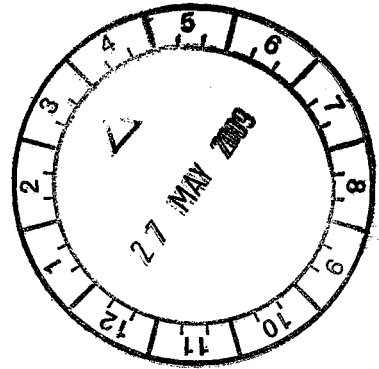


Enquiries: Bruce Gardner – (08) 9345 8747

PUBLIC



25 May, 2009

Legislative Council
Standing Committee on Environment and Public Affairs
Parliament House
Perth WA 6000

Dear Sir/Madam

RE: SHOWROOM / OFFICES & ASSOCIATED PARKING, LOTS 1,2,3,4,13,4,5 & 15 CNR EWEN STREET & SCARBOROUGH BEACH ROAD, INNALOO / WOODLANDS

I refer to your letter dated 8 May 2009 regarding a one signature petition tabled by Hon George Cash MLC in the Legislative Council requesting a mixture of accommodation, restaurants / office be constructed on the above site.

The City approved a Showroom/Office Development on the above site on 28 September 2007 which is valid for two years (copy attached). The City approved the development because it was in accordance with the outline development plan for this area approved by Council on 18 July 2006. The site is within precinct 6 of Town Planning Scheme No 38 and it was a requirement inter alia, that before any development could proceed, concept plans for the precinct had to be prepared which Council subsequently required to be advertised.

The arguments and comments made by the current submission have all been previously addressed in a report to Council on 18 July 2006 (copy attached) and on which Council subsequently made their decision.

It is important to point out that the design will entail the relocation of Ewen Street which will address the traffic problems in the area. The developer of the site is Deltaview Pty Ltd of 1/567 Hay Street, Daglish, 6008 and the architects are OLDFIELD Knott Architects Pty Ltd, Po Box 849, Subiaco WA 6008.

I enclose a copy of the approved outline development plan for your information. This plan is almost identical to the plan approved in the Approval to Commence Development dated 28 December 2007. Please note that the WAPC have also approved the subdivision and realignment of Ewen Street.

Should you have any further enquiries on the above, please contact me on the above number.

Yours sincerely

A handwritten signature in black ink, appearing to read "Bruce Gardner".

Bruce Gardner
SENIOR STRATEGIC PLANNER
CITY PLANNING

**11.1/PS1 AMENDED OUTLINE DEVELOPMENT PLAN - STIRLING CITY CENTRE
SCHEME - PRECINCT 6 - AREA BOUNDED BY SCARBOROUGH BEACH
ROAD, BOWRA AVENUE AND EWEN STREET, INNALOO**

Report Information

Location: Around Lot 13, HN 367 Scarborough Beach Road, Innaloo
Applicant: Oldfield Knott Architects / Deltaview Holdings Pty Ltd
Reporting Officer: Director Planning and Development
Business Unit: Policy and Strategic Development
Ward: Doubleview

Moved Councillor Clarey, seconded Councillor Daniel

1. That the amended Outline Development Plan for Precinct 6 (south) for the area bounded by Scarborough Beach Road, Bowra Avenue and Ewen Street, Innaloo be APPROVED.
2. That the Manager Policy and Strategic Development be DELEGATED AUTHORITY to approve or refuse minor modifications to the Outline Development Plan (as the need arises).
3. That those who made submissions on the Outline Development Plan be ADVISED of Council's decision.

The motion was put and declared LOST.

Moved Councillor Re, seconded Councillor Thomas

That the proposed Outline Development Plan for a showroom, consulting room and office development in Precinct 6 (southern portion) of Town Planning Scheme No.38 abutting Ewen Street and Scarborough Beach Road, as submitted be REFUSED as Council is not prepared exercise its discretion in respect of the proposed closure/realignment of Ewen Street because:

- a) No residential use has been proposed in the Outline Development Plan which is encouraged in accordance with the Objectives and Development Standards and Requirements of Town Planning Scheme No.38;
- b) The proposal does not provide a strong vertical emphasis, individuality or character that would enable integration with the precinct and its surrounds as required in the Stirling City Centre Design Guidelines; and
- c) The proposal does not provide for a suitable gateway entry statement into Precinct 6 contrary to the provisions of Stirling City Centre Landscape Guidelines;

The motion was put and declared LOST.

Council Resolution

Moved Councillor Sebrechts, seconded Councillor Clarey

1. That the amended Outline Development Plan for Precinct 6 (south) for the area bounded by Scarborough Beach Road, Bowra Avenue and Ewen Street, Innaloo be APPROVED.
2. That those who made submissions on the Outline Development Plan be ADVISED of Council's decision.

The motion was put and declared CARRIED.

Committee Recommendation

1. That the amended Outline Development Plan for Precinct 6 (south) for the area bounded by Scarborough Beach Road, Bowra Avenue and Ewen Street, Innaloo be APPROVED.
2. That the Manager Policy and Strategic Development be DELEGATED AUTHORITY to approve or refuse minor modifications to the Outline Development Plan (as the need arises).
3. That those who made submissions on the Outline Development Plan be ADVISED of Council's decision.

N.B. ABSOLUTE MAJORITY VOTE REQUIRED

Officer Recommendation

1. That the amended Outline Development Plan for Precinct 6 (south) for the area bounded by Scarborough Beach Road, Bowra Avenue and Ewen Street, Innaloo be APPROVED.
2. That the Manager Policy and Strategic Development be DELEGATED AUTHORITY to approve or refuse minor modifications to the Outline Development Plan (as the need arises).
3. That those who made submissions on the Outline Development Plan be ADVISED of Council's decision.

N.B. ABSOLUTE MAJORITY VOTE REQUIRED

Report Purpose

To consider an amended Outline Development Plan (ODP) for Precinct 6 (south) of Town Planning Scheme No. 38 following comments received during the advertising period.

Relevant Documents

Attachments: Nil.

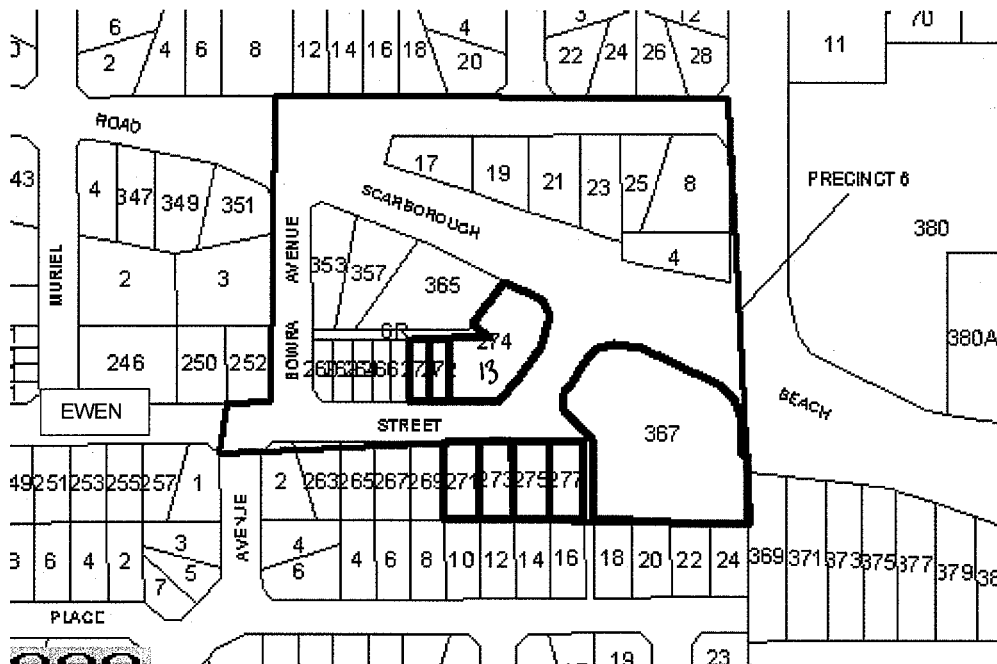
Available for viewing at the meeting: Outline Development Plan and Schedule of Submissions, including Summary (previously circulated to Councillors under separate cover).

Tax sheet: 18.60

Principal Statutory Provisions

Use Table

Zoning: MRS - Central City Area
 TPS38 - Precinct 6 Mixed Use / Service Commercial
 Use: Class - Showroom / Office / Consulting Rooms
 Type - Preferred



Background

Following a workshop, held on 27 March 2006 regarding the ODP for the southern portion of Precinct 6, Council on 18 April 2006 resolved, inter alia (11.1/PS11):

- "1. That the minutes of the Precinct 6 of TPS 38 workshop, held on 27 March 2005 be RECEIVED.
2. That the Outline Development Plan applicant for the southern portion of the precinct be ADVISED that Council:-
 - Is, the absence of a better alternative, prepared to support an ODP incorporating extension of Ewen Street along the rear (southern side) of the site, subject to satisfactory resolution of other Scheme requirements;
 - Requests incorporation in any revised ODP of a greater mix of land uses (potentially including residential, office and/or consulting rooms);
 - Requests a reduction in building bulk, particularly to the southern elevation and some increase in setback and landscaping on this façade to reduce impact on abutting residences;
 - Requests greater articulation of the building as a whole, potentially incorporating an a 'land mark' element at the Odin Road, Ewen Street, Scarborough Beach Road intersection.

3. *That upon submission of a revised proposal addressing the above issues, the proposal be ADVERTISED for public comment."*

Prior to the workshop, a similar proposal was also advertised in January 2006. The changes in the plan were the result of Council's resolution of 18 April 2006 following the workshop. The changes to the plans as advised by the architects are:

- "1. *The incorporation of the extension of Ewen Street along the rear (southern side) of the site.*
2. *The incorporation of greater mix of land uses, including office and/or consulting rooms.*
3. *The reduction in building bulk, to the southern elevation (ref Dwgs P.03 & P.04). The first floor of the previous ODP had building separation of 15m, the revised proposal has a building separation of 35m, and thus reads as two separate, less 'bulky' buildings from the south.*

Furthermore, the setback along the south side has been increased from 1m to 3m, allowing for enhanced landscaping and the planting of more mature trees, this having positive consequences for the street scape vista along the Ewen Street extension. In turn this will significantly reduce the perceived impact of the building on adjoining residences.

4. *The greater articulation of the building as a whole. In addition to the improvement in articulation gained as a result of '3' above, a 'landmark' element will be incorporated at the Odin Road, Ewen Street, Scarborough Beach Road intersection, creating increased legibility for the precinct."*

It was considered that the changes to the plans addressed Council's concerns and the proposal was advertised.

Scheme Requirements

The specific objectives of the Scheme are, inter alia:

- *"To create an urban centre with readily identifiable character within the Scheme area;*
 - *To develop a functional centre which is open to the public seven days per week by encouraging a wide range of uses including theatres, cinemas, restaurants, markets, recreational and leisure uses;*
 - *To encourage innovations in land development and renewal;*
 - *To encourage the replacement of inappropriate uses and developments;*
 - *To create diversity of land use and development and to ensure a wide range of residential, working and leisure opportunities within the area as a whole;*
 - *To create a mixture of mutually beneficial uses and developments within individual precincts, and where appropriate, on individual sites;*
 - *To create a visually attractive locality in the Scheme Area with appropriately scaled streetscape and other elements, providing a diverse but unified urban townscape and landscape characterised by high quality urban design."*
-

The Scheme's 'Development Standards and Requirements' state, inter alia:

"In order to promote the specific objectives of the Scheme and more particularly the creation of a diversity of land uses and developments in the Scheme Area and to create a mixture of mutually beneficial uses and developments within the Precincts in the Scheme, the Council shall take all reasonable steps to encourage the incorporation of a residential component in those Precincts...where a residential use is a preferred use within the Precinct."

Preferred Uses

These are the 'Preferred Uses'

- | | |
|-----------------------|-----------------------------|
| • Office | • Laundromat |
| • Car Park | • Grouped Dwelling |
| • Medical Centre | • Hostel |
| • Betting Agency | • Serviced Apartments |
| • Consulting Rooms | • Boarding House |
| • Office Professional | • Retirement Village |
| • Fast Food Outlet | • Day Care Centre |
| • Restaurant | • Civic Use |
| • Showroom | • Public Worship - Place of |
| • Service Station | • Veterinary Clinic |
| • Automatic Car Wash | |

Contemplated Uses

These are the 'Contemplated Uses'

- | | |
|-------------------|--------------------------|
| • Public Utility | • Institutional Building |
| • Funeral Parlour | |

Stirling City Centre Design Guidelines

Some submissions received during the advertising period have questioned whether the proposed development complies with the Design Guidelines for the area.

These guidelines were adopted by Council in May 2000 and are to be applied to developments in the Stirling City Centre Area. The guidelines provide clarification and guidance on design considerations and requirements in addition to those provided in TPS 38.

a) Integration and Structure:

The guidelines state that uses should overlook pedestrian spaces and links wherever possible, to provide a more vibrant atmosphere and passive surveillance. Buildings should relate to pedestrian routes, provide interest, passive surveillance and, where appropriate, shelter.

Comment - Introducing the office/consulting room uses provides windows at the upper and lower levels which provides for more passive surveillance of the pedestrian areas around the site, as the showrooms are oriented to Scarborough Beach Road and would have blank walls facing the Ewen Street extension.

b) Character:

The guidelines state that *"buildings should have a strong vertical emphasis and...while pursuing individuality and character, buildings must be considered in context and should integrate into their surroundings (or future proposed surroundings) and contribute to the creation of an attractive, coherent streetscape"*

Comment - The guidelines limit development to two storeys so it would be difficult to have a building with a strong vertical emphasis. The applicant will be providing a focal point / landmark element on the Odin Road, Ewen Street and Scarborough Beach Road intersection, which will provide this vertical element.

Stirling City Centre Landscape Guidelines

Submissions received have expressed concern regarding whether the landscape guidelines have been adequately adhered to.

These landscape guidelines were introduced in March 2003 and have been prepared in conjunction with TPS 38. The guiding principles of the guidelines are:

- To create an efficient, functional and attractive environment, focussed on the public domain;
- To identify a range of landscape devices which will create a unified and distinct landscape identity;
- To contribute to the urban context of integrated land use, movement and traffic, management and form of the built environment;
- To strengthen the urban character of the Scheme area, by developing strong links between individual precincts.

With regards to Precinct 6 the guidelines state:

"This precinct will form an important gateway entry statement for the City Scheme, comprising of extensive redevelopment on newly zoned and existing plots across Scarborough Beach Road. Historically the area has contained residential plots, some of which remain and will form an important consideration to development in the scheme area."

The guidelines suggest specific soft and hard landscape treatments for this precinct and it is appropriate therefore that any development within this area should have due regard to these guidelines.

Given the level of detail on the ODP for the proposed showroom it would be appropriate that, should Council consider supporting the proposal, the applicant should be required to discuss these landscaping requirements with the City's Officers prior to further modifying the ODP.

Comment

1. COMMUNITY CONSULTATION

1.1 Total Submissions Received:

The revised ODP was advertised for 21 days. The submissions received which are available for viewing at the meeting comprise the following:

- a) Objections or Concerns - 45 submissions (including 10 proforma); and
 - 2 petitions (229 and 30 signatures).
- b) Support - 94 submissions (including 39 proforma); and
 - 2 petitions (11 and 30 signatures).

1.2 Concerns Raised in Submissions:

The grounds of most submissions/objections were similar to those submitted on the previous ODP and include the following:

a) Process:

Some of the letters received were critical of the Council's handling of the proposal in the following respects:

- Why was the same plan readvertised when Council had refused it?
- Why was the proposal advertised without a residential component as required by Council?
- Why were affected people in the area not invited to participate in the workshop?

b) Road Traffic Issues:

- Increased traffic concerns/volumes will lead to more accidents. Concern over the location of the child care centre and difficulty reversing out of driveways.
- May result in increased use of Birchwood Avenue.
- Slow points in road will attract 'hoons'.
- New road should be located away from residential area.
- Roundabout at Ewen/Bowra will exacerbate traffic problems and create access problems to residential lot.
- New road layout will result in traffic congestion.
- Road option not the solution - refer to MRWA.

c) Amenity Issues - Appearance / Height / Scale:

- Increased noise pollution / delivery truck etc.
- Development over-height and will overlook backyard areas.
- Building out of scale with area, should be one storey.
- Signage will be a distraction to drivers.
- Visual pollution to residents in the area.
- Overshadowing.
- Loss of privacy.

d) Use Issues:

- Concerns regarding proposed use of site.
 - Lacks imagination and futuristic planning - Innaloo will become the showroom capital of Perth.
 - The site should be developed for residential and low commercial use.
 - City of Stirling land should not be rezoned for a road.
 - Lot 13 should be for residential use or for small commercial businesses.
 - Residential development is preferred with small eateries, cafes etc amongst them.
-

- Showrooms should be located in Osborne Park.
- There is already an abundance of empty showrooms between Glendalough Station and Ellen Stirling Boulevard.
- Showrooms will create an uninspiring precinct.
- Should incorporate a residential component, a higher density would make it financially viable.

e) Scheme / City Centre Guideline Issues:

- Proposed development is inconsistent with Scheme criteria or Design Guidelines for the area.

f) Other Issues:

- Proposed child care centre is on dangerous bend, will have inadequate parking and a playground exposed to traffic fumes.
- Rezone properties on southern boundary or increase their lot areas to enable them to build a residential buffer.
- Proposed landscaping will have insufficient room or sun for plants to grow.

g) Non-Planning Issues:

- Residential properties are being sold for commercial use which will reduce surrounding property values.
- Increased crime.
- Graffiti.

1.3 Submissions Supporting the proposed ODP:

In summary, the following reasons were given in the submissions for supporting the ODP:

- The new road system would greatly improve safety for everyone living and working in the area.
 - The current traffic arrangements are unacceptable and dangerous.
 - The Cuddly Bear Day Care Centre endorses the project and believes the new location would be of quality with positive returns to the centre's children and their parents.
 - The redesign is well overdue but would also support the Nookanburra Hotel being relocated to the site as it is in a dangerous spot at present.
 - The proposed development represents a considerable upgrade of the whole area.
 - The showrooms will act as a buffer to the residential neighbourhood from traffic noise.
 - Showrooms are appropriate for Scarborough Beach Road.
 - The development will be an improvement for surrounding businesses.
 - Attractive landscaping and beautiful new showrooms will not only upgrade the area immensely but would also increase the property values.
 - The site is an eyesore and traffic hazard and needs replacement.
-

2. PLANNING COMMENT

The advertisement of the ODP has attracted a significant number of submissions, both previously and now under the new proposal. In view of the number of submissions received, it is not practical to address each submission and issue individually in this report (however, a Schedule of Submissions summarising the issues raised in each submission will be available for viewing at the meeting). Furthermore, it should be pointed out that this is an Outline Development Plan and specific design issues are not addressed in detail at this stage (these would be assessed when a development application is formally lodged). It should also be noted that the Child Care Centre location is not the subject of the ODP, as it is not within Town Planning Scheme No. 38 and is zoned Low Density Residential R20. As such, it would have to be advertised separately as an 'AA' Use and treated as a separate application in due course.

In this context, the following planning comments are offered in respect of the key issues raised in the submissions:

a) Process:

- The plan was advertised in accordance with Council's resolution dated 18 April 2006 (subject to various issues being addressed).
- Council requested that the ODP incorporate a 'greater mix of land uses' - it did not specify that residential had to be included (but rather, that it potentially be included).
- The workshop was for the applicant, Council Officers and Councillors. The Councillors in their role, act as representatives of their local residents.

b) Road Traffic Issues:

- The workshop and Council's resolution of 18 April 2006 supported the ODP with the extension of Ewen Street along the rear, southern side of the site. The alternative options were considered at the workshop and the City's Engineering Department advised that this option was the most viable.
- The realignment of Ewen Street as proposed will improve traffic circulation in the area.

c) Amenity Issues / Appearance / Height / Scale:

- The amended plans reduce the building bulk to the southern elevation by separating the two storeys by 35m, so that it will appear as two separate buildings.
 - The applicant has demonstrated that the overall impact of the building on the adjoining residential area would be a far less than if a two storey residential development were established. Cross sections demonstrating this were provided at the workshop.
 - The applicant will also be incorporating a focal point (landmark element) to the south east section of the building, to improve its appearance from Scarborough Beach Road.
 - The applicant has also provided details at the workshop of the limestone wall proposed along the extension of Ewen Street. Further discussions with the affected residents will be required to be undertaken at the subdivision / development stage of the planning process.
 - The applicant has complied with the height limit of two storeys set by TPS 38.
-

d) Use Issues:

- The applicant has provided amended plans which now incorporate an office of 305m² at ground level and professional office suites of 530m² on the first floor. Ideally some residential development or restaurant uses would have been preferable, but as explained by the applicant at the workshop, this was not economically viable and also not in the right location (due to the proximity of Scarborough Beach Road).
- The main use of the site is still showrooms and it is acknowledged that the development will replace the derelict buildings and improve road arrangements. However, it may be argued to some extent that the showrooms themselves do not satisfy the Scheme Objectives – that is:
 - *"To encourage innovations in land development and renewal.*
 - *To create a mixture of mutually beneficial uses and developments within individual precincts and where appropriate, on individual sites, and;*
 - *To encourage the incorporation of a residential component in those precincts...where a residential use is a preferred use within the precinct."*

3. CONCLUSION

In the submissions made in support of the proposal, there were strong feelings that any development would be an improvement on what has been an eyesore for many years. Also the showroom use would act as a buffer to the residential neighbourhood from traffic noise emanating from Scarborough Beach Road.

This area, prior to Town Planning Scheme No. 38 was zoned Restricted Business and developed for Showrooms and Restaurants. These buildings are now empty and have become an eyesore. The current proposal would have minimal affect on nearby residential dwellings, particularly as there will be a road between them and the development/use. In this respect the applicant has proposed a 3m high feature limestone wall to counter the negative effects of the road.

There have been previous extensive reports to Council on this proposal, in February 2006 and May 2006 including the minutes of the workshop. Overall it is considered that the proposal has considerable merit from a traffic management perspective and the use proposed would have the least affect on nearby residential areas. The applicant has addressed the concerns raised by Council and accordingly it is considered appropriate that the ODP be adopted. It is also considered appropriate that the Manager Policy and Strategic Development be granted delegated authority to approve or refuse minor changes to the adopted ODP (as the need arises).



No: DA07/1988

**CITY OF STIRLING
TOWN PLANNING SCHEME NO 38**

APPROVAL TO COMMENCE DEVELOPMENT

OWNER OF LAND: *DELTAVIEW PTY LTD
1/567 HAY STREET
DAGLISH WA 6008*

APPLICANT: *OLDFIELD KNOTT ARCHITECTS PTY LTD
PO BOX 849
SUBIACO WA 6008*

DEVELOPMENT: *SHOWROOMS/OFFICES AND ASSOCIATED PARKING*

SITE: *LOTS 1, 2, 3, 4, 5 & 66 EWEN STREET ON DIAGRAM 20527. LOTS
1, 2, 3 AND 167 EWEN STREET ON PLAN 7078. LOTS 13 & 457
SCARBOROUGH BEACH ROAD AND SECTIONS OF EWEN STREET
(TO BE CLOSED) WOODLANDS. PRECINCT 6 OF TOWN
PLANNING SCHEME NO 38*

APPROVAL DATE: *28/12/2007*

EXPIRY DATE: *28/12/2009*

Approval to commence development in accordance with the Application lodged on 21/08/2007 is granted subject to the Schedule of Conditions specified hereunder.

This approval is valid for a period of two years only. If development is not substantially commenced within this period, a fresh approval must be obtained before commencing or continuing development.

Except where the land the subject of this approval is the subject of a notice under Clause 32 of the Metropolitan Region Scheme or is reserved by that Scheme, this approval shall be deemed to be an approval under the Metropolitan Region Scheme.

Should the applicant be aggrieved by this decision, a right of review may exist pursuant to the State Administrative Tribunal Act 2004. A request for review should be made within 28 days of notice of this decision to the State Administrative Tribunal.

SCHEDULE OF CONDITIONS

1. The street verges being landscaped to the satisfaction of the City and maintained in good condition thereafter.
2. The planting of 34 Angophora Costata and 60 Pyrus Calleryana Bradford street trees of a minimum 45 litre size as indicated in red on the approved plans.
3. The submission of an acceptable landscape plan to the satisfaction of the City prior to the issue of a Building Licence. (Note: The submitted landscape plan requires modification as has previously been advised and is to include both sides of Ewen Street.) The landscape areas being developed on practical completion of the building to the satisfaction of the City and maintained in good condition thereafter.
4. Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the City, the 210 parking spaces being marked out and maintained in good repair.
5. The dimensions of all car parking bays, aisle widths, circulation areas and ramp gradients to be in accordance with Australian standards.

APPROVAL TO COMMENCE DEVELOPMENT

6. Any existing crossovers not included as part of the proposed development on the approved plan being closed, the kerb and the verge reinstated.
7. Reciprocal rights of access to be granted to other owners of land within Precinct 6 (south side of Scarborough Beach Road) of Town Planning Scheme No 38 through the internal driveways within the development to the satisfaction of the Manager City Planning.
8. Any onsite floodlights not being positioned or operated in such a manner so as to cause annoyance to surrounding residents, uses or passing traffic.
9. All off street parking to be available onsite during business hours for all customers and staff, free of charge, to the satisfaction of the City.
10. The submission of a signage strategy to the satisfaction of the Manager City Planning prior to the erection of any signs.
11. No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.
12. No showroom to be used for the display or sale of foodstuffs, liquor or beverages; items of clothing or apparel; magazines, newspapers, books or paper products; medicinal or pharmaceutical products; china, glassware or domestic hardware; or items of personal adornment.
13. The approval of the Western Australian Planning Commission is required prior to the commencement of development. This application has been referred to the Commission for consideration.
14. Bin enclosures being screened by a feature brick wall, not less than 1.5m in height, matching the colour of the building and being provided with gates.
15. Refuse disposal arrangements for this development are incomplete and need to be discussed and resolved to the City's satisfaction prior to the issue of a Building Licence.
16. Amalgamation of the lots and closure of portion of Ewen Street. Compliance with the conditions of the Western Australian Planning Commission's approval to the subdivision/amalgamation of the site dated 7 September 2007.(copy attached - WAPC 134294)
17. The realignment of Ewen Street and the upgrade of the intersections of Birchwood Avenue & Ewen Street and Bowra Avenue & Ewen Street to the City's satisfaction. A legal agreement being entered into in respect of this at the applicant's cost to the satisfaction of the City prior to the issue of a Building Licence.
18. The provision of a limestone wall along the south side of the Ewen Street extension with a wire trellis to allow landscaping to cover wall at the applicant's expense. The height and design to be subject to the City's approval and will require input from adjoining affected owners on whose land the wall is being erected. (Note: This requirement is a condition of subdivision approval and will need to be completed prior to clearance of the subdivision.)
19. The subdivision design/works and access off Ewen Street as it relates to the City's Lot 457 Scarborough Beach road to be carried out to the City's satisfaction. Detailed Engineering plans in this respect to be provided as part of the subdivision process.
20. All external walls of the development and fencing along Ewen Street to be treated with anti graffiti coating on completion to the City's satisfaction.
21. Bicycle parking facilities and end of trip facilities to be provided in accordance with the Department of Planning and Infrastructure Guidelines.
22. The provision of a 2.0 metre wide pedestrian path along the Scarborough Beach Road frontage and both sides of Ewen street within the verge areas to the satisfaction of the City.
23. 10% of the facades as indicated in red on the approved plan to include stone, brick or similar natural/textured materials to the satisfaction of the City.
24. All external building plant, including air conditioner units and lift overruns, to be screened from

APPROVAL TO COMMENCE DEVELOPMENT

public view and installed and operated to comply with the Environmental Protection (Noise) Regulations 1997.

25. The large blank panels as indicated in red on the approved plan being deleted and replaced with articulated facades with openings, intrusions and different materials which address the adjacent facades.

ADVICE TO THE APPLICANT

In addition to the above conditions, the applicant is advised that a number of other requirements may apply to the development under other legislation, including but not limited to:

1. There is a parking liability of 8 parking bays to this site should this development proceed relating to the approved Child Care Centre on lots 3 & 4 Ewen Street.
2. This is a Development Approval of the City of Stirling under its District Planning Scheme and related policies. It is not a building licence or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.

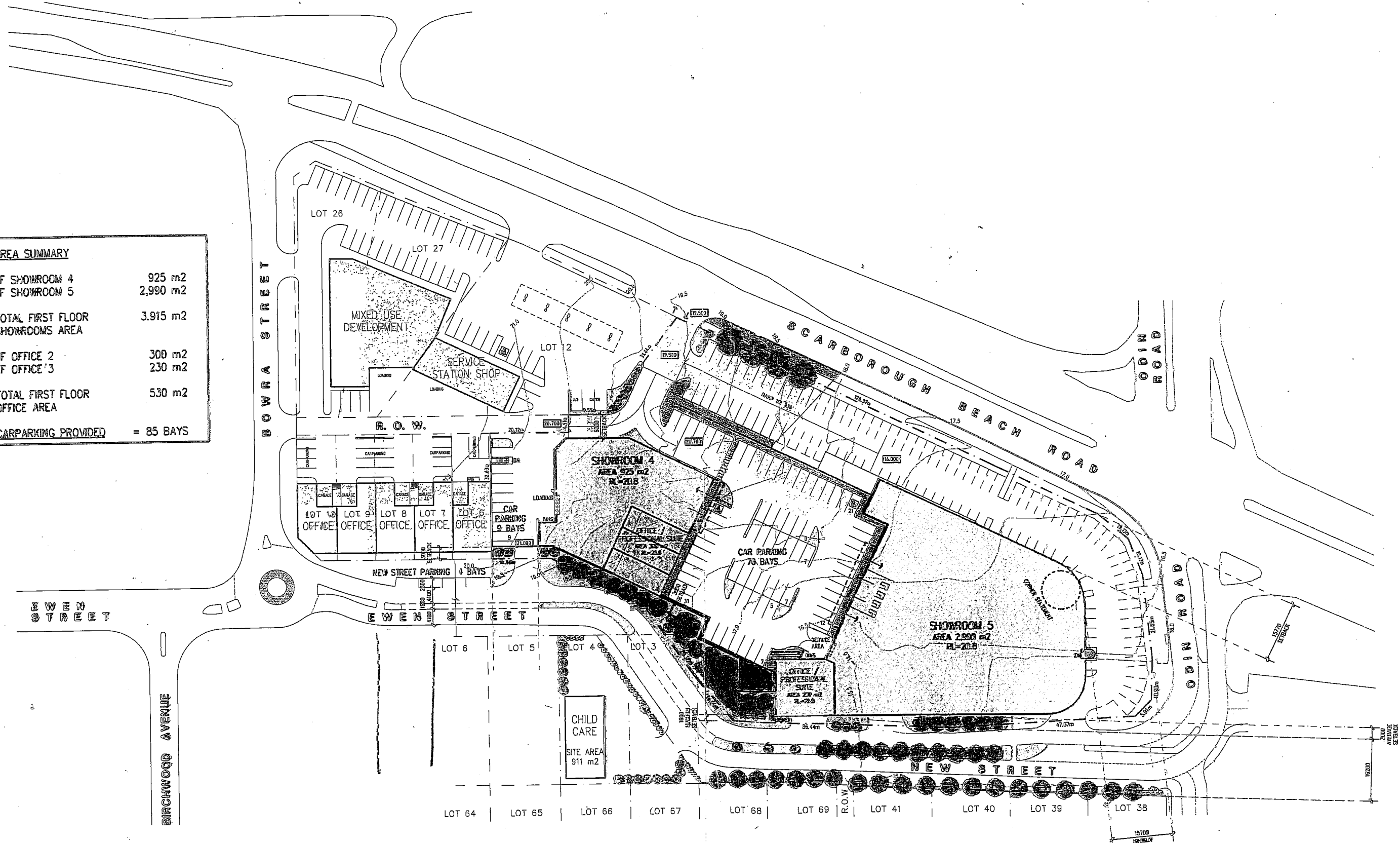
***** PLEASE NOTE: THIS APPROVAL IS NOT A BUILDING LICENCE *****

Remo Formato
Coordinator City Planning

ISSUE DATE: 28 December 2007

Contact Officer: Bruce Gardner - **9345 8747**

AREA SUMMARY	
FF SHOWROOM 4	925 m2
FF SHOWROOM 5	2,990 m2
TOTAL FIRST FLOOR SHOWROOMS AREA	3,915 m2
FF OFFICE 2	300 m2
FF OFFICE 3	230 m2
TOTAL FIRST FLOOR OFFICE AREA	530 m2
CARPARKING PROVIDED	= 85 BAYS



FIRST FLOOR SITE PLAN
1:5000

OKA OLDFIELD KNOTT
ARCHITECTS PTY LTD
567 HAY ST. DAGLISH
WESTERN AUSTRALIA
TEL: (08) 9381 6788
FAX: (08) 9381 4619

OUTLINE DEVELOPMENT PLAN

SCARBOROUGH BEACH RD, BOWRA STREET, EWEN STREET & ODILIN RD. INNALOO

P02
PROJECT NO: 0105/08
DATE: 01/05/08
ISSUE NO: 01
DRAWN: YH
CHECKED: TFS

AREA SUMMARY

SITE AREA 11,471 m²
 SITE COVER 6,894 m²
 TOTAL BUILDING AREA 10,835 m²
 PLOT RATIO 0.94

GF SHOWROOM 1 4,090 m²
 GF SHOWROOM 2 890 m²
 GF SHOWROOM 3 1,105 m²

TOTAL GF SHOWROOMS AREA 6,085 m²
 TOTAL FF SHOWROOMS AREA 3,915 m²

TOTAL SHOWROOMS FLOOR AREA 10,000 m²

TOTAL GF OFFICE AREA 305 m²
 TOTAL FF OFFICE AREA 530 m²

TOTAL OFFICE FLOOR AREA 835 m²

CHILD CARE 215 m²

CARPARKING

SHOWROOMS = 200.0
 OFFICE = 16.7
 CHILD CARE = 7.0

TOTAL REQUIRED = 224
 TOTAL PROVIDED = 224

EWEN STREET

BIRCHWOOD AVENUE



GROUND FLOOR SITE PLAN
 1:1000

TOTAL SHOWROOMS
 AREA 6,085 m²

SHOWROOM 1
 AREA = 4,090 m²
 RL=16.0

SHOWROOM 2
 AREA = 890 m²
 RL=16.0

SHOWROOM 3
 AREA = 1,105 m²
 RL=16.0

OFFICE
 AREA 305 m²
 RL=16.0

CHILD CARE
 215 m²

CARPARKING
 7 BAYS

CARPARKING
 20 BAYS
 RL=16.5

CARPARKING
 12 BAYS

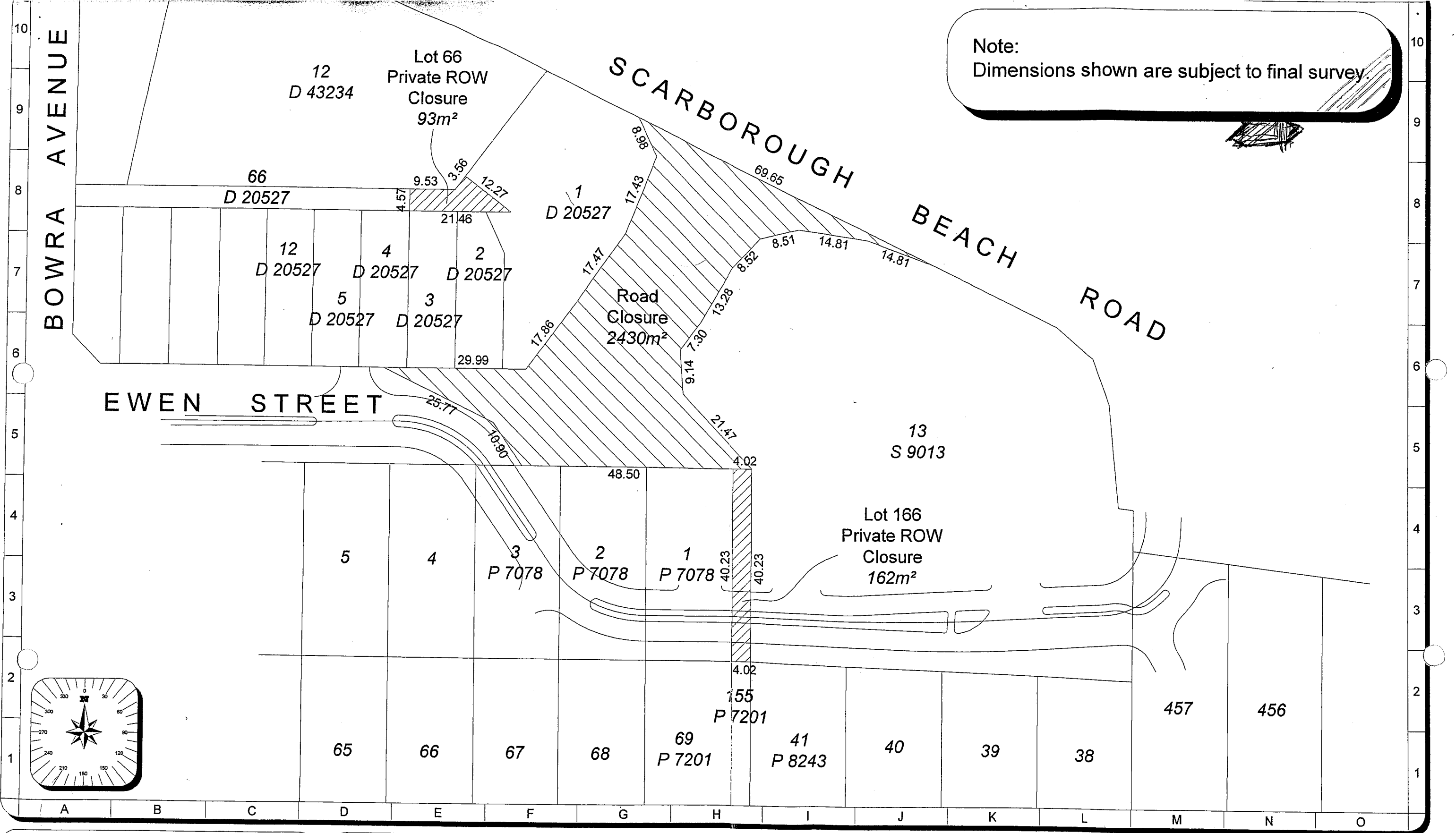
OUTLINE DEVELOPMENT PLAN

OKA OLDFIELD KNOTT
 ARCHITECTS PTY LTD
 567 HAY ST. DAGLISH
 WESTERN AUSTRALIA
 TEL: (08) 9381 6788
 FAX: (08) 9381 4619

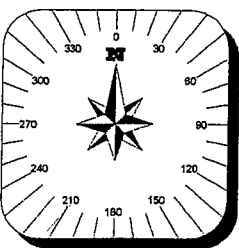
ENR. SCARBOROUGH BEACH ROAD, BOWRA AVENUE, EWEN STREET & ODIN RD. INNALOO

P01

PROJECT NO. 0475
 DATE: 01.05.06
 ISSUE NO. CC
 DRAWING NO.
 CHECKED: TMS



Note:
Dimensions shown are subject to final survey.



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Fax: (08) 9457 7922
email: rmsurvey@rmsurveys.com.au

SCALE 1:750
10 5 0 5 10 15 20 25 30 35 40 45 50
ALL DISTANCES ARE IN METRES

Surveyor	KB	Vertical Datum	LOCAL	Drawn	AC
Survey Date	18/08/06	Horizontal Datum	LOCAL	Checked	KB
Data Source	LISCAD7	Job No.	DWA-EWEN	Approved	GR

ROAD CLOSURE
Ewen Street, Woodlands
City of Stirling

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Client
David Wills & Associates

ORIGINAL
DRAWING SIZE
A3

Rev	Description	Drawn	Appvd	Date
2	Added Proposed Road	AC	GR	20/10/06
1	Boundary amended	AC	GR	30/08/06
0	Initial Issue	AC	GR	21/08/06

Drawing No.
DWA-EWEN-01

Revision
2

Sheet
1

Of
1