



## EXTERIOR FINISHES SCHEDULE

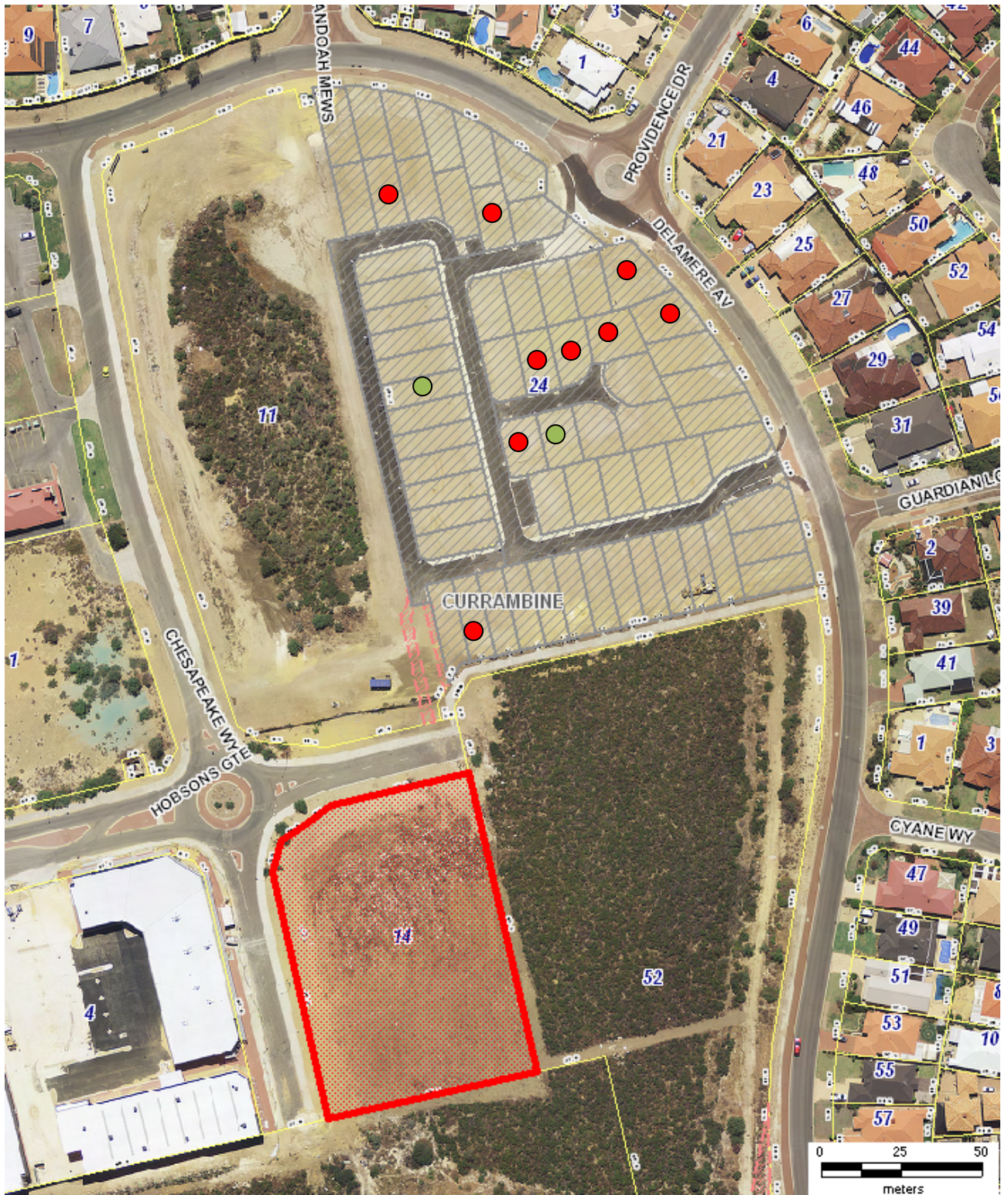
Project	Address		Job Number	
Hobson's Gate	Lot 5003 (14) Hobson's Gate, Currambine, WA		0903-68	
Building Component	Base Material	Type or Finish	Colour	Comment
<b>Footpath</b>				
Streets	Paving	Clay	Red	City of Joondalup
Carpark	Concrete	Aggregate	Gray	Provide samples to Architect for selection
<b>Street boundary wall / fence</b>				
Pillars	Brickwork	Render & paint		Max 1800 high
Fence	Wrought Iron	Powder coat	Match windows	Max 1800 high
<b>Planters enclosure to alfresco area</b>				
	Brickwork	Render & paint		
<b>Facade</b>				
Wall	Brickwork	Render & paint	Refer elevations	Anti-Graffiti up to higher of u/s awnings or top of windows
Window frames	Aluminium	Powder coat	dark grey	
Door frames	Aluminium	Powder coat	dark grey	
Door leafs	Aluminium / glazed	Powder coat	dark grey	
Door frame to Service yard	Steel	Painted	To match other door frames	
Door leaf to Service yard	Solid core	Painted	Refer elevations	
Glazing	Commercial		Clear	
DP/ RWH	Galvanized Steel	Painted	Refer elevations	Min 0.6 BMT
<b>Vertical Element to north west corner</b>				
Clad	Com-TEX	Paint	Red	Flush
Capping	Steel	Colorbond	to match Com-TEX	
<b>Roof</b>				
Sheeting	Zincalume			
Capping	Steel	Colorbond	To match facade	
Gutter / Sump	Galvanized Steel			
Flashing	Steel	Colorbond	To match facade where visible	
Parapet	Brickwork	Render & paint	White (roof side only)	
<b>Awnings</b>				
Roof	Zincalume			
Soffit	Plywood	Clear coat		
Facia	Steel PFC	Paint	Dark grey	
Trims & flashings	Steel	Colorbond	To match	

## Note:

- Check Elevations
- Check Window & Door schedule







- Objection
- Non Objection

(Note: 2 additional submissions received via email without address detail)

**Resolution: Council meeting of November 2008**

- 1 EXERCISES discretion under clause 4.5 of the City of Joondalup District Planning Scheme No.2 and determines that:-**
  - (a) Setbacks up to 4m in lieu of nil to the northern and western boundaries;**
  - (b) Northern and Western building facade having 33% glazing in lieu of 70%, with windows being 0mm from the ground floor level in lieu of 600mm;**
  - (c) Internal footpaths of between 1m and 3m around the building in lieu of 3m;**
  - (d) Blank facade to a portion of the eastern and southern facades; are appropriate in this instance;**
  
- 2 APPROVES the application for planning approval, dated 24 July 2008, submitted by Hospitality Total Services on behalf of the owners, Goldprime Corporation Pty Ltd for Tavern, Offices and a Shop at Lot 5003 (14) Hobsons Gate, Currambine, subject to the following conditions:**
  - (a) The parking bays, driveways and points of ingress and egress to be designed in accordance with the Australian Standard for Offstreet Car Parking (AS2890.01 2004). Such areas are to be constructed, drained, marked and thereafter maintained to the satisfaction of the Manager Approvals, Planning and Environmental Services prior to the development first being occupied. These works are to be done as part of the building program;**
  - (b) Crossovers to be minimum 100mm thick concrete to the satisfaction of the Manager Infrastructure Management Services;**
  - (c) An onsite stormwater drainage system with the capacity to contain a 1:100 year storm of a 24-hour duration is to be provided prior to the development first being occupied and thereafter maintained to the satisfaction of the City. The proposed stormwater drainage system is required to be shown on the Building Licencesubmission and be approved by the Manager Infrastructure Management prior to the commencement of construction;**
  - (d) The lodging of detailed landscaping plans based on water sensitive urban design and Designing Out Crime principles, to the satisfaction of the Manager Approvals, Planning and Environmental Services, for the development site with the Building Licence Application. For the purpose of this condition a detailed landscaping plan shall be drawn to a scale of 1:100. All details relating to paving and treatment of verges, to be shown on the landscaping plan;**
  - (e) Landscaping, reticulation and all verge treatments are to be established in accordance with the approved plans prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager Approvals, Planning and Environmental Services;**



- (f) The bin storage areas shall be provided with a concrete floor graded to a 100mm commercial floor waste connected to sewer and the provision of a hose cock;**
- (g) Any roof mounted or freestanding plant or equipment such as air conditioning units to be located and/or screened so as not to be visible from ground level;**
- (h) Obscured or reflective glazing shall not be used at ground floor level fronting Hobsons Gate or Chesapeake Way;**
- (i) Any advertising signage shall be subject to a separate development application;**
- (j) The southern and eastern ground level facades marked in RED on the approve plans shall be treated with non-sacrificial anti-graffiti coating;**
- (k) The taxi bays in Chesapeake Way shall be constructed and marked as taxi bays only, at the owner's expense and to the satisfaction of the Manager Infrastructure Management Services;**
- (l) The taxi bays shall not be used for loading/unloading or deliveries at any time;**
- (m) The Chesapeake Way and Hobsons Gate verge marked in RED on the approved plans shall be brick paved at the owners cost to match the existing paving to the satisfaction of the Manager Approvals, Planning & Environmental Services;**
- (n) The tavern shall maintain a noise and disturbance complaint log book detailing the date, time, and details of complaints and the actions taken. This log book shall be available for inspection at any time;**
- (o) Deliveries are not permitted between the hours of 7pm and 7am;**
- (p) No rubbish, keg movement or any other loading or unloading is to be carried out between the hours of 10pm and 7am;**
- (q) All entries and exits to the tavern shall be fitted with automatic door closers;**
- (r) All amplified sound systems of the tavern shall be fitted with a sound limiter which shall be set to not exceed noise levels stipulated under the Environmental Protection (Noise) Regulations 1997;**
- (s) The parking area shall be artificially illuminated at night. A lighting plan detailing all pole and fixture positions, lux levels and light spillage shall be submitted with the Building Licence Application for approval of the Manager Approvals, Planning & Environmental Services;**
- (t) The tavern shall accommodate a maximum of 360 people at any one time;**

- (u) Notwithstanding the requirements of the Liquor Control Act 1988 the Tavern is permitted to operate until 12 midnight only;
  - (v) A minimum of one CCTV camera shall be installed at each entrance to the Tavern;
  - (w) The Management Plan received by the City on 18 July 2008 forms part of this approval. The operation of the tavern shall at all times conform to this Management Plan.
- 3 WRITES to the Department of Racing Gaming and Liquor inviting its involvement and endorsement of the proposed management plan for the Tavern, including (but not limited to) management of patrons, hours of operation, and security measures.

#### ADDITIONAL INFORMATION

It has been highlighted that the following additional new clause requires to be added to the City's recommendation:

“1(e) car parking provision of 138 bays in lieu of 162 bays;”

This is due to the fact that the proposed parking reduction should be acknowledged in Point 1 of the recommendation, as a result of the Council being required to exercise its discretion in relation to development standards.

#### Resolution: Council meeting of April 2009

- 1 EXERCISES discretion under clause 4.5 of the City of Joondalup District Planning Scheme No.2 and determines that:
- (a) Northern and Western building facade having 26% glazing in lieu of 70%, with windows being 0mm from the ground floor level in lieu of 600mm;
  - (b) Internal footpaths of between 1m and 5m around the building in lieu of 3m;
  - (c) Landscaping Strip with minimum width of 2m in lieu of 3.0m on the northern and western boundary;
  - (d) Provision of 160 car parking bays in lieu of 169;
- are appropriate in this instance;
- 2 APPROVES the application for planning approval, dated 20 March 2009, submitted by Hospitality Total Services on behalf of the owners, Resolve Nominees Pty Ltd for Tavern and a Shop at Lot 5003 (14) Hobsons Gate, Currambine, subject to the following conditions:
- (a) The parking bays, driveways and points of ingress and egress to be designed in accordance with the Australian Standard for Offstreet Car

**Parking (AS2890.01 2004). Such areas are to be constructed, drained, marked and thereafter maintained to the satisfaction of the Manager Planning, Approvals and Environmental Services prior to the development first being occupied. These works are to be done as part of the building program;**

- (b) Crossovers to be minimum 100mm thick concrete to the satisfaction of the Manager Infrastructure Management Services;**
- (c) An onsite stormwater drainage system with the capacity to contain a 1:100 year storm of a 24-hour duration is to be provided prior to the development first being occupied and thereafter maintained to the satisfaction of the City. The proposed stormwater drainage system is required to be shown on the Building Licence submission and be approved by the Manager Infrastructure Management prior to the commencement of construction;**
- (d) The lodging of detailed landscaping plans based on water sensitive urban design and Designing Out Crime principles, to the satisfaction of the Manager Planning, Approvals and Environmental Services, for the development site with the Building Licence Application. For the purpose of this condition a detailed landscaping plan shall be drawn to a scale of 1:100. All details relating to paving and treatment of verges, to be shown on the landscaping plan;**
- (e) Landscaping, reticulation and all verge treatments are to be established in accordance with the approved plans prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager Planning, Approvals and Environmental Services;**
- (f) The bin storage areas shall be provided with a concrete floor graded to a 100mm commercial floor waste connected to sewer and the provision of a hose cock;**
- (g) Any roof mounted or freestanding plant or equipment such as air conditioning units to be located and/or screened so as not to be visible from ground level;**
- (h) Obscured or reflective glazing shall not be used at ground floor level fronting Hobsons Gate or Chesapeake Way;**
- (i) Any advertising signage shall be subject to a separate development application;**
- (j) All ground level facades shall be treated with non-sacrificial anti-graffiti coating;**
- (k) The taxi bays in Chesapeake Way shall be constructed and marked as taxi bays only, at the owner's expense and to the satisfaction of the Manager Infrastructure Management Services;**
- (l) The taxi bays shall not be used for loading/unloading or deliveries at any time;**



- (m) The Chesapeake Way and Hobsons Gate verge marked in RED on the approved plans shall be brick paved at the owners cost to match the existing paving to the satisfaction of the Manager Planning, Approvals and Environmental Services;
  - (n) The tavern shall maintain a noise and disturbance complaint log book detailing the date, time, and details of complaints and the actions taken. This log book shall be available for inspection at any time;
  - (o) Deliveries are not permitted between the hours of 7pm and 7am;
  - (p) No rubbish, keg movement or any other loading or unloading is to be carried out between the hours of 10pm and 7am;
  - (q) All entries and exits to the tavern shall be fitted with automatic door closers;
  - (r) All amplified sound systems of the tavern shall be fitted with a sound limited which shall be set to not exceed noise levels stipulated under the Environmental Protection (Noise) Regulations 1997;
  - (s) The parking area shall be artificially illuminated at night. A lighting plan detailing all pole and fixture positions, lux levels and light spillage shall be submitted with the Building Licence Application for approval of the Manager Planning, Approvals and Environmental Services;
  - (t) The tavern shall accommodate a maximum of 360 people at any one time;
  - (u) Notwithstanding the requirements of the Liquor Control Act 1988 the Tavern is permitted to operate until 12 midnight only;
  - (v) A minimum of one CCTV camera shall be installed at each entrance to the Tavern;
  - (w) The Management Plan received by the City on 18 July 2008 forms part of this approval. The operation of the tavern shall at all times conform to this Management Plan;
  - (x) This approval does not include street trees or landscaping outside of the lot boundary (namely on the road reserve);
  - (y) The infill panels on the western car parking screen wall are not permitted to be more than 1200mm high as measured from the natural ground level.
- 3 ADVISES the applicant that with regard to condition (t) any increase in accommodation numbers shall be the subject of a further development application and will be assessed against the car parking supply and demand on site in addition to any other relevant planning matters.