

10.1.12 Nos. 150-154 (Lots Pt1, Pt2 & 124) Oxford Street Corner Vincent Street, Leederville - Proposed Change of Use from Shop and Eating House to Eating House and Associated Alterations and Additions, and Associated Signage for Tenancy 1

Ward:	South	Date:	1 March 2005
Precinct:	Oxford Centre; P4	File Ref:	PRO0191; 00/33/2627
Attachments:	001		
Reporting Officer(s):	T Durward		
Checked/Endorsed by:	R Rasiah, R Boardman	Amended by:	-

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by Ray Scarce & Associates on behalf of the owner Jay Tee Nominees Pty Ltd for proposed Change of Use from Shop and Eating House to Eating House and Associated Alterations and Additions, and Associated Signage for Tenancy 1, at Nos. 150-154 (Lots Pt1, Pt2 & 124), Oxford Street corner Vincent Street, Leederville, and as shown on plans stamp-dated 16 December 2004, subject to:

- (i) compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (ii) the floor areas shall be limited to;*
 - (a) 45 square metres of gross floor area for the shop component; and*
 - (b) 59 square metres of public area for the eating house component;*

An increase in floor space or change of use for the subject land shall require Planning Approval to be applied to and obtained from the Town;
- (iii) doors and windows and adjacent floor areas fronting Oxford Street shall maintain an active and interactive relationship with this street;*
- (iv) prior to first occupancy of tenancies 2 and 4, Planning Approval for the respective use of these tenancies shall be applied to and granted by the Town;*
- (v) all signage shall be subject to a separate Sign Licence application being submitted and approved prior to the erection of the signage;*
- (vi) the signage shall not have flashing or intermittent lighting; and*
- (vii) all signage shall be kept in a good state of repair, safe, and be non-climbable and free from graffiti for the duration of their display on-site;*

to the satisfaction of the Chief Executive Officer.

COUNCIL DECISION ITEM 10.1.12

Moved Cr Ker, Seconded Cr Torre

That the recommendation be adopted.

CARRIED (9-0)

Landowner:	Jay Tee Nominees Pty Ltd
Applicant:	Ray Scarce & Associates
Zoning:	Metropolitan Region Scheme: Urban Town Planning Scheme No.1 (TPS 1): District Centre
Existing Land Use:	Shop and Eating House
Use Class:	Eating House
Use Classification:	"P"
Lot Area:	354 square metres
Access to Right of Way	East side, 3 metres wide, sealed, privately owned

BACKGROUND:

1 December 2004 The Town, under delegated authority, conditionally approved alterations to existing shop and eating house at No. 150 - 154 Oxford Street, Leederville.

DETAILS:

The proposal involves change of use from shop and eating house to eating house and associated alterations and additions, and associated signage for Tenancy 1.

The conditional approval issued for the alterations to existing shop and eating house approved by the Town on 1 December 2004, involved the repartitioning of the existing Hawkers Hut Restaurant into three new tenancies. Two new tenancies have frontage to Oxford Street and one has frontage to Vincent Street. Condition (iv) of the above approval stated the following;

"(iv) prior to first occupation of tenancies 1, 2 and 4, Planning Approval for the respective use of these tenancies shall be applied to and granted by the Town;"

The existing shop at Tenancy 3 No. 150-154 Oxford Street, Leederville, being the Flight Centre, and the new tenancies at Tenancies 2 and 4 remain unchanged by this application. It is noted that Unit 2 is currently subject to another Planning Application submitted to the Town for consideration.

The proposed eating house at Tenancy 1 is called *Gloria Jeans* and is part of an Australian and American wide franchise that serves dine-in and take-away coffee and café style food. Food is primarily prepared off-site and the premises are used for toasting, heating and serving only. The hours of operation are Monday -Thursday and Sunday 7:00am to 6:00pm and Friday and Saturday 7:00am to 9:00pm. It is anticipated that a maximum of 8 staff will work at the premises.

Three signs are included as part of this application, which are a wall, window and projecting sign.

ASSESSMENT:

Non-Compliant Requirements			
Requirements	Required	Proposed *	Officer Comments Pursuant to Clause 38(5) of TPS 1
Plot Ratio	N/A	N/A	N/A
Projecting Sign:	Not to be within 3 metres of another such sign	Within 3 metres of another similar sign	Supported - as the sign does not have any adverse impact and complements existing streetscape
Consultation Submissions			
Support	N/A		N/A
Objection	N/A		N/A
Other Implications			
Legal/Policy			TPS 1 and associated Policies.
Strategic Implications			Nil
Financial/Budget Implications			Nil
Car Parking			
Car Parking Requirement (nearest whole number) - Eating house (59 square metres) - 13.111 car bays - Shop (45 square metres)- 3 car bays (New tenancies 2 and 4 have no current approved use due to the repartitioning)			16 car bays
Apply the adjustment factors <ul style="list-style-type: none">0.80 (within 800 metres of a rail station)0.85 (within 400 metres of a bus stop)0.80 (within 50 metres of one or more public car parks in excess of 50 spaces)0.90 (within a District Centre zone)			(0.49) 7.84 car bays
Minus car parking on site			Nil
Minus the most recently approved on-site parking shortfall (after taking into account relevant adjustment factors) that is, 16 car bays (57.6 square metres of public floor area for eating house at tenancy 1 and 45 square metres of gross floor area for shop at tenancy 3) x 0.49 = 7.84 car bays Therefore, 7.84 car bays is the approved on-site parking shortfall			7.84 car bays
Resultant shortfall			0 car bay

* The plot ratio calculation is provided in accordance with the Notice of Motion (Item 11.1) resolved at the Ordinary Meeting of Council held on 23 March 2004.

COMMENTS:

The application did not require to be advertised as an eating house is a "P" use in the District Centre Zone. The application is referred to Council for its consideration and determination.

It is noted that although the internal fit out is a significant change to the existing eating house, there is only an increase of 1.4 square metres of public area from the previously approved eating house. This increase has not impacted on the demand for parking and therefore no parking shortfall is apparent or cash-in-lieu payment required.

In light of the above, the proposal is considered supportable, subject to standard and appropriate conditions to address the above matters.

OXFORD STREET

FOOTPATH

ADJACENT
TENANCY

GLORIA JEANS
TENANCY 1
105sqm approx

STORE ROOM

TOILET 1

TOILET 2

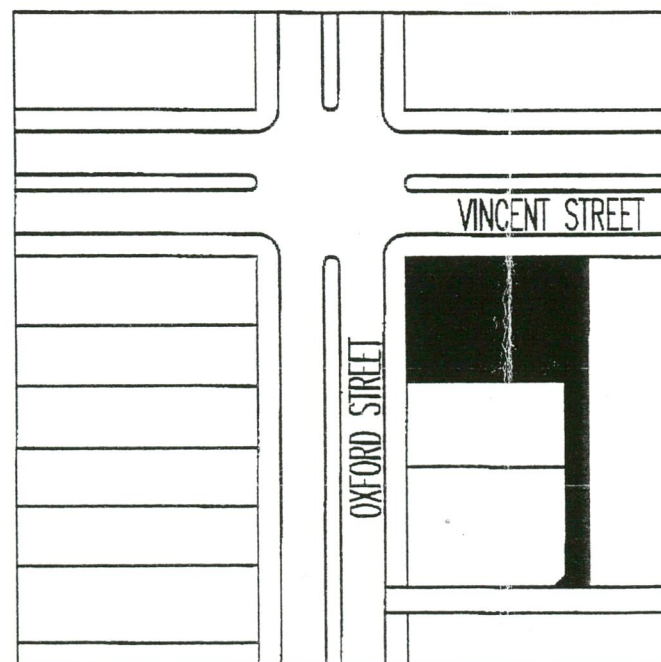
EXISTING
BATHROOMS TO
REMAIN AS IS

ADJACENT
TENANCY

TOWN OF VINCENT
PLANNING SERVICES SECTION
APPROVED/REVISED 8 / 3 / 05
IN ACCORDANCE WITH
FORM M.R.S.2 ISSUED 22 / 3 / 05
AND AMENDMENTS SHOWN IN RED
Municipal Engineering & Building Services

1
D05

EXISTING FLOOR LAYOUT
SCALE: 1:100



2
D05

SITE PLAN
SCALE: 1:1000

issue	descriptions	by	date
A	Approval	NB	18.10.04
amendment			

OTTO DESIGN INTERIORS 11/69 carlton cres. summer hill nsw 2130 australia
t 612 9798 2366 f 612 9798 2766



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project name and address:

GLORIA JEANS COFFEES
150-154 OXFORD ST, LEEDERVILLE, WA

drawing title:

EXISTING FLOOR PLAN

job number:

D04149

scale:

1:50

drawing number:

D05

TOWN OF VINCENT
RECEIVED
18 DEC 2004

PROVIDE NEW SHOP FRONT INCLUDING ENTRY DOOR & 5xOFF CONCERTINA DOORS. REFER TO ELEVATION.

STEP AT ENTRY VARIES IN HEIGHT

A-A D13

B-B D13

LOW FOR NEW EXTERNAL FURNITURE

01 D12

ALLOW FOR RAMPED ACCESS TO ENTRY DOOR

E-E D14

FRAMELESS MIRROR

01 S16 COFFEE TABLE

ALLOW FOR NEW FURNITURE THROUGHOUT

FRAMELESS GRAPHIC

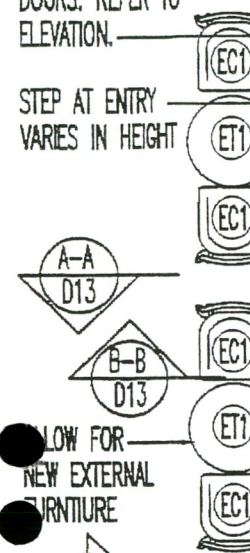
ALLOW TO PAINT OUT EXISTING COLUMN 'P3'

01 S10 FREESTANDING MERCHANDISE UNIT

POSITION OF HAND OFF TO BE CO-ORDINATED WITH PROJECT MANAGER ON SITE TO ENSURE EASE OF ACCESS.

01 S09 7xOFF DECORATIVE SCREENS

01 S13 ACCESS DOOR



ALLOW FOR 1000mm HIGH HANDRAIL FINISH IN 'J3'

01 S17 COFFEE TABLE

LOW HEIGHT PARTITION WALL

01 S10

CAKE DISPLAY. 03 S01

CASH REGISTER COUNTER 01 S01

03 S02 COUNTER UPSTAND.

01 S03 CONDIMENT UNIT.

01 S04 MERCHANDISE UNIT/ BEAN BAR

01 S08 MAGAZINE RACK/ NOTICE BOARD

01 S13 ACCESS DOOR

01 S02 TYPICAL COUNTER.

D-D D14

RUBBISH BIN. 01 S06

FRAMELESS GRAPHIC

PROVIDE AND INSTALL NEW SERVRY COUNTER.

01 S05 SPECIALS BOARD OVER

01 S05 MENU BOARD OVER

STAINLESS STEEL BENCHTOP TO HATCHED AREA

01 S05 BEAN MENU OVER

ALLOW TO RELOCATE ACCESS DOOR TO STOREROOM

ALLOW FOR WHITE LAMINATE DESK WITH 3 MELAMINE SHELVES TO SUIT OVER ON BRACKETS. CHAIR BY CLIENT.

ALLOW FOR EXISTING BATHROOMS TO REMAIN AS IS

01 D06 PROPOSED FLOOR LAYOUT SCALE: 1:50

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	E17	RUBBISH BINS	- UNDER	E34	FETCO BREWER	E51	TELEPHONE LINE
E01	REFRIGERATOR MOTOR	E18	CONDIMENT UNIT		E35	INTERGRATED HAND BASIN	E52	FLAT SCREEN MONITOR
E02	REFRIDGERATED CAKE DISPLAY	E19	COFFEE SERVERS		E36	SOAP DISPENSER	E53	WATER FILTERS
E03	AMBIENT CAKE DISPLAY	E20	PRE-PACKED DIPSLAY		E37	SLIMLINE TOWLETTE DISPENSER	E54	EDB
E04	CASH REGISTERS	E21	BEAN BAR		E38	S.STEEL CLEANERS SINK	E55	STAFF LOCKER
E05	CASH DRAWER	- UNDER	E22	ELECTRONIC SCALES	E39	UPRIGHT ICE MAKER	E56	CEILING SPEAKERS
E06	EFTPOS	E23	DITTING GRINDERS		E40	2 DOOR UPRIGHT FRIDGE	E57	HANDOFF LEDGE
E07	SAFE	E24	TOASTER		E41	3 DOOR UPRIGHT FRIDGE	E58	ELECTRONIC DRINK SCALE
E08	BARISTA UPSTAND	E25	FOCCACCIA PRESS		E42	MANAGERS DESK	E59	PRODISC UNIT - UNDER
E09	ESPRESSO MACHINE	E26	MICROWAVE	- UNDER	E43	STORE ROOM SHELVING	E60	BOL HOT WATER UNIT
E10	SYRUP STAND FOR HOT DRINKS	E27	SLIDE OUT UNDER ICE BIN	- UNDER	E44	FIRE EXTINGUISHER FIRE BLANKET	E61	MERCHANDISING UNIT
E11	ESPRESSO GRINDER	E28	WHIPPER		E45	HEAT EXTRACTION FAN	E64	ICE MAKER - UNDER
E12	DECAF ESPRESSO GRINDER	E29	CHOCOLATE CONTAINERS		E46	COMPUTER	E65	SINGLE DOOR FRIDGE
E13	ESPRESSO GROUNDS KNOCK BOX	E30	3 DR U/C REFRIGERATOR	- UNDER	E47	COMPUTER PRINTER		
E14	CUP DISPENSERS	- UNDER	E31	BLENDERS x 2	E48	COMPUTER KEYBOARD		
E15	2DR U/C REFRIGERATOR	- UNDER	E32	2xBOWL S/STEEL SINK WITH DRAINER	E49	COMPUTER UPS		
E16	SERVICE CUPBOARD	- UNDER	E33	COMMERCIAL DISHWASHER	- UNDER	E50	FAX MACHINE	

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OTTO DESIGN INTERIORS . 2004

project name and address:

GLORIA JEANS COFFEES
150-154 OXFORD ST, LEEDERVILLE, WA

drawing title:

PROPOSED FLOOR PLAN

job number:

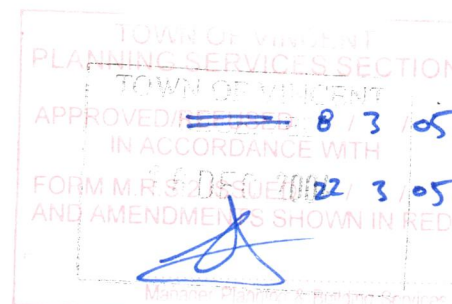
D04149

scale:

1:50

drawing number:

D06



issue	descriptions	by	date
A	Approval	NB	18.10.04
amendment			



TOWN OF VINCENT
PLANNING SERVICES SECTION
APPROVED 8/3/05
IN ACCORDANCE WITH
22/3/05
S SHOWN IN RED

Refer to Drawing
No. S14
Re-Sign
Height to top of
sign 3575mm

01 SHOPFRONT ELEVATION 01
D12 SCALE: 1:50

A	Approval	NE	18.10.04
Issue	descriptions	by	date
amendment			

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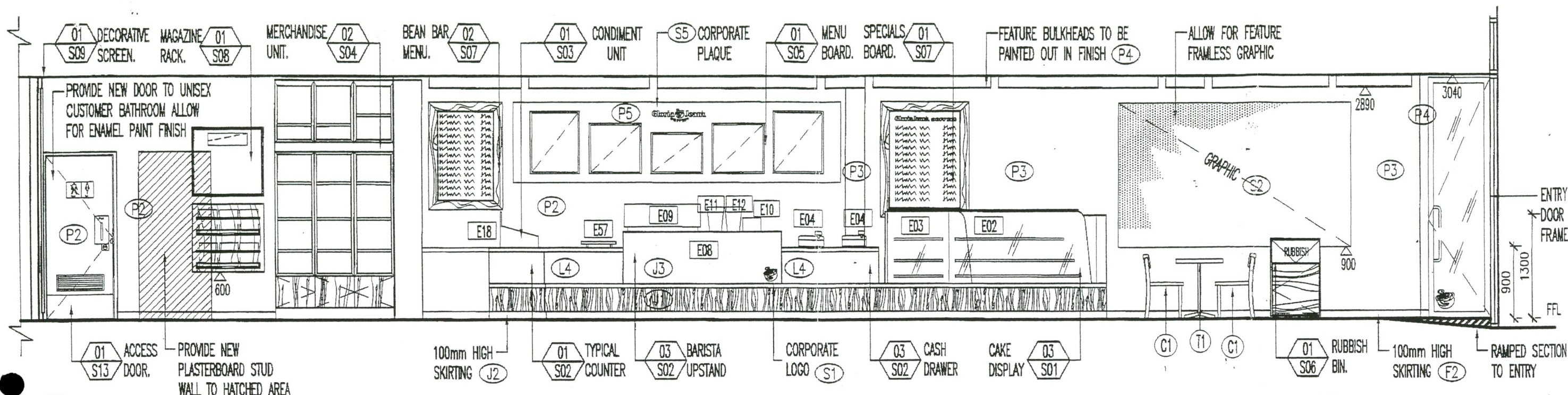
drawing title:
SHOPFRONT ELEVATION 01

job number:
D04149

scale:
1:50

drawing number:
D12

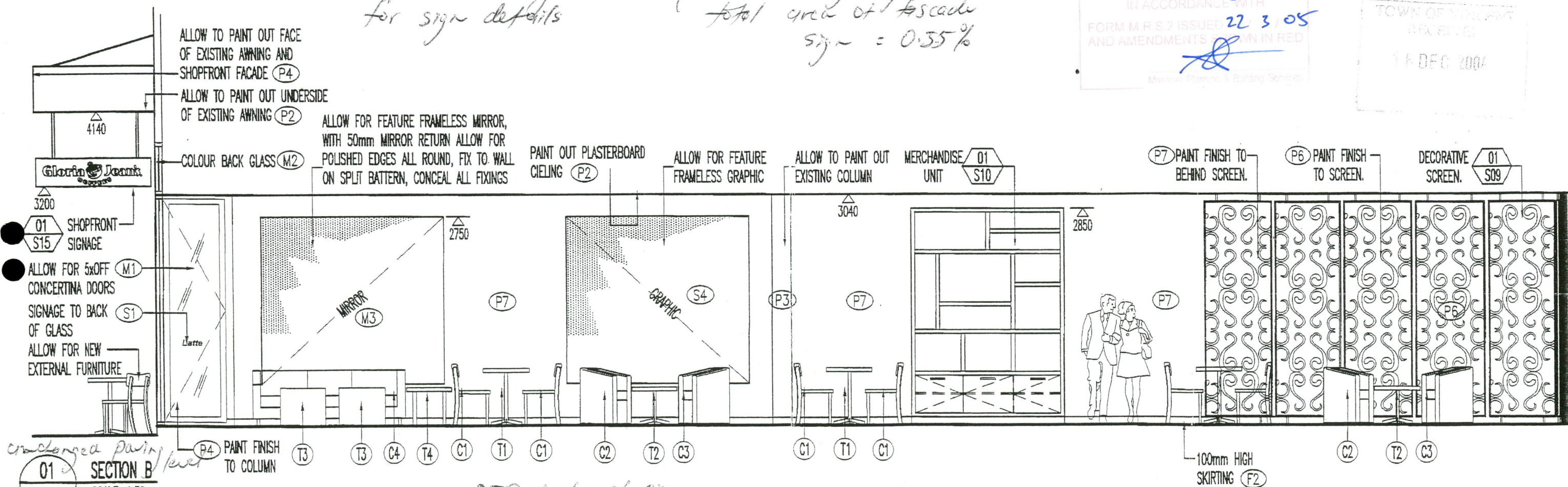
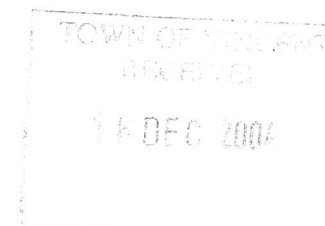
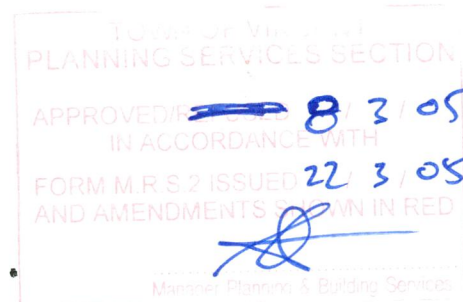
FL unchanged
3200mm to under side
of sign



01 SECTION A
SCALE: 1:50

Refer to Drawing S15
for sign details

If a page required to
total area of cascade
sign = 0.35%



01 SECTION B
SCALE: 1:50

3200 to underside of sign & 3500 to top of sign

Issue	Descriptions	by	date
A	Approval	NB	18.10.04
amendment			

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project name and address:

GLORIA JEANS COFFEES
150-154 OXFORD ST, LEEDERVILLE, WA

drawing title:

SECTIONS A-A & B-B

job number:

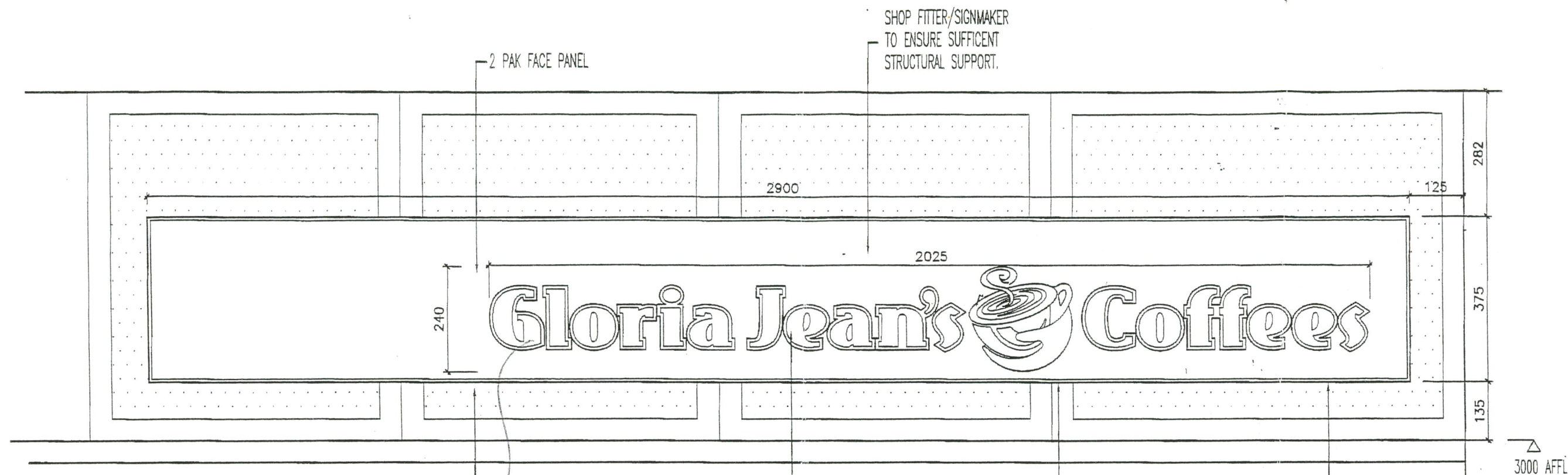
D04149

scale:

1:50

drawing number:

D13



01 ELEVATION
SCALE: 1:10

ALLOW TO MITRE ALL
CORNER JUNCTIONS &
CONCEAL ALL FIXINGS

*Colour of lettering
either warm orange
or white*

INDIVIDUALLY INTERNALLY
ILLUMINATED LETTERS TO
AS/NZS 3000:2000. TO
SIT PROUD 10mm

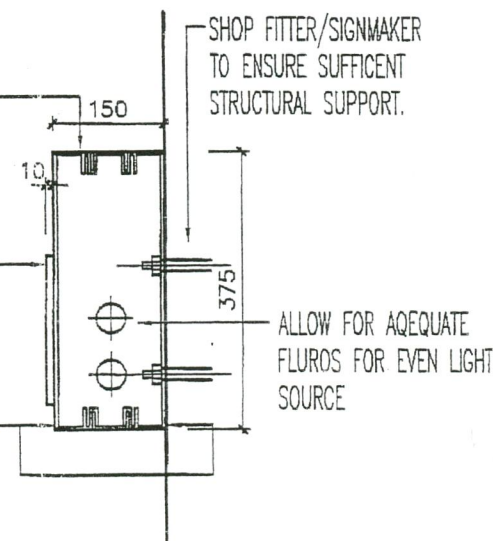
ALLOW FOR ADEQUATE STRUCTURAL
SUPPORT TO FIX TO FACE, REFER
TO APPROVED STRUCTURAL
ENGINEERS DRAWINGS

ALLOW FOR EXTERNAL
GRADE CONSTRUCTION

2 PAK SIGNBOX IN
STANDARD BURGUNDY.

INDIVIDUALLY INTERNALLY
ILLUMINATED LETTERS TO
AS/NZS 3000:2000. TO
SIT PROUD 10mm
ALLOW TO MITRE ALL
CORNER JUNCTIONS &
CONCEAL ALL FIXINGS

02 SECTION
SCALE: 1:10



Area of sign = 1.09m²

*Area of fascade approx 164m²
∴ % age of sign to fascade
= 0.66 %*

TOWN OF VINCENT
PLANNING SERVICES SECTION
APPROVED 8/3/05
IN ACCORDANCE WITH
FORM M R S 2 ISSUED 22/3/05
AND AMENDMENTS SHOWN IN RED
Manager Planning & Building Services

TOWN OF VINCENT
RECEIVED
18 DEC 2004

A	Approval	NB	18.10.04
issue	descriptions	by	date
amendment			

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project name and address: GLORIA JEANS COFFEES 150-154 OXFORD ST, LEEDERVILLE, WA	job number: DO4149
drawing title: SHOPFRONT SIGNAGE DETAILS	scale: 1 : 10.
	drawing number: S14

