



Subject Site
Lot 91 Plan 16943
Units 1, 2 / 77 Winton Road, Joondalup

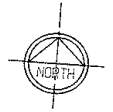
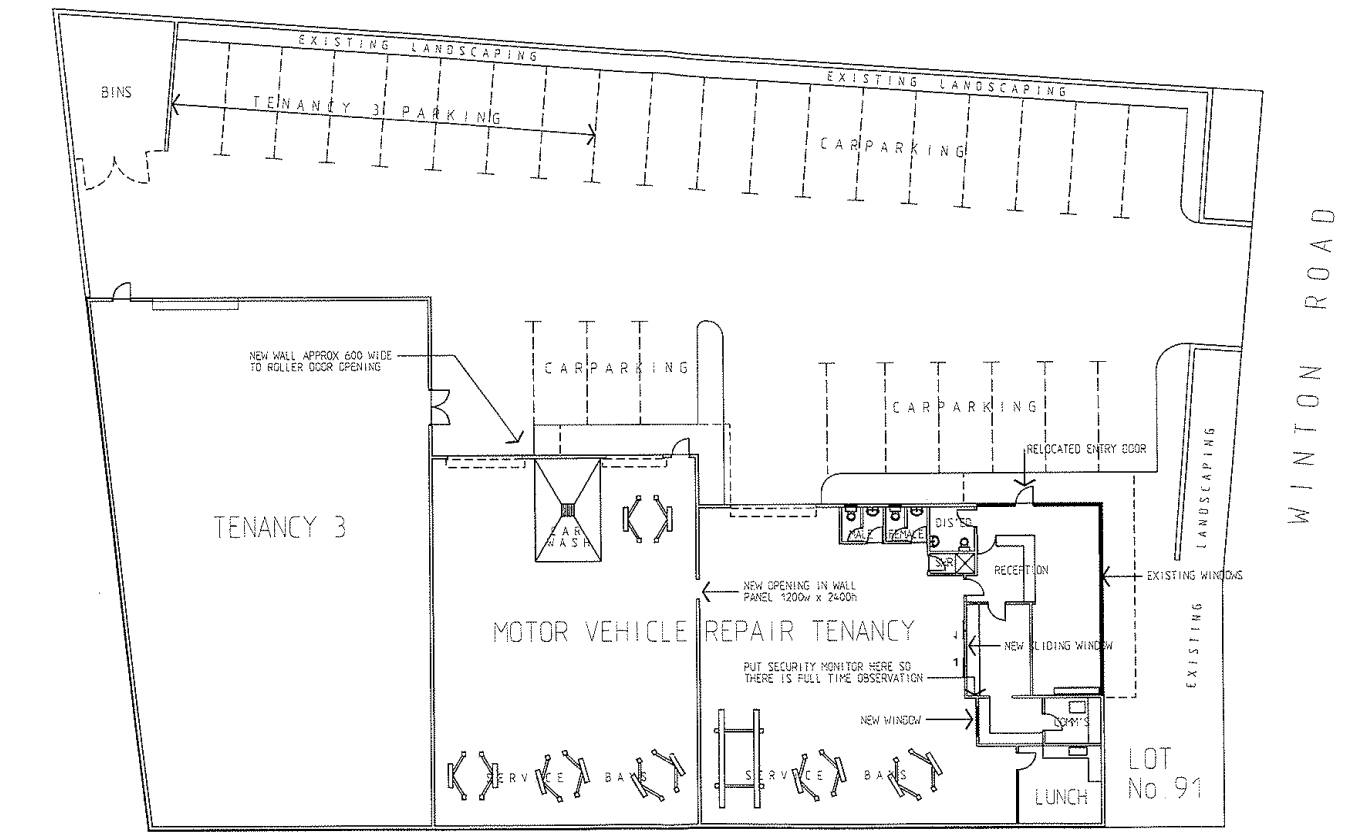
Digital Photography : DLI December 2004

Digital Topography : DLI October 2002

Prepared by City of Joondalup : 10/05/2006 - djt

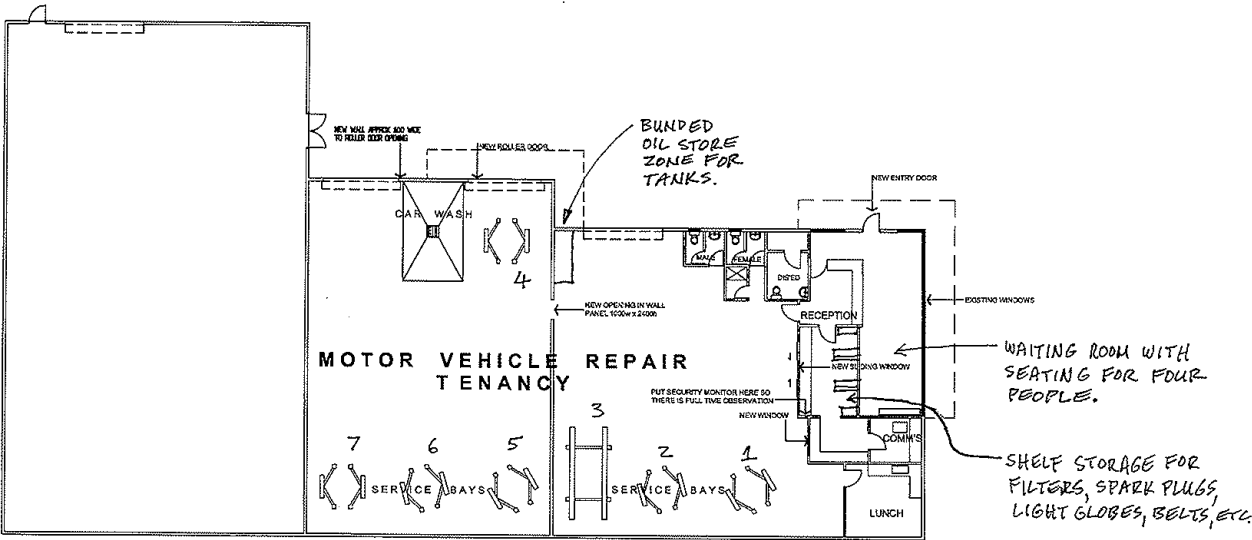
20 0 20 40 60 Meters





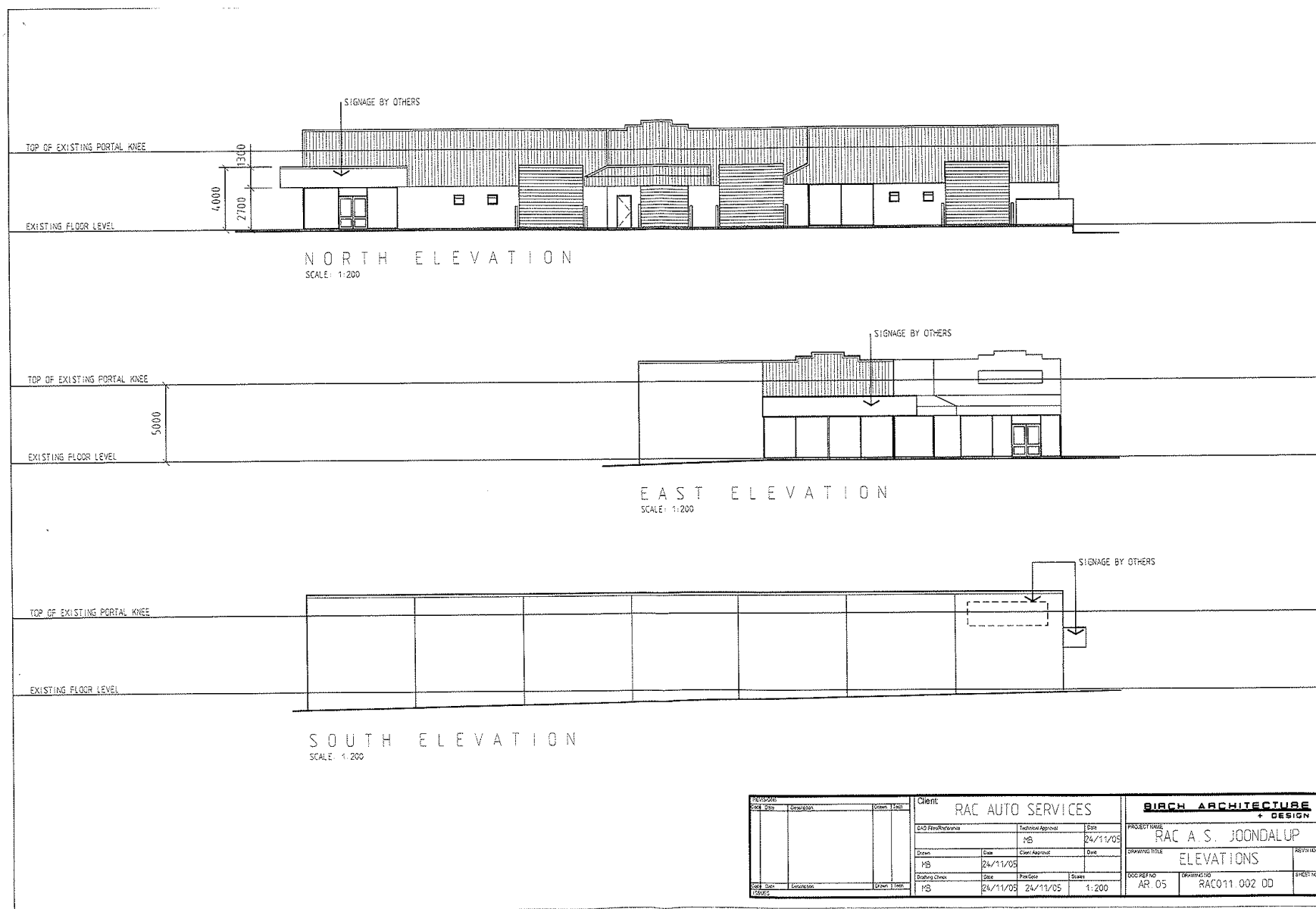
FLOOR & SITE PLAN
SCALE: 1:200

PROJECT INFO				Client: RAC AUTO SERVICES				BIRCH ARCHITECTURE + DESIGN			
Drawn	MB	Checked	MB	CAD/Plot/Reference	Technical Approval	MB	Date	24/11/05	PROJECT NAME	RAC A.S. JOONDALUP	
Drawn	MB	Checked	MB	Drawn	Date	24/11/05	Client Approval	Date	DRAWING TITLE	FLOOR PLAN	
Drawn	MB	Checked	MB	Drawn	Date	24/11/05	Drawn	Date	SCALE	1:200	REVISION
Drawn	MB	Checked	MB	Drawn	Date	24/11/05	Drawn	Date	DATE	24/11/05	DATE
Drawn	MB	Checked	MB	Drawn	Date	24/11/05	Drawn	Date	DATE	24/11/05	DATE



0 5m 10m
SCALE 1:200

Project				Client				BIRCH ARCHITECTURE			
EXISTING SHOWROOM-1170 ALBANY HWY-BENTLEY				EXISTING SHOWROOM-1170 ALBANY HWY-BENTLEY				+ DESIGN			
CAD File/Reference		Technical Approval		Date		Project Name		RAC_AUTO_SERVICES-JOONDALUP		REV# NO.	
Drawn		Date		Client Approval		Drawing Title		FIRST_FLOOR_PLAN		1	
mtd		2nd		Date		Drawing No.		1		SHEET NO.	
Drafting Check		Date		Rev. Date		Drawing No.		1		SHEET NO.	
Title		Title		Scale		Title		-		-	
Title		Title		Scale		Title		-		-	





LOCATION	NO. HOISTS	NO. PARKING BAYS REQUIRED/ PROVIDED	Ratio of bays to hoists	Council Approval Obtained	Existing Use
Newcastle Street, Leederville	6	14	2.33	Yes	
Albany Highway, Bentley	10	14	1.40	Yes	
McCoy Street, Myaree	8	21	2.63	N/A	Yes
Pinjarra Road, Mandurah	8	19	2.38	Yes	
AVERAGE	8	17	2.13		
JOONDALUP Proposed	7	19	2.71		

Hence, based upon these existing and approved sites, we submit for a change of use based on a car parking provision which is higher than the average allocation at the other sites.

Please find attached three copies of the existing building (site plan, floor plan and elevations) for which the change of use is being requested.

We look forward to your processing of this application and should you have any queries or require additional information, please do not hesitate to call me.

Can posted correspondence and/or other queries be directed to myself. I attach a copy of correspondence from the property owner authorising me to sign application on their behalf.

Yours sincerely

Malcolm Birch