

9.1.4 No. 45/87 (Lot: 45; D/P: 65963) Bulwer Street, Perth – Proposed Change of Use from Office to Eating House

Ward:	South	Date:	30 October 2015
Precinct:	Precinct 13 - Beaufort	File Ref:	PR53774; 5.2015.350.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Car Parking Table		
Tabled Items:	Nil		
Reporting Officer:	C Sullivan, Statutory Planning Officer		
Responsible Officer:	G Poezyn, Director Development Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by Arjai Designs on behalf of the owner 87 Bulwer Pty Ltd, for the proposed Change of Use from Office to Eating House at No. 45/87 (Lot: 45; D/P: 65963) Bulwer Street, Perth as shown on plans date stamped 24 September 2015, included as Attachment 2, subject to the following conditions:

1. **Operating Hours**

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

- Monday to Sunday: 7.00am to 5.00pm; and
- Closed on Public Holidays;

2. **Eating House Use**

The maximum number of patrons for the eating house at any one time shall be limited to 20 persons;

3. **Interactive Relationship with Street**

Doors, windows and adjacent floor areas fronting Bulwer Street shall maintain an active and interactive relationship with the street;

4. **External Fixtures**

All external fixtures shall not be visually obtrusive from Bulwer Street and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like;

5. **Sign**

The sign shall:

- 5.1 not have flashing or intermittent lighting; and
- 5.2 not exceed 500mm in width and shall maintain a minimum head clearance of 2.75 metres at all times;

6. **Cash-in-Lieu**

Pay a cash-in-lieu contribution for the shortfall of 0.07 car bays, based on the cost of \$5,400 per bay as set out in the City's 2015/2016 Schedule of Fees and Charges being a contribution of \$378; and

7. Prior to the issue of a Building Permit, the following shall be submitted to and approved by the City:

7.1 **Waste Management**

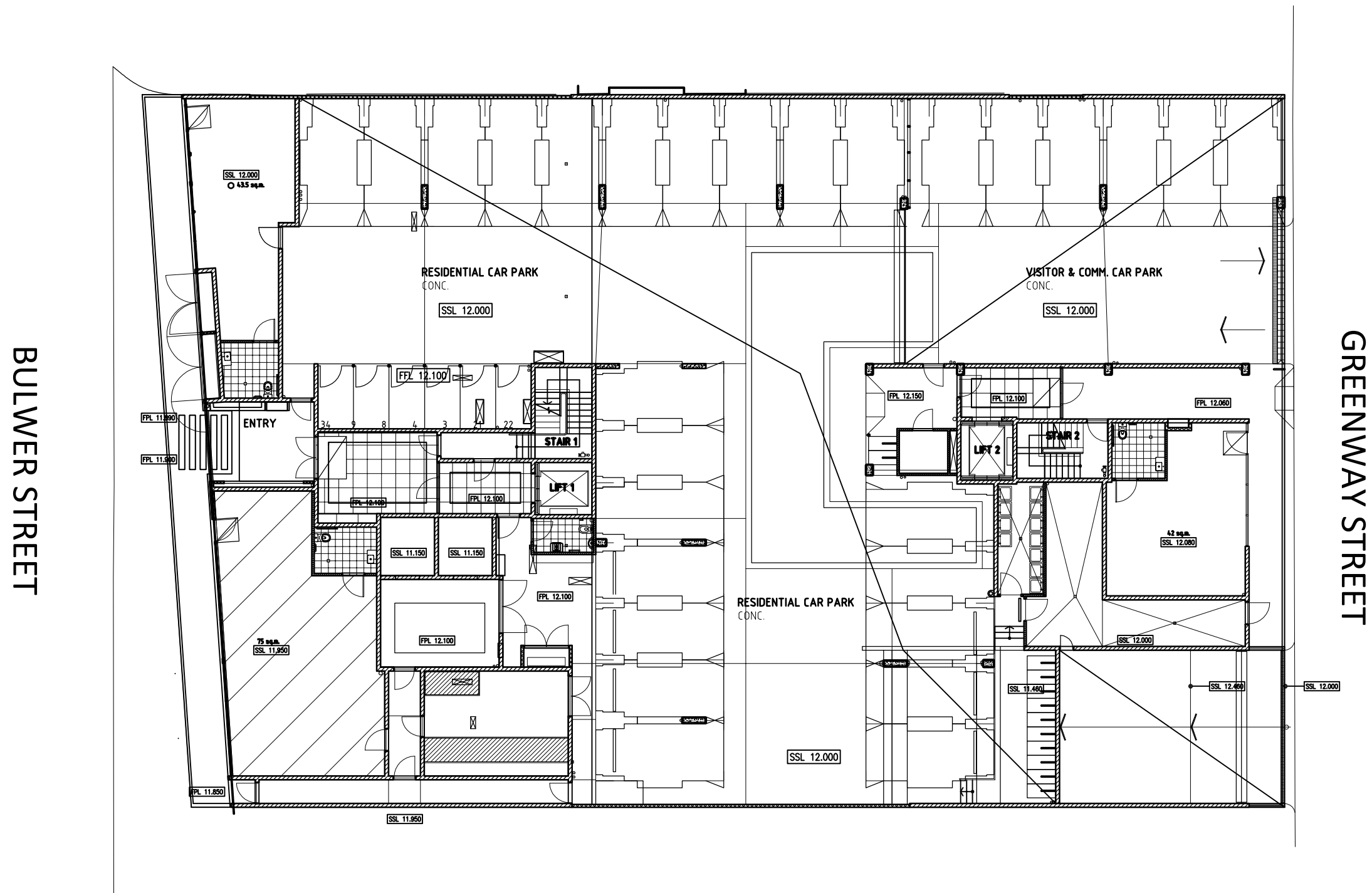
- 7.1.1 A Waste Management Plan prepared to the satisfaction of the City shall be submitted and approved; and
- 7.1.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan.

ADVICE NOTES:

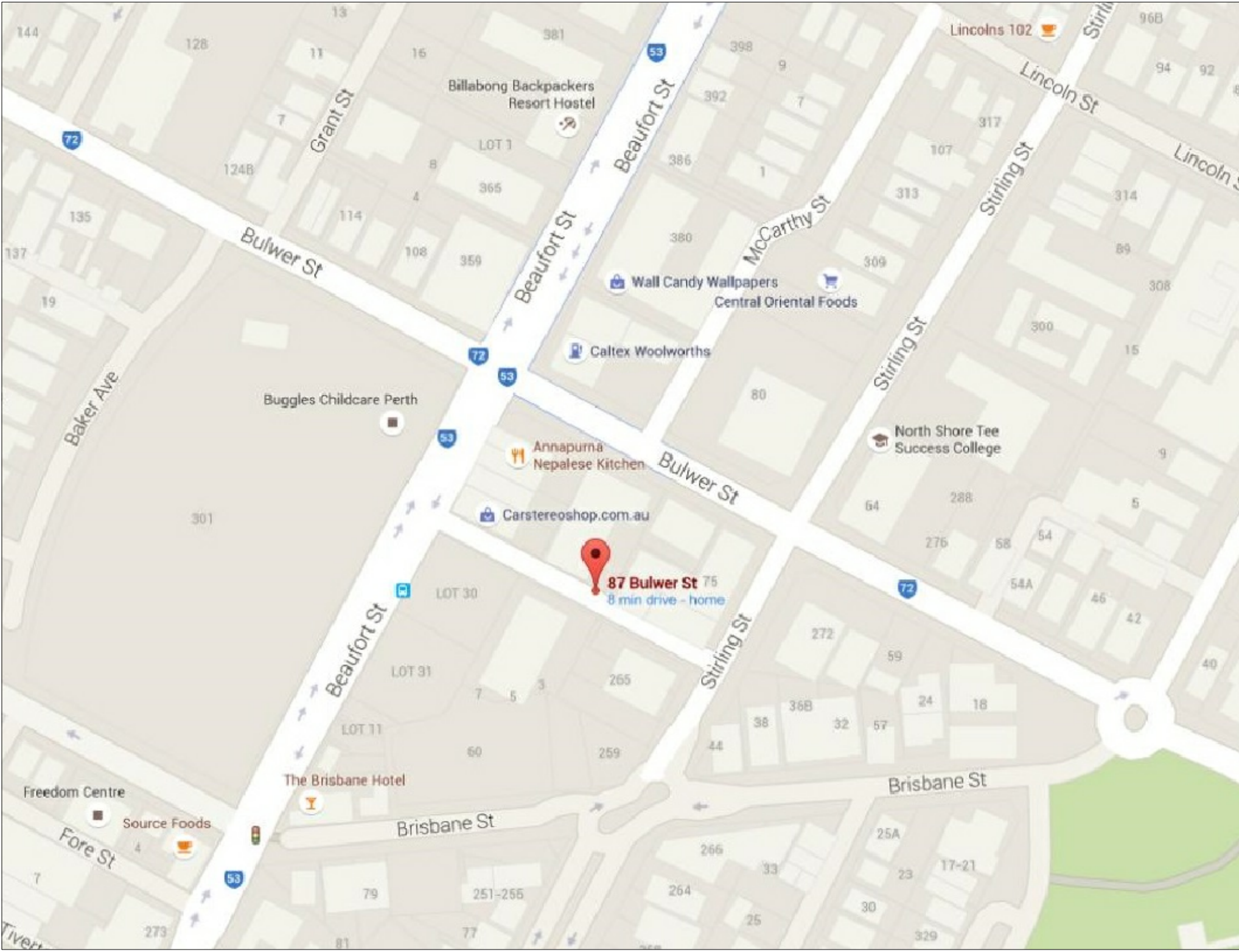
1. Any additional signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application;
 2. With reference to Condition 6:
 - 2.1 The cash-in-lieu amount may be reduced if additional car bays are provided onsite or in conjunction with any other arrangement acceptable to the City;
 - 2.2 Alternatively the lodgement of an appropriate assurance bond/bank guarantee of the above value to the satisfaction of the City can be undertaken. This assurance bond/bank guarantee will only be released in the following circumstances:
 - 2.2.1 To the City at the date of issue of the Building Permit for the development, or first occupation of the development, whichever occurs first; or
 - 2.2.2 To the owner/applicant following receipt by the City of a Statutory Declaration of the prescribed form endorsed by the owner/applicant and stating that they will not proceed with the subject 'Approval to Commence Development'; or
 - 2.2.3 To the owner/applicant where the subject 'Approval to Commence Development' did not commence and subsequently expired; and
 - 2.3 The applicant may request the City to approve a payment plan up to five years;
 3. An Occupancy Permit will be required for the Change of Use/Class to comply with Class 6. A Building Permit will be required for any proposed internal fit-out work or upgrade work to comply with Class 6. All proposed works must be privately certified as per the *Building Regulations 2012*; and
 4. All mechanical devices/installations (i.e. roller doors, air conditioners, exhaust outlets, pool pumps, compressors etc.), to be located in a position that will not result in the emission of unreasonable noise, in accordance with the *Environmental Protection Act 1986* and *Environmental Protection (Noise) Regulations 1997*. Should you be uncertain as to whether compliance will be achieved, it is highly recommended that you contract the services of an Acoustic Consultant, as the City's Environmental Health Officers cannot provide technical advice in this regard. Section 80 of the *Environmental Protection Act 1986* places onus on the installer to ensure that noisy equipment is installed so as not to create unreasonable noise. It is important that you inform mechanical equipment installers of this requirement.
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GENERAL NOTES

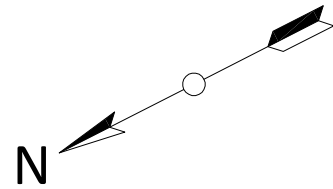
- refer struct drawing for retaining details, t/bars and suspended slabs
- all brickwork to be Midland "maxibrick / longreach" or similar approved unless otherwise specified by struct drawing or architectural detail
- all ceiling surfaces to be flush panel system
- allow for falls to all floor wastes (tw)
- floor finish to be non-slip R10 tiling with aluminium coving (to conform with the NCC)
- all window frames to be selected aluminium (to suit existing sizes, site measure to confirm)
- all external door frames to be aluminium
- all internal door frames to be metal
- allow for security system (refer owner for extent)
- allow for p.a. system (refer owner for specifications)
- allow for air conditioning outlets (refer mechanical contractor)
- allow for power island counters (refer electrical contractor)
- allow for data and double gpo's to service counter tills (refer electrical contractor)
- allow for soap dispenser and fresh towel holder at all wash-up hand basins (refer plumbing contractor)



SITE SURVEY PLAN
SCALE 1:200



LOCALITY PLAN
SCALE - NTS

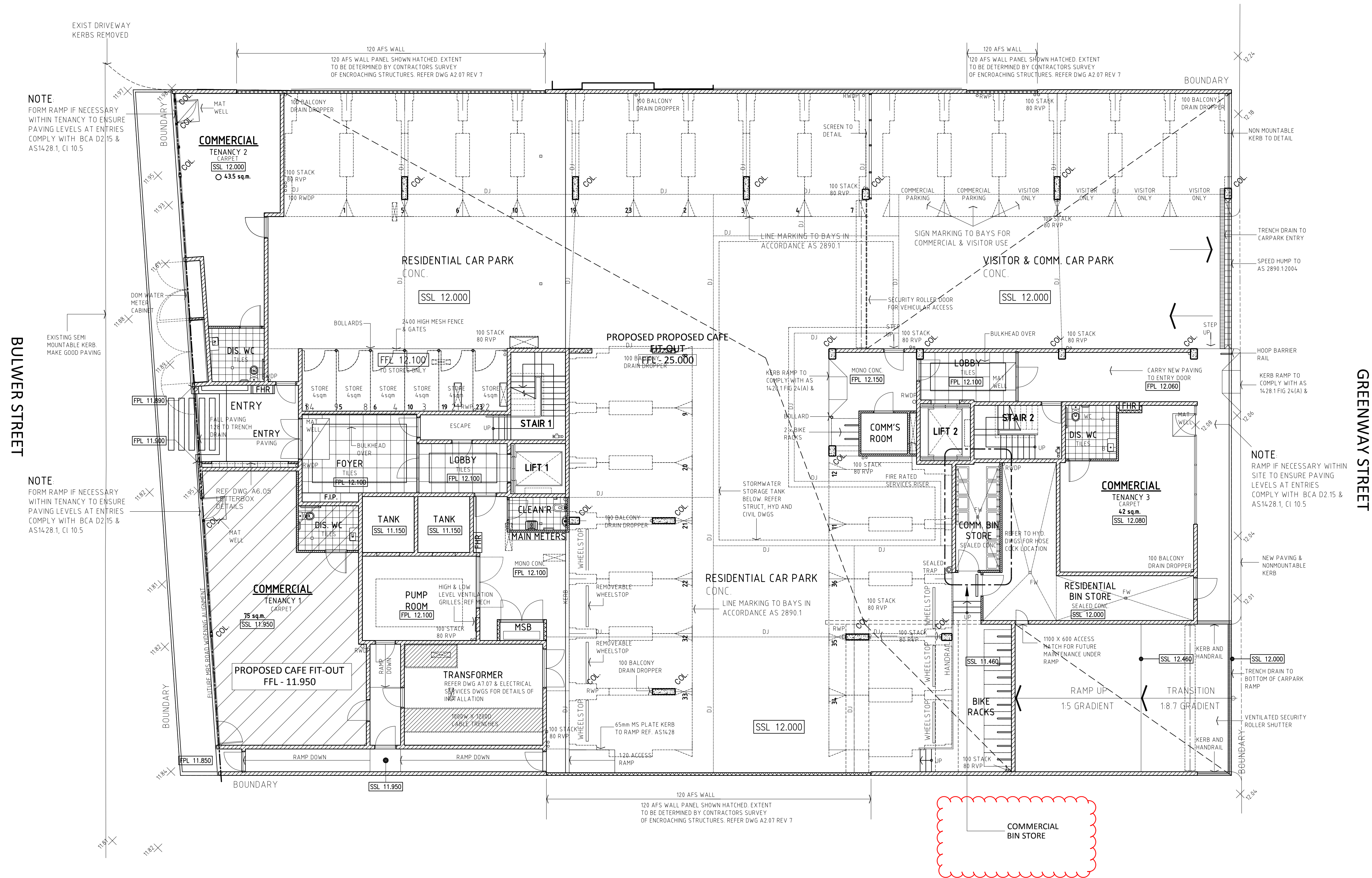


B	ISSUED FOR CLARIFICATION	25-Aug-15	RP
B	ISSUE FOR APPROVAL	20-Jul-15	RP
NO.	AMENDMENT	DATE	INIT.

arjai designs p.o. box 737 Inglewood WA 6932 m 0413 875 970 f 9471 9048 info@arjaidesigns.com.au	Client: NGO & YII		Project: PROPOSED CAFE FIT-OUT 87 BULWER STREET, PERTH	
	-Contractor to verify all dimensions prior to commencement of construction. -Figured dimensions to be taken in preference to scaling.		Title: SITE SURVEY	
	Project Manager:		Rev: B	Scale: 1:100 Date: 25-Aug-15
			Drawn: RP	Check: AN Dwg. no.: A1 OF 3

GENERAL NOTES

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SITE PLAN
SCALE 1:100

NO.	AMENDMENT	DATE	INIT.
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arjay designs

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Client: NGO & YII
-Contractor to verify all dimensions prior to commencement of construction.
-Figured dimensions to be taken in preference to scaling.
Project Manager:

Project: PROPOSED CAFE FIT-OUT
87 BULWER STREET, PERTH
Title: SITE PLAN
Rev: B Scale: 1:200 Date: 25-Aug-15
Drawn: RP Check: AN Dwg. no.: A2 OF 3

GENERAL NOTES

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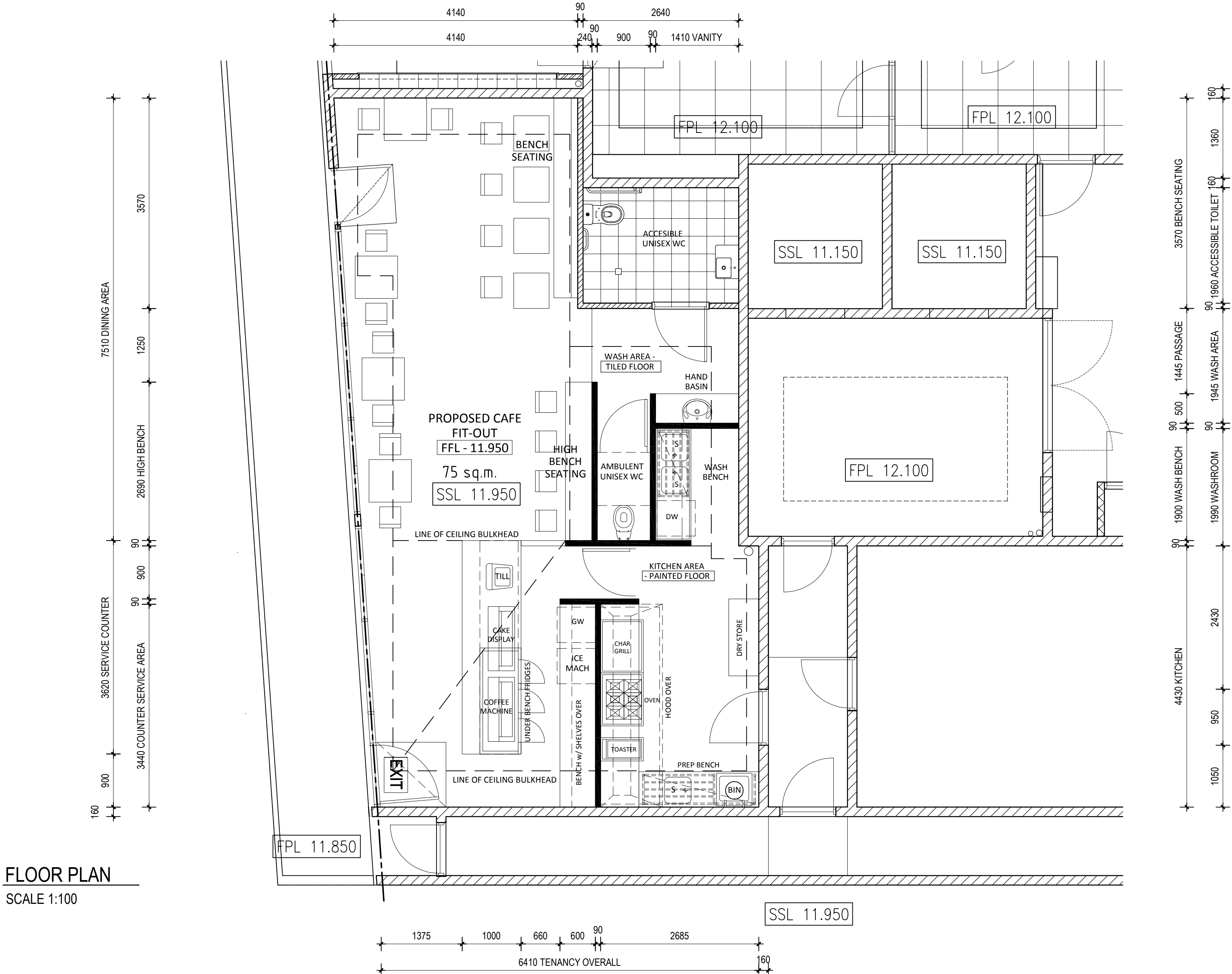
20mm Thk 1000 WIDE x 600mm HIGH
VENEER BOARD w/ CNC ROUTER CUT
LOGO IN BLACK DETAIL .
PAINT EDGE BLACK.

LOGO DETAIL

SCALE - NTS

BULWER STREETSCAPE ELEVATION

SCALE 1:100



FLOOR PLAN

SCALE 1:100

BALCONY FFL - RESIDENTIAL

GROUND FLOOR LEVEL - 11.950

TYPICAL SIGNAGE DETAIL

SCALE - 1:10

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arjai designs

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Client:

NGO & YII

Project : PROPOSED CAFE FIT-OUT
87 BULWER STREET, PERTH

Title : PROPOSED PLAN & ELEVATIONS

Rev: B

Scale : 1:100

Date : 10-Sep-15

Project Manager :

Drawn : RP

Check : JE

Dwg. no.:

A3 OF 3