be carried out in accordance with the approved Parking Management Plan and approved plans, to the satisfaction of the City at the expense of the owners/occupiers.

- 5.2 **Prior to occupation or use of the development**, a minimum of 17 car parking bays shall be provided on-site for the development, including 16 for staff and one service bay. The car parking and access areas shall be provided and constructed in accordance with the approved plans and are to comply with the requirements of AS2890.1.
- 5.3 Prior to the occupation or use of the development a minimum of:
- Eight short term bicycle spaces shall be provided within the Stuart Street verge; and
 - Six long term bicycle spaces shall be provided within the development.



The bicycle bays shall be designed in accordance with AS2890.3 and installed **prior to occupation or use of the development**, to the satisfaction of the City.

- 5.4 Engineering drawings and specifications shall be submitted to and approved by the City's Engineering Business Unit, and works undertaken in accordance with the approved drawings and specifications for the provision of a dedicated on-street accessible parking bay along Stuart Street.

All costs associated with these works shall be at the owners cost, and shall be completed **prior to the occupation or use of the development**, to the satisfaction of the City.

- 5.5 No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metre of where:
- walls, letterboxes or fences adjoin vehicular access points to the site; or
 - a driveway meets a public street; or
 - two streets intersect;
- Unless otherwise approved by the City of Vincent.

- 5.8 All driveways, car parking and manoeuvring area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans **prior to occupation or use of the development** and maintained thereafter by the owner/occupier to the satisfaction of the City.

- 5.9 The car stacker shall only be operated between the hours of 7am to 7pm Monday to Saturday. Outside of these hours the car stacker shall not be operated.

6. Servicing & Delivery Management

- 6.1 The approved Waste Management Plan dated 3 April 2023 shall be implemented at all times, to the satisfaction of the City. Any changes to the approved Waste Management Plan shall be incorporated into an updated Waste Management Plan to be submitted to and approved by the City.

- 6.2 Deliveries to the premises shall be restricted to occurring between 7am and 3pm Monday to Friday.

7. Acoustic Report and Noise Management

- 7.1 **Prior to the issue of a Building Permit** for the development, the Acoustic Design Report dated 17 October 2023 shall be updated to include specifications and details related to plant and mechanical equipment (including the car stacker model).



The updated Acoustic Design Report is to demonstrate that this equipment would achieve compliance with the assigned levels of the *Environmental Protection (Noise) Regulations 1997* would be achieved at all times.

- 7.2 The Unlisted Use (Community Purpose) shall designed, constructed and operated in accordance with the Acoustic Design Report dated 17 October 2023, and the updated Acoustic Design Report, and at the expense of the owners/occupiers.

Confirmation of design and construction shall be provided to the City **prior to the occupation or use of the development** and be maintained thereafter during the operation to the satisfaction of the City at the expense of the owners/occupiers.

- 7.3 The balcony of the first floor of the premises shall only be used between the hours of 7am and 9pm.

8. Stormwater

- 8.1 Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

9. Public Art

- 9.1 In accordance with City's Local Planning Policy: Percent for Public Art the application is required to make a public art contribution of \$47,500, being one percent of the \$4.75 million cost of development.

In order to comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration **prior to the lodgement of a Building Permit** stipulating the choice of:

Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant

OR

Option 2: Owner/Applicant chooses to pay cash-in-lieu.

- 9.2 The owner(s), or the applicant on behalf of the owner(s), shall comply with the City's Local Planning Policy: Percent for Public Art in conjunction with the above chosen option:

Option 1: **Prior to the issue of a Building Permit for the development**, obtain approval for the Public Art Project and associated Artist; and

Prior to occupation or use of the development, install the approved public art project, and thereafter maintain the art work;



OR

Option 2: **Prior to the issue of an Occupancy Permit** pay the above cash-in-lieu contribution amount.

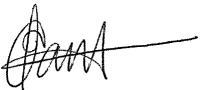
10. Construction Management Plan

10.1 A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area shall be lodged with and approved by the City **prior to the commencement of the development** (including demolition and/or forward works). The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:

- Public safety, amenity and site security (including fencing details)
- Contact details of essential site personnel;
- Construction operating hours;
- Noise control and vibration management;
- Air, sand and dust management;
- Stormwater and sediment control;
- Soil excavation method;
- Waste management and materials re-use;
- Traffic and access management;
- Parking arrangements for contractors and subcontractors;
- Protection of trees within the adjoining Stuart Street verge; and
- Consultation plan with nearby properties.

Advice Notes

1. This is a development approval only and is issued under the City of Vincent's Local Planning Scheme No. 2 and Metropolitan Region Scheme only. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with any other laws.
2. Where an approval has lapsed, no development must be carried out without the further approval of the local government having first be sought and obtained.
3. 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.
4. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any materials within the road reserve.


Francesca Lefante
Presiding Member, Metro Inner-North JDAP



5. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.
6. All storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.
7. In regards to the Construction Management Plan the owner/applicant may be required to obtain a Work Zone Permit from the City in order to satisfy this Condition due to access constraints. The requirement for, and cost of any such permit shall be determined by the City following the lodgement of a Building Permit.
8. Any external artificial lighting installations, including in carparks and common areas, is to comply with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.
9. The premises is to be provided with a suitable enclosure for the storage and cleaning of refuse receptacles. The enclosure is to be provided with:
 - A tap connected to an adequate supply of water;
 - Adequate ventilation to remove objectionable odours;
 - Of sufficient size to accommodate all receptacles used on the premises but in any event having floor area not less than 3 square metres;
 - Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the City;
 - Having walls not less than 1.5 metres in height and having an access way of not less than 1 metre in width and fitted with a self-closing gate;
 - o containing a smooth and impervious floor;
 - o of not less than 75 millimetres in thickness; and
 - Which is evenly graded to an approved liquid refuse disposal system and which is easily accessible to allow for the removal of the receptacles.
10. The development is to comply with the assigned levels of the *Environmental Protection (Noise) Regulations 1997* at all times.
11. The applicant/landowner is advised that the bicycle racks within the Stuart Street verge require a separate approval in accordance with the City's Vibrant Public Spaces Policy.



12. In relation to the provision of a dedicated on-street accessible parking bay, the drawings and specifications are to include any works required to the verge to provide for accessible access between the street and the footpath.

The Report Recommendation (as amended) was put and CARRIED (3/2).

For: Francesca Lefante
Lee O'Donohue
John Syme

Against: Cr Ashley Wallace
Cr Jonathan Hallett

REASON: Due consideration was given to the proposal, the planning framework, current scheme provisions, submissions received and presentations at the meeting, to reach a decision on this proposal.

The proposed use and scale of the development, including short stay accommodation, is small scale in terms of numbers attending site.

The Scheme Zoning, its flexibility and range of uses, the context of the site and the revised application have addressed the issues associated with site parking and building design

Panel Members raised questions and there was significant discussion on the existing local amenity and perceived amenity impacts of the proposed use. The presentations from local residents providing information on the existing amenity experienced at various times and locations. In particular, the panel discussed the likely impact of the proposal on amenity and the existing external behaviour found in the locality.

In reaching a decision the amenity issues considered by the Panel were balanced against the merits of the proposal which includes activation of a vacant building, 24hour operation services with associated staff movements, use of the rear parking area, reporting abilities and connection to the street. This development, land use elements and incorporation of management strategies for the clients of the facility will extend beyond the boundaries of the building into public area activities. As such they were considered to support positive changes to the existing amenity.

The majority of Panel Members were satisfied the proposed use was appropriate in the zone and the use is consistent with the planning framework and location of the facility. Additionally, the amenity impacts of the proposal have been address through operational and management provisions.

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.

Francesca Lefante
Presiding Member, Metro Inner-North JDAP



10. State Administrative Tribunal Applications and Supreme Court Appeals

The Presiding Member noted the following SAT Applications –

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/21/02136 DR60/2022	City of Nedlands	No. 43 Esplanade, Nedlands	Proposed Mixed Use Development – One consulting room and three multiple dwellings	01/04/2022
DAP/20/01770 DR140/2022	City of Nedlands	97 (Lots 1-4) and 105 (Lot 500) Stirling Highway, Nedlands	Mixed use development comprising of basement car parking, restaurants, offices, motor vehicle sales and multiple dwellings.	23/08/2022
DAP/22/02219 DR154/2022	City of Bayswater	589-591 (Lot 160-161) Morley Drive, Morley	Proposed Childcare Centre	14/09/2022
DAP/22/02229 DR172/2022	Town of Cambridge	413 (Lot 11) Vincent Street West, Leederville	Two-Storey Childcare Centre	04/10/2022
DAP/22/02218 DR216/2022	City of Subiaco	No. 414 (Lot 27) Rokeby Road, Subiaco	Demolition Of Existing Building and Construction of a Six Storey Mixed Use Development (Ten Multiple Dwellings and Three Office Tenancies)	07/12/2022
DAP/22/02366 DR74/2023	City of Stirling	House Numbers 432, 438 And 440 (Lots 23, 15 And 351) Scarborough Beach Road and House Number 57 (Lot 31) Howe Street, Osborne Park	Additions - Motor Vehicle, Boat or Caravan Sales and Motor Vehicle Repair to existing Automotive Sales	22/05/2023



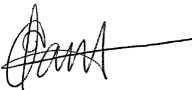
Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02364 DR75/2023	City of Bayswater	504A & 504-508 (Lot 30,4) Guildford Road, Bayswater	Proposed service station, fast food outlet and showroom development	23/05/2023
DAP/22/02248	City of Vincent	No. 129 (Lot: 62; D/P: 956) Loftus Street, Leederville	Proposed Child Care Premises	24/05/2023
DAP/22/02317 DR81/2023	City of Vincent	41-43 and 45 Angove Street, North Perth	Proposed Service Station	31/05/2023

11. General Business

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 12:28 pm.


Francesca Lefante
Presiding Member, Metro Inner-North JDAP



CITY OF VINCENT

ATTACHMENT 4

DEVELOPMENT ASSESSMENT PANEL MEETING

Applicant Cover Letter

PS ref: 8278
CoV Ref: 5.2023.125.1
DAP Ref: DAP/23/02480

6 May 2024

DAP Executive Director
Metro Inner Development Assessment Panel
Via email: daps@planning.wa.gov.au

Attn: DPLH Planning Appeals

Dear Mr Keys,

**DR 184/2023 CYRENIAN HOUSE AND DAP EXECUTIVE DIRECTOR
ADDITIONAL INFORMATION
PROPOSED IMMEDIATE DRUG ASSISTANCE CO-ORDINATION CENTRE AND OFFICE ACCOMMODATION
LOT 3 (37-43) STUART STREET, PERTH**

Planning Solutions acts on behalf of Cyrenian House in respect of the above matter.

As you are aware, Cyrenian House has lodged an application with the State Administrative Tribunal (SAT) seeking review of some of the conditions of development approval granted by the Metro Inner-North Joint Development Assessment Panel on 16 November 2023 for a 'proposed unlisted use (community purpose) & alterations & additions' on Lot 3 (37-43) Stuart Street, Perth (**subject site**).

As you are further aware, following mediation between the parties, the SAT has invited the Metro Inner Development Assessment Panel (**DAP**) to reconsider the original decision.

The following submission has been made in support of Cyrenian House's request for modifications to the conditions of approval. This submission is supported by the **enclosed** modified Operational Management Plan.

In summary, the condition modifications sought are:

- Condition 2.2 – replace "four years" with "five years".
- Condition 2.3 – under the heading of "staff", replace "8:30am and 5pm" with "8am and 5:30pm".
- Condition 2.6 – replace "made to ensure that they do not leave unsupervised," with "to facilitate orderly departure from the premises, in accordance with the Operations Management Plan,".
- Condition 3.1 – delete.
- Condition 3.2 – replace "submitted to an approved" with "submitted to and approved".
- Condition 3.5 – replace "The approved Operations Management Plan (as amended) shall be distributed every six months to account for any change in ownership or tenancy of these properties." with "The operator shall make available on its website a copy of the approved Operations Management Plan (as amended from time to time)."
- Condition 6.2 – replace "7am and 3pm" with "7am and 5pm".
- Condition 8 – replace "all roofed" with "all new roofed"; and replace "Stormwater must" with "Stormwater from new roofed and paved areas must".

- Add the following new advice note to the approval: *"Condition 4.1 does not preclude the use of window furnishings such as curtains and blinds."*

Detailed rationale for the above modifications follows.

CONDITION 2.2 – TIME-LIMITED APPROVAL

Condition 2.2 reads:

*This approval for an Unlisted Use (Community Purpose) is valid for a period of **four** years from the date of occupation. After this period, the use shall cease to operate unless a further approval is obtained prior to the expiration of this period.*

We seek the condition be modified to change the time limit period from four years to **five** years, for the following reasons.

Firstly, this condition imposes an unnecessary timeframe on Cyrenian House, particularly in light of the significant financial investment required to establish the proposed development.

Secondly, the approval already contains adequate controls to rectify any perceived issues arising from the approval. Condition 3.2 requires the approved Operations Management Plan to be reviewed on a regular basis, and within 30 days of a substantiated complaint being made to the City. This provides a suitable foundation for rectifying unforeseen shortcomings or issues arising from the approval.

Thirdly, the four year time limit is not in line with the five year time limit applied to other like uses, including:

- **St Patrick's Community Support Centre**, 12-16 Queen Victoria Street, Fremantle, which provides meals for non-residents. The SAT, when approving the use in December 2007, considered a **five**-year time limited consent was appropriate.¹
- **Mission Australia Youthbeat**, 33 Church Street, Perth, which provides a safe space for unaccompanied youths under the age of 16 that are found within the Perth CBD and Northbridge area. The use of the premises was approved by Council in December 2012 with a **five** year time-limitation.

We also observe that time limited approvals are relatively rare and there are examples of other like uses with no time limitations on approvals. Following the principles of consistent decision-making in planning decisions, a five-year limit is appropriate and in keeping with similar decisions of Council and SAT.

Cyrenian House is keen to work with and establish a relationship and trust with the local community; however, this could be jeopardised if stakeholder groups resist cooperating with the applicant in the knowledge the approval will expire in the short term. A five-year time-limited approval would provide a sufficient longer term operation period for Cyrenian House to demonstrate its use does not detract from the amenity of the locality, as it has for its head office which has operated at 318 Fitzgerald Street, Perth in keeping with the amenity of the locality for over 20 years.

Fourthly and finally, the development is a desirable use under the State planning framework and other State Government policy, particularly:

- a) The *State Planning Strategy 2050*'s strategic approach to planning for health and wellbeing which includes the following aspirations:
 - *A range of public, private and not-for-profit health care providers, facilities and services across the State*
 - *Social support and programs continue to assist the people in most need*

¹ *St Patrick's Community Support Centre and City of Fremantle [2007] WASAT 318 [62]*

b) One of the aims of the *City of Vincent Local Planning Scheme No.2 (LPS2)*:

to protect and enhance the health, safety and general welfare of the City's inhabitants and the social, environmental and cultural environment

The proposal has at its core a purpose of improving the general welfare of the City's inhabitants by filling a gap in the provision of adequate facilities for people with alcohol or other drug issues.

c) Another aim of LPS2 is to co-ordinate and ensure that development is carried out congruent with the community's vision as set out in *Vincent Vision 2024*. The City's *Vincent Vision 2024* guiding principles under the heading 'safety and security' provide for:

7. *Preventative and innovative approaches to local crime and security issues reflect the best of the most effective and progressive solutions.*
8. *Effectively dealing with local safety and security issues requires an integrated, coordinated and prompt response by government, business and community.*

The proposed IDACC is a program being delivered in conjunction with the Mental Health Commission and brings together a range of health and social services providers including Uniting WA, Nyoongar Outreach Services, 360 Health + Community, and Cambridge Clinic, all aimed at reducing the impact that people with alcohol and other drugs (AOD) issues may otherwise have on the broader community.

d) The IDACC is a key component of the State Government Mental Health Commission's agenda for the delivery of better care options for people with mental illness and AOD issues, closer to where they live, while also reducing the pressure on hospital inpatient beds. This is consistent with the [Western Australian Mental Health, Alcohol and Other Drug Services Plan 2015-2025](#) that aims to achieve a more balanced mental health system through investment in community-based treatment and support services. It is also in response to Recommendation 29 of the State Government's [Methamphetamine Action Plan Taskforce Report](#) states that:

Within 12 months, the Mental Health Commission, Western Australia Police Force and Department of Health establish an appropriate alternative crisis intervention response that would provide a short-term place for methamphetamine users when they are in crisis that will keep them, their families and the community safe, including in the regions.

e) The State Government Department of Health published its [Sustainable Health Review](#) which includes the following recommendations relevant to the proposal:

Recommendation 6

a) Prioritise and invest in capacity to balance early intervention, community, step up/step down, acute and recovery mental health, alcohol and other drug services.

Priorities in implementation:

- *Determine and progress key investment priorities across the spectrum of mental health, alcohol and other drug services in line with the Western Australian Mental Health, Alcohol and Other Drug Services Plan 2015-2025 and the decommissioning of Graylands hospital; this includes adequate housing and supported accommodation to support recovery in the community.*

Recommendation 7

Implement models of care for people to access responsive and connected mental health, alcohol and other drugs services in the most appropriate setting.

Priorities in implementation:

- *Introduction and evaluation of further early intervention response, assessment and treatment outreach models to provide immediate assistance to people experiencing a mental health crisis in the community, including through telehealth.*
 - *Development and implementation of contemporary models of optimal integrated patient flow to enhance better care across WA.*
 - *Further development, evaluation and spread of models to allow people with mental health, alcohol and other drug presentations to move out of Emergency Departments and access the right care as early as possible; including greater use of interdisciplinary teams and Emergency Stabilisation Assessment and Referral Areas that expand on existing Mental Health Observation Areas.*
 - *Expansion of community-based models and peer workforce (people with lived experience) for recovery services including the Mental Health Recovery College Model, Hospital In The Home and step up/step down services.*
 - *Accommodation based needs addressed as a matter of priority to ensure accommodation and support are available across acute and community settings in an integrated, coordinated, collaborative seamless system.*
- f) In furtherance to the above actions and recommendations, the State Government allocated funding for the IDACC. Refer the [2021-22 State Budget Paper](#) which at page 336 listed:

"26. As part of the Methamphetamine Action Plan, funding has been allocated for the establishment of the Immediate Drug Assistance Coordination Centre (IDACC) for Western Australia. The IDACC is an Australian first and is central to the Government's reform agenda to shift mental health and AOD services towards more accessible and cost-effective community-based support options, rather than the current costly acute crisis and care interventions."

The various excerpts from the State planning framework and other State Government policy demonstrate alignment with the IDACC service. The approval therefore warrants a time limit period which reflects the proposal's consistency with the broader planning and State Government strategic and policy framework and the clear community benefit it serves. A minimum five year approval term is therefore appropriate.

CONDITION 2.3 – MAXIMUM CAPACITY

Condition 2.3 reads:

The Unlisted Use (Community Purpose) shall be limited to a maximum of:

Staff:

- *A maximum of 33 staff across The Hub and Short Term Crisis Beds between 8:30am and 5pm, and 13 staff outside of these hours;*

Consumers

- *A maximum of 20 consumers within The Hub at any one time;*
- *A maximum of 10 consumers within the Short Term Crisis Beds at any one time; and*

Visitors

- *Visitors to the Short Term Crisis Beds shall be arranged by prior appointment only between the hours of 8:30am to 5pm. Visitors shall be limited to a maximum of two per consumer, with a total of three consumers permitted visitors at any one time.*

Cyrenian House is comfortable with the intention of this condition, however, seeks to amend the time for the maximum number of staff to be from 8am to 5:30pm.

This will allow any potential shift changes that may be required to efficiently operate the service and utilise the site car parking.

CONDITION 2.6 – TRANSPORTATION FOR DISCHARGES AND REFUSALS

Condition 2.6 reads:

Consumers discharged from and individuals refused access to the premises shall have suitable transportation arrangements provided made to ensure that they do not leave unsupervised, to the satisfaction of the City.

This condition is manifestly out of the control of Cyrenian House. Whilst the Applicant is committed to provide transport for those individuals that have been discharged or refused treatment, it cannot restrain or mandate those individuals if they wish to leave unsupervised.

Notwithstanding the above, the objective of this condition would be appropriately considered to form part of the Operations Management Plan. To this end, the Operations Management Plan has been modified to include measures for offering transport for consumers not suitable for admission to the facility (refer page 10).

A suitably worded condition could be imposed to reflect the undertakings in the Operations Management Plan as follows (replaced wording in **bold**):

*Consumers discharged from and individuals refused access to the premises shall have suitable transportation arrangements provided **to facilitate orderly departure from the premises, in accordance with the Operations Management Plan**, to the satisfaction of the City.*

CONDITION 3.1 – UPDATES TO OPERATION MANAGEMENT PLAN

Condition 3.1 reads:

Prior to the operation or use of the development, the Operations Management Plan dated August 2023 shall be updated, and be submitted to and approved by the City. The updated Operations Management Plan is to:

- *Reflect the operational details set out in Condition 2, and be consistent with the Acoustic Design Report dated 17 October 2023 and any subsequent updated Acoustic Design Report;*
- *Provide further detail into the shift arrangements for staff of The Hub, Short Term Crisis Accommodation and the Outreach Services. This detail is to include the number of staff per shift, the timing and length of shifts including any staggering arrangements, and shift handover management procedures;*
- *Provide for further detail in relation to the management of emergency vehicles attending the site, including instances when sirens would and would not be used by ambulances;*
- *Provide for detail in relation to the use of the Courtyard and Staff Courtyard areas, including hours of use, access by staff and/or consumers, and management procedures of these areas;*
- *Provide detailed management measures for the allocation and use of the car stackers and tandem parking bays during shift change periods;*
- *Provide for details of the role, responsibilities, and strategies of the operator in managing consumers and individuals external to the premises, including the boundary of where servicing by the operator would not occur and would be reported to the WA Police;*

- *Provided further detail on the transportation arrangements for consumers accessing and discharging (including individuals refused access) from the premises, to ensure that consumers and/or individuals do not leave unsupervised; and*
- *Provide for a minimum of two patrols by the on-site security staff through Robertson Park within a 24 hour period. Details are to be provided outlining the intended timing and extent of these patrols.*

The Operations Management Plan has been updated to incorporate the requirements of this condition with the exception of the following points which the applicant proposes an alternative approach:

Point 2

In respect of point 2 (shift arrangements for staff), additional information has been included in the Operations Management Plan on the staggering of shifts and the management of on-site car parking.

Point 3

In respect of point 3 (management of emergency vehicles), conditions which relate to a third party are invalid. The Applicant has no power or authority to control emergency vehicle sirens.

To address the issue, the Operations Management Plan has been modified to include the following:

The decision as to whether Ambulance sirens are used when attending the IDACC facility remains the decision of St John Ambulance based on their requirements. However, Cyrenian House will seek an MOU with St John Ambulance. A key point will be achieving agreement that sirens will only be used when necessary, taking into account the residential context surrounding the IDACC facility.

Point 6

The requirement in Point 6 (management of consumers off the premises) is broad and ambiguous and creates an onerous obligation for the applicant to attempt to adequately address.

The Operations Management Plan includes a section for dealing with clients not suitable for the IDACC service; this section has been modified to include offering transport away from the premises for people not suitable for the IDACC service.

The Operations Management Plan also includes measures for patrolling the perimeter of the building, detailing where anti-social behaviour is observed WA Police will be called.

Point 7

On Point 7 (transportation) the applicant reiterates its argument in relation to Condition 2.6, the Operations Management Plan has been modified to include additional provisions offering transport for people not suitable for the IDACC service.

Conclusion

The Operations Management Plan has been updated to include all details required by Condition 3.1 except for the points raised above.

We therefore request Condition 3.1 is deleted on the basis the updated Operations Management Plan is approved. We note Condition 3.3 requires the premises to be operated in accordance with the approved Operations Management Plan.

CONDITION 3.2 – OPERATION MANAGEMENT PLAN

Condition 3.2 reads:

The Operations Management Plan (including the Code of Conduct) shall be reviewed:

- *Every six months within the first 12 months of the date of occupation of the development, and every 12 months thereafter; and*
- *Within 30 days of a change of the operator of the premises; and*
- *Within 30 days of where there is any change proposed to the management procedures outlined within the approved Operations Management Plan;*
- *Within 30 days of where there is a complaint received which is substantiated by the City.*

Any changes identified during the review of the Operations Management Plan shall be incorporated into an updated Operations Management Plan to be submitted to an approved by the City.

There is a typographical error in that the "and" in the last sentence of the condition is missing the letter 'd' and should be amended accordingly.

CONDITION 3.5 – DISTRIBUTION OF OPERATIONS MANAGEMENT PLAN

Condition 3.5 reads:

The operator shall distribute a copy of the approved Operations Management Plan (as amended) to all owners/occupiers of the following properties:

- *No. 45-47 Stuart Street;*
- *No's. 65 and 99 Palmerston Street;*
- *No's. 146 and 152 Fitzgerald Street; and*
- *No's. 10 and 20 Pandal Lane.*

The approved Operations Management Plan (as amended) shall be distributed every six months to account for any change in ownership or tenancy of these properties.

This condition is manifestly unreasonable and onerous in that it would require the applicant to print and distribute paper copies of the Operations Management Plan (on the basis it is unlikely the applicant has or will have access to each individual's email address) to all the owners/occupiers of the properties identified.

As written, this is required every six months, regardless of whether changes to the Operations Management Plan have occurred.

The applicant is not opposed to making the Operations Management Plan available and easily accessible to local residents, however, it objects to the onerous and costly nature of this condition.

As such, the applicant seeks to amend this condition to remove the requirement for it to "distribute" a copy of the Operations Management Plan and proposed that, rather, the Applicant make a current copy of the Operations Management Plan available on its website. It is proposed the final sentence of the condition is modified to read as follows:

The operator shall make available on its website a copy of the approved Operations Management Plan (as amended from time to time).

CONDITION 4.1 – DOORS AND WINDOWS

Condition 4.1 reads:

Doors and windows and adjacent floor areas fronting Stuart Street shall maintain an active and interactive relationship with this street. Ground floor glazing and/or tinting shall be a minimum of 70 percent visually permeable to provide unobscured visibility. Darkened, obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited.

While the condition is clear on requirements for glazing and tinting, it is ambiguous in respect of internal window furnishings such as curtains and blinds. We understand it is not the intent of the condition to apply to internal window furnishings. Accordingly, we request the imposition of a new advice note to accompany Condition 4.1 as follows:

13. *Condition 4.1 does not preclude the use of window furnishings such as curtains and blinds.*

CONDITION 6.2 – DELIVERY TIMES

Condition 6.2 reads:

Deliveries to the premises shall be restricted to occurring between 7am and 3pm Monday to Friday.

We seek this condition be amended to allow deliveries between 7am and 5pm to reflect general operation times of delivery services and couriers.

We do not anticipate any impact on the locality in allowing deliveries during this period, as it reflects standard residential delivery times.

CONDITION 8 AND ADVICE NOTE 6 – STORMWATER

Condition 8 reads:

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

Advice Note 6 reads:

All storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.

The application proposes the reuse of an existing building, the original portion which dates back to 1926. The application does not propose alteration of the roof other than at the rear courtyard which is to have roofing removed and replaced with a vergola.

The building on the subject site is built up to Stuart Street along the entire frontage. The building has downpipes on the Stuart Street frontage adjacent to or in the road reserve, including a downpipe extending below ground adjacent to the building – refer **Photograph 1**. The end point of this downpipe is not known. Our client has obtained historical building approval drawings but these drawings do not provide any clarity on the discharge point of this downpipe.



Photograph 1: Existing building on the subject site showing downpipe adjacent to Stuart Street

The condition does not in our respectful view relate to the development proposed as no major changes to the existing roof or drainage arrangements are proposed, and it therefore fails the test for the validity of a planning condition (as set out in section 4.2.2 of the DAP's *Making Good Planning Decisions*). Such a condition should only apply to new development and on this basis we request a modified Condition 8 that expressly relates to any new roofed areas only, such as follows:

*Stormwater from all **new** roofed and paved areas shall be collected and contained on site. Stormwater **from new roofed and paved areas** must not affect or be allowed to flow onto or into any other property or road reserve.*

CONCLUSION

The updated **enclosed** Operations Management Plan and the information in this letter, in our respectful view, provides a suitable and reasonable basis for the DAP to reconsider the original decision, and it is respectfully requested the City of Vincent provides its support for the proposed modifications. Further, we respectfully request an opportunity to attend the DAP meeting at which the application is reconsidered.

Should you have any queries or require further clarification in regard to the proposal, please do not hesitate to contact the writer.

Yours faithfully,

ROSS UNDERWOOD
SENIOR ASSOCIATE

Encl. Revised Operations Management Plan

240506 8278 Additional Information Letter.docx



CITY OF VINCENT

ATTACHMENT 5

DEVELOPMENT ASSESSMENT PANEL MEETING

Updated Operations Management Plan

OPERATIONS MANAGEMENT PLAN

IMMEDIATE DRUG ASSISTANCE COORDINATION CENTRE (IDACC)

37-43 Stuart Street, Northbridge

Version 5 – Revised



Prepared in accordance with City of Vincent Planning and Building Policy 7.4.5 – Temporary
Accommodation

May 2024

1. Background

This Operations Management Plan has been prepared in support of a proposal to redevelop the property at 37-43 Stuart Street, Northbridge for use as the Immediate Drug Assistance Coordination Centre.

Version 1 of this Plan was submitted with the Development Application in March 2023.

Version 2 was revised following the public consultation period. It contained additional information highlighted as necessary as a result of submissions and feedback from the local community. Version 2 was the version considered by the Development Assessment Panel (DAP) at their first meeting on the Development Application in August 2023.

Version 3, was further revised to reflect changes and improvements based on feedback from the City of Vincent, local residents and the DAP and was considered at the DAP's second meeting in November 2023.

Version 4 was prepared for mediation purposes.

This version, Version 5, has been prepared to incorporate the changes required by the conditions of the DAP approval and to support an application to modify certain conditions of the approval.

2. Overview - Immediate Drug Assistance Coordination Centre (IDACC)

The Immediate Drug Assistance Coordination Centre (IDACC) is an initiative of the WA Government and is being funded via the Mental Health Commission (Commission). The IDACC will provide immediate assistance for people, and their families, requiring treatment and support for their alcohol and/or other drug issues.

Cyrenian House has been contracted to operate this new service. Cyrenian House will subcontract some elements of the service to other community organisations/health providers. The subcontractors include Uniting WA, Nyoongar Outreach Services, 360 Health + Community, and Cambridge Clinic.

The IDACC service is planned to begin operation as soon as an appropriate facility is ready for occupation, and other preparations including staff recruitment and training have been completed. It is expected that the service will commence operations in the second half of 2025.

Proposed IDACC facility – 37-43 Stuart Street, Northbridge

The IDACC is proposed to operate from the building at 37-43 Stuart Street, Northbridge.

The IDACC Facility will provide 3 main service components – Drop in Hub, Short Term Crisis Beds and Assertive Outreach and Care Coordination Team. As required by the WA Government, the IDACC facility will operate 24 hours a day, 7 days per week and 365 days per year. It will provide culturally

appropriate and person-centred support to individuals and significant others experiencing alcohol and other drug crisis.

A. Assertive Outreach and Care Co-ordination service (AO&CC)

The Assertive Outreach and Care Coordination service has a focus on engaging with street present and other individuals in a location which is suitable for the consumer, including outreach into a consumer's home.

The AO&CC service will have access to two (2) vans which will be utilised to transport staff to outreach locations, as well as transport consumers to and from the IDACC facility and other treatment services as required.

The outreach teams will operate with four (4) staff for 10 hours of each day, and for the remaining 14 hours of the 24 -hour period, will drop to two staff.

The AO&CC service will work from a brief intervention and harm reduction model, providing assisted referral, risk assessment and management and transport to and from the Hub or other relevant treatment services as required. The AO&CC Teams engagement with consumers will focus on health and social care needs. The AO&CC service will be comprised of two (2) sub-services/teams – these are:

- ***The Responsive Outreach Team***

This team will cover the entire metro area and will travel in response to calls for assistance. It will operate 24 hours per day, 7 days per week. The Responsive Outreach team will operate from the IDACC 24 hours per day. In practice though they will spend the majority for their time travelling across metropolitan Perth providing outreach services, and transporting clients either to, or away from, the IDACC facility.

- ***The Assertive Outreach Team***

This team will patrol the inner-city areas and will operate 10 hours per day, 7 days a week. Staff working in the AO&CC will spend much of their time working in the community away from the IDACC facility. When they are on site at the Stuart Street building they will occupy office space on the Ground Floor of the building. The planned period of operation of the Assertive Outreach Team will be 5am to 10am, and 5pm to 10pm seven days per week.

A key role for the Assertive Outreach Team will be to provide assertive outreach services into Robertson Park, which is located adjacent to the IDACC facility. These assertive outreach patrols will occur twice every day at varying times designed to provide maximum potential access to IDACC services to any people with drug and/or alcohol use issues who are present in Robertson Park.

The extent of the patrols into Robertson Park will be the grassed parkland area on the Stuart Street end of the park. This area extends as far north as the southern end of the tennis courts, and the entire length of the park from Fitzgerald Street to Palmerston Street.

B. The IDACC Hub

The IDACC Hub will occupy much of the Ground Floor of 37-43 Stuart Street. It will be an immediate access walk in facility, providing a safe, trauma informed, co-designed, low stimulus environment for individuals experiencing an alcohol and other drug (AOD) related crisis, offering short term support and stabilisation.

The IDACC Hub will operate 24/7, providing assessment, brief intervention, harm reduction, risk assessment and management, recovery planning and treatment linkages, holistic/welfare support, peer support and follow up.

The IDACC service can be accessed on a drop-in basis, or via phone setting up an initial appointment. There will be relatively few prearranged appointments. Where these occur they will generally be made during business hours.

The Hub nurse's will undertake an initial triage for any individual brought to the Hub. This initial triage will determine consent, physical and mental health needs, risk and suitability of the service. A Brief Risk Assessment will be completed for all consumers during this triage process.

If at the point of triage, it is determined the Hub is an appropriate option, the consumer will be connected to a Counsellor/Educator within the Hub. The Counsellor/Educator will work to engage the consumer as appropriate. Peer Workers will also be employed in the Hub, supporting consumers through the process and part of the multidisciplinary team.

Any consumer who is not suitable to be assessed at the IDACC Hub will have an alternative plan developed and implemented. **If the consumer does not have their own transport, this plan will include an offer transport to other services, or to safe accommodation.**

Once the consumer's presentation is stable and the Counsellor/Educator has established rapport, a full bio-psycho-social assessment will be completed collaboratively with the consumer and any support person present with the consumer. The assessment will help establish the needs of the consumer and which staff or services in the Hub will be most beneficial in resolving their crisis and immediate needs.

The IDACC Hub staff will work collaboratively with the consumer to develop a service coordination plan. This may include referral to services to resolve the immediate crisis and/or referral to services that will support the individual's identified ongoing treatment and support goals.

C. Short Term Crisis Beds

The Short-Term Crisis Beds (STCB) service will offer safe accommodation for up to 72 hours for individuals requiring a private, safe space during an AOD related crisis. Ten (10) short term crisis beds will be built within the building at 37-43 Stuart Street and will occupy the western portion of the first floor of the building.

The 72 hour period is a guide only, and it will be possible for clients to stay slightly longer where this is necessary to effect a safe and planned discharge from the service. Discharge planning will occur immediately on entry to the service to ensure there is a practical and safe plan for the client's

discharge from the service. For example, in the case where the 72 hours expired at 2am, the client will be held until the morning when their discharge plan can be enacted safely.

All planned discharges will occur during the day rather than at night wherever possible.

The STCB will provide a quiet space for individuals requiring a safe space to sleep after the acute phase of intoxication, or a quiet low stimulus environment to recover for up to 72 hours from their AOD crisis. Significant others impacted by the AOD use of a loved one will also be assessed for suitability to utilise the STCB for up to 72 hours, providing a safe respite from their crisis situation.

The IDACC service will work hard to encourage all clients to stay for the duration of their planned 72-hour stay. Where a consumer chooses to leave early, the service will work to connect the consumer with their family or other services.

The aim of the Short Terms beds is for people to stay the full 72 hours and not leave the IDACC building at all unless supervised to do so. All consumers will be strongly encouraged to comply with this request.

Where clients do choose to leave and then come back there will be a 5pm curfew in the evening for return, and in the morning an 8am morning curfew before which time consumers will not be able to leave and then return to the service. If they do leave during a curfew period and then return to the service, they will be required to be reassessed before potentially being admitted to the service.

The IDACC service will not be able to 'hold' people if they choose to leave.

The service will take a holistic approach to consumer treatment, inclusive of; monitoring and support, ongoing physical and mental health assessment, risk assessment and management, harm reduction, warm referral and linkages to ongoing treatment, provision of treatment via a brief intervention model, welfare support, primary needs support (laundry, showers and food), exit planning and follow up.

The STCB area will have a no alcohol and other drug policy. Consumers will also be offered Nicotine Replacement Therapy (NRT) to assist with the no smoking policy within the IDACC.

Given the short nature of the stay at IDACC (72 hours) it is not expected that visits will be a prominent feature of the service.

The Short-Term Crisis Beds residents will have scheduled visit times for family and friends and these will be scheduled and arranged by the IDACC on an appointment basis during business hours.

These visitors will arrive via the main entrance and be recorded and screened by staff.

Visitors will be required to abide by the Hub Code of Conduct during their visit to the IDACC building (see attachment).

No more than two visitors will be allowed for each consumer at any visit.

Visits will occur on an appointment basis to ensure that space and staffing resourcing is available to manage the visit. It is therefore unlikely that more than 2-3 visits for different clients will occur concurrently.

Key constraints and limitations of operations

The following are key constraints and limitations of operations as agreed with the City of Vincent that must be complied with in addition to other instructions contained in this plan.

- The IDACC Hub reception desk must be staffed 24 hours per day 7 days per week, 52 weeks per year. In summary whenever the IDACC service is operating the reception desk must be staffed.
- There will be maximum of 33 staff on-site at the IDACC facility at any one time during the hours of 8.00am to 5.30pm.
- There will be no more than 20 consumers (service users) in the IDACC Hub at any one time.
- There will be a maximum of 10 consumers (service users) admitted to the Short-Term Crisis beds at any one time. Noting there are 10 bedrooms in this service each with only one bed in each room.
- Each consumer (service user) in the Short-Term Crisis Beds will be allowed visitors. Visits will be limited to a maximum of three consumers with visitors concurrently. Each consumer is limited to two visitors per consumer during each visit. In addition, all visits are to occur between the hours of 8.30am to 5pm.

Medical services (externally provided)

The IDACC is not a medical service or a hospital. The focus of interventions is psychosocial. However medical services are provided as an adjunct as part of a holistic approach to care and risk.

All consumers in the STCB will be offered an appointment with a doctor at Cambridge Clinic within 24 hours of admission (Monday to Friday). These pre-arranged and pre-purchased appointments will allow for quick access to a specialist AOD practitioner. Within these sessions, primary health needs will also be assessed. Transport to the clinic daily will be supported by the IDACC facility.

Access to doctors on weekends will be via the on-call system with Cambridge Clinic. In addition to daily appointments at Cambridge Clinic, a clinic doctor will be onsite within the IDACC facility one day per week.

The doctors providing the service will only be on site one day per-week with most medical appointments occurring off-site at Cambridge Clinic.

Staff at the IDACC will supervise the administration of medication to consumers where this has been prescribed by a doctor. Medication will be stored on-site for this purpose.

The primary interventions occurring at IDACC are not medical or pharmaceutical. Interventions will largely be psychosocial and/or welfare related in nature. However, it is acknowledged that people will present at the IDACC with medical needs and pre-existing conditions. The service is therefore resourced to be able to safely engage with these medical issues.

The doctor visiting once per week will be provided with an on-site parking space.

Staffing and rostering at the IDACC facility

The IDACC facility will operate 24 hours per day, 7 days per week. Between the hours of 8am to 5.30pm Monday to Friday, up to 30 IDACC staff will be on site at 37-43 Stuart Street Northbridge engaged in counselling, client-support and care, and administrative and other support activities.

In summary, approximately 30 staff (maximum of 33 staff at any one time) will be on site during business hours at 37-43 Stuart Street. After hours (outside the hours of 8.00am to 5.30pm Monday to Friday) the staff on-site at the IDACC facility will number approximately 10-12 staff.

Staffing after-hours at the IDACC facility will generally comprise:

- Two Nurses
- Two Safety Support Officers
- One After-Hours Coordinator
- Two to four outreach staff
- Night Supervisor (short term beds)
- One Counsellor
- One Peer Worker

In order to staff the service for the required 24 hours per day, a three-shift rostering system will be employed. Staggering of shifts will occur between different roles (e.g. nurses, Safety and Support Officers, Counsellor/Educators) to minimise the impact of shift changes on the local community and to ensure good continuity of service and handover operationally.

Clients (consumers) at the IDACC facility

At any one time up to 30 consumers may be on-site at the IDACC facility. Ten of these consumers will be accommodated in the 10 short-term beds on-site on the first floor of the building. The other 20 consumers will be situated in the Hub (ground floor) and will be provided with assessment, counselling, and support.

IDACC Management and Staffing Structure

The IDACC will be managed and lead by the IDACC Service Manager with oversight from the Cyrenian House General Manager Non-Residential Services. Executive oversight will then be provided by the Cyrenian House Chief Operating Officer, and ultimately the Cyrenian House CEO, Ms Carol Daws.

Security at the IDACC facility

Security will be provided at the IDACC facility by two (2) Safety Support Workers always rostered on. These staff will be trained and licensed “Security Officers” (Security and Related Activities Control Act, 1996). These staff will operate based on the successful model already operating at the UnitingWA’s *Tranby Engagement Hub* and will be employed by Uniting WA.

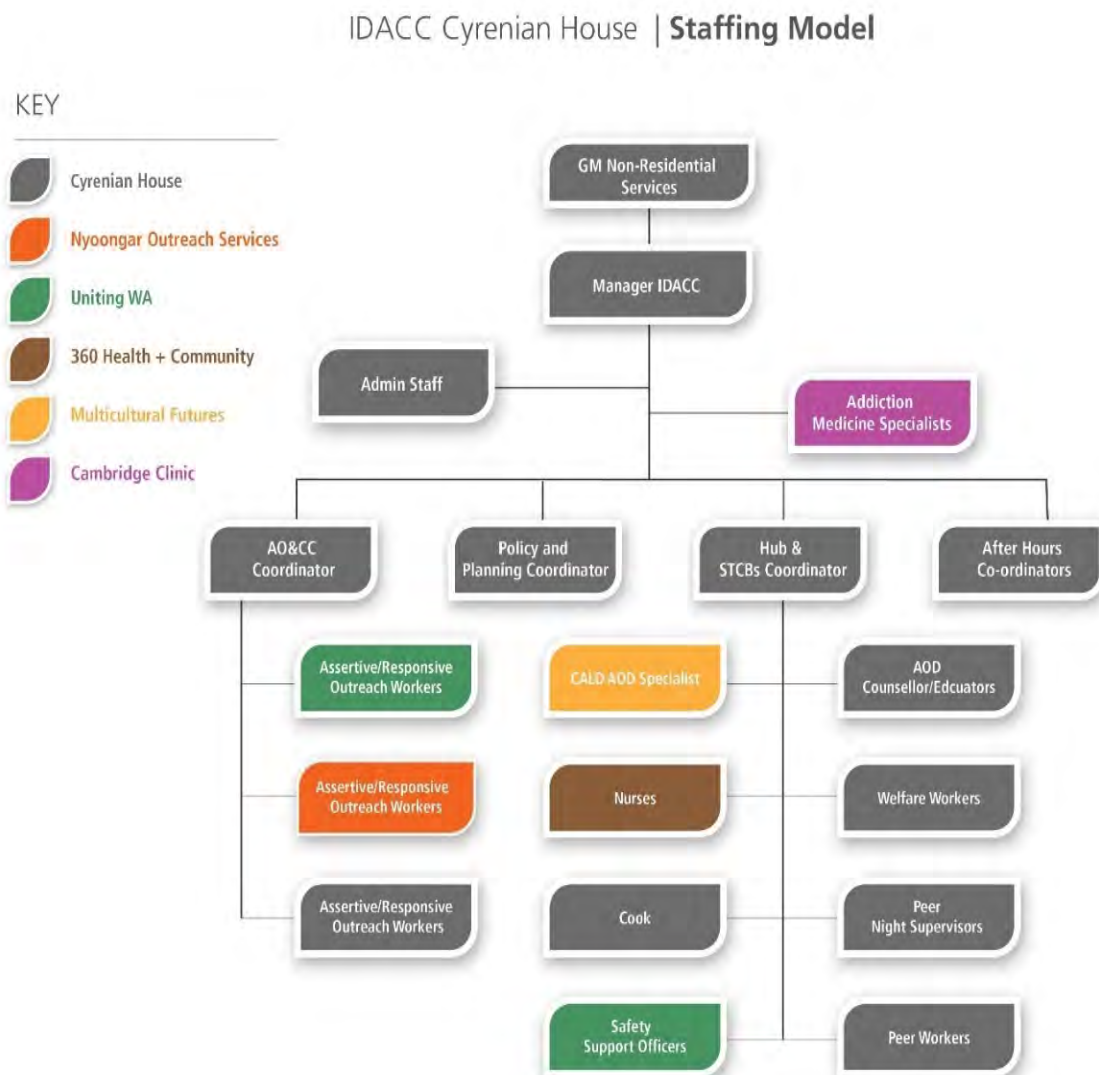
Safety and Support Officers will be an integral part of the IDACC team and integrated into the service to ensure they support the overall aims of the service. When de-escalation has been unsuccessful and

the safety of staff and other consumers in the IDACC is at risk, Safety and Support Officers will utilise restraint techniques, and/or call Police where necessary.

Safety and Support Officers will also patrol the perimeter of the IDACC facility to ensure that no anti-social or criminal behaviour is occurring in the immediate vicinity of the building, and will also make observations down Pandal Lane. Should they observe any criminal or antisocial behaviour in these areas they will contact Police for attendance.

The entire perimeter of the IDACC property is covered by CCTV except where this impinges on the privacy of joint properties. External lighting is positioned to illuminate the front of the building and the car park area adjoining Pandal Lane.

Figure 1. Staffing structure for the IDACC service and facility



2. Specific management strategies

Security at the IDACC facility

Security will be provided at the IDACC facility by having two Safety and Support Workers always rostered on. These staff will be trained and licensed “Security Officers” (Security and Related Activities Control Act, 1996). These staff will operate based on the successful model already operating at the UnitingWA’s *Tranby Engagement Hub* and will be employed by Uniting WA.

Safety and Support Officers will be an integral part of the IDACC team and integrated into the service to ensure they support the overall aims of the service. When de-escalation has been unsuccessful and the safety of staff and other consumers in the IDACC is at risk, Safety and Support Officers will utilise restraint techniques, and/or call Police where necessary.

Safety and Support Officers will also patrol the perimeter of the IDACC facility to ensure that no anti-social or criminal behaviour is occurring in the immediate vicinity of the building, and will also make observations down Pendal Lane. Should they observe any criminal or antisocial behaviour in these areas they will contact Police for attendance.

Procedure for clients not suitable for IDACC

When clients present to the IDACC service it is possible that they may not be suitable for assistance at the service. This may be because they do not have an alcohol and other drug problem, they are unwilling to be supported or assessed, or they are seeking support for an issue other than alcohol and other drug use. It is also possible that they are unwell or injured and therefore require medical care, including hospital-level care.

In these instances, IDACC staff will assess the situation and will provide one of a range of responses dependent on the situation. These may include:

- Significant injury or illness – transport to hospital by IDACC staff or calling an ambulance.
- Disruptive or violent behaviour – containment by IDACC security staff and calling Police.
- Requiring another service (e.g. homeless) – IDACC (or family or friend) transport to another service. IDACC will be able to offer a variety of transport options for consumers including transport in an IDACC van, or Uber / Taxi.

In all of the above instances, and with the consent of the client, a supportive family member or friend will be contacted to potentially participate in the plan for the client to access an alternative service.

IDACC staff are to take reasonable steps to prevent the client who is not suitable from remaining in the vicinity of the IDACC building without a clear plan where they best need to go. In practice, this will mean that IDACC Safety Support Officers (security staff), or other IDACC staff will monitor the client as they leave the facility, and will encourage them to leave the area.

IDACC staff will not have the power to compel a person to leave the vicinity of the IDACC building. However, IDACC staff will take reasonable steps to encourage people to leave the area if they are not suitable for IDACC services. This will include calling police if the person is engaging in criminal activity, or is causing a public nuisance.

No consumer who is not suitable for admission to the IDACC service will leave the premises without an offer of an appropriate transport option away from the facility. Transport options offered will include but are not limited to:

- Client's own vehicle
- Family or friend
- IDACC van or car
- Uber or taxi
- Public transport.

Access to the building

There will be two (2) entry points to the building, a Main Entrance located towards the eastern end of the building on Stuart Street, and a Staff Entrance located to the east of the Main Entrance also on the Stuart Street side of the building. Both entrances will operate 24 hours per day and seven days per week. The IDACC building will be operational and staffed at all times.

The Main Entry to the building will be used by consumers accessing the IDACC and by residents of the Short-Term Crisis Beds. Entry by these consumers of the service will be controlled via a staffed reception and triage desk staffed by a nurse and Safety and Support Workers (Security Officers).

Residents of the Short-Term Crisis Beds will check out with staff and return via a check in at reception and triage via the IDACC Main Entrance. A 5pm curfew will operate for residents of the Short-Term Crisis Beds. Residents returning after 5pm (or leaving before 8am) will be admitted to the Hub area on the ground floor and will be reassessed before potentially being re-admitted to the Short-Term Crisis Beds if still suitable for this service.

Residents of the Short -Term Crisis Beds will be registered on the Pharos bed management system and their identity will be checked every time they re-enter the building. They will also be screened for any intoxication (including being breathalysed) or other significant health issues every time they re-enter the building. Intoxication will be managed within the both the Hub and the Short-Term Crisis Beds up to the point where either behaviour, or injury or illness requires transfer to Police custody or hospital care.

Staff will access via the IDACC building via the staff entrance (located on Stuart Street to the west of the main entrance) utilising a swipe card system.

Tradespeople and suppliers will be asked to present themselves at the main entrance to the IDACC building.

Ambulance Access

Ambulances will access the IDACC facility via the dedicated Ambulance Parking Bay. Ambulances will be able to access the building via the Stuart Street end of Pandal Lane. Cyrenian House will communicate with the Ambulance service to require that they approach and leave the premises via Stuart Street rather than via Pandal Lane.

The decision as to whether Ambulance sirens are used when attending the IDACC facility remains the decision of St John Ambulance based on their requirements. However, Cyrenian House will seek an MOU with St John Ambulance. A key point will be achieving agreement that sirens will only be used when necessary, taking into account the residential context surrounding the IDACC facility.

Staff and visitor parking

Staff will park in the allocated secure staff parking at the western end of the building. This car park contains 16 car park bays, 11 of which are contained in a 'car-stacker' system. This car stacker system will only operate between 7am and 7pm, during the period when there is most demand for car parking from staff.

Rosters for IDACC staff will be staggered to reduce the number of staff arriving and leaving at the same time to reduce to a minimum the noise and other disruptions particularly after-hours.

Visitors will park their cars in the public parking areas on the street.

The majority of IDACC consumers will use public transport to come to the IDACC or they will be transported to and from the service via friends and family, or by referring service providers. The IDACC Outreach Team will also very often transport consumers to the IDACC Hub.

Staff and all visitors are instructed and required not to enter the southern end of Pandal Lane and use it as a thoroughfare when arriving and departing the facility. Arrivals and departures are required to be via the Stuart Street (northern) end of Pandal Lane.

On site bays will be used by staff only. People using the service will be asked not to drive themselves to the IDACC service and to use other means of transport including:

- Drop off and pick up by friend/family. On-street parking may be available for drop off / pick up and visitors subject to observing signed parking restrictions.
- Transfer via Cyrenian House outreach service.
- Make their way by public transport, foot, bicycle, scooter, etc.

Staff car parking will be managed to minimise disruption and noise.

The staff carpark utilises a car stacker designed with six vertical lift positions and five ground positions (one empty 'bay'). The ground positions can be moved horizontally so that a car in the upper level of the stacker can be lowered to ground by moving the empty 'bay' to be under it, reducing the need to drive out cars to access the top platform. The staff carpark will have a capacity limit of:

- 16 bays between 7am and 7pm, Monday to Saturday ('daytime'); and
- 10 bays at all other times ('nighttime and Sunday'). The car stacker will not be in operation during these times.

Additionally, there will be two empty bays in tandem at the ground level for incoming shift workers. These bays will temporarily be occupied by incoming shift workers, with outgoing shift workers creating two vacant bays as they depart.

The IDACC service will roster staff in pairs, with each pair commencing and finishing their shift at the same time. As is typical for similar 24-hour healthcare or community services, shifts overlap by approx. half an hour to provide handovers and continuity. The incoming shift pair will park in the vacant bays. The departing shift pair will create two vacant bays ready for the next incoming shift. Shift pairs will be staggered so that a shift pair will have two vacant bays available when arriving.

Allocation of parking will be at the discretion of the service operator and arranged in advance so staff are aware of the availability of staff parking.

Short Term Crisis Beds resident's parking

Residents will not be allowed to store their cars on the property or in the street parking. Before someone is admitted to the Short-Term Crisis Beds arrangements will be made for transport of their car in the rare event that they have driven to the service themselves.

Management of visitors

Visitors to the IDACC building will park in the available street parking.

The Short-Term Crisis Beds residents will have scheduled visit times for relatives and friends and these will be scheduled and arranged by the IDACC on an appointment basis during business hours.

These visitors will arrive via the main entrance and be recorded and screened by staff.

Visitors will be required abide by the Hub Code of Conduct during their visit to the IDACC building (see attachment).

Deliveries

Deliveries and suppliers will park in the staff carpark and will then present themselves via the Main Entrance. Deliveries will take place between 7am and 5pm via the on-site car park. Deliveries will be for general supplies and food and office supplies.

Servicing and cleaning

The IDACC building and service will utilise a hybrid model for serving and cleaning. In-house staff will undertake a portion of the operational and ad-hoc cleaning of the kitchen, office facilities and bedrooms. In addition, contract cleaning services will be engaged for regular cleaning and deep cleaning.

Any cleaning by external cleaning contractors will occur during business hours (between 8am and 5.30pm).

The IDACC building will be fitted with several commercial washing machines and dryers as well as commercial dishwashing and other cleaning equipment.

Antisocial behaviour management

Antisocial behaviour will not be tolerated both within the IDACC building and in the exterior vicinity of the building. The overall objective is to maintain a safe and disturbance-free environment for staff, consumers and local residents adjacent to the facility. Measures to support this objective are:

- There will be a Code of Conduct for all IDACC consumers and visitors (see attached).
- All visitors and consumers will be screened and assessed on entry to the IDACC Hub.
- CCTV cameras will cover all main internal areas and the externally areas adjacent to the building.
- Two Safety and Support Workers (Security Officers) will be on duty 24 hours per day, seven days per week. They will be stationed in the IDACC hub on the group floor and will also patrol the exterior of the building periodically during the day and night. They will also be available to respond to any incidents that occur either within the building or in the immediate exterior vicinity of the building.
- IDACC staff from the Assertive Outreach Team will undertake twice daily patrols of the southern section of Robertson Park seeking to engage with anyone drinking or using drugs. They will also report any significant criminal or antisocial activity observed in the park to Police.
- All IDACC staff will be trained in de-escalation techniques.
- The IDACC will have a formal relationship with WA Police, ensuring responsive support from Police where this may be needed.
- There will be an on-call system to provide senior-level support from Cyrenian House in the event of any incidents.

Balcony and courtyard management

The IDACC facility has a balcony for the use of residents of the Short-Term Beds on the first floor of the building. In addition, on the ground floor, there is a courtyard which is for the use of consumers accessing the IDACC hub. On the ground floor and adjacent to the consumer courtyard there is a small outdoor area accessible by IDACC staff which will primarily be used as an entry point into the building and for storage of staff bicycles and scooters.

The first-floor balcony at the western end of the building is provided for the use of the residents in the Short-Term Crisis beds part of the IDACC service. Short-term Crisis Beds residents are able to access this area for recreation activities during the daytime and early evening.

The balcony is fully enclosed by a semi-transparent steel mesh structure. The only access to the balcony is via the first floor Short-Term Crisis Beds Facility.

The balcony will be managed in the following way:

- The balcony is accessible between the hours of **7am through to 9pm**.
- Access to the balcony is controlled by IDACC staff and the balcony access door(s) will be locked by staff no later than 9pm and unlocked by staff no earlier than 7am.
- Residents of the Short-Term Crisis beds are informed that there is ZERO tolerance for excessive noise or other anti-social behaviour on the balcony.
- Any resident who causes repeated excessive noise or anti-social behaviour on the balcony will be exited from the IDACC service.
- Any structured activities on the balcony will be supervised by staff.

The consumer courtyard on the ground floor will be managed in a similar way to the balcony. In summary it will be managed in the following ways:

- The courtyard is accessible between the hours of **7am thru to 10pm**.
- Access to the courtyard is controlled by IDACC staff and the access door(s) will be locked by staff no later than 10pm and unlocked by staff no earlier than 7am.
- Residents of the Short-Term Crisis beds are informed that there is ZERO tolerance for excessive noise or other anti-social behaviour in the courtyard.
- Any resident who causes repeated excessive noise or anti-social behaviour in the courtyard will be asked to leave the IDACC Hub.

The staff outdoor area will be accessible 24 hours per day, as staff will generally need to access this area particularly if they have travelled to the IDACC building by bicycle or electric scooter. Staff will be required to limit the noise in this area at all times. No conversation between staff will be permitted in this area after 9pm in the evening or before 7am in the morning.

Engagement with local residents

The IDACC facility and service is situated in an area that contains a number of residential dwellings. The IDACC service has been designed to co-exist with the local community and to play a positive part in improving the amenity and safety of the area. Strategies such as security patrols, lighting, CCTV, and procedures to minimise disruptions after-hours are part of the approach to managing this important relationship.

In addition, Cyrenian House has worked with the local community to establish an **IDACC Community Advisory Group** to enable a forum for ongoing consultation and engagement. The terms of reference from this group include:

- Information sharing about the IDACC service and any issues likely to impact both IDACC and local residents.
- Consultation on key operational matters that have the potential to impact on residents.
Providing a forum for concerns to be raised, addressed and monitored.

Complaints management policy and procedure

Cyrenian House has well-developed complaints process already in place that will also be utilised for the IDACC service. The Cyrenian House Complaints Policy is attached to this management plan.

For local residents living near the IDACC building, in addition to existing complaints processes, a procedure has been developed specifically for local residents who live near the IDACC building. This procedure is attached to this Management Plan.

In summary local residents who wish to report an issue or incident will be advised to telephone the IDACC via the 24/7 phone number for the service. Once they identify themselves as a local resident wishing to report an incident they will be transferred to the most senior staff member on site at the time (either the IDACC Service Manager, or an After Hours Coordinator). The aim of this interaction will be to respond to a resolve the incident or issue as soon as possible (preferably immediately).

If after this initial contact the local resident is not satisfied the issue has been appropriately responded to they will be able to contact a member of the Cyrenian House Senior Management team, and/or make a formal complaint via the Cyrenian House website. The complaint will then be managed responsibly as per the Cyrenian House Complaints Policy.

Visitors and resident complaints will be managed via the existing Cyrenian House Complaints Policy our existing complaints policy.

Review

This document shall be reviewed every six months within the first 12 months of operation of the IDACC service, and then will be reviewed every 12 months after this initial 12-month period. The Operations Management Plan will be submitted to the City of Vincent following every review of the document and will be made available on Cyrenian House's website.

End

3. Appendices

- **CODE OF CONDUCT IN THE IDACC HUB and SHORT-TERM CRISIS BEDS**
- **CODE OF CONDUCT FOR IDACC VISITORS**
- **Complaints Procedure – local residents**
- **Cyrenian House Complaints Policy**

CODE OF CONDUCT IN THE IDACC HUB and SHORT-TERM CRISIS BEDS

- We have a ZERO TOLERANCE approach to any form of aggressive behaviour.
- We have a ZERO TOLERANCE approach to any form of substance use or presence of alcohol or drugs within the service.
- To ensure a safe and supportive environment for all our consumers and staff we ask that you:
 - Treat workers with respect, consideration and dignity
 - Treat other consumers with respect, consideration and dignity
 - Respect the privacy and confidentiality of other consumers accessing the service
 - Answer questions truthfully and inform workers of relevant mental, physical or psychological health and drug use issues as accurately as possible to enable best care
- Please be mindful of topics of conversation and refrain from drug raving, sexual references, and inappropriate comments.
- Please respect our residential neighbours by keeping noise to a minimum, particularly during the hours of 9pm and 7am.
- Use of the balcony is restricted to Short-Term Crisis Beds residents between 7am to 9pm, and there is a ZERO TOLERANCE for excessive noise or other anti-social behaviour on the balcony.
- We have a strictly **No Smoking policy** throughout all our facilities, and smoking will not be tolerated.

CODE OF CONDUCT FOR IDACC VISITORS

- We have a ZERO TOLERANCE approach to any form of aggressive behaviour.
- We have a ZERO TOLERANCE approach to any form of substance use or presence of alcohol or drugs within the service.
- To ensure a safe and supportive environment for all our consumers, visitors and staff we ask that you:
 - Treat workers with respect, consideration and dignity
 - Treat other consumers and visitors with respect, consideration and dignity
 - Respect the privacy and confidentiality of other consumers and visitors accessing the service
- Please be mindful of topics of conversation and refrain from drug raving, sexual references, and inappropriate comments.
- Please respect our residential neighbours by keeping noise to a minimum, particularly during the hours of 9pm and 7am.
- We have a strictly **No Smoking policy** throughout all our facilities, and smoking will not be tolerated.

Immediate Drug Assistance Coordination Centre (IDACC) Complaints Procedure for local residents

The Immediate Drug Assistance Coordination Centre operates at 37-43 Stuart Street, Northbridge. The centre provides immediate care and assistance to people who require help with alcohol and or other drug problems. The centre operates 24/7 and is staffed at all times.

Cyrenian House and its partners are the operators of the IDACC on behalf of the WA Government. Cyrenian House has a comprehensive plan in place for the safe and effective management of the IDACC service. Part of this plan is a commitment to work collaboratively with the local community to quickly respond to and resolve any issues or complaints from local residents.

The following procedure should be used if you wish to report an incidents or problems associated with the operation of the IDACC. This can include things like disturbances, noise or antisocial behaviour occurring in and around the IDACC building.

In the event of a disturbance or to make a complaint first:

Call the IDACC Service on ph XXXXXXXX (number to be confirmed) 24 hours per day 7 days per week.

Staff at the IDACC will then respond to the issue and attempt to resolve any problems as quickly as possible. You will be asked for your address, the nature of the disturbance/complaint and location of the disturbance. You will also be asked for a contact number so that IDACC management can follow-up with you once the complaint is investigated/resolved.

The IDACC has its own security team and in instances of antisocial behaviour either inside or immediately outside the IDACC our security team will respond directly to the incident and attempt to resolve the situation. If they are unable to resolve it themselves then Police will be called for assistance.

In the event of an emergency, or any serious safety concerns:

please call Police immediately on 000.

If the issue is not resolved to your satisfaction following your call to the IDACC service we recommend lodging a formal complaint with Cyrenian House via the feedback page of our website at.

<https://cyrenianhouse.com/contact-us/>

Your complaint will then be investigated and responded to in line with our Consumer Suggestions, Compliments, and Complaints Policy – see attached policy overleaf.



CONSUMER SUGGESTIONS, COMPLIMENTS AND COMPLAINTS POLICY

PURPOSE AND SCOPE

The purpose of this policy is to ensure Cyrenian House workers are provided with guidance on a best practice, and consistent process to address consumer suggestions, compliments and complaints.

This policy applies to all consumers accessing Cyrenian House services, including people with alcohol and other drug and co-occurring mental health issues, and significant others. Consumers have access to this policy on request and will be supported in understanding the policy and its procedures.

This policy applies to all Cyrenian House services and programs with the exception of feedback received at North Metro Community Alcohol and Drug Service regarding medical treatment programs or medical staff. A separate Integrated Services Policy covers this service.

DEFINITIONS

Minor Complaint refers to a complaint that would be considered by a reasonable person to not potentially impact on the safety or efficacy of a service (an example may be feedback on the quality of coffee available in a waiting room; or the décor in a counselling room). Complaint can be easily resolved at the service level.

Moderate complaint. Issues that may require a more involved investigation. Potential to impact service provision/delivery. Legitimate consumer concern, especially about communication or practice, but not causing lasting detriment. May be some potential for legal action.

Major complaint. Significant issues of standards, where it is likely input from the manager is required quality of care, or denial of rights. Complaints with clear quality assurance or risk management implications or issues causing lasting detriment that require investigation. Threat of legal action and Ministerial notification.

Serious complaint. Issues regarding serious adverse events, sentinel events, long-term damage, grossly substandard care, professional misconduct or death that require investigation. Highly probable legal action and Ministerial notification

Consumer refers to an individual accessing Cyrenian House services currently or in the past.

Worker encompasses all employees, volunteers, students and other workers who represent or deliver services on behalf of Cyrenian House.

A **consumer complaint** is any expression of dissatisfaction, made by or on behalf of a consumer or significant other, regarding the treatment provided by a service.

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2019	26.06.2022	Page 1 of 7



A **consumer compliment** is an expression of satisfaction and/or gratitude by, or on behalf of a consumer or significant other regarding the treatment provided by a service.

A **consumer suggestion** is a recommendation for service improvement made by a consumer or significant other.

RATIONALE

Consumers provide unique expertise due to their lived experience of alcohol and other drug and mental health issues. Consumer suggestions, compliments and complaints should be welcomed and dealt with in a consistent, transparent, fair and timely manner.

A suggestions, compliments and complaints management process is an important strategy for gaining feedback about the service and is fundamental to the delivery of quality care. An effective and efficient suggestions, compliments and complaints management process enables Cyrenian House to resolve disputes, obtain feedback from consumers and provide strategies for service improvement.

GENERAL PRINCIPLES

- A suggestions, compliments and complaints management process is an important strategy for gaining feedback about the service and is fundamental to the delivery of quality care.
- All workers are committed to providing a fair feedback process and efficient resolution of complaints regarding the service and/or workers at all levels.
- Workers will consider complaint resolution as a learning and improvement opportunity for themselves and the service more broadly.
- The procedure for handling complaints will be fair for both the complainant and respondent and dealt with in a timely manner.
- All consumers will be made aware of their right to provide suggestions, compliments and complaints and supported in their understanding of the process whilst discussing Consumer Rights and Responsibilities.
- Consumers have the right to provide a suggestion, compliment or complaint about the service without fear of it impacting Cyrenian House service provision.

POLICY

All workers will encourage consumers to provide suggestions, compliments and complaints and these will be actioned in an open, receptive and transparent manner. Cyrenian House workers will encourage consumers to continue accessing services after providing a suggestion, compliment or complaint. To ensure the consumer is comfortable continuing to access the service, the Manager may arrange an alternative staff member to provide the service.

Consumers may choose to make a suggestion, compliment or complaint directly to the service or via the Cyrenian House executive team.

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2019	26.06.2022	Page 2 of 7



Consumers have the right to use an advocate of their choice to negotiate on their behalf with the service.

All feedback is to be recorded on the Consumer Feedback Form, which can be completed by either the consumer directly or the worker recording the feedback on behalf of the consumer.

At any time consumers may submit suggestions, compliments or complaints anonymously and these will be managed in accordance with this policy.

When investigating a complaint, all parties involved will be kept informed and engaged in the process, and principles of natural justice will be applied.

PROCEDURES

To ensure that all suggestions, compliments and complaints are received, recorded and collated the following processes should be followed:

- Consumer Feedback Boxes should be emptied at least twice per week by the Service Manager or Coordinator.
- Suggestions, compliments and complaints are often received in writing either using the Consumer Feedback Form or via email. When received verbally, the staff member receiving the feedback may use the Consumer Feedback Form to record the details of the suggestion, compliment or complaint and proceed with the suggestion, compliment or complaint management process with the consent of the consumer.
- All suggestions, compliments and complaints, and Complaint Evaluation Forms received will be reviewed by the relevant Cyrenian House manager. Where the complaint or other feedback is minor, and the issue contained to that service only, the Manager will manage the response locally, with no requirement to report the complaint to the General Manager or CEO.
- Where the complaint is moderate, major or serious it will be reported to the General Manager. The General Manager will report these complaints to the CEO. Major or Serious complaints will also be reported to the relevant funding body as required by contract. Major or serious complaints will also be reported to the Committee of Management by the CEO.

PROCESS FOR MANAGING SUGGESTIONS AND COMPLIMENTS:

- The Service Manager or Coordinator will record the feedback received on the Suggestions, Compliments and Complaints register for their site, outlining the nature of the feedback and all relevant details.
- Where contact details are provided, the Service Manager or Coordinator will acknowledge receipt of the suggestion/compliment with the responder and take other relevant action (i.e. staff commendation).

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2018	26.06.2021	Page 3 of 7



PROCESS FOR MANAGING COMPLAINTS:

- The Service Manager or Coordinator will record the complaint on the Suggestions, Compliments and Complaints register and send an acknowledgement of the complaint to the complainant within five (5) working days.
- The Service Manager or Coordinator will assess and investigate the complaint, making recommendations and taking action to resolve the complaint. In general, the process should include:
 - Informing the complainant of the process to be undertaken
 - Informing any party accused of any improper action of the nature of the complaint being made and providing them an opportunity to respond with their perspective on what occurred.
 - Investigate the complaint. The purpose of the investigation is to obtain a sufficient amount of clinical and other information in order to decide what has occurred and identify appropriate action.
 - Providing a draft summary of findings to the complainant, and to anyone complained about, prior to finalisation.
 - Resolve the complaint. At the end of the investigative stage, the parties to a complaint are advised about the outcome. This may be achieved by providing a copy of the investigation report or it may be more appropriate to communicate the report's information in a letter format. Where a number of individuals have been identified, it is essential for privacy considerations that the reports to individuals will only contain those aspects of the complaint that deal directly with them. The report will therefore need to be abridged, and a covering letter explaining why an edited version has been provided, for each individual respondent.
 - The final summary or letter should include what was reported, what is reasonably considered to have most likely occurred, and what has been done to resolve the complaint. The resolution information should include summarising any action already taken or planned to be taken to address the issue – either as redress (such as an apology or refund), or at a systemic level to reduce risk of reoccurrence into the future (such as revision of a policy, or modification of training content).
- Where possible, the matter should be resolved quickly, and at the local level.
- A final written response and a Consumer Complaint Evaluation Form and pre-paid envelope should be sent to the complainant within 30 working days of receipt of the complaint. If the complaint is significant enough to have warranted reporting to the General Manager, then the General Manager or CEO should approve the final letter and summary before it is sent.
- If there is a delay the Service Manager or Coordinator should advise the complainant and provide updates on the progress of the investigation at 15 working day intervals.
- The Service Manager or Coordinator will update the Suggestions, Compliments and Complaints register with the outcome of the complaint, including actions taken and/or to be taken.
- The General Manager and should be kept updated on the complaints process throughout its duration, in those cases where it is serious enough to have initially been reported to the General Manager. The General Manager is responsible for keeping the CEO appropriately updated proportionate to the severity and significant of the complaint.

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2019	26.06.2022	Page 4 of 7



- If, despite Cyrenian House's best efforts a complaint is unable to be resolved and is referred to an external agency it is considered closed/resolved for reporting purposes.
- If a complaint is lodged via an external agency, Cyrenian House will endeavour to adhere to timeframes specified above. If the complaint is being managed by an external agency, Cyrenian House becomes a 'respondent' in the case. The external agency is likely to control the timeframes with input from Cyrenian House as appropriate.
- Should consumers not be satisfied with the complaint resolution process they can refer to the Health and Disability Services Complaints Office (HaDSCO).

Consumers can contact the HaDSCO to discuss options or request a complaint form on (08) 9323 0600 or 1800 813 583 or can access information and register a complaint online at www.hadSCO.wa.gov.au/complaints/health.cfm

CONTINUOUS SERVICE IMPROVEMENT

Cyrenian House will monitor and evaluate the complaint management policy and practices. This includes:

- Checking that effective notification to the General Manager (and possibly CEO of all relevant complaints is occurring, and that the agreed process is followed and recorded.
- The workers involved in complaints being informed of and included in the complaint management process.
- 'Closing the loop' by making sure that recommendations from reviewed complaints are implemented, reviewed and evaluated.
- Evaluating the policies and practices on complaints to decide effectiveness and make improvements.
- Monitoring whether complainants are satisfied with the complaint resolution process.
- Audits of the complaint management system against predetermined criteria.
- Involving consumers and staff in the future review and any change in the design and evaluation of the complaint management system.

STANDARDS MONITORING

The service monitors relevant standards in relation to this policy, ensuring the policy is able to be applied in practice.

REVIEW OF THE POLICY

This policy will be routinely reviewed as needed, based on its application to practice at the service, any relevant amendments to the legislation, and feedback from stakeholders.

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2019	26.06.2022	Page 5 of 7



DOCUMENT CONTROL

References and resources – Internal and external:

Suggestions, compliments and complaints register
 Complaints Evaluation Form (attached as Appendix 1)
 Health and Disability Services (Complaints) Act 1995
 Western Australian Health Complaint Management Policy 2009
 Consumer Rights and Responsibilities Policy

Quality and accreditation standards:

SCSP
 PE: 2.2 Consumer rights and responsibilities policies and procedures
 PE: 3.2 Development, utilisation and review of a consumer needs and satisfaction survey tool and consultation processes
 PE: 6.1: Contractual Compliance

ATCA: TC Standards

PE: 2.2: Resident member rights within the Residential setting.
 PE 11.1: The organisation maintains an appropriate database that allows for service evaluation.

Date	Amendments	Prepared By
2005	Developed	TC
14.07.10	Reviewed	CFH
23.09.11	Reviewed	CFH
12.06.12	Endorsed	DRC
08.01.13	Reviewed	CFH
31.10.14	Updated & Endorsed	CP
13.12.16	Review & Endorsed	CINCH
26.06.19	Reviewed & endorsed	CINCH

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2018	26.06.2021	Page 6 of 7



APPENDIX 1

CONSUMER COMPLAINTS EVALUATION FORM

Consumer Complaints Evaluation Form

Dear Consumer,
Thank you for taking the time to provide feedback to Cyrenian House. In order to improve our complaints management processes, we would appreciate your feedback about the process.
Any feedback you provide is strictly anonymous. Completion of this survey is voluntary; however, we would really value any information you can provide.
Please ✓ or circle your response

Complaint Survey				
Q1. My complaint was taken seriously				
1 Very seriously	2	3	4	5 Not seriously
Q2. I was treated with respect				
1 Very respectfully	2	3	4	5 Very disrespectfully
Q3. I was satisfied with the information given				
1 Very satisfied	2	3	4	5 Very dissatisfied
Q4. My complaint was treated in a confidential manner			Q5. I was kept informed of the progress of my complaint	
☐ Yes ☐ No			☐ Yes ☐ No	
Q6. I did not suffer any negative impact from making a complaint			Q6. I was satisfied with the action taken as a result of my complaint	
☐ Yes ☐ No			☐ Yes ☐ No	
Q7. How did you know about the complaints process?				
☐ I saw posters / other visual material in the building ☐ I read some consumer information ☐ I found the information on the Cyrenian House website ☐ I was made aware of the complaints process by a staff member ☐ I asked a staff member where I could lodge a complaint ☐ I was already aware because of prior knowledge/experience				
Q8. Do you have any further comments or suggestions that would assist us in improving our complaints management service?				
Thank you for your time and cooperation. Please return to Cyrenian House in the enclosed prepaid envelope.				

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2018	26.06.2021	Page 7 of 7



CITY OF VINCENT

ATTACHMENT 6

DEVELOPMENT ASSESSMENT PANEL MEETING

Updated Operations Management Plan (Track Changed)

OPERATIONS MANAGEMENT PLAN

IMMEDIATE DRUG ASSISTANCE COORDINATION CENTRE (IDACC)

37-43 Stuart Street, Northbridge

Version 54 – Revised



Prepared in accordance with City of Vincent Planning and Building Policy 7.4.5 – Temporary
Accommodation

May~~March~~ 2024

1. Background

This Operations Management Plan has been prepared in support of a proposal to redevelop the property at 37-43 Stuart Street, Northbridge for use as the Immediate Drug Assistance Coordination Centre.

Version 1 of this Plan was submitted with the Development Application in March 2023.

Version 2 was revised following the public consultation period. It contained additional information highlighted as necessary as a result of submissions and feedback from the local community. Version 2 was the version considered by the [Development Assessment Panel \(DAP\)](#) at their first meeting on the Development Application in August 2023.

Version 3, was further revised to reflect changes and improvements based on feedback from the City of Vincent, local residents and the [DAP and was considered at the DAP's second meeting in November 2023](#).

~~This version, Version 4 was further revised to provide additional clarification and detail for the DAP prepared for mediation purposes.~~

~~This version, Version 5, has been further revised prepared to incorporate the changes required by the conditions of the DAP approval and to support an application to modify certain conditions of the approval provide further detail on the process for managing consumers who are leaving the IDACC facility.~~

2. Overview - Immediate Drug Assistance Coordination Centre (IDACC)

The Immediate Drug Assistance Coordination Centre (IDACC) is an initiative of the WA Government and is being funded via the Mental Health Commission (Commission). The IDACC will provide immediate assistance for people, and their families, requiring treatment and support for their alcohol and/or other drug issues.

Cyrenian House has been contracted to operate this new service. Cyrenian House will subcontract some elements of the service to other community organisations/health providers. The subcontractors include Uniting WA, Nyoongar Outreach Services, 360 Health + Community, and Cambridge Clinic.

The IDACC service is planned to begin operation as soon as an appropriate facility is ready for occupation, and other preparations including staff recruitment and training have been completed. It is expected that the service will commence operations in the second half of 2025.

Proposed IDACC facility – 37-43 Stuart Street, Northbridge

The IDACC is proposed to operate from the building at 37-43 Stuart Street, Northbridge.

The IDACC Facility will provide 3 main service components – Drop in Hub, Short Term Crisis Beds and Assertive Outreach and Care Coordination Team. As required by the WA Government, the IDACC facility will operate 24 hours a day, 7 days per week and 365 days per year. It will provide culturally appropriate and person-centred support to individuals and significant others experiencing alcohol and other drug crisis.

A. Assertive Outreach and Care Co-ordination service (AO&CC)

The Assertive Outreach and Care Coordination service has a focus on engaging with street present and other individuals in a location which is suitable for the consumer, including outreach into a consumer's home.

The AO&CC service will have access to two (2) vans which will be utilised to transport staff to outreach locations, as well as transport consumers to and from the IDACC facility and other treatment services as required.

The outreach teams will operate with four (4) staff for 10 hours of each day, and for the remaining 14 hours of the 24 -hour period, will drop to two staff.

The AO&CC service will work from a brief intervention and harm reduction model, providing assisted referral, risk assessment and management and transport to and from the Hub or other relevant treatment services as required. The AO&CC Teams engagement with consumers will focus on health and social care needs. The AO&CC service will be comprised of two (2) sub-services/teams – these are:

- ***The Responsive Outreach Team***

This team will cover the entire metro area and will travel in response to calls for assistance. It will operate 24 hours per day, 7 days per week. The Responsive Outreach team will operate from the IDACC 24 hours per day. In practice though they will spend the majority for their time travelling across metropolitan Perth providing outreach services, and transporting clients either to, or away from, the IDACC facility.

- ***The Assertive Outreach Team***

This team will patrol the inner-city areas and will operate 10 hours per day, 7 days a week. Staff working in the AO&CC will spend much of their time working in the community away from the IDACC facility. When they are on site at the Stuart Street building they will occupy office space on the Ground Floor of the building. The planned period of operation of the Assertive Outreach Team will be 5am to 10am, and 5pm to 10pm seven days per week.

A key role for the Assertive Outreach Team will be to provide assertive outreach services into Robertson Park, which is located adjacent to the IDACC facility. These assertive outreach patrols will occur twice every day at varying times designed to provide maximum potential access to IDACC services to any people with drug and/or alcohol use issues who are present in Robertson Park.

The extent of the patrols into Robertson Park will be the grassed parkland area on the Stuart Street end of the park. This area extends as far north as the southern end of the tennis courts, and the entire length of the park from Fitzgerald Street to Palmerston Street.

B. The IDACC Hub

The IDACC Hub will occupy much of the Ground Floor of 37-43 Stuart Street. It will be an immediate access walk in facility, providing a safe, trauma informed, co-designed, low stimulus environment for individuals experiencing an alcohol and other drug (AOD) related crisis, offering short term support and stabilisation.

The IDACC Hub will operate 24/7, providing assessment, brief intervention, harm reduction, risk assessment and management, recovery planning and treatment linkages, holistic/welfare support, peer support and follow up.

The IDACC service can be accessed on a drop-in basis, or via phone setting up an initial appointment. There will be relatively few prearranged appointments. Where these occur they will generally be made during business hours.

The Hub nurse's will undertake an initial triage for any individual brought to the Hub. This initial triage will determine consent, physical and mental health needs, risk and suitability of the service. A Brief Risk Assessment will be completed for all consumers during this triage process.

If at the point of triage, it is determined the Hub is an appropriate option, the consumer will be connected to a Counsellor/Educator within the Hub. The Counsellor/Educator will work to engage the consumer as appropriate. Peer Workers will also be employed in the Hub, supporting consumers through the process and part of the multidisciplinary team.

Any consumer who is not suitable to be assessed at the IDACC Hub will have an alternative plan developed and implemented. **If the consumer does not have their own transport, this plan will include an offer transport to other services, or to safe accommodation.**

Once the consumer's presentation is stable and the Counsellor/Educator has established rapport, a full bio-psycho-social assessment will be completed collaboratively with the consumer and any support person present with the consumer. The assessment will help establish the needs of the consumer and which staff or services in the Hub will be most beneficial in resolving their crisis and immediate needs.

The IDACC Hub staff will work collaboratively with the consumer to develop a service coordination plan. This may include referral to services to resolve the immediate crisis and/or referral to services that will support the individual's identified ongoing treatment and support goals.

C. Short Term Crisis Beds

The Short-Term Crisis Beds (STCB) service will offer safe accommodation for up to 72 hours for individuals requiring a private, safe space during an AOD related crisis. Ten (10) short term crisis beds will be built within the building at 37-43 Stuart Street and will occupy the western portion of the first floor of the building.

The 72-hour period is a guide only, and it will be possible for clients to stay slightly longer where this is necessary to effect a safe and planned discharge from the service. Discharge planning will occur immediately on entry to the service to ensure there is a practical and safe plan for the client's discharge from the service. For example, in the case where the 72 hours expired at 2am, the client will be held until the morning when their discharge plan can be enacted safely.

All planned discharges will occur during the day rather than at night wherever possible.

The STCB will provide a quiet space for individuals requiring a safe space to sleep after the acute phase of intoxication, or a quiet low stimulus environment to recover for up to 72 hours from their AOD crisis. Significant others impacted by the AOD use of a loved one will also be assessed for suitability to utilise the STCB for up to 72 hours, providing a safe respite from their crisis situation.

The IDACC service will work hard to encourage all clients to stay for the duration of their planned 72-hour stay. Where a consumer chooses to leave early, the service will work to connect the consumer with their family or other services.

The aim of the Short Terms beds is for people to stay the full 72 hours and not leave the IDACC building at all unless supervised to do so. All consumers will be strongly encouraged to comply with this request.

Where clients do choose to leave and then come back there will be a 5pm curfew in the evening for return, and in the morning an 8am morning curfew before which time consumers will not be able to leave and then return to the service. If they do leave during a curfew period and then return to the service, they will be required to be reassessed before potentially being admitted to the service.

The IDACC service will not be able to 'hold' people if they choose to leave.

The service will take a holistic approach to consumer treatment, inclusive of; monitoring and support, ongoing physical and mental health assessment, risk assessment and management, harm reduction, warm referral and linkages to ongoing treatment, provision of treatment via a brief intervention model, welfare support, primary needs support (laundry, showers and food), exit planning and follow up.

The STCB area will have a no alcohol and other drug policy. Consumers will also be offered Nicotine Replacement Therapy (NRT) to assist with the no smoking policy within the IDACC.

Given the short nature of the stay at IDACC (72 hours) it is not expected that visits will be a prominent feature of the service.

The Short-Term Crisis Beds residents will have scheduled visit times for family and friends and these will be scheduled and arranged by the IDACC on an appointment basis during business hours.

These visitors will arrive via the main entrance and be recorded and screened by staff.

Visitors will be required to abide by the Hub Code of Conduct during their visit to the IDACC building (see attachment).

No more than two visitors will be allowed for each consumer at any visit.

Visits will occur on an appointment basis to ensure that space and staffing resourcing is available to manage the visit. It is therefore unlikely that more than 2-3 visits for different clients will occur concurrently.

Key constraints and limitations of operations

The following are key constraints and limitations of operations as agreed with the City of Vincent that must be complied with in addition to other instructions contained in this plan.

- The IDACC Hub reception desk must be staffed 24 hours per day 7 days per week, 52 weeks per year. In summary whenever the IDACC service is operating the reception desk must be staffed.
- There will be maximum of 33 staff on-site at the IDACC facility at any one time during the hours of 8.00am to 5.30pm.
- There will be no more than 20 consumers (service users) in the IDACC Hub at any one time.
- There will be a maximum of 10 consumers (service users) admitted to the Short-Term Crisis beds at any one time. Noting there are 10 bedrooms in this service each with only one bed in each room.
- Each consumer (service user) in the Short-Term Crisis Beds will be allowed visitors. Visits will be limited to a maximum of three consumers with visitors concurrently. Each consumer is limited to two visitors per consumer during each visit. In addition, all visits are to occur between the hours of 8.30am to 5pm.

Medical services (externally provided)

The IDACC is not a medical service or a hospital. The focus of interventions is psychosocial. However medical services are provided as an adjunct as part of a holistic approach to care and risk.

All consumers in the STCB will be offered an appointment with a doctor at Cambridge Clinic within 24 hours of admission (Monday to Friday). These pre-arranged and pre-purchased appointments will allow for quick access to a specialist AOD practitioner. Within these sessions, primary health needs will also be assessed. Transport to the clinic daily will be supported by the IDACC facility.

Access to doctors on weekends will be via the on-call system with Cambridge Clinic. In addition to daily appointments at Cambridge Clinic, a clinic doctor will be onsite within the IDACC facility one day per week.

The doctors providing the service will only be on site one day per-week with most medical appointments occurring off-site at Cambridge Clinic.

Staff at the IDACC will supervise the administration of medication to consumers where this has been prescribed by a doctor. Medication will be stored on-site for this purpose.

The primary interventions occurring at IDACC are not medical or pharmaceutical. Interventions will largely be psychosocial and/or welfare related in nature. However, it is acknowledged that people will present at the IDACC with medical needs and pre-existing conditions. The service is therefore resourced to be able to safely engage with these medical issues.

The doctor visiting once per week will be provided with an on-site parking space.

Staffing and rostering at the IDACC facility

The IDACC facility will operate 24 hours per day, 7 days per week. Between the hours of 8am to 5.30pm Monday to Friday, up to 30 IDACC staff will be on site at 37-43 Stuart Street Northbridge engaged in counselling, client-support and care, and administrative and other support activities.

In summary, approximately 30 staff (maximum of 33 staff at any one time) will be on site during business hours at 37-43 Stuart Street. After hours (outside the hours of 8.00am to 5.30pm Monday to Friday) the staff on-site at the IDACC facility will number approximately 10-12 staff.

Staffing after-hours at the IDACC facility will generally comprise:

- Two Nurses
- Two ~~Security~~ Safety and Support Officers
- One After-Hours Coordinator
- Two to four outreach staff
- Night Supervisor (short term beds)
- One Counsellor
- One Peer Worker

In order to staff the service for the required 24 hours per day, a three-shift rostering system will be employed. Staggering of shifts will occur between different roles (e.g. nurses, Safety and Support Officers, Counsellor/Educators) to minimise the impact of shift changes on the local community and to ensure good continuity of service and handover operationally.

Clients (consumers) at the IDACC facility

At any one time up to 30 consumers may be on-site at the IDACC facility. Ten of these consumers will be accommodated in the 10 short-term beds on-site on the first floor of the building. The other 20 consumers will be situated in the Hub (ground floor) and will be provided with assessment, counselling, and support.

IDACC Management and Staffing Structure

The IDACC will be managed and lead by the IDACC Service Manager with oversight from the Cyrenian House General Manager Non-Residential Services. Executive oversight will then be provided by the Cyrenian House Chief Operating Officer, and ultimately the Cyrenian House CEO, Ms Carol Daws.

Security at the IDACC facility

Security will be provided at the IDACC facility by two (2) Safety Support Workers always rostered on. These staff will be trained and licensed “Security Officers” (Security and Related Activities Control Act, 1996). These staff will operate based on the successful model already operating at the UnitingWA’s *Tranby Engagement Hub* and will be employed by Uniting WA.

Safety and Support Officers will be an integral part of the IDACC team and integrated into the service to ensure they support the overall aims of the service. When de-escalation has been unsuccessful and the safety of staff and other consumers in the IDACC is at risk, Safety and Support Officers will utilise restraint techniques, and/or call Police where necessary.

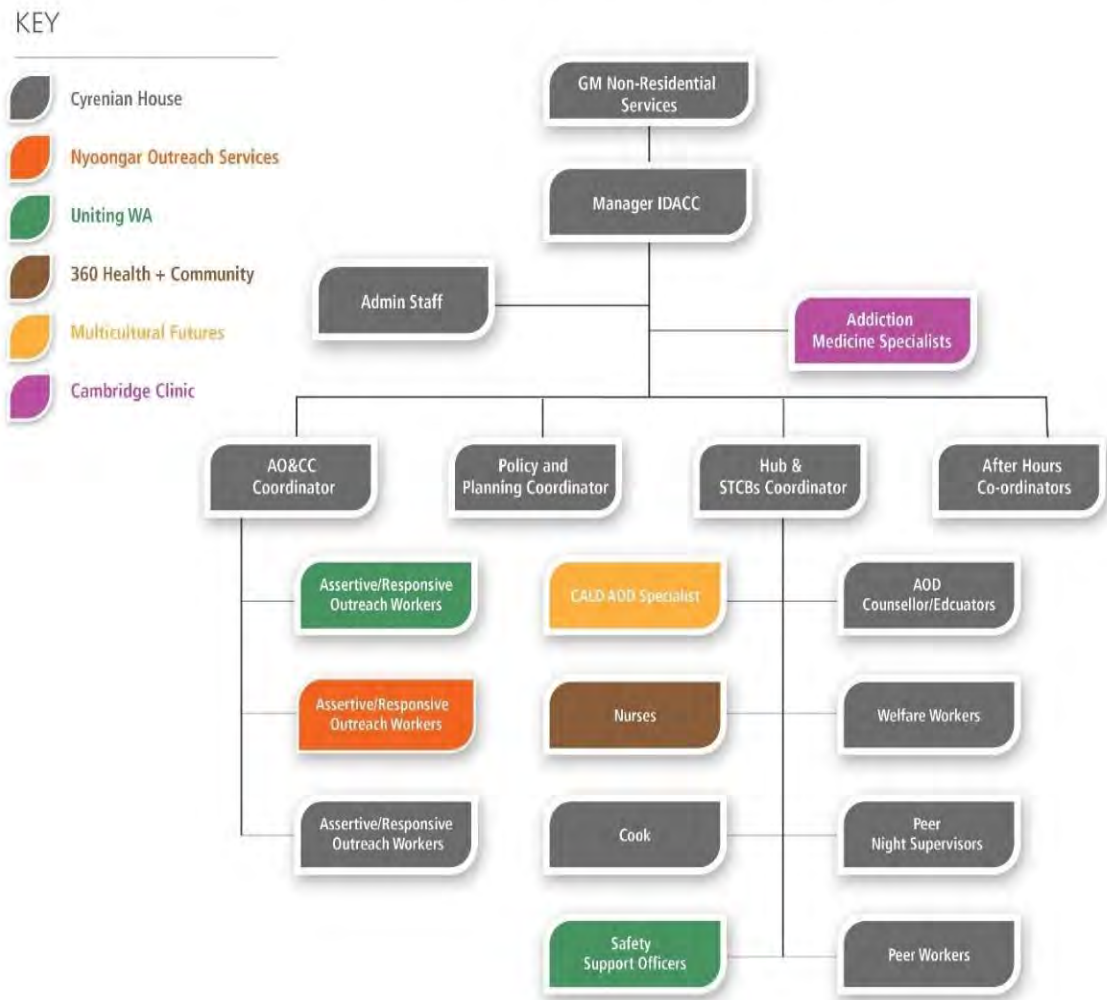
Safety and Support Officers will also patrol the perimeter of the IDACC facility to ensure that no anti-social or criminal behaviour is occurring in the immediate vicinity of the building.

~~The Security Officers will patrol the external perimeter of the IDACC building~~ and will also make observations down Pandal Lane. Should they observe any criminal or antisocial behaviour in these areas they will contact Police for attendance.

The entire perimeter of the IDACC property is covered by CCTV except where this impinges on the privacy of joint properties. External lighting is positioned to illuminate the front of the building and the car park area adjoining Pandal Lane.

Figure 1. Staffing structure for the IDACC service and facility

IDACC Cyrenian House | Staffing Model



2. Specific management strategies

Security at the IDACC facility

Security will be provided at the IDACC facility by having two Safety and Support Workers always rostered on. These staff will be trained and licensed “Security Officers” (Security and Related Activities

Control Act, 1996). These staff will operate based on the successful model already operating at the UnitingWA's *Tranby Engagement Hub* and will be employed by Uniting WA.

Safety and Support Officers will be an integral part of the IDACC team and integrated into the service to ensure they support the overall aims of the service. When de-escalation has been unsuccessful and the safety of staff and other consumers in the IDACC is at risk, Safety and Support Officers will utilise restraint techniques, and/or call Police where necessary.

Safety and Support Officers will also patrol the perimeter of the IDACC facility to ensure that no anti-social or criminal behaviour is occurring in the immediate vicinity of the building, and will also make observations down Pandal Lane. Should they observe any criminal or antisocial behaviour in these areas they will contact Police for attendance.

Procedure for clients not suitable for IDACC

When clients present to the IDACC service it is possible that they may not be suitable for assistance at the service. This may be because they do not have an alcohol and other drug problem, they are unwilling to be supported or assessed, or they are seeking support for an issue other than alcohol and other drug use. It is also possible that they are unwell or injured and therefore require medical care, including hospital-level care.

In these instances, IDACC staff will assess the situation and will provide one of a range of responses dependent on the situation. These may include:

- Significant injury or illness – transport to hospital by IDACC staff or calling an ambulance.
- Disruptive or violent behaviour – containment by IDACC security staff and calling Police.
- Requiring another service (e.g. homeless) – IDACC (or family or friend) transport to another service. IDACC will be able to offer a variety of transport options for consumers including transport in an IDACC van, or Uber / Taxi.

In all of the above instances, and with the consent of the client, a supportive family member or friend will be contacted to potentially participate in the plan for the client to access an alternative service.

IDACC staff are to take reasonable steps to prevent the client who is not suitable from remaining in the vicinity of the IDACC building without a clear plan where they best need to go. In practice, this will mean that IDACC Safety and Support Officers (security staff), or other IDACC staff will monitor the client as they leave the facility, and will encourage them to leave the area.

IDACC staff will not have the power to compel a person to leave the vicinity of the IDACC building. However, IDACC staff will take reasonable steps to encourage people to leave the area if they are not suitable for IDACC services. This will include calling police if the person is engaging in criminal activity, or is causing a public nuisance.

No consumer who is not suitable for admission to the IDACC service will leave the premises without an offer of an appropriate transport option away from the facility. Transport options offered will include but are not limited to:

- [Client's own vehicle](#)
- [Family or friend](#)
- [IDACC van or car](#)
- [Uber or taxi](#)
- [Public transport.](#)

Access to the building

There will be two (2) entry points to the building, a Main Entrance located towards the eastern end of the building on Stuart Street, and a Staff Entrance located to the east of the Main Entrance also on the Stuart Street side of the building. Both entrances will operate 24 hours per day and seven days per week. The IDACC building will be operational and staffed at all times.

The Main Entry to the building will be used by consumers accessing the IDACC and by residents of the Short-Term Crisis Beds. Entry by these consumers of the service will be controlled via a staffed reception and triage desk staffed by a nurse and Safety [and](#) Support Workers (Security Officers).

Residents of the Short-Term Crisis Beds will check out with staff and return via a check in at reception and triage via the IDACC Main Entrance. A 5pm curfew will operate for residents of the Short-Term Crisis Beds. Residents returning after 5pm (or leaving before 8am) will be admitted to the Hub area on the ground floor and will be reassessed before potentially being re-admitted to the Short-Term Crisis Beds if still suitable for this service.

Residents of the Short -Term Crisis Beds will be registered on the Pharos bed management system and their identity will be checked every time they re-enter the building. They will also be screened for any intoxication (including being breathalysed) or other significant health issues every time they re-enter the building. Intoxication will be managed within the both the Hub and the Short-Term Crisis Beds up to the point where either behaviour, or injury or illness requires transfer to Police custody or hospital care.

Staff will access via the IDACC building via the staff entrance (located on Stuart Street to the west of the main entrance) utilising a swipe card system.

Tradespeople and suppliers will be asked to present themselves at the main entrance to the IDACC building.

Ambulance Access

Ambulances will access the IDACC facility via the dedicated Ambulance Parking Bay. Ambulances will be able to access the building via the Stuart Street end of Pandal Lane. Cyrenian House will communicate with the Ambulance service to require that they approach and leave the premises via Stuart Street rather than via Pandal Lane.

The decision as to whether Ambulance sirens are used when attending the IDACC facility remains the decision of St John Ambulance based on their requirements. However, Cyrenian House will seek an MOU with St John Ambulance. A key point will be achieving agreement that sirens will only be used when necessary, taking into account the residential context surrounding the IDACC facility.

Staff and visitor parking

Staff will park in the allocated secure staff parking at the western end of the building. This car park contains 16 car park bays, 11 of which are contained in a 'car-stacker' system. This car stacker system will only operate between 7am and 7pm, during the period when there is most demand for car parking from staff.

Rosters for IDACC staff will be staggered to reduce the number of staff arriving and leaving at the same time to reduce to a minimum the noise and other disruptions particularly after-hours.

Visitors will park their cars in the public parking areas on the street.

The majority of IDACC consumers will use public transport to come to the IDACC or they will be transported to and from the service via friends and family, or by referring service providers. The IDACC Outreach Team will also very often transport consumers to the IDACC Hub.

Staff and all visitors are instructed and required not to [enter the southern end of](#) ~~utilise~~ Pandal Lane [and use it](#) as a thoroughfare when arriving and departing the facility. Arrivals and departures are required to be via the Stuart Street [\(northern\)](#) end of Pandal Lane.

On site bays will be used by staff only. People using the service will be asked not to drive themselves to the IDACC service and to use other means of transport including:

- Drop off and pick up by friend/family. On-street parking may be available for drop off / pick up and visitors subject to observing signed parking restrictions.
- Transfer via Cyrenian House outreach service.
- Make their way by public transport, foot, bicycle, scooter, etc.

Staff car parking will be managed to minimise disruption and noise.

The staff carpark utilises a car stacker designed with six vertical lift positions and five ground positions (one empty 'bay'). The ground positions can be moved horizontally so that a car in the upper level of the stacker can be lowered to ground by moving the empty 'bay' to be under it, reducing the need to drive out cars to access the top platform. The staff carpark will have a capacity limit of:

- 16 bays between 7am and 7pm, Monday to Saturday ('daytime'); and
- 10 bays at all other times ('nighttime and Sunday'). The car stacker will not be in operation during these times.

Additionally, there will be two empty bays in tandem at the ground level for incoming shift workers. These bays will temporarily be occupied by incoming shift workers, with outgoing shift workers creating two vacant bays as they depart.

The IDACC service will roster staff in pairs, with each pair commencing and finishing their shift at the same time. As is typical for similar 24-hour healthcare or community services, shifts overlap by approx. half an hour to provide handovers and continuity. The incoming shift pair will park in the vacant bays. The departing shift pair will create two vacant bays ready for the next incoming shift. Shift pairs will be staggered so that a shift pair will have two vacant bays available when arriving.

Allocation of parking will be at the discretion of the service operator and arranged in advance so staff are aware of the availability of staff parking.

Short Term Crisis Beds resident's parking

Residents will not be allowed to store their cars on the property or in the street parking. Before someone is admitted to the Short-Term Crisis Beds arrangements will be made for transport of their car in the rare event that they have driven to the service themselves.

Management of visitors

Visitors to the IDACC building will park in the available street parking.

The Short-Term Crisis Beds residents will have scheduled visit times for relatives and friends and these will be scheduled and arranged by the IDACC on an appointment basis during business hours.

These visitors will arrive via the main entrance and be recorded and screened by staff.

Visitors will be required abide by the Hub Code of Conduct during their visit to the IDACC building (see attachment).

Deliveries

Deliveries and suppliers will park in the staff carpark and will then present themselves via the Main Entrance. Deliveries will take place between 7am and 5pm via the on-site car park. Deliveries will be for general supplies and food and office supplies.

Servicing and cleaning

The IDACC building and service will utilise a hybrid model for serving and cleaning. In-house staff will undertake a portion of the operational and ad-hoc cleaning of the kitchen, office facilities and bedrooms. In addition, contract cleaning services will be engaged for regular cleaning and deep cleaning.

Any cleaning by external cleaning contractors will occur during business hours (between ~~8am~~ and ~~5pm~~ [8.30am](#) and [5.30pm](#)).

The IDACC building will be fitted with several commercial washing machines and dryers as well as commercial dishwashing and other cleaning equipment.

Antisocial behaviour management

Antisocial behaviour will not be tolerated both within the IDACC building and in the exterior vicinity of the building. The overall objective is to maintain a safe and disturbance-free environment for staff, consumers and local residents adjacent to the facility. Measures to support this objective are:

- There will be a Code of Conduct for all IDACC consumers and visitors (see attached).
- All visitors and consumers will be screened and assessed on entry to the IDACC Hub.
- CCTV cameras will cover all main internal areas and the externally areas adjacent to the building.
- Two Safety and Support Workers (Security Officers) will be on duty 24 hours per day, seven days per week. They will be stationed in the IDACC hub on the group floor and will also patrol the exterior of the building periodically during the day and night. They will also be available to respond to any incidents that occur either within the building or in the immediate exterior vicinity of the building.
- IDACC staff from the Assertive Outreach Team –will undertake twice daily patrols of the southern section of Robertson Park seeking to engage with anyone drinking or using drugs. They will also report any significant criminal or antisocial activity observed in the park to Police.
- All IDACC staff will be trained in de-escalation techniques.
- The IDACC will have a formal relationship with WA Police, ensuring responsive support from Police where this may be needed.
- There will be an on-call system to provide senior-level support from Cyrenian House in the event of any incidents.

Balcony and courtyard management

The IDACC facility has a balcony for the use of residents of the Short-Term Beds on the first floor of the building. In addition, on the ground floor, there is a courtyard which is for the use of consumers accessing the IDACC hub. On the ground floor and adjacent to the consumer courtyard there is a small outdoor area accessible by IDACC staff which will primarily be used as an entry point into the building and for storage of staff bicycles and scooters.

The first-floor balcony at the western end of the building is provided for the use of the residents in the Short-Term Crisis beds part of the IDACC service. Short-term Crisis Beds residents are able to access this area for recreation activities during the daytime and early evening.

The balcony is fully enclosed by a semi-transparent steel mesh structure. The only access to the balcony is via the first floor Short-Term Crisis Beds Facility.

The balcony will be managed in the following way:

- The balcony is accessible between the hours of **7am through to 9pm**.
- Access to the balcony is controlled by IDACC staff and the balcony access door(s) will be locked by staff no later than 9pm and unlocked by staff no earlier than 7am.

- Residents of the Short-Term Crisis beds are informed that there is ZERO tolerance for excessive noise or other anti-social behaviour on the balcony.
- Any resident who causes repeated excessive noise or anti-social behaviour on the balcony will be exited from the IDACC service.
- Any structured activities on the balcony will be supervised by staff.

The consumer courtyard on the ground floor will be managed in a similar way to the balcony. In summary it will be managed in the following ways:

- The courtyard is accessible between the hours of **7am thru to 10pm**.
- Access to the courtyard is controlled by IDACC staff and the access door(s) will be locked by staff no later than 10pm and unlocked by staff no earlier than 7am.
- Residents of the Short-Term Crisis beds are informed that there is ZERO tolerance for excessive noise or other anti-social behaviour in the courtyard.
- Any resident who causes repeated excessive noise or anti-social behaviour in the courtyard will be asked to leave the IDACC Hub.

The staff outdoor area will be accessible 24 hours per day, as staff will generally need to access this area particularly if they have travelled to the IDACC building by bicycle or electric scooter. Staff will be required to limit the noise in this area at all times. No conversation between staff will be permitted in this area after 9pm in the evening or before 7am in the morning.

Engagement with local residents

The IDACC facility and service is situated in an area that contains a number of residential dwellings. The IDACC service has been designed to co-exist with the local community and to play a positive part in improving the amenity and safety of the area. Strategies such as security patrols, lighting, CCTV, and procedures to minimise disruptions after-hours are part of the approach to managing this important relationship.

In addition, Cyrenian House has worked with the local community to establish an **IDACC Community Advisory Group** to enable a forum for ongoing consultation and engagement. The terms of reference from this group include:

- Information sharing about the IDACC service and any issues likely to impact both IDACC and local residents.
- Consultation on key operational matters that have the potential to impact on residents.
Providing a forum for concerns to be raised, addressed and monitored.

Complaints management policy and procedure

Cyrenian House has well-developed complaints process already in place that will also be utilised for the IDACC service. The Cyrenian House Complaints Policy is attached to this management plan.

For local residents living near the IDACC building, in addition to existing complaints processes, a procedure has been developed specifically for local residents who live near the IDACC building. This procedure is attached to this Management Plan.

In summary local residents who wish to report an issue or incident will be advised to telephone the IDACC via the 24/7 phone number for the service. Once they identify themselves as a local resident wishing to report an incident they will be transferred to the most senior staff member on site at the time (either the IDACC Service Manager, or an After Hours Coordinator). The aim of this interaction will be to respond to a resolve the incident or issue as soon as possible (preferably immediately).

If after this initial contact the local resident is not satisfied the issue has been appropriately responded to they will be able to contact a member of the Cyrenian House Senior Management team, and/or make a formal complaint via the Cyrenian House website. The complaint will then be managed responsibly as per the Cyrenian House Complaints Policy.

Visitors and resident complaints will be managed via the existing Cyrenian House Complaints Policy our existing complaints policy.

Review

This document shall be reviewed every six months within the first 12 months of operation of the IDACC service, and then will be reviewed every 12 months after this initial 12-month period. The Operations Management Plan will be submitted to the City of Vincent following every review of the document, and will be made available on Cyrenian House's website.

End

3. Appendices

- CODE OF CONDUCT IN THE IDACC HUB and SHORT-TERM CRISIS BEDS
- CODE OF CONDUCT FOR IDACC VISITORS
- Complaints Procedure – local residents
- Cyrenian House Complaints Policy

CODE OF CONDUCT IN THE IDACC HUB and SHORT-TERM CRISIS BEDS

- We have a ZERO TOLERANCE approach to any form of aggressive behaviour.
- We have a ZERO TOLERANCE approach to any form of substance use or presence of alcohol or drugs within the service.
- To ensure a safe and supportive environment for all our consumers and staff we ask that you:
 - Treat workers with respect, consideration and dignity
 - Treat other consumers with respect, consideration and dignity
 - Respect the privacy and confidentiality of other consumers accessing the service
 - Answer questions truthfully and inform workers of relevant mental, physical or psychological health and drug use issues as accurately as possible to enable best care
- Please be mindful of topics of conversation and refrain from drug raving, sexual references, and inappropriate comments.
- Please respect our residential neighbours by keeping noise to a minimum, particularly during the hours of 9pm and 7am.
- Use of the balcony is restricted to Short-Term Crisis Beds residents between 7am to 9pm, and there is a ZERO TOLERANCE for excessive noise or other anti-social behaviour on the balcony.
- We have a strictly **No Smoking policy** throughout all our facilities, and smoking will not be tolerated.

CODE OF CONDUCT FOR IDACC VISITORS

- We have a ZERO TOLERANCE approach to any form of aggressive behaviour.
- We have a ZERO TOLERANCE approach to any form of substance use or presence of alcohol or drugs within the service.
- To ensure a safe and supportive environment for all our consumers, visitors and staff we ask that you:
 - o Treat workers with respect, consideration and dignity
 - o Treat other consumers and visitors with respect, consideration and dignity
 - o Respect the privacy and confidentiality of other consumers and visitors accessing the service
- Please be mindful of topics of conversation and refrain from drug raving, sexual references, and inappropriate comments.
- Please respect our residential neighbours by keeping noise to a minimum, particularly during the hours of 9pm and 7am.
- We have a strictly **No Smoking policy** throughout all our facilities, and smoking will not be tolerated.

Immediate Drug Assistance Coordination Centre (IDACC) Complaints Procedure for local residents

The Immediate Drug Assistance Coordination Centre operates at 37-43 Stuart Street, Northbridge. The centre provides immediate care and assistance to people who require help with alcohol and or other drug problems. The centre operates 24/7 and is staffed at all times.

Cyrenian House and its partners are the operators of the IDACC on behalf of the WA Government. Cyrenian House has a comprehensive plan in place for the safe and effective management of the IDACC service. Part of this plan is a commitment to work collaboratively with the local community to quickly respond to and resolve any issues or complaints from local residents.

The following procedure should be used if you wish to report an incidents or problems associated with the operation of the IDACC. This can include things like disturbances, noise or antisocial behaviour occurring in and around the IDACC building.

In the event of a disturbance or to make a complaint first:

Call the IDACC Service on ph XXXXXXXX (number to be confirmed) 24 hours per day 7 days per week.

Staff at the IDACC will then respond to the issue and attempt to resolve any problems as quickly as possible. You will be asked for your address, the nature of the disturbance/complaint and location of the disturbance. You will also be asked for a contact number so that IDACC management can follow-up with you once the complaint is investigated/resolved.

The IDACC has its own security team and in instances of antisocial behaviour either inside or immediately outside the IDACC our security team will respond directly to the incident and attempt to resolve the situation. If they are unable to resolve it themselves then Police will be called for assistance.

In the event of an emergency, or any serious safety concerns:

please call Police immediately on 000.

If the issue is not resolved to your satisfaction following your call to the IDACC service we recommend lodging a formal complaint with Cyrenian House via the feedback page of our website at.

<https://cyrenianhouse.com/contact-us/>

Your complaint will then be investigated and responded to in line with our Consumer Suggestions, Compliments, and Complaints Policy – see attached policy overleaf.



CONSUMER SUGGESTIONS, COMPLIMENTS AND COMPLAINTS POLICY

PURPOSE AND SCOPE

The purpose of this policy is to ensure Cyrenian House workers are provided with guidance on a best practice, and consistent process to address consumer suggestions, compliments and complaints.

This policy applies to all consumers accessing Cyrenian House services, including people with alcohol and other drug and co-occurring mental health issues, and significant others. Consumers have access to this policy on request and will be supported in understanding the policy and its procedures.

This policy applies to all Cyrenian House services and programs with the exception of feedback received at North Metro Community Alcohol and Drug Service regarding medical treatment programs or medical staff. A separate Integrated Services Policy covers this service.

DEFINITIONS

Minor Complaint refers to a complaint that would be considered by a reasonable person to not potentially impact on the safety or efficacy of a service (an example may be feedback on the quality of coffee available in a waiting room; or the décor in a counselling room). Complaint can be easily resolved at the service level.

Moderate complaint. Issues that may require a more involved investigation. Potential to impact service provision/delivery. Legitimate consumer concern, especially about communication or practice, but not causing lasting detriment. May be some potential for legal action.

Major complaint. Significant issues of standards, where it is likely input from the manager is required quality of care, or denial of rights. Complaints with clear quality assurance or risk management implications or issues causing lasting detriment that require investigation. Threat of legal action and Ministerial notification.

Serious complaint. Issues regarding serious adverse events, sentinel events, long-term damage, grossly substandard care, professional misconduct or death that require investigation. Highly probable legal action and Ministerial notification

Consumer refers to an individual accessing Cyrenian House services currently or in the past.

Worker encompasses all employees, volunteers, students and other workers who represent or deliver services on behalf of Cyrenian House.

A **consumer complaint** is any expression of dissatisfaction, made by or on behalf of a consumer or significant other, regarding the treatment provided by a service.

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2019	26.06.2022	Page 1 of 7



A **consumer compliment** is an expression of satisfaction and/or gratitude by, or on behalf of a consumer or significant other regarding the treatment provided by a service.

A **consumer suggestion** is a recommendation for service improvement made by a consumer or significant other.

RATIONALE

Consumers provide unique expertise due to their lived experience of alcohol and other drug and mental health issues. Consumer suggestions, compliments and complaints should be welcomed and dealt with in a consistent, transparent, fair and timely manner.

A suggestions, compliments and complaints management process is an important strategy for gaining feedback about the service and is fundamental to the delivery of quality care. An effective and efficient suggestions, compliments and complaints management process enables Cyrenian House to resolve disputes, obtain feedback from consumers and provide strategies for service improvement.

GENERAL PRINCIPLES

- A suggestions, compliments and complaints management process is an important strategy for gaining feedback about the service and is fundamental to the delivery of quality care.
- All workers are committed to providing a fair feedback process and efficient resolution of complaints regarding the service and/or workers at all levels.
- Workers will consider complaint resolution as a learning and improvement opportunity for themselves and the service more broadly.
- The procedure for handling complaints will be fair for both the complainant and respondent and dealt with in a timely manner.
- All consumers will be made aware of their right to provide suggestions, compliments and complaints and supported in their understanding of the process whilst discussing Consumer Rights and Responsibilities.
- Consumers have the right to provide a suggestion, compliment or complaint about the service without fear of it impacting Cyrenian House service provision.

POLICY

All workers will encourage consumers to provide suggestions, compliments and complaints and these will be actioned in an open, receptive and transparent manner. Cyrenian House workers will encourage consumers to continue accessing services after providing a suggestion, compliment or complaint. To ensure the consumer is comfortable continuing to access the service, the Manager may arrange an alternative staff member to provide the service.

Consumers may choose to make a suggestion, compliment or complaint directly to the service or via the Cyrenian House executive team.

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2019	26.06.2022	Page 2 of 7



Consumers have the right to use an advocate of their choice to negotiate on their behalf with the service.

All feedback is to be recorded on the Consumer Feedback Form, which can be completed by either the consumer directly or the worker recording the feedback on behalf of the consumer.

At any time consumers may submit suggestions, compliments or complaints anonymously and these will be managed in accordance with this policy.

When investigating a complaint, all parties involved will be kept informed and engaged in the process, and principles of natural justice will be applied.

PROCEDURES

To ensure that all suggestions, compliments and complaints are received, recorded and collated the following processes should be followed:

- Consumer Feedback Boxes should be emptied at least twice per week by the Service Manager or Coordinator.
- Suggestions, compliments and complaints are often received in writing either using the Consumer Feedback Form or via email. When received verbally, the staff member receiving the feedback may use the Consumer Feedback Form to record the details of the suggestion, compliment or complaint and proceed with the suggestion, compliment or complaint management process with the consent of the consumer.
- All suggestions, compliments and complaints, and Complaint Evaluation Forms received will be reviewed by the relevant Cyrenian House manager. Where the complaint or other feedback is minor, and the issue contained to that service only, the Manager will manage the response locally, with no requirement to report the complaint to the General Manager or CEO.
- Where the complaint is moderate, major or serious it will be reported to the General Manager. The General Manager will report these complaints to the CEO. Major or Serious complaints will also be reported to the relevant funding body as required by contract. Major or serious complaints will also be reported to the Committee of Management by the CEO.

PROCESS FOR MANAGING SUGGESTIONS AND COMPLIMENTS:

- The Service Manager or Coordinator will record the feedback received on the Suggestions, Compliments and Complaints register for their site, outlining the nature of the feedback and all relevant details.
- Where contact details are provided, the Service Manager or Coordinator will acknowledge receipt of the suggestion/compliment with the responder and take other relevant action (i.e. staff commendation).

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2018	26.06.2021	Page 3 of 7



PROCESS FOR MANAGING COMPLAINTS:

- The Service Manager or Coordinator will record the complaint on the Suggestions, Compliments and Complaints register and send an acknowledgement of the complaint to the complainant within five (5) working days.
- The Service Manager or Coordinator will assess and investigate the complaint, making recommendations and taking action to resolve the complaint. In general, the process should include:
 - Informing the complainant of the process to be undertaken
 - Informing any party accused of any improper action of the nature of the complaint being made and providing them an opportunity to respond with their perspective on what occurred.
 - Investigate the complaint. The purpose of the investigation is to obtain a sufficient amount of clinical and other information in order to decide what has occurred and identify appropriate action.
 - Providing a draft summary of findings to the complainant, and to anyone complained about, prior to finalisation.
 - Resolve the complaint. At the end of the investigative stage, the parties to a complaint are advised about the outcome. This may be achieved by providing a copy of the investigation report or it may be more appropriate to communicate the report's information in a letter format. Where a number of individuals have been identified, it is essential for privacy considerations that the reports to individuals will only contain those aspects of the complaint that deal directly with them. The report will therefore need to be abridged, and a covering letter explaining why an edited version has been provided, for each individual respondent.
 - The final summary or letter should include what was reported, what is reasonably considered to have most likely occurred, and what has been done to resolve the complaint. The resolution information should include summarising any action already taken or planned to be taken to address the issue – either as redress (such as an apology or refund), or at a systemic level to reduce risk of reoccurrence into the future (such as revision of a policy, or modification of training content).
- Where possible, the matter should be resolved quickly, and at the local level.
- A final written response and a Consumer Complaint Evaluation Form and pre-paid envelope should be sent to the complainant within 30 working days of receipt of the complaint. If the complaint is significant enough to have warranted reporting to the General Manager, then the General Manager or CEO should approve the final letter and summary before it is sent.
- If there is a delay the Service Manager or Coordinator should advise the complainant and provide updates on the progress of the investigation at 15 working day intervals.
- The Service Manager or Coordinator will update the Suggestions, Compliments and Complaints register with the outcome of the complaint, including actions taken and/or to be taken.
- The General Manager and should be kept updated on the complaints process throughout its duration, in those cases where it is serious enough to have initially been reported to the General Manager. The General Manager is responsible for keeping the CEO appropriately updated proportionate to the severity and significant of the complaint.

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2019	26.06.2022	Page 4 of 7



- If, despite Cyrenian House's best efforts a complaint is unable to be resolved and is referred to an external agency it is considered closed/resolved for reporting purposes.
- If a complaint is lodged via an external agency, Cyrenian House will endeavour to adhere to timeframes specified above. If the complaint is being managed by an external agency, Cyrenian House becomes a 'respondent' in the case. The external agency is likely to control the timeframes with input from Cyrenian House as appropriate.
- Should consumers not be satisfied with the complaint resolution process they can refer to the Health and Disability Services Complaints Office (HaDSCO).

Consumers can contact the HaDSCO to discuss options or request a complaint form on (08) 9323 0600 or 1800 813 583 or can access information and register a complaint online at www.hadsko.wa.gov.au/complaints/health.cfm

CONTINUOUS SERVICE IMPROVEMENT

Cyrenian House will monitor and evaluate the complaint management policy and practices.

This includes:

- Checking that effective notification to the General Manager (and possibly CEO of all relevant complaints is occurring, and that the agreed process is followed and recorded.
- The workers involved in complaints being informed of and included in the complaint management process.
- 'Closing the loop' by making sure that recommendations from reviewed complaints are implemented, reviewed and evaluated.
- Evaluating the policies and practices on complaints to decide effectiveness and make improvements.
- Monitoring whether complainants are satisfied with the complaint resolution process.
- Audits of the complaint management system against predetermined criteria.
- Involving consumers and staff in the future review and any change in the design and evaluation of the complaint management system.

STANDARDS MONITORING

The service monitors relevant standards in relation to this policy, ensuring the policy is able to be applied in practice.

REVIEW OF THE POLICY

This policy will be routinely reviewed as needed, based on its application to practice at the service, any relevant amendments to the legislation, and feedback from stakeholders.

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2019	26.06.2022	Page 5 of 7



DOCUMENT CONTROL

References and resources – Internal and external:

Suggestions, compliments and complaints register
 Complaints Evaluation Form (attached as Appendix 1)
 Health and Disability Services (Complaints) Act 1995
 Western Australian Health Complaint Management Policy 2009
 Consumer Rights and Responsibilities Policy

Quality and accreditation standards:

SCSP
 PE: 2.2 Consumer rights and responsibilities policies and procedures
 PE: 3.2 Development, utilisation and review of a consumer needs and satisfaction survey tool and consultation processes
 PE: 6.1: Contractual Compliance

ATCA: TC Standards

PE: 2.2: Resident member rights within the Residential setting.
 PE 11.1: The organisation maintains an appropriate database that allows for service evaluation.

Date	Amendments	Prepared By
2005	Developed	TC
14.07.10	Reviewed	CFH
23.09.11	Reviewed	CFH
12.06.12	Endorsed	DRC
08.01.13	Reviewed	CFH
31.10.14	Updated & Endorsed	CP
13.12.16	Review & Endorsed	CINCH
26.06.19	Reviewed & endorsed	CINCH

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2018	26.06.2021	Page 6 of 7



APPENDIX 1

CONSUMER COMPLAINTS EVALUATION FORM

Consumer Complaints Evaluation Form

Dear Consumer,
Thank you for taking the time to provide feedback to Cyrenian House. In order to improve our complaints management processes, we would appreciate your feedback about the process.
Any feedback you provide is strictly anonymous. Completion of this survey is voluntary; however, we would really value any information you can provide.
Please ✓ or circle your response

Complaint Survey				
Q1. My complaint was taken seriously				
1 Very seriously	2	3	4	5 Not seriously
Q2. I was treated with respect				
1 Very respectfully	2	3	4	5 Very disrespectfully
Q3. I was satisfied with the information given				
1 Very satisfied	2	3	4	5 Very dissatisfied
Q4. My complaint was treated in a confidential manner			Q5. I was kept informed of the progress of my complaint	
☐ Yes ☐ No			☐ Yes ☐ No	
Q6. I did not suffer any negative impact from making a complaint			Q6. I was satisfied with the action taken as a result of my complaint	
☐ Yes ☐ No			☐ Yes ☐ No	
Q7. How did you know about the complaints process?				
☐ I saw posters / other visual material in the building ☐ I read some consumer information ☐ I found the information on the Cyrenian House website ☐ I was made aware of the complaints process by a staff member ☐ I asked a staff member where I could lodge a complaint ☐ I was already aware because of prior knowledge/experience				
Q8. Do you have any further comments or suggestions that would assist us in improving our complaints management service?				
Thank you for your time and cooperation. Please return to Cyrenian House in the enclosed prepaid envelope.				

DOC NAME	VERSION	PREPARED BY	DATE OF REVIEW	NEXT REVIEW DUE	PAGE
Consumer Suggestions Compliments and Complaints	V8	CINCH	26.06.2018	26.06.2021	Page 7 of 7



CITY OF VINCENT

ATTACHMENT 7

DEVELOPMENT ASSESSMENT PANEL MEETING

City Response to Summary of Submissions

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Support:	City Response:
<u>General</u> The proposed use would provide support to individuals within the comment consistent with the City's Strategic Community Plan.	The comment in support is noted.
Comments Received in Objection:	City Response:
<u>General</u> - The existing conditions should be upheld in full and no extension to the approval period be allowed because: - The area is primarily residential in nature and is currently impacted by anti-social behaviour. - The incorporation of CPTED principles into built form would typically assist to physically address these issues along Pandal Lane, Stuart Street, and Robertson Park, however the building does not provide for these. - The lack of built form response means that the proposed IDACC is heavily reliant on reactive security patrols and CCTV, and management measures. - The use is untrials and the potential amenity and social impacts of the activities are unknown and present a risk to the safety and security of residents. - The proposed weakening of conditions would exacerbate the incompatibility of the use with its locality.	The City had concerns with the Form 1 proposal including the scale, intensity and off-site impacts of the use in this location, being incompatible with the immediate locality. The conditions imposed were generally based on the request received from the DAP for an alternative recommendation and were informed by information provided by the applicant to manage and mitigate the impact of the use given the City's concerns. The City maintains its previous concerns relating to the incompatibility of the use and the potential for off-site amenity impacts. In reviewing the impact of the proposed amendments that are the subject of this reconsideration application, the City not satisfied that some of the conditions could be amended as proposed by the applicant without having a detrimental impact on the amenity of the locality. This includes Conditions 2.2 (time limited approval), 2.6 (transportation arrangements) and 3.1 (OMP). For the remaining conditions the City is satisfied that amendments could be appropriate either in the form suggested by the applicant or with further modifications.
<u>Condition 2.2 – Time Limited Approval</u> - The IDACC would not have an intrinsic benefit to residents of the area and is targeted towards a particular section of the community which do not necessarily live within the district. This is contrary to the Mental Health Commission's agenda which seeks to provide support in areas "close to where they live". - The applicant has not provided any evidence to support the justification that the proposed IDACC would reduce crime and anti-social behaviour in the area.	- The City had, and maintains, concerns that the operation of the IDACC in this locality would result in amenity impacts from the scale and intensity of the use. Because of this the City does not support any extension to the four year time limited approval noting: - The occurrence of activity and associated noise outside of business hours due to the 24 hour and walk-in nature would likely have a greater level of disturbance to the amenity of the area because of the proximity to surrounding properties. - compliance with the measures of the OMP cannot be relied upon to mitigate from amenity impacts and would be reactive following the occurrence of disturbances.

Summary of Submissions:

Comments Received in Objection:	City Response:
- The four-year term of approval is appropriate as there is no evidence that the IDACC would operate as proposed and without adverse amenity impacts on the area. The four year period would allow adequate time to evaluate the impact once it has commenced operating. - An increase to the existing four year approval period would have the potential to lead to prolonged amenity disturbances without a timely review that would impact on residents and businesses.	- The approval period of the use should be limited to ensure that these impacts, should they eventuate, are not experienced by surrounding residents for a longer period than is necessary. - The four years imposed by the DAP would provide for an adequate period to determine the success and suitability of the use.
<u>Condition 2.3 – Staff Numbers</u> The approved staff hours of 8:30am to 5pm would assist to moderate impacts from staff movements to and from the proposed IDACC and the use of on-street parking to when residents are generally at work. This hours should be retained	Notwithstanding that Condition 2.3 was originally imposed based on the information provided by the applicant, the City does not object to amending this as proposed. This is because the increase to the hours would not result in an increase to the 33 staff permitted on-site or the demand for parking. The proposed modification would allow for an additional 30 minutes in the evening which would be used to manage the arrival and departure of staff from the on-site parking area. This would assist to reduce impacts on Pandal Lane from the turnover of staff.
<u>Condition 2.6 – Consumer Discharge</u> - The proposed IDACC would attract consumers to the area that would otherwise not be and needs to ensure that those who are discharged or refused access are exited appropriately. The condition should not be amended to ensure this occurs. - The proposed modification does not make reference to a revised OMP in relation to facilitating the orderly departure of consumers from the premises. This would allow the applicant to remove or amend the content relating to this in subsequent revisions of the OMP. - The amended OMP does not provide for adequate supervision of consumers who are refused access from the IDACC and does not justify the proposed amendment to the condition.	- The City maintains its previous concerns that the unrestricted 24 hour walk-in nature of the IDACC would result in an increase of people moving to and from the subject site who would not otherwise be in the locality. The uncontrolled manner of unsupervised individuals accessing the premises from the public realm including Robertson Park that is located across the road would result in additional noise impacts on the amenity of surrounding residents. - Condition 3.2 requires an updated OMP to be provided in the event of any changes that are approved by the City following a review. The applicant would not be able to make any changes without the City's approval. - The applicant has submitted an amended OMP to address the 'orderly departure' of consumers from the area, however the City is not satisfied that this would adequately address its concerns. - However the updates made to the OMP do not outline how 'orderly departure' from the area would be facilitated, and outlines the transport options that would be made available. This would mean that consumers would still be capable of leaving unsupervised throughout the area. While IDACC security staff would be able to

Summary of Submissions:

Comments Received in Objection:	City Response:
The proposed arrangements for transportation do not clearly outline how consumers would leave the IDACC, or whether police and ambulance assistance would be engaged.	monitor for any anti-social behaviour, any intervention would be reactive to an incident and would be after an amenity disturbance may have already occurred. - The proposed amendment to Condition 2.6 and the updates to the OMP do not adequately address the possibility of uncontrolled and unsupervised departures from the premises that would be address through the current wording. Because of this the City does not support the proposal. - The OMP outlines that police would be engaged where there are instances or criminal or anti-social behaviour occurring, while ambulance services would be engaged based on individual medical needs.
<u>Condition 3.1 – Operations Management Plan</u> - The suggestion in the OMP about the use of ambulance sirens does not reflect the intended small scale operation of the premises and would adversely impact on the amenity of residents and the conflict with the character of the locality beyond what is reasonably expected. - The amended OMP does not provide for adequate supervision of consumers who are refused access from the IDACC and does not justify the proposed amendment to the condition. This is important to ensure that off-site amenity impacts are minimised during the premises' operation. - The amended OMP provides insufficient detail about how anti-social behaviour would be managed after usual business hours. - The removal of requirements from within the OMP in relation to the management of emergency vehicles and the use of the courtyard area may result in inadequate management and amenity disturbances. - Suggested amendment (suggested additions underlined, suggested deletions struck-through): <i>Section 2 – Specific management strategies; Procedure for clients not suitable for IDACC</i> In these instances, IDACC staff will assess the situation and will provide one of a range of responses dependent on the situation. These may include:	- The previous OMP did not provide clarify on the use of ambulance sirens which would likely to have an amenity impact, depending on the frequency. The amended OMP clarifies that the use of sirens would be addressed through an MOU with St John's Ambulance to be in emergency situations only. - As outlined in Condition 2.6 above the City is not satisfied that the amendments to the OMP adequately address the unsupervised departure of consumers which could manifest in off-site amenity impacts. - The modifications required to Condition 3.1 through the conditions of the DAP approval did not require the addressing of anti-social behaviour outside of business hours. - The amended OMP provides for details relating to the management of emergency vehicles and the use of the courtyard areas on pages 11 and 14 respectively. The amended OMP would address the requirements of Condition 3.1 in this regard. - The changes indicated in the suggested amendment were reflective of the amended OMP provided by the applicant and made available for community consultation in response to the reconsideration.

Summary of Submissions:

Comments Received in Objection:	City Response:
• Significant injury or illness – transport to hospital by IDACC staff or calling an ambulance. • Disruptive or violent behaviour – containment by IDACC security staff and calling Police. • Requiring another service (e.g. homeless) – IDACC (or family or friend) transport to another service. IDACC will be able to offer a variety of <u>supervised</u> transport options for consumers including transport in an IDACC van, or Uber / Taxi. In all of the above instances, and with the consent of the client, a supportive family member or friend will be contacted to potentially participate in the plan for the client to access an alternative service. IDACC staff are to take reasonable steps to prevent the client who is not suitable from remaining in the vicinity of the IDACC building without a clear plan where they best need to go. In practice, this will mean that IDACC Safety Support Officers (security staff), or other IDACC staff will monitor the client as they leave the facility, and will encourage them to leave the area. IDACC staff will not have the power to compel a person to leave the vicinity of the IDACC building. However, IDACC staff will take reasonable steps to encourage people to leave the area if they are not suitable for IDACC services. <u>This will include calling IDACC staff will be required to call the</u> police if the person is engaging in criminal activity, or is causing a public nuisance. No consumer who is not suitable for admission to the IDACC service will leave the premises without an offer of an appropriate <u>supervised</u> transport option away from the facility. Transport options offered will include but are not limited to: • Client's own vehicle • Family or friend • IDACC van or car • Uber or taxi • <u>Public transport</u>	
<u>Condition 3.2 – Review of Operations Management Plan</u> • The proposed modification does not make reference to a revised OMP. This would allow the applicant to remove or amend the content relating	• The proposed modification to Condition 3.2 relates only to a typographical error. The

Summary of Submissions:

Comments Received in Objection:	City Response:
to this in subsequent revisions of the OMP.	substantive condition requires an updated OMP to be provided in the event of any changes that are approved by the City following a review.
<u>Condition 3.5 – Distribution of Operations Management Plan</u> The physical distribution of copies of the OMP would makes this accessible to those that do not have easy or ready access to a computer, as well as to newer residents of the area who may be less familiar with the proposed IDACC.	The City does not support the proposed amendment as suggested by the applicant. This is because it would rely on owner's and tenants regularly checking for updates to the OMP. The City suggests that the proposed wording be updated to reflect that distribution should occur by hardcopy or online access, following a notification being provided which provides a weblink to the Operations Management Plan.
<u>Condition 6.2 – Delivery Timing</u> The approved delivery times of 7am to 3pm are important to maintain to moderate the impact of additional vehicle movements on Pendal Lane. Pendal Lane is most heavily utilised before 8am and after 3pm and the impact of additional traffic would be exacerbated due to the narrow width.	Notwithstanding that Condition 6.2 was originally imposed based on the information provided by the applicant, the City does not object to amending this as proposed. This is because increase to hours would not necessarily result in an increase in the amount of deliveries that would be expected to occur. Rather the proposed modification would allow for these to be further spread throughout the afternoon which would assist to reduce any impact on Pendal Lane.
<u>Condition 8 – Stormwater Management</u> The application has proposed major modifications to repurpose the entirety of the existing heritage listed building but has not demonstrated how stormwater runoff would be managed from those areas which are not being modified to accommodate the proposed IDACC. Unmanaged stormwater runoff would have adverse impacts on the subject and adjoining properties.	The City does not object to the proposed amendment to Condition 8.1. This s because the extent of the original application does not include modifications to the existing roof, and there is existing drainage from the building that connects into the City's drainage system and any stormwater that is discharged from the current roof could continue to be managed as existing. For the new works it be up to the applicant's private building certifier to confirm through the building permit that adequate drainage is provided to the vergola area.



CITY OF VINCENT

ATTACHMENT 8

DEVELOPMENT ASSESSMENT PANEL MEETING

Applicant Response to Summary of Submissions

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Applicant's response to each comment.

Comments Received in Support:	Applicant Response:
<u>General</u> The proposed use would provide support to individuals within the comment consistent with the City's Strategic Community Plan.	Agreed. The proposed IDACC will be of significant benefit to people living within the City of Vincent.
Comments Received in Objection:	Applicant Response:
<u>General</u> - The existing conditions should be upheld in full and no extension to the approval period be allowed because: - The area is primarily residential in nature and is currently impacted by anti-social behaviour. - The incorporation of CPTED principles into built form would typically assist to physically address these issues along Pandal Lane, Stuart Street, and Robertson Park, however the building does not provide for these. - The lack of built form response means that the proposed IDACC is heavily reliant on reactive security patrols and CCTV, and management measures. - The use is untrials and the potential amenity and social impacts of the activities are unknown and present a risk to the safety and security of residents. - The proposed weakening of conditions would exacerbate the incompatibility of the use with its locality.	- The IDACC facility and associated activity can be accommodated in the proposed location effectively alongside the other land uses in the area including residential use. The service is modest in scale, and while it will operate 24 hours per day the vast majority of presentations to the service will be during business hours and the early evening. - The facility does incorporate CPTED principles as a central aspect of the proposed design of the building and management of the service. Central to CPTED principles are that crime against people and property is less likely to occur if other people are around. The IDACC facility will be staffed 24 hours per day and will also have a 24 hour per day security presence, who will also patrol the local area around the building. - It is likely that once the IDACC service is operational that the current antisocial activity being experienced in the neighbourhood will reduce, not increase. - The proposed amendments to conditions will allow for the more effective day to day operation of the IDACC facility and will promote a more positive relationship between the IDACC and local residents. The IDACC is not incompatible with other activity in the area and therefore the proposed modest and sensible modification to the conditions imposed pose no risk to the local community.
<u>Condition 2.2 – Time Limited Approval</u> - The IDACC would not have an intrinsic benefit to residents of the area and is targeted towards a particular section of the community which do not necessarily live within the district. This is contrary to the Mental Health Commission's agenda which seeks to provide support in areas "close to where they live". - The applicant has not provided any evidence to support the justification that the proposed IDACC would reduce crime and anti-social behaviour in the area. - The four-year term of approval is appropriate is there is no evidence that	- The IDACC will benefit the local community via provision of a much-needed community service. The IDACC is also required to located centrally to promote reasonable access to people across the metropolitan area. The proposed location ideally meets this and other requirements. - Since taking over the ownership of the building at 37-43 Stuart Street Cyrenian House have already improved the safety and amenity of then local area by effectively securing and patrolling the building. This has ensured that the currently disused building is free of homeless people using the building to live and to use alcohol and other drugs. The safety and amenity of the area will be further enhanced once the building in renovated and the service is operating staffed, and patrolled 24 hours per day – via a key principle of CPTED that people will be on site at all times. - The four-year term is unreasonable and unprecedented in its brevity, especially given the urgent community need to the service and the financial investment in the facility

Summary of Submissions:

Comments Received in Objection:	Applicant Response:
the IDACC would operate as proposed and without adverse amenity impacts on the area. The four year period would allow adequate time to evaluate the impact once it has commenced operating. An increase to the existing four year approval period would have the potential to lead to prolonged amenity disturbances without a timely review that would impact on residents and businesses.	from the applicant and the State Government. - The fact that the IDACC service has been funded and commissioned by the State Government provides more than adequate opportunity for any issues with its operation to be addressed and resolved at any stage of its operation into the future. There is no need to impose a term limit on the approval (although we accept a five-year term). Any future perceived problems with the operation of IDACC can be raised not only with the applicant but also the State Government as the funder of the service. - It is more likely that local and stakeholder reference groups will engage with them in respect of resolving potential issues and providing feedback if there is no time limit on the Development Approval. The term limit on the approval also potentially undermines the development of a positive and collaborative relationship between the IDACC and the local community by providing an incentive to 'find fault' even when it is operating well.
<u>Condition 2.3 – Staff Numbers</u> The approved staff hours of 8:30am to 5pm would assist to moderate impacts from staff movements to and from the proposed IDACC and the use of on-street parking to when residents are generally at work. This hours should be retained	The proposed amendment to 8am to 5:30pm is required to allow any potential shift changes that may be required to efficiently manage the on-site car parking at the facility.
<u>Condition 2.6 – Consumer Discharge</u> - The proposed IDACC would attract consumers to the area that would otherwise not be and needs to ensure that those who are discharged or refused access are exited appropriately. The condition should not be amended to ensure this occurs. - The proposed modification does not make reference to a revised OMP in relation to facilitating the orderly departure of consumers from the premises. This would allow the applicant to remove or amend the content relating to this in subsequent revisions of the OMP. - The amended OMP does not provide for adequate supervision of consumers who are refused access from the IDACC and does not justify the proposed amendment to the condition. - The proposed arrangements for transportation do not clearly outline how consumers would leave the IDACC, or whether police and ambulance assistance would be engaged.	This condition is manifestly out of the control of the Applicant. Whilst the Applicant is committed to provide transport for those individuals that have been discharged or refused treatment, it cannot restrain or mandate those individuals if they wish to leave unsupervised.
<u>Condition 3.1 – Operations Management Plan</u>	

Summary of Submissions:

Comments Received in Objection:	Applicant Response:
- The suggestion in the OMP about the use of ambulance sirens does not reflect the intended small scale operation of the premises and would adversely impact on the amenity of residents and the conflict with the character of the locality beyond what is reasonably expected. - The amended OMP does not provide for adequate supervision of consumers who are refused access from the IDACC and does not justify the proposed amendment to the condition. This is important to ensure that off-site amenity impacts are minimised during the premises' operation. - The amended OMP provides insufficient detail about how anti-social behaviour would be managed after usual business hours. - The removal of requirements from within the OMP in relation to the management of emergency vehicles and the use of the courtyard area may result in inadequate management and amenity disturbances. - Suggested amendment (suggested additions underlined, suggested deletions struck-through): <i>Section 2 – Specific management strategies; Procedure for clients not suitable for IDACC</i> In these instances, IDACC staff will assess the situation and will provide one of a range of responses dependent on the situation. These may include: - Significant injury or illness – transport to hospital by IDACC staff or calling an ambulance. - Disruptive or violent behaviour – containment by IDACC security staff and calling Police. - Requiring another service (e.g. homeless) – IDACC (or family or friend) transport to another service. IDACC will be able to offer a	- Use of sirens by emergency vehicles is likely to be a rare occurrence at the IDACC service. The IDACC is not a hospital and ambulances will therefore not arrive at the service with sirens to admit someone to IDACC. It is possible that if/when an ambulance is called because someone becomes ill and needs hospital care that they will use sirens. Based on experience at our other alcohol and drug services is that this is a rare occurrence. - The amended OMP does provide an adequate set of measures to ensure that people leaving the IDACC are provided with transport away from the facility. No one will leave the IDACC without being provided with the option of a supervised transport option. Ultimately however the IDACC cannot force a person leaving the IDACC to use a supervised transport option. - The amended OMP clearly outlines that antisocial behaviour will be managed by the staff of the IDACC, including Security Officers. Police will be called should the situation provide to be beyond the capacity of the IDACC staff to manage the situation. - The applicant does not have authority over the operations of emergency vehicles and it is therefore invalid and unreasonable to impose this condition. - The submitter's suggested amendments to the text (Procedure for clients not suitable for IDACC) are acceptable.

Summary of Submissions:

Comments Received in Objection:	Applicant Response:
variety of <u>supervised</u> transport options for consumers including transport in an IDACC van, or Uber / Taxi. In all of the above instances, and with the consent of the client, a supportive family member or friend will be contacted to potentially participate in the plan for the client to access an alternative service. IDACC staff are to take reasonable steps to prevent the client who is not suitable from remaining in the vicinity of the IDACC building without a clear plan where they best need to go. In practice, this will mean that IDACC Safety Support Officers (security staff), or other IDACC staff will monitor the client as they leave the facility, and will encourage them to leave the area. IDACC staff will not have the power to compel a person to leave the vicinity of the IDACC building. However, IDACC staff will take reasonable steps to encourage people to leave the area if they are not suitable for IDACC services. <u>This will include calling IDACC staff will be required to call the</u> police if the person is engaging in criminal activity, or is causing a public nuisance. No consumer who is not suitable for admission to the IDACC service will leave the premises without an offer of an appropriate <u>supervised</u> transport option away from the facility. Transport options offered will include but are not limited to: • Client's own vehicle • Family or friend • IDACC van or car • Uber or taxi • <u>Public transport</u>	
<u>Condition 3.2 – Review of Operations Management Plan</u> • The proposed modification does not make reference to a revised OMP. This would allow the applicant to remove or amend the content relating to this in subsequent revisions of the OMP.	• No comment
<u>Condition 3.5 – Distribution of Operations Management Plan</u> • The physical distribution of copies of the OMP would makes this accessible to those that do not have easy or ready access to a computer, as well as to newer residents of the area who may be less	• Physical distribution of the OMP every six months is unreasonable and unnecessary. In 2024 there is a broad and accepted that documents such as the OMP are adequately accessible online. It is costly, unnecessary and onerous to comply with the condition as currently written.

Summary of Submissions:

Comments Received in Objection:	Applicant Response:
familiar with the proposed IDACC. <u>Condition 6.2 – Delivery Timing</u> The approved delivery times of 7am to 3pm are important to maintain to moderate the impact of additional vehicle movements on Pendal Lane. Pendal Lane is most heavily utilised before 8am and after 3pm and the impact of additional traffic would be exacerbated due to the narrow width.	7am to 5pm are standard residential and business delivery times. It is unreasonable to restrict the IDACC to reduced delivery times. When the building was last utilised it operated as an office facility, presumably with normal delivery times. There is no justification for imposing reduced delivery times for the facility.
<u>Condition 8 – Stormwater Management</u> The application has proposed major modifications to repurpose the entirety of the existing heritage listed building but has not demonstrated how stormwater runoff would be managed from those areas which are not being modified to accommodate the proposed IDACC. Unmanaged stormwater runoff would have adverse impacts on the subject and adjoining properties.	No major modifications to the roof structure or management of stormwater are proposed. The work on the building will have no significant impact on stormwater movements or management.



PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

The DAP notes the status of the following State Administrative Tribunal Applications and Supreme Court Appeals:

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02317 DR81/2023	City of Vincent	41-43 and 45 Angove Street, North Perth	Proposed Service Station	31/05/2023
DAP/23/02480 DR184/2023	City of Vincent	Lot 3 (37-43) Stuart Street, Perth	Proposed Unlisted Use (Community Purpose) & Alterations & Additions	
DAP/22/02259 DR166/2023	City of South Perth	Lots 253 & 50 (4-8) Charles Street, South Perth	Mixed use development	03/11/2023
DAP/23/02550 DR196/2023	City of Belmont	Lots 2, 606, 608 and 609 (No. 97-107) Great Eastern Hwy and Lots 302, 304, 305 (No.2) Acton Ave, Rivervale	Warehouse (Self Storage Facility)	21/12/2023

Finalised SAT Applications*				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02364 DR75/2023	City of Bayswater	504A & 504-508 (Lot 30,4) Guildford Road, Bayswater	Proposed service station, fast food outlet and showroom development	23/05/2023

*Matters finalised during the last meeting cycle.

2. General Business

3. Meeting Closure

In accordance with Section 7.3 of the DAP Standing Orders 2024 a DAP member must not publicly comment on any action or determination of a DAP.