

9.1.5 No. 526 (Lot: 118; D/P: 3660) Fitzgerald Street, Corner York Street, North Perth – Proposed Change of Use from Residential to Office and Consulting Room (Medical)

Ward:	South	Date:	4 September 2015
Precinct:	Precinct 10 – Norfolk	File Ref:	PR13525; 5.2014.690.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Car Parking Table 4 – Department of Planning Comment		
Tabled Items:	Nil		
Reporting Officer:	A Dyson, Statutory Planning Officer		
Responsible Officer:	G Poezyn, Director Planning 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 P Nguyen on behalf of the owner V & T Nguyen, for the proposed Change of Use from Residential to Office and Consulting Room (Medical) at No. 526 (Lot: 118; D/P: 3660) Fitzgerald Street, Corner York Street, North Perth as shown on plans date stamped 9 December 2014 and amended plans dated 31 August 2015, included as Attachment 2, subject to the following conditions:

1. Use of Consulting Room

- 1.1 A maximum of one consulting room are permitted to operate at any one time; and
- 1.2 The operating hours shall be in accordance with the City's Policy No. 7.5.22 – Consulting Rooms;

2. Car Parking and Accessways

- 2.1 A minimum of four car bays shall be provided onsite;
- 2.2 The disabled bay to comply with the ACROD standards;
- 2.3 Vehicle and pedestrian access points are required to match into existing footpath levels; and
- 2.4 All new crossovers shall be constructed in accordance with the City's Standard Crossover;

3. Active Frontage

Commercial windows, doors and adjacent areas fronting Fitzgerald Street shall maintain an active and interactive relationship with the street;

4. External Fixtures

All external fixtures shall not be visually obtrusive from Fitzgerald and York Streets 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. Prior to the issue of an Occupancy Permit, the following shall be provided:

5.1 **Bicycle Bays**

One Class 1 or 2 and One Class 3 bicycle facility for the office/consulting room use shall be provided at a location convenient to the entrance and publicly accessible. The bicycle facilities shall be designed in accordance with AS2890.3; and

6. Prior to the first Occupation of the Development the following shall be completed to the satisfaction of the City:

6.1 **Car Parking**

The car parking areas which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans and maintained thereafter by the owner/occupier to the satisfaction of the City; and

ADVICE NOTES:

1. With reference to Condition 1, any increase in the number of consulting rooms will require approval of a further development application;
2. The applicant is required to obtain an Occupancy Permit from the City;
3. With reference to Condition 2.2, the disabled car parking bay shall be constructed to a minimum size of 4.8 metres by 5.4 metres;
4. All 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 subject to a separate Building Permit application shall be submitted to and approved by the City prior to the erection of the signage; and
5. The City requires that a Road and Verge security bond for the sum of \$1,000 is paid by the applicant, prior to the issue of a building permit, which 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.

COUNCIL DECISION ITEM 9.1.5

Moved Cr Buckels, **Seconded** Cr Cole

That the recommendation be adopted.

Debate ensued.

Cr Wilcox departed the Chamber at 7.55pm.

Cr Wilcox returned to the Chamber at 7.58pm.

Cr Pintabona departed the Chamber at 8.00pm.

Cr Pintabona returned to the Chamber at 8.02 pm.

MOTION PUT AND CARRIED (5-2)

For: Presiding Member Mayor Carey, Cr Cole, Cr McDonald, Cr Pintabona and Cr Wilcox

Against: Cr Buckels and Cr Harley

(Cr Topelberg was on approved leave of absence.)

Metropolitan Region
Scheme Reserved Area
(Highlighted) —

Contains existing sliding gate within reserved area.

25 LITTLE
RUSSEL ST

23 LITTLE
RUSSEL ST

Locations of soakwells
marked by red circles

Proposed Carport, Planned as of 22/Oct/2014
Receipt No. 5.2014.599.1

York Street Fence Details:

- Existing Limestone & steel bar fence
- Pillar dimensions 500W x 500L x 2000H
- Fence sections 300W x 3600L x 700H
- York St Pedestrian entry gate length = 2200 mm

Fitzgerald Street Fence Details

- Existing Hedge, 800mm thickness, 1 - 1.8m height
- Setback Gate 1900 mm length
- Automatic Sliding Gate for Vehicle Entry 6100 mm length

43 YORK ST

Note: Proposed ACROD car bay demolition and setback of existing wall by 1.5 bricks (35cm) to extend car bay dimensions: 4850 x 5600 mm

ACROD BAY dimensions: (current)
4850 x 5250 mm
Required size: 4800 x 5400 mm

SITE PLAN - Carport Proposal / Change of Use

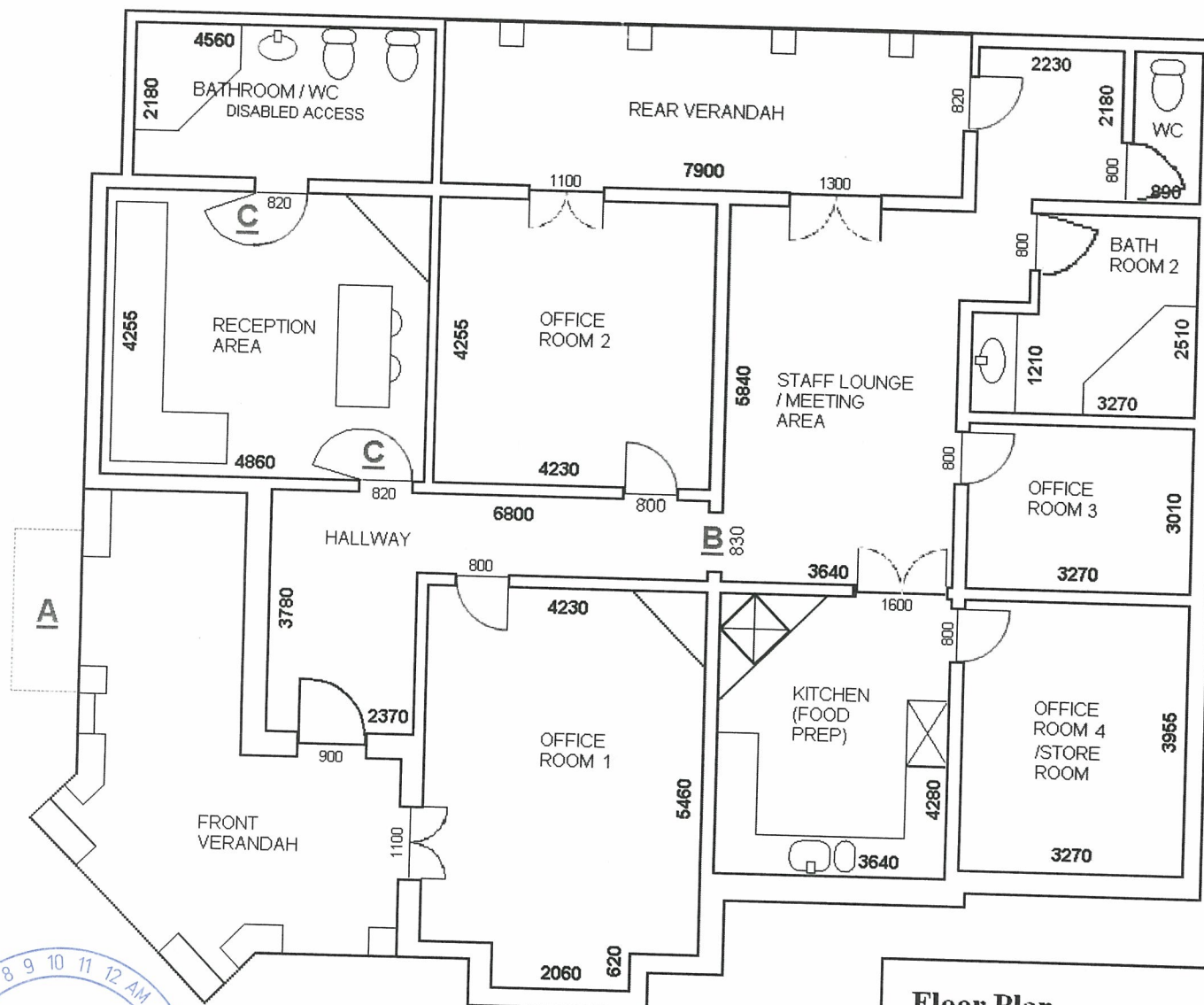
526 Fitzgerald St, North Perth WA 6006

Owner: VT & TTN Nguyen
83 Joel Terrace, Mt Lawley WA 6050

Total Office Area:
138.59 sqm

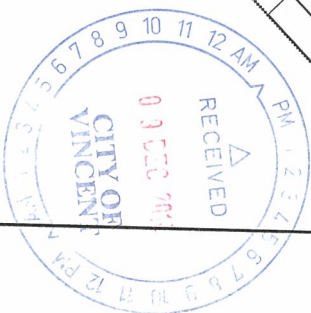
Contact: (Hm)93717343 (Wk)92761104
Mb: 0413599523 ntam@y7mail.com

Scale 1:200



- A:** Raised paving for disabled access
- B:** Hallway door removed for disabled access
- C:** 820mm doors for disabled access to restroom

proposed



Floor Plan with Layouts

526 Fitzgerald St, North Perth WA 6006

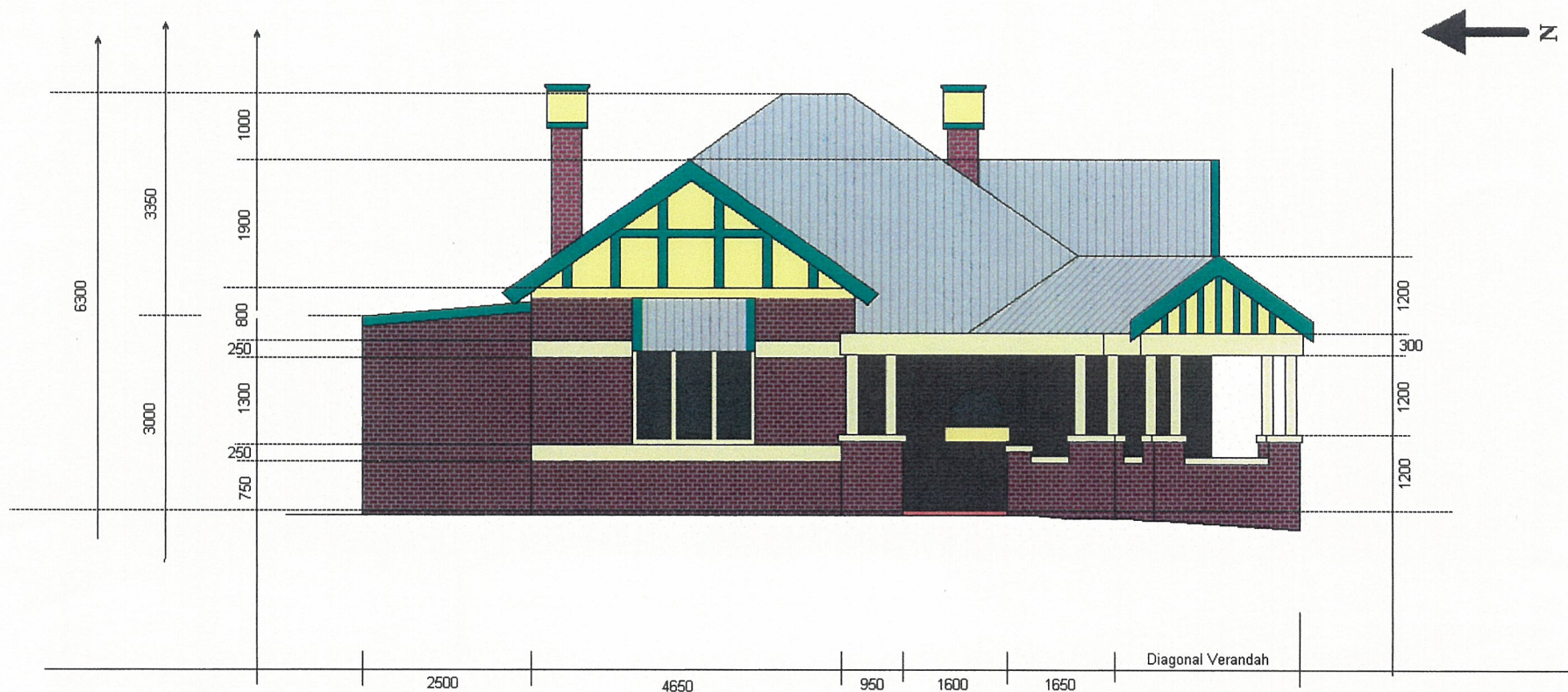
Sketch by: Peter Nguyen
Mb: 0401956283

Scale 1:100

Owner: V T & T T N Nguyen
83 Joel Terrace, Mt Lawley WA 6050

Contact: (Hm) 93717343 (Wk) 92761104
Mb: 0413599523 ntam@y7mail.com

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**ELEVATION:**

View from Fitzgerald St

526 Fitzgerald St, North Perth WA 6006

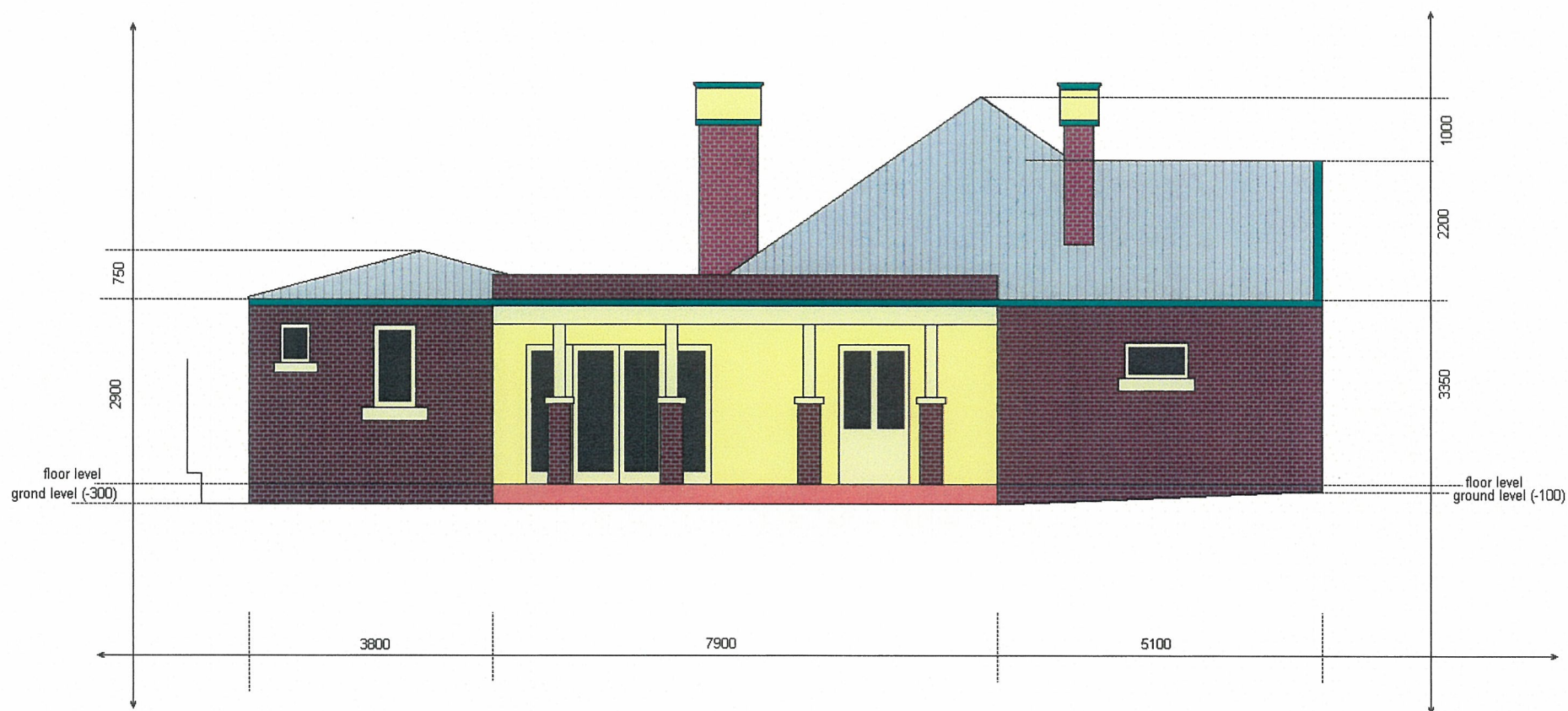
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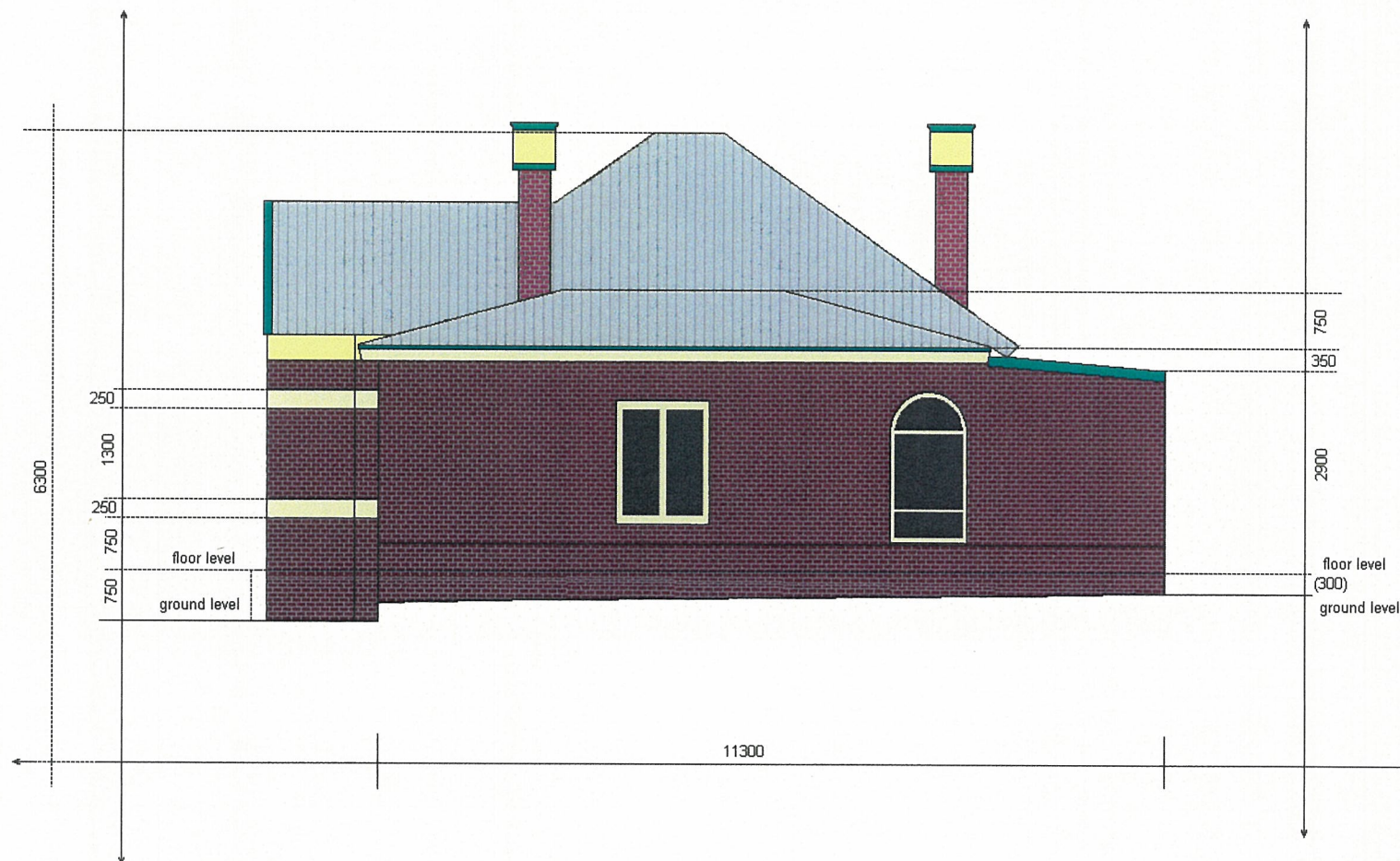
View facing York St

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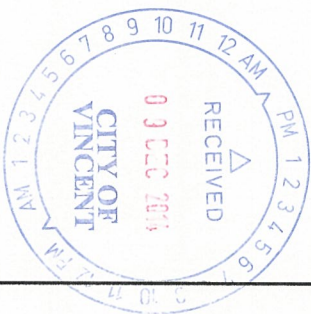
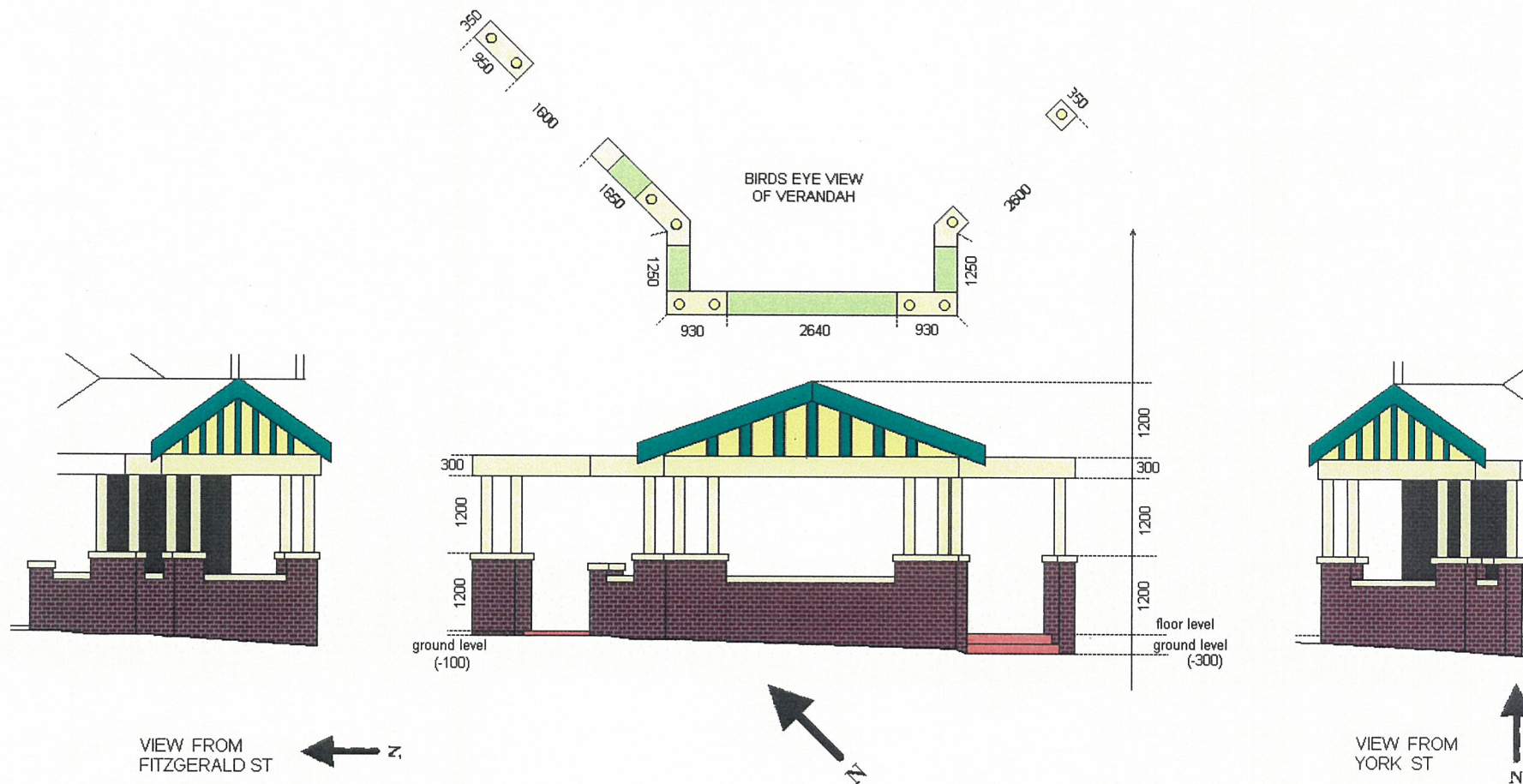
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ELEVATION:
Verandah at corner of
Fitzgerald St & York St

526 Fitzgerald St, North Perth WA 6006

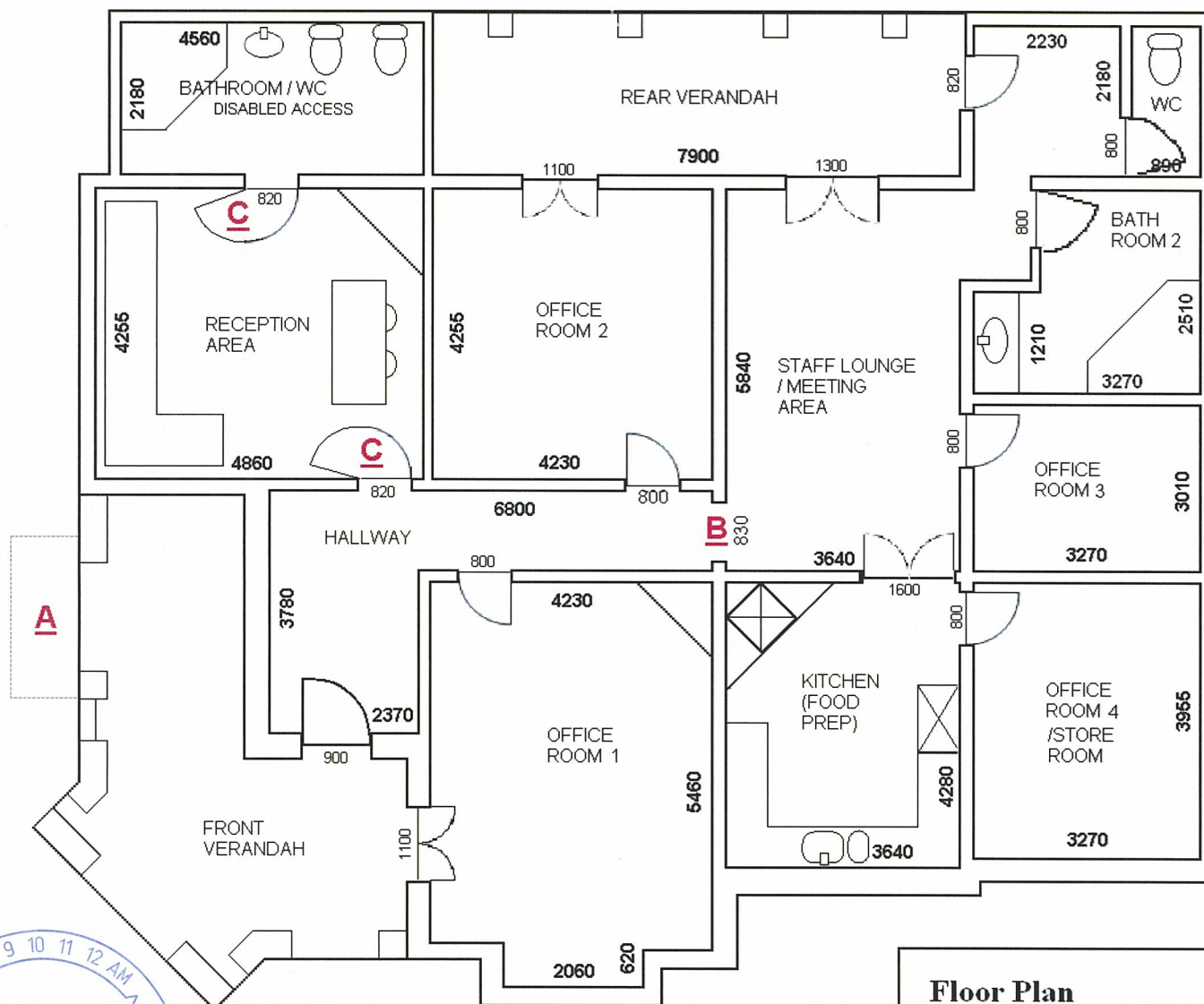
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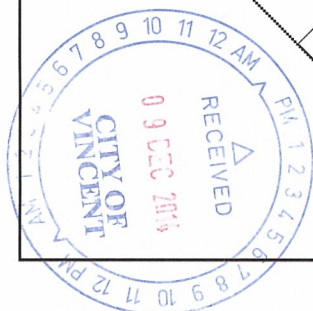
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Existing



Floor Plan with Layouts

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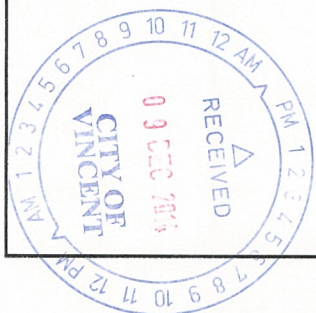
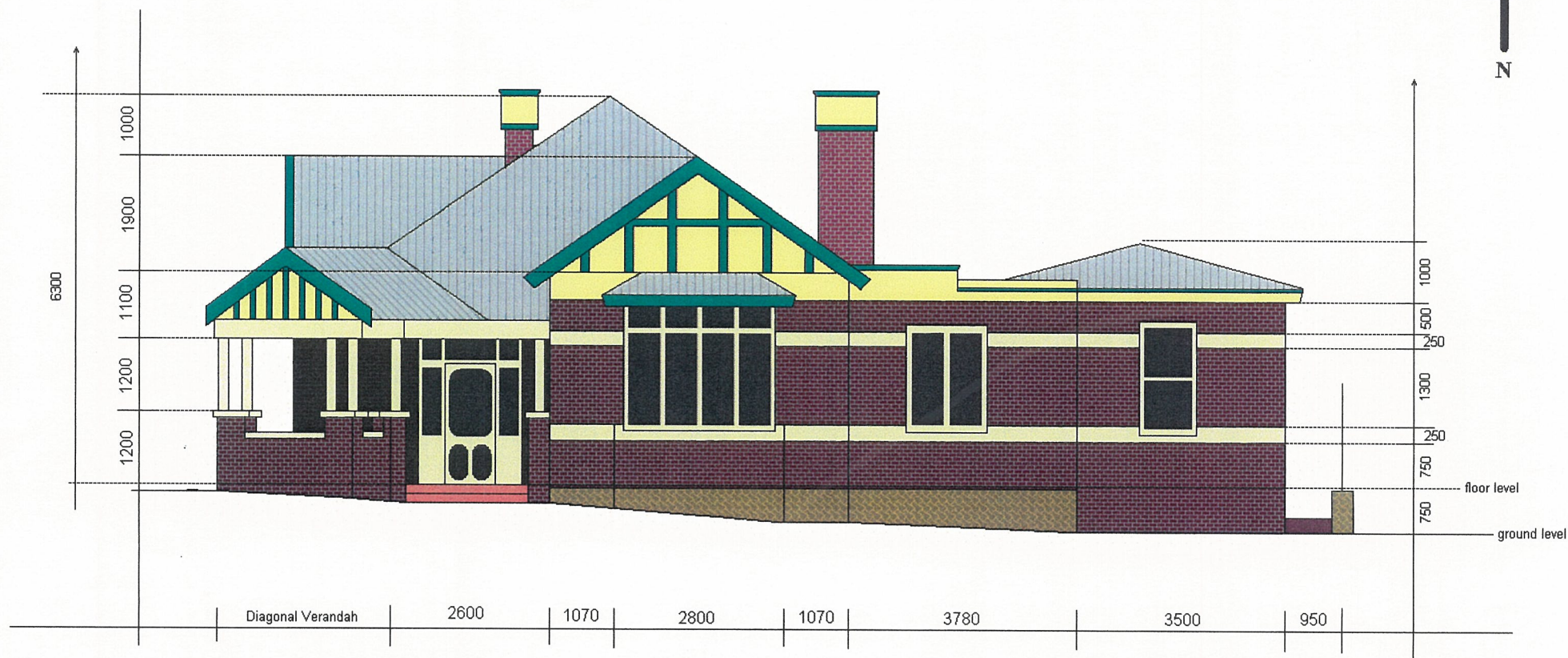
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