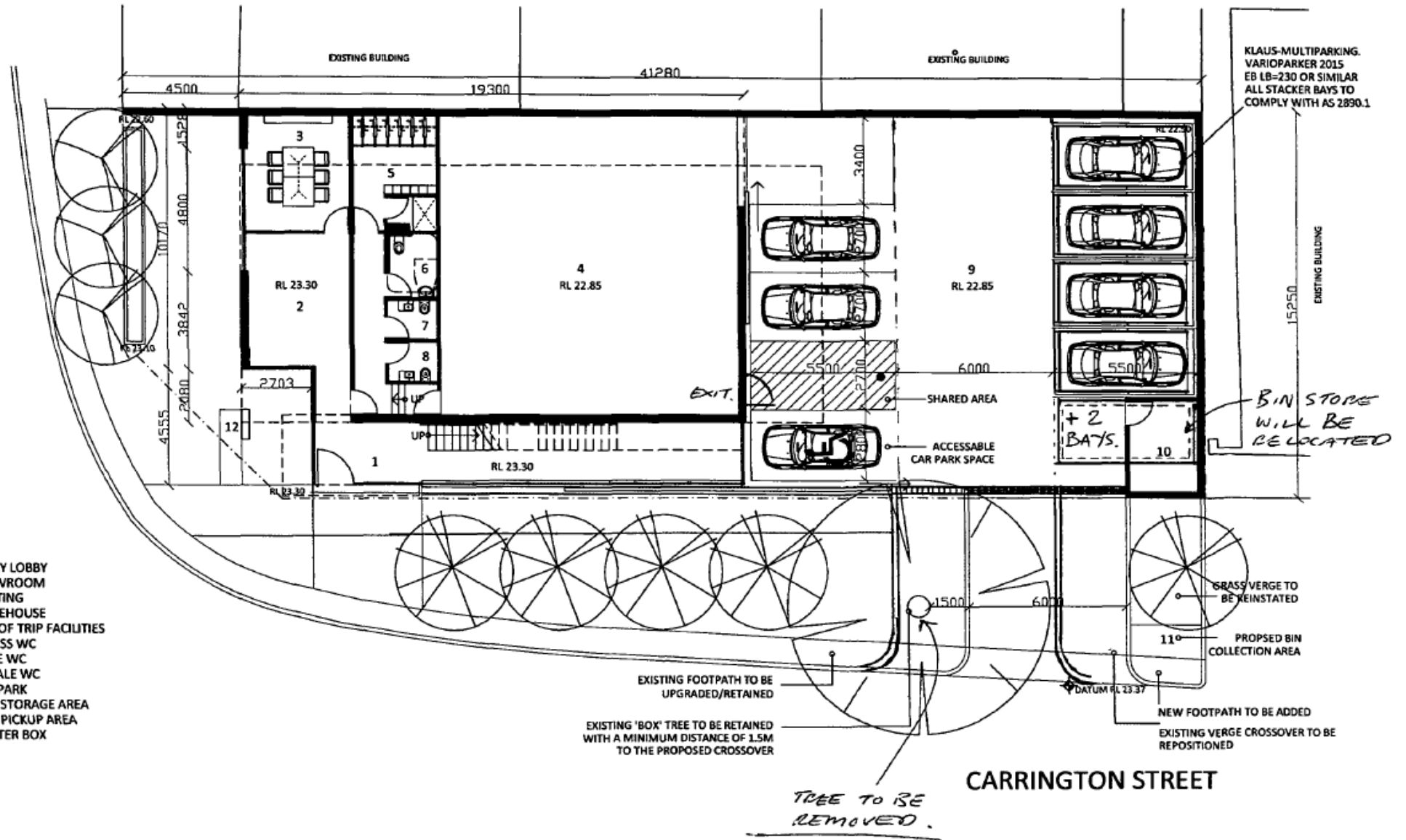


LOCH STREET

- 1. ENTRY LOBBY
- 2. SHOWROOM
- 3. MEETING
- 4. WAREHOUSE
- 5. END OF TRIP FACILITIES
- 6. ACCESS WC
- 7. MALE WC
- 8. FEMALE WC
- 9. CAR PARK
- 10. BIN STORAGE AREA
- 11. BIN PICKUP AREA
- 12. LETTER BOX



PD12.13 - No. 2c (Lot 47) Loch St, Nedlands - Attachment 1 - Plans

No. 2C Loch Street, Nedlands



Subject Site – Vacant



Opposite Neighbour (West)

No. 2C Loch Street, Nedlands



Opposite Neighbour (South)



Street Tree Suitable for Removal

8 February 2013

City of Nedlands
71 Stirling Highway
Nedlands WA 6009

RE: AMENDMENT TO PLANNING APPROVAL: REF DA12/205 FOR LOT 47, 2C LOCH STREET, NEDLANDS

Dear Sir/Madam

This amendment to the above mentioned planning approval is in relation to two topics, the number of car parking spaces provided on site and the verge use. Comments on both topics are listed below.

CAR PARKING

This amendment is in response to advice from our BCA compliance consultant, outlining the requirement for an ACROD parking space onsite. An accessible car parking bay is to be provided in accordance with Table D3.5 of the BCA, a class 5 building requires 1 space for every 50 car parking spaces provided in accordance with AS 2890.6 – 2009 shown below.

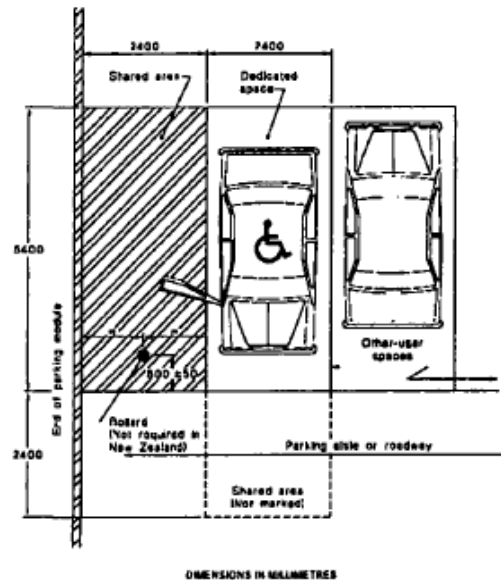


FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY – DIMENSIONS FOR AUSTRALIA ONLY*

Due to the BCA requirement to include an accessible car parking space, the proposed number of car parking spaces provided on site is now 13 (including 5 stackers). This is a reduction of 1 car parking spaces from the original planning approval. **NB:** 2 of these car parking spaces (bays 12/13) are only able to be reinstated if the crossover is repositioned as outlined under the Verge Use heading below.

No. 2c Loch St, Nedlands

We hope that the City would review this amendment made on the advice of our BCA compliance consultant and respond favourably on the changes to the car park design. Below are various points that justifying the acceptability of the number of car parking bays now proposed;

- Ample end of trip (EOT) facilities for bicycle users are provided within the development, exceeding the requirements of the TPS2. These facilities offer a large bicycle storage area, lockers and showers. These facilities will promote cycling as a healthy and viable transport alternative for employees. Public bicycle racks will also be provided within the external landscaped area to the west of the site.
- The site is located approximately 400 meters from Loch St Train Station. The Fremantle Line offers a key connection to the site for both employees and visitors. The extensive cycle path along this train line also provides a convenient link to the site.
- The site is located approximately 600 meters from Stirling Highway, along which numerous Transperth buses operate.
- Demand for car parking is consequently less due the availability of excellent transport alternatives to the private car.
- The proposed number of car parking bays is considered to be an appropriate balance between providing opportunities for private and public means of transportation.

All of the above mentioned points we believe are key in creating a sustainable working environment and these alternate means of transportation will be encouraged amongst employees.

VERGE USE

This amended design proposes the crossover into the site be repositioned to line up with the car park aisle. It is proposed that the existing 'box' verge tree be removed and replaced by an alternate selected tree to allow for this.

The position of this existing verge tree has also been raised as a concern by our building compliance consultant (MODUS Compliance) which is attached in the form of a letter.

Repositioning this crossover would not only allow for safer manoeuvring in and out of the car parking bays, but it would also allow for an additional 2 bays to be included in the design minimising the parking shortfall mentioned in above.

We would be happy to work with the City to either replace or transplant this tree elsewhere on the verge. It is our intention to work with the advice of the City to plant more trees than what is currently on the verge to develop a stronger green edge to the development to help enhance amenity in the area.

DOCUMENTS

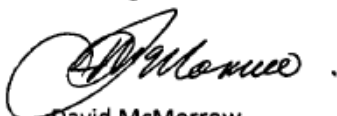
Amended documents included in this submission are listed below:

- Planning application and checklist form
- Cheque for fee payment
- 2 x A2 Site Plan Drawing, 1:100
- 2 x A2 Ground Level Drawing, 1:100

NB: All drawing submitted in the original planning application remain current.

Should you have any further questions relating to this planning application amendment please do not hesitate to contact the undersigned.

Kind regards,



David McMorro
Project Manager