

Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: No. 7/117 Brisbane Street, PERTH

Lot, Plan/Diagram: LOT: 61 STR: 32978

Vol. No: 2559.

Folio No: 822

Application date: 27/09/2016

Received on: 27/09/2016

Serial No: 5.2016.412.1

Description of proposed development: (UNIT 7, NO. 117 (LOT: 61; STR: 32978) BRISBANE STREET, PERTH – CHANGE OF OFFICE TO CONSULTING ROOMS – NON MEDICAL (SKIN CLINIC) (USE NOT LISTED) (5.2016.412.1)

Plans dated: 27/09/2016

This application for development approval is subject to the following conditions:

1. Interactive Front

Windows, doors and adjacent areas fronting Brisbane Street shall maintain an active and interactive relationship with the street. Darkened, obscured, mirror or tinted glass or the like is prohibited;

2. External Fixtures

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 where practicable from adjoining buildings;

3. Use of Premises

3.1 The development shall be used in accordance with the definition of 'Non-Medical Consulting Rooms' set out under the City's Policy No. 7.5.22 – Consulting Rooms;

3.2 The use shall be limited to a maximum of two skin therapy consultants operating at any one time; and

3.3 The hours of operation shall be limited to the following times:

- 8:00am to 9:00pm Monday to Friday;
- 8:00am to 5:00pm Saturday;
- 11:00am – 5:00pm Sundays and Public Holidays (except Christmas Day, Good Friday and Anzac Day); and
- CLOSED Christmas Day, Good Friday and Anzac Day;

3.4 This approval for Non-Medical Consulting Room (Skin Clinic) is for a period of 12 months only and should the applicant wish to continue the use after that period, it shall be necessary to reapply to and obtain approval from the City prior to continuation of the use;

4. Car Parking and Access

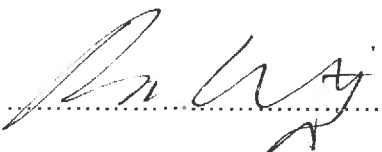
A minimum of two car bays shall be provided as shown on the approved plans; and prior to occupancy or use of the development a minimum of one bicycle bay is to be provided at the applicants cost in the Brisbane Street road reserve verge, in a location to the City's satisfaction. The bicycle facilities shall be designed in accordance with AS2890.3 and all works shall be undertaken to the city's specification and satisfaction.

5. General

Where any of the above conditions have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues whilst the approved development exists.

Advice Notes:

1. An Occupancy Permit is required prior to the occupation of the building;
2. Any new signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application and all signage shall be subject to a Building Permit application, being submitted and approved prior to the erection of the signage; and
3. A Road and Verge security bond for the sum of \$1,000, shall be lodged with the City by the applicant, prior to the issue of a building permit, 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 security bond shall be made in writing. The bond is non-transferable.

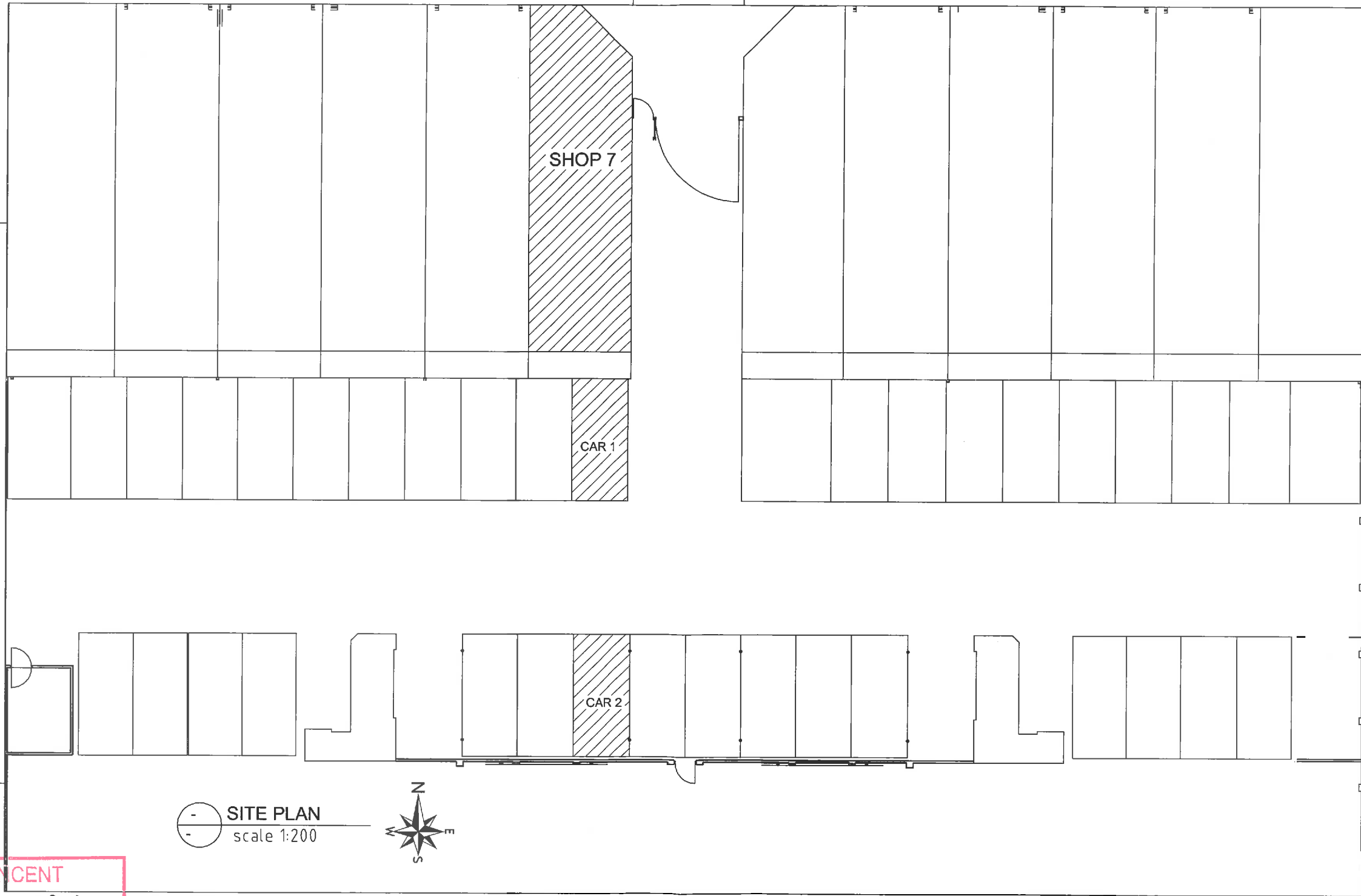
Signed:  Dated: 13.02.2017

For Paola Di Perna
MANAGER APPROVAL SERVICES

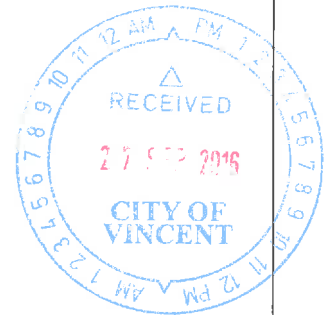
for and on behalf of the City of Vincent

BRISBANE

STREET



SITE PLAN
scale 1:200



CITY OF VINCENT
 DA SERIAL No 5.2016.412.1
 7 FEB 2017
 APPROVED
 [Signature]
 MANAGER APPROVAL SERVICES

PROPOSED SHOP-FITTING
 shop 7 (LOT12) Brisbane Street, Perth



MO DESIGN
 P O BOX 3528. SUCCESS WA 6964
 Tel\Fax: (08)9414 5680
 Mobile: 0401 612 309
 E-mail: ausmo2008@hotmail.com

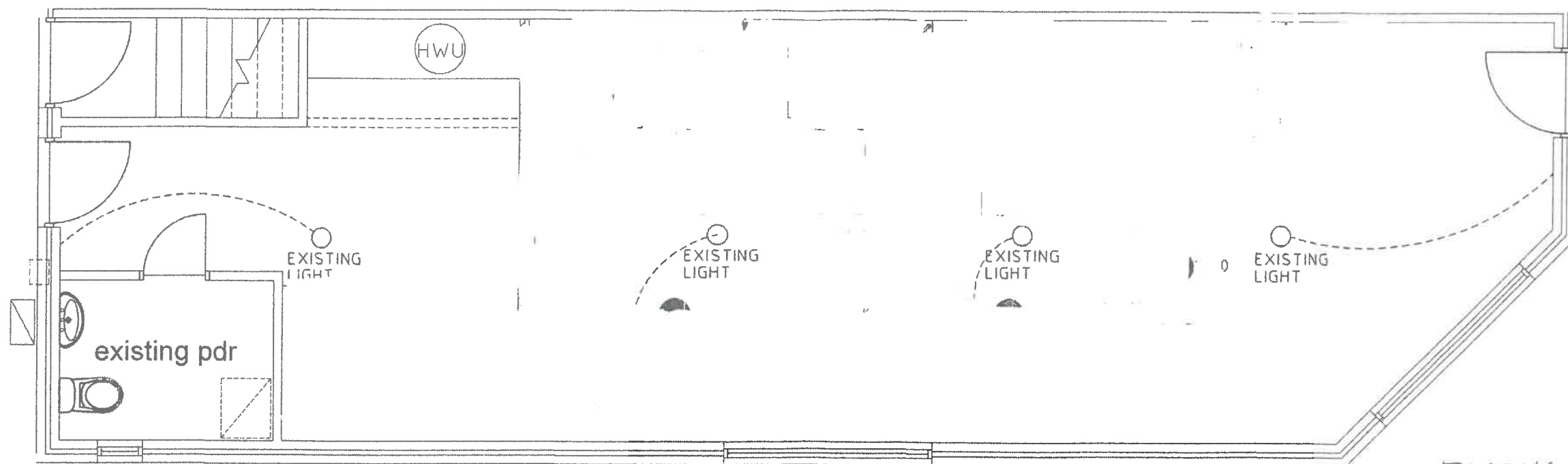
SITE PLAN

JOB No: 1605-skinicare
 DATE: 16/09/16
 DRAWN BY: MZ

REV -
 STG: B

DWG:
 A03

- CEILING LIGHT OUTLET
- ◐ SINGLE GPO
300 (above floor or specified)
- ◑ DOUBLE GPO
300 (above floor or specified)
- △ PHONE



EXISTING PLAN
scale 1:50



CITY OF VINCENT
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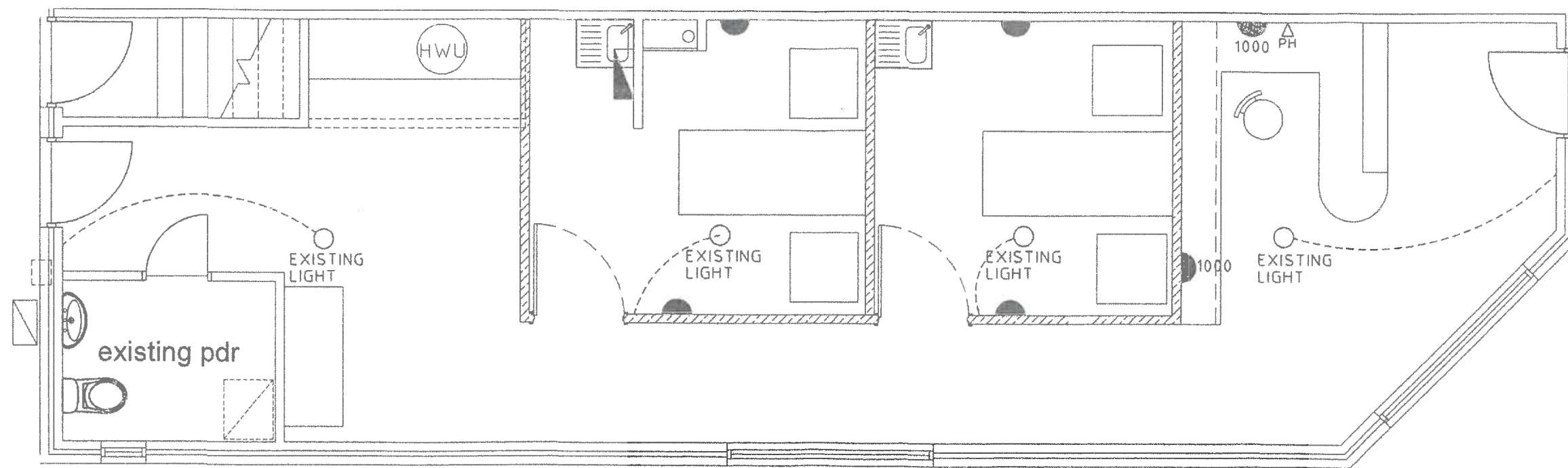
117 / PROPOSED SHOP-FITTING
shop 7 (LOT12) Brisbane Street, Perth

MO DESIGN
P O BOX 3528 SUCCESS WA 6964
Tel\Fax: (08)9414 5680
Mobile: 0401 612 309
E-mail: ausmo2008@hotmail.com

ELECTRICAL
LAYOUT


JOB No: 1605-skincare	REV	DWG:
DATE: 27/09/16	-	A02
DRAWN BY: MZ	STG:	
	B	

- CEILING LIGHT OUTLET
- ◐ SINGLE GPO
300 (above floor or specified)
- ◑ DOUBLE GPO
300 (above floor or specified)
- △ PH
PHONE



○ ELECTRICAL PLAN
○ scale 1:50



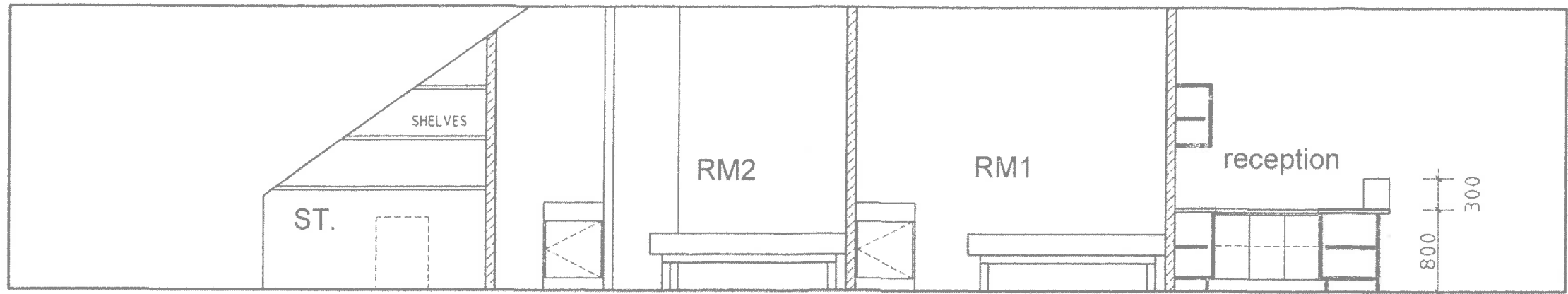
CITY OF VINCENT
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 MANAGER APPROVAL SERVICES

15/17
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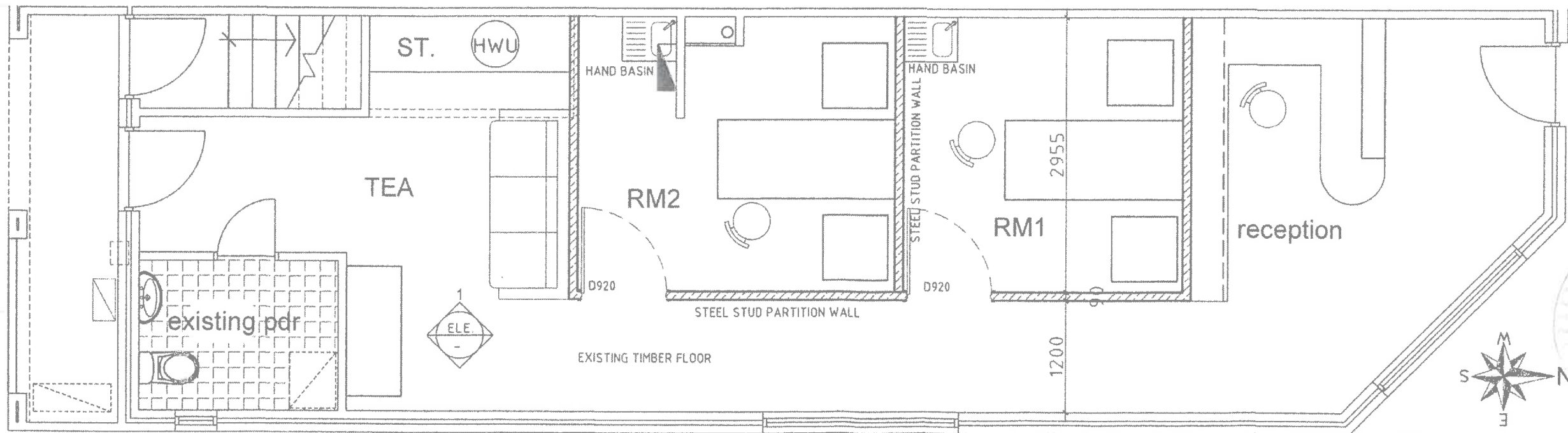
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ELECTRICAL
 LAYOUT

JOB No: 1605-skincare	REV -	DWG:
DATE: 27/09/16	STG: B	A02
DRAWN BY: MZ		



1 ELEVATION
scale 1:50



FLOOR PLAN
scale 1:50



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Plan
Elevations

JOB No: 1605-skinicare	REV -	DWG:
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DRAWN BY: MZ		