

*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

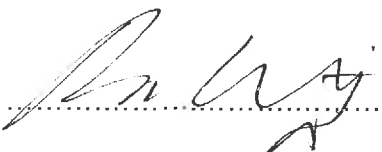
A minimum of two car bays shall be provided as shown on the approved plans; and prior to occupancy or use of the development a minimum of one bicycle bay is to be provided at the applicants cost in the Brisbane Street road reserve verge, in a location to the City's satisfaction. The bicycle facilities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

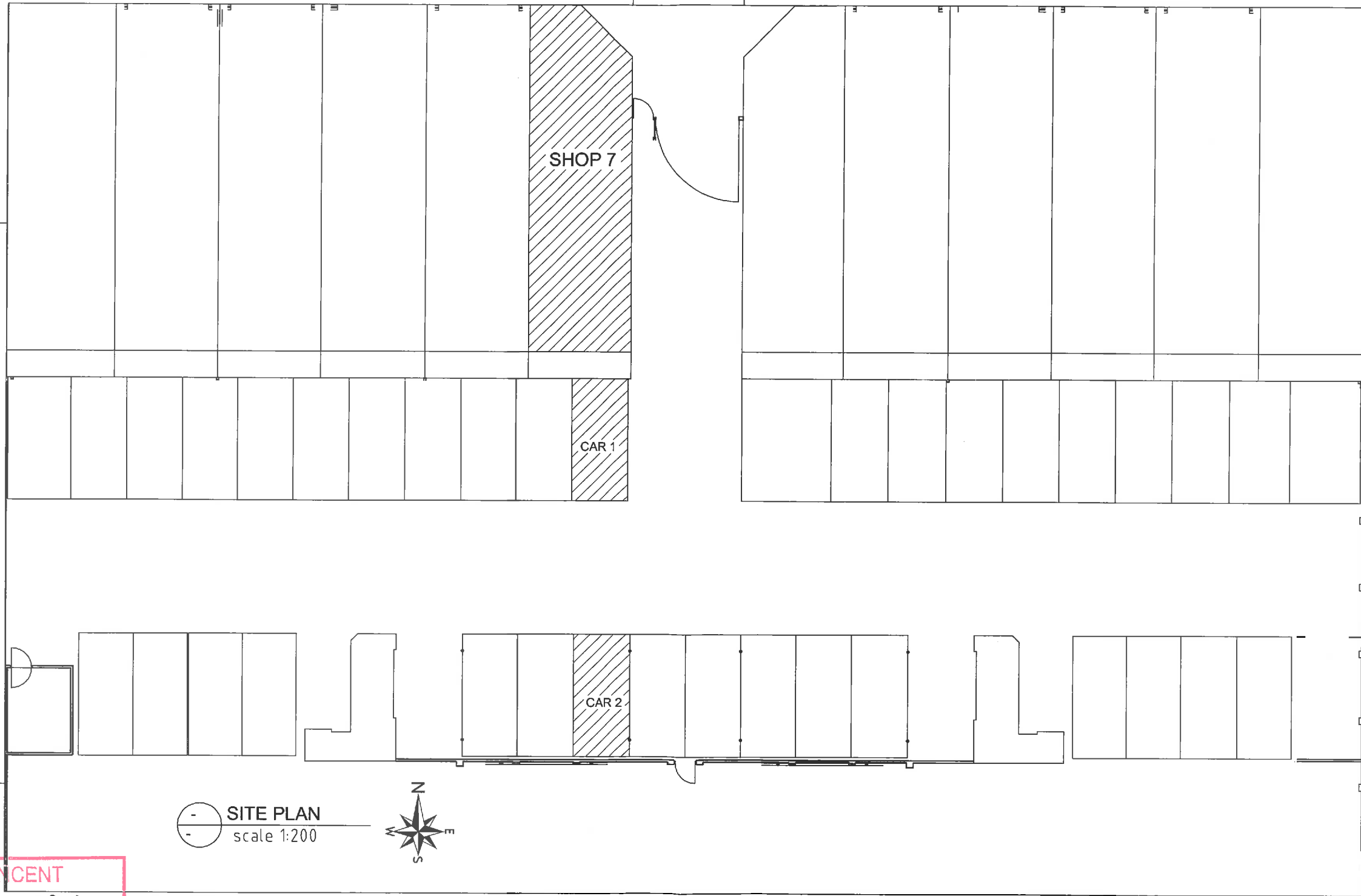
Signed:  Dated: 13.02.2017

*For* Paola Di Perna  
**MANAGER APPROVAL SERVICES**

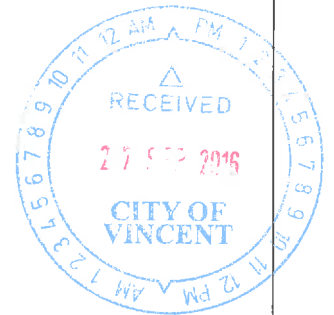
for and on behalf of the City of Vincent

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

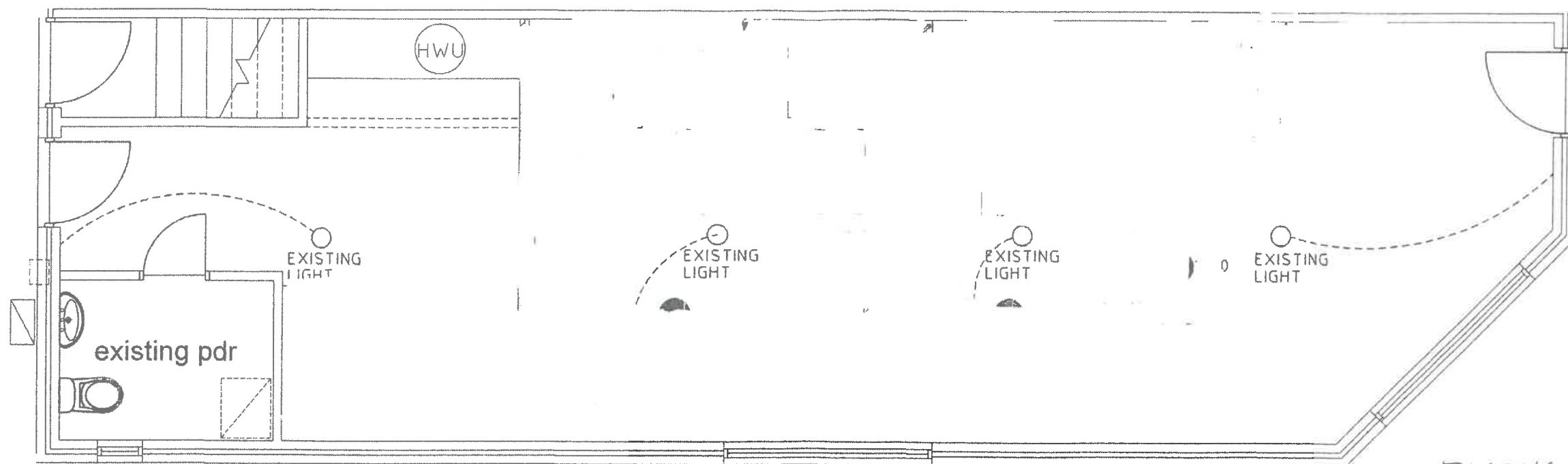
SITE PLAN

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  
DA SERIAL No 5.2016.412.1  
7 FEB 2017  
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*[Signature]*  
MANAGER APPROVAL SERVICES

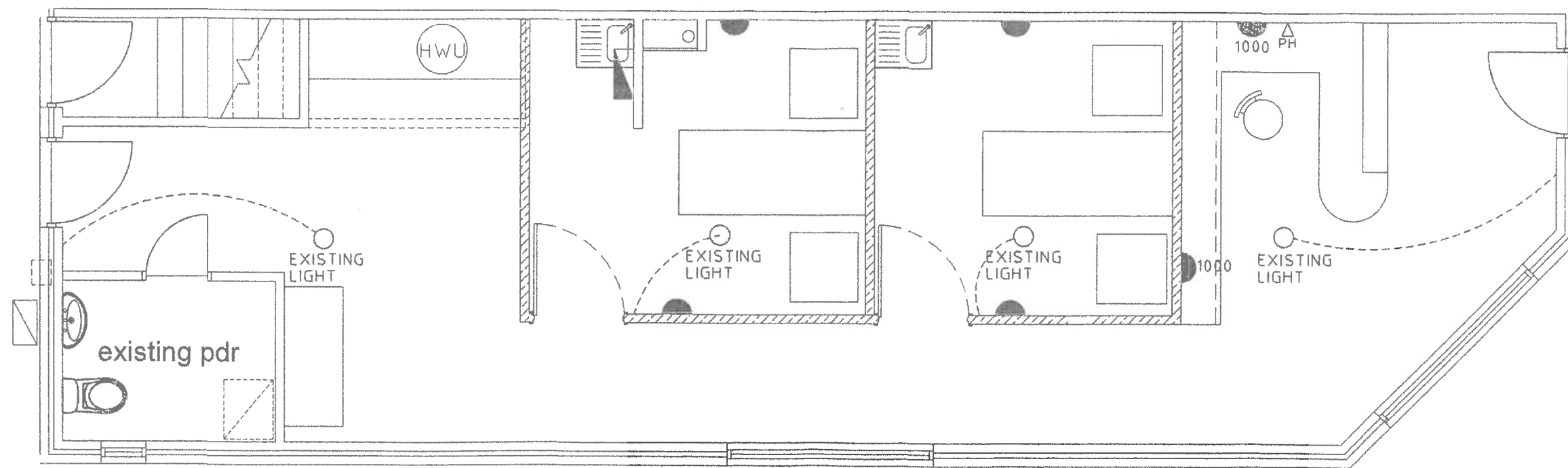
117 / PROPOSED SHOP-FITTING  
shop 7 (LOT12) Brisbane Street, Perth

**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



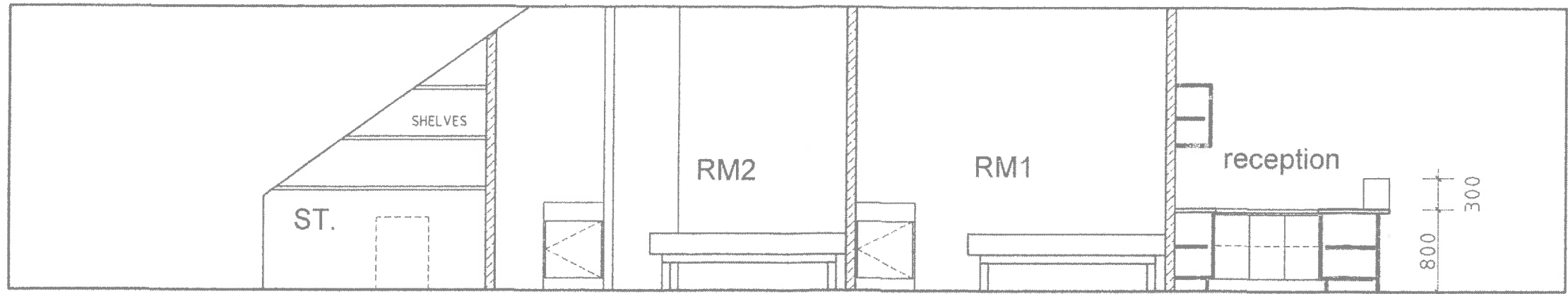
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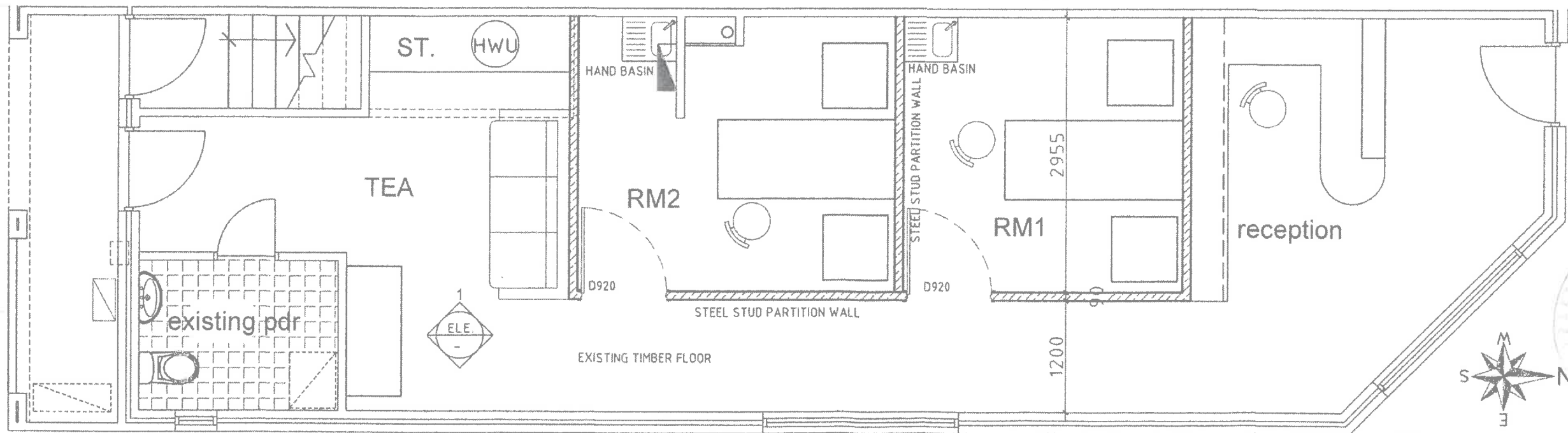
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ELECTRICAL LAYOUT

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



1 ELEVATION  
scale 1:50



FLOOR PLAN  
scale 1:50



CITY OF VINCENT  
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*[Signature]*  
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Plan Elevations

JOB No: 1605-skinicare	REV -	DWG: A01
DATE: 27/09/16	STG: B	
DRAWN BY: MZ		