



03/08/2026

RT Speech and Hearing Pty Ltd
ABN 47 672 004 705
Wesley Quarter, Shop 7, 93 William Street, Perth WA 6000

City of Vincent
Planning Services
244 Vincent Street
Leederville, WA 6007

Dear Sir/Madam

AMENDMENT TO PLANNING APPROVAL DA 5.2025.265.1
447 Walcott Street, Coolbinia, WA 6050
(Lot 3 on Strata Plan 87150, Vol 4049 Fol 486)

We, Ruyi Tong and Shioh Yuan Oh, apply to amend the existing development approval DA 5.2025.265.1 (granted 28 November 2025) as follows:

Proposed amendment

Change of use from Home Business (Speech Pathology) to Consulting Rooms for the provision of speech pathology, audiology and occupational therapy services.

Key details of the amended proposal

- Maximum of two health practitioners on site at any one time.
- Services: speech pathology, audiology and occupational therapy.
- The existing ground-floor living room and dining room (combined approximately 25–30 m²) will be used as the consultation area.
- A free-standing sound-proof audiometric test booth will be placed within this area. We request flexibility to install either:
 - the originally proposed small booth (Puma Pro 28F – approx. 1.03 m × 0.96 m × 2.08 m), or
 - a larger modular booth (IAC Acoustics 40a-7 type – external dimensions approx. 2.34 m wide × 2.49 m deep × 2.15 m high).
- Both options are free-standing / modular units that require no structural or external works to the dwelling. The residential appearance of the property will be fully retained.
- The property will no longer be occupied as a residence.
- Hours of operation remain the same as currently approved:
 - Monday to Friday 8:00 am – 5:00 pm
 - Saturday 8:00 am – 1:00 pm
 - Closed Sundays and public holidays.
- All client visits by prior appointment only.

Maximum of two clients on site at any one time.

All parking will continue to be provided on-site within the existing double carport (minimum two bays).

The proposal continues to satisfy the objectives of the Residential zone and the City's Local Planning Policy – Consulting Rooms and Medical Centres. Intensity, parking, hours and amenity impacts remain unchanged from the original approval.

We submit the previously approved plans (dated 7 July 2025 / stamped 28 November 2025) together with proposed amendments.

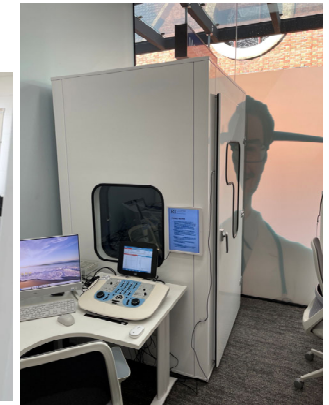
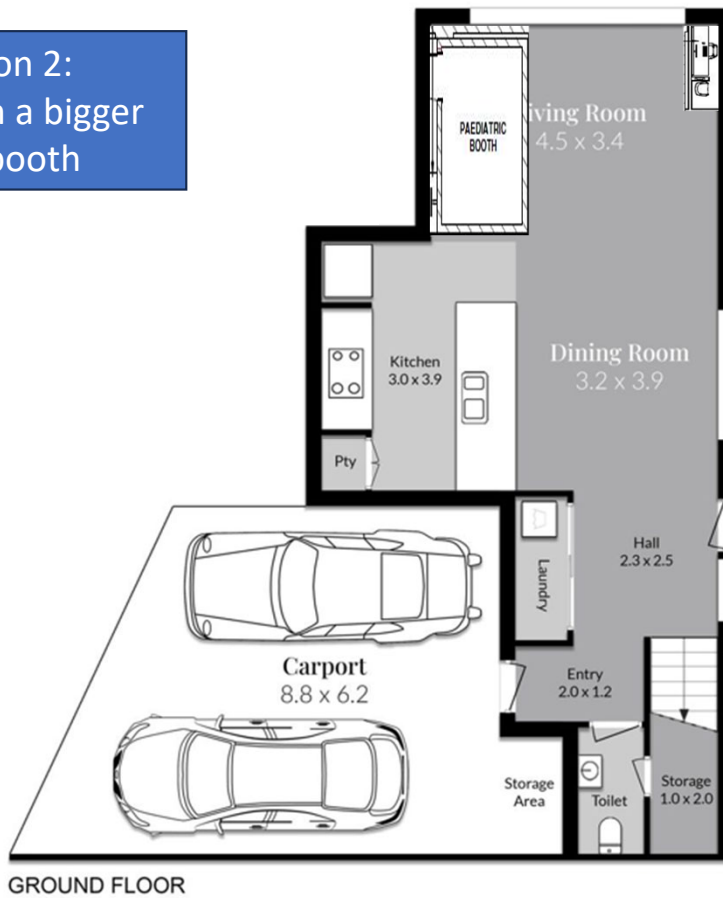
We respectfully request the City amend DA 5.2025.265.1 accordingly.

Yours faithfully

The image shows two handwritten signatures in black ink. The signature on the left is 'Ruyi Tong' and the signature on the right is 'Shioh Yuan Oh'. Both signatures are written in a cursive, flowing style.

Ruyi Tong & Shioh Yuan Oh
Directors – RT Speech and Hearing Pty Ltd

Option 2:
Putting in a bigger
test booth



**Speech Therapy, Occupational Therapy and Audiology
Consultation Area**

(25-30 sqm)

No elevation or work needed

Putting in a test booth and work desk Work desk next to
test booth (see pic)

Test Booth for hearing test (option 2)

(see attached brochure for dimension – IAC)

Custom size 40a-7

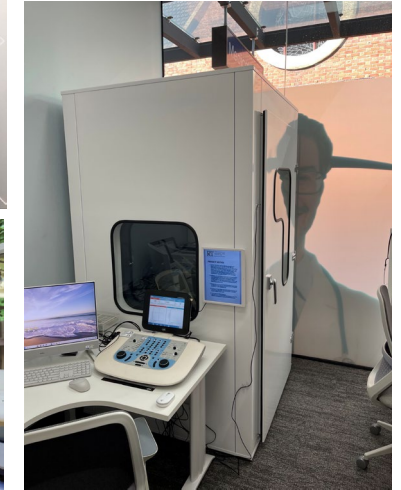
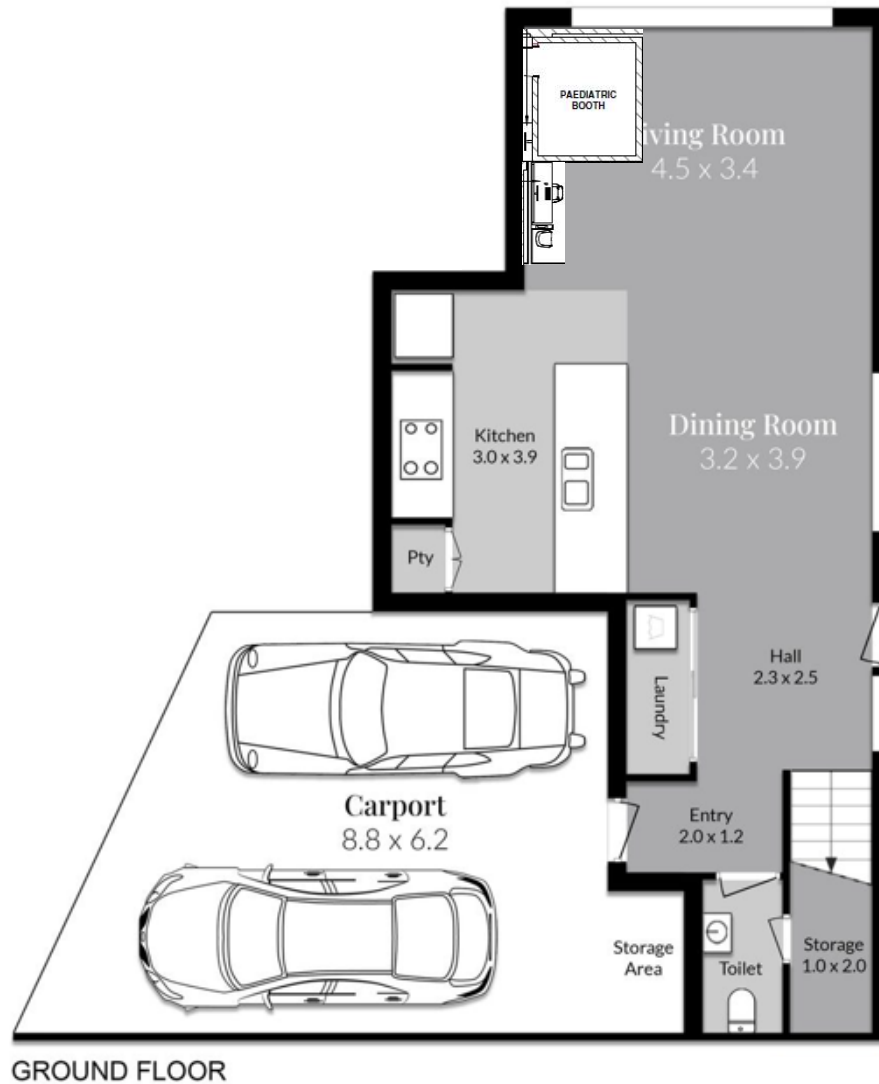
Width: 2337mm

Depth: 2490mm

Height: 2147mm



447 Walcott Street, Coolbinia, WA 6050 (Ground Floor)



**Speech Therapy, Occupational Therapy and Audiology
Consultation Area**
(25-30 sqm)

No elevation or work needed

Putting in a test booth and work desk Work desk next to
test booth (see pic)

Test Booth for hearing test
(see attached brochure for
dimension – Puma Pro 28F)
Width: 1030mm
Depth: 960mm
Height: 2080mm

447 Walcott Street, Coolbinia, WA 6050 (Ground Floor)

R60 REQUIREMENTS

MINIMUM LOT AREA	120m ²
AVERAGE LOT AREA	150m ²
OPEN SPACE (MIN % OF SITE)	40%
DEEP SOIL AREA (MIN % OF SITE)	12%
PLANTING AREA (MIN % OF SITE)	3%

SETBACK PRIMARY STREET*	2m
SETBACK SECONDARY STREET*	1m

*R-CODES

PROJECT STATISTICS

ORIGINAL LOT SIZE	593m ²
ROAD WIDENING AREA LOST	105m ²
FINAL LOT SIZE	488m ²

LOT 1	
• LOT AREA	207.9m ²
• OPEN SPACE AREA	103.4m ²
• % OPEN SPACE	49.7%
• DEEP SOIL AREA	73.5m ² (35.5%)
• PLANTING ZONE	60.4m ² (29.1%)

INTERNAL AREA	126.6m ²
CARPORT & STORE	37.9m ²

LOT 2	
• LOT AREA	148.6m ²
• OPEN SPACE AREA	51.9m ²
• % OPEN SPACE	34.9%
• DEEP SOIL AREA	34.0m ² (22.8%)
• PLANTING ZONE	14.7m ² (9.9%)

INTERNAL AREA	129.9m ²
CARPORT & STORE	34.4m ²

LOT 3	
• LOT AREA	154.4m ²
• OPEN SPACE AREA	62.0m ²
• % OPEN SPACE	40.1%
• DEEP SOIL AREA	38.6m ² (25.0%)
• PLANTING ZONE	20.2m ² (13.1%)

INTERNAL AREA	120.7m ²
CARPORT & STORE	35.5m ²

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

PENNOCK
ARCHITECTS

PROJECT
WALCOTT GROUPED DWELLINGS
443 WALCOTT ST
NORTH PERTH

TITLE
GROUND FLOOR PLAN

DRAWING STATUS
DEVELOPMENT APPLICATION

SCALE
1:200 @ A3

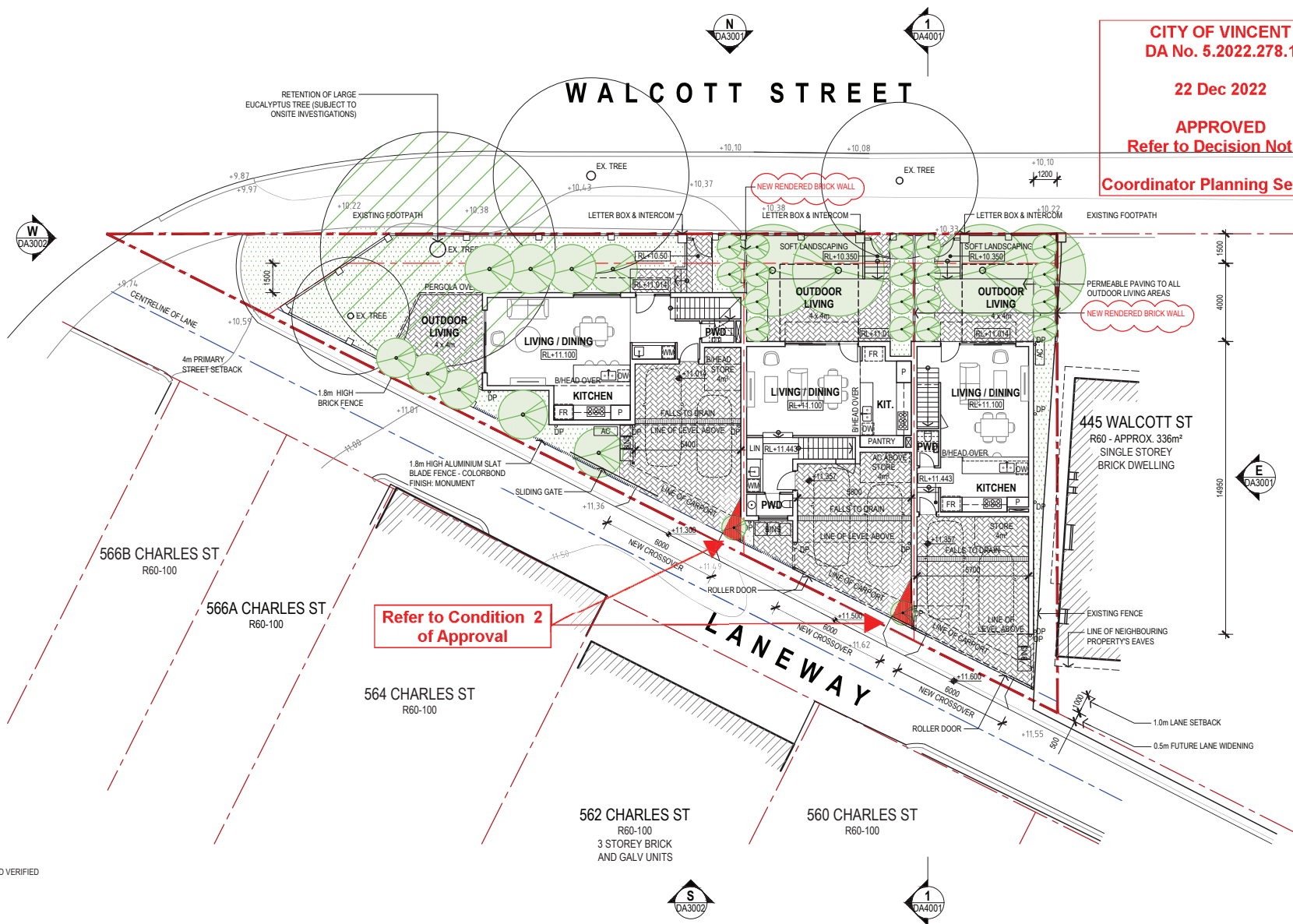
PROJECT CODE
22007

SHEET NO.
DA2001

REVISION
G

DATE
06.09.22

0 2 4 10m



CITY OF VINCENT
RECEIVED
14 November 2022

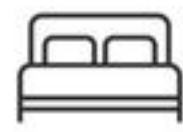
CITY OF VINCENT
DA No. 5.2022.278.1

22 Dec 2022

APPROVED
Refer to Decision Notice

Coordinator Planning Services

A diagram of a square with side length m . The square is divided into four smaller squares by a horizontal and a vertical line. The bottom-left square is labeled m^2 .



3 BEDROOMS



3 BATHROOMS



SITEPLAN



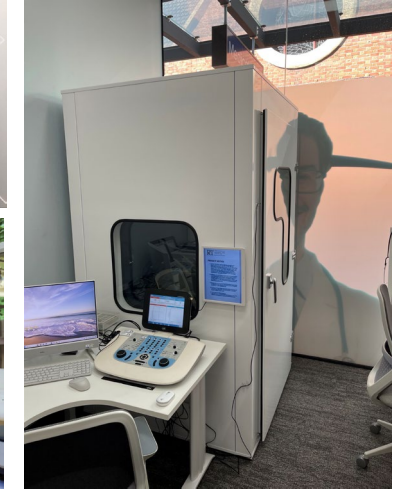
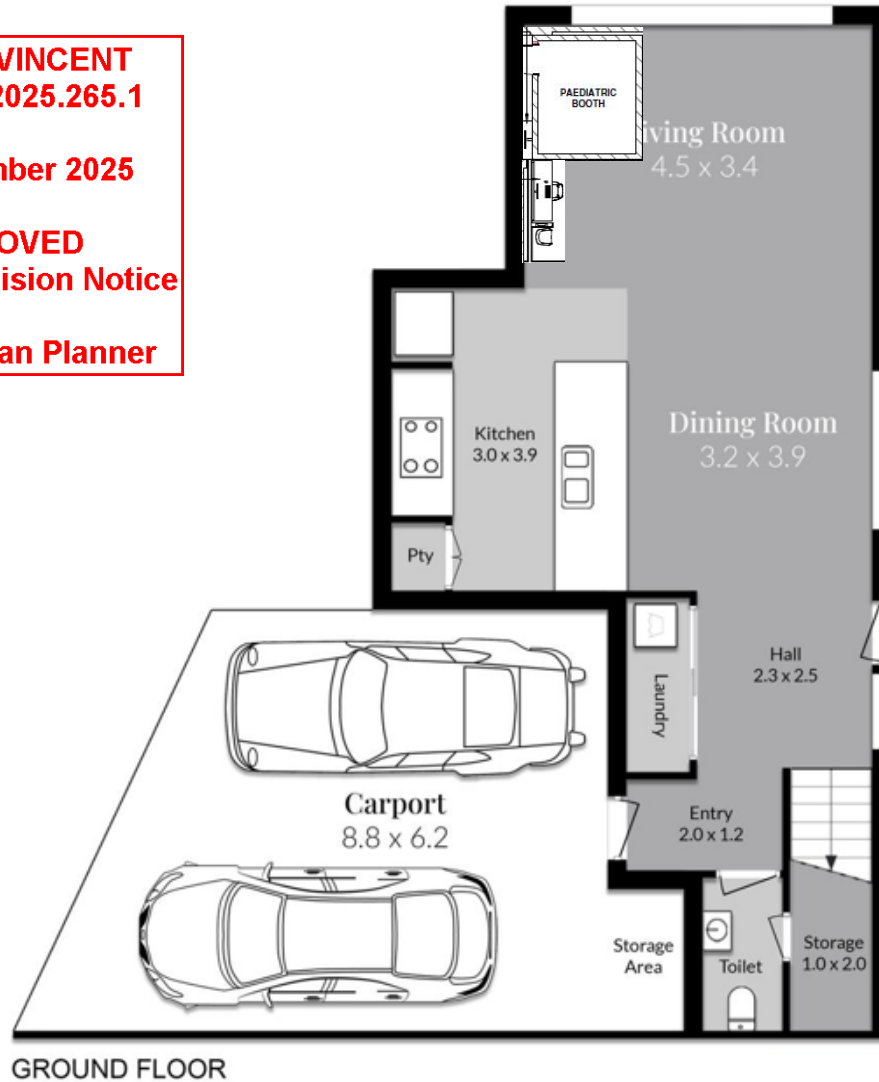
GROUND FLOOR

**CITY OF VINCENT
DA No. 5.2025.265.1**

28 November 2025

**APPROVED
Refer to Decision Notice**

Senior Urban Planner



**CITY OF VINCENT
RECEIVED
7 Jul 2025**

**Speech Therapy and Audio Consultation Area
(20 sqm)**

No elevation or work needed

Putting in a test booth and work desk Work desk next to
test booth (see pic)

**Test Booth for hearing test
(see attached brochure for
dimension – Puma Pro 28F)
Width: 1030mm
Depth: 960mm
Height: 2080mm**

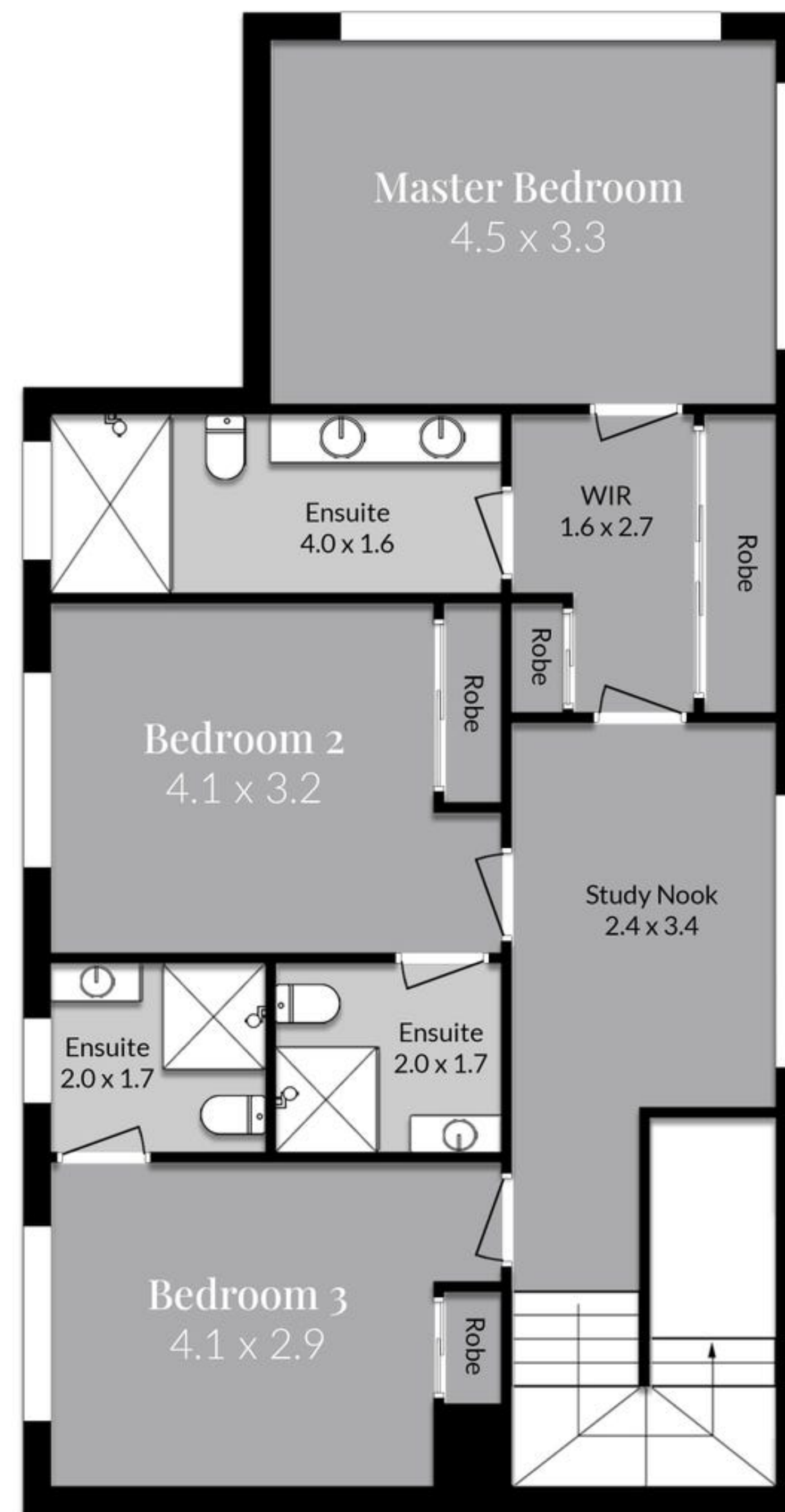
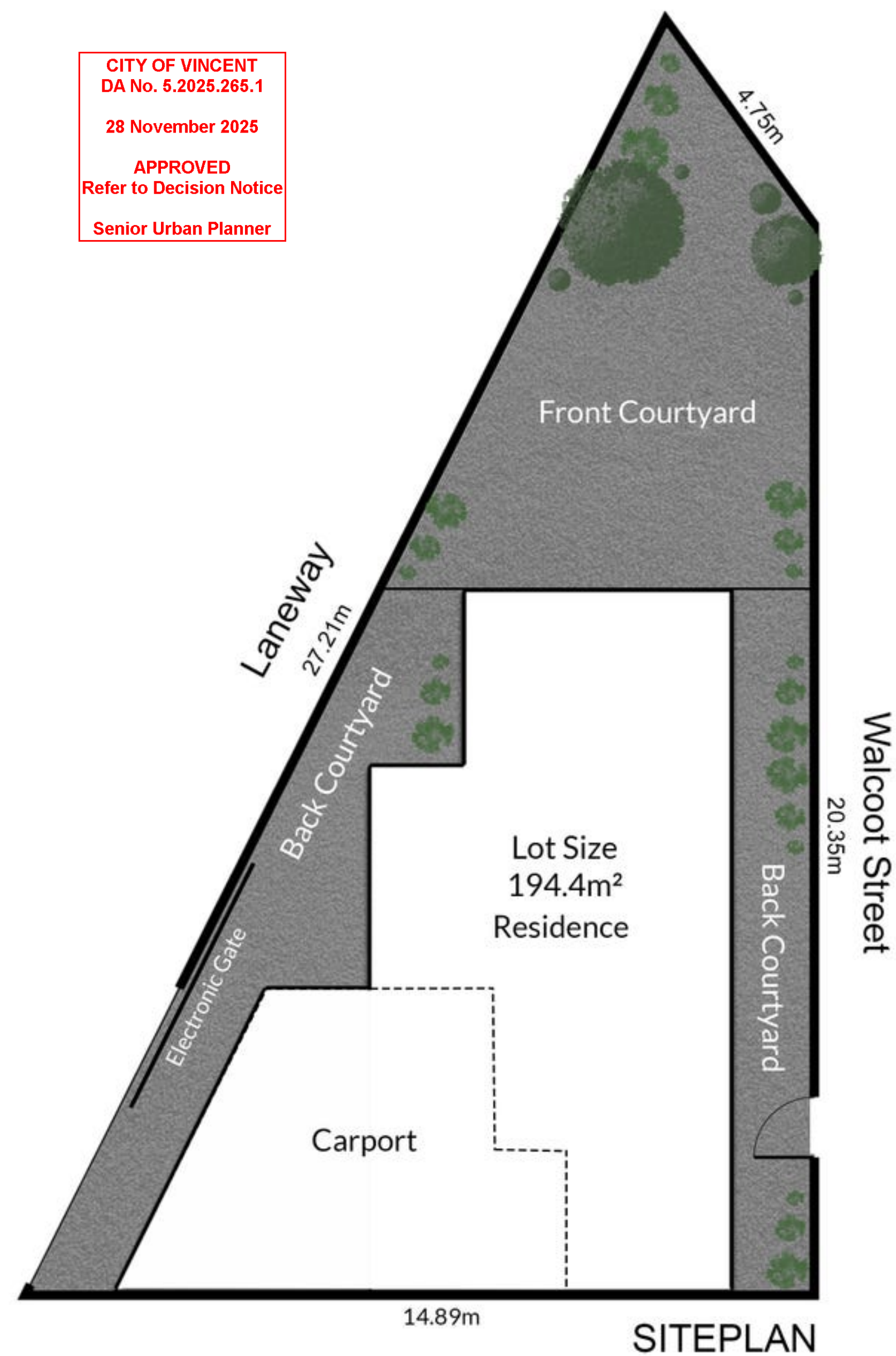
447 Walcott Street, Coolbinia, WA 6050 (Ground Floor)

447 Walcott Street, Coolbinia

268.1M² 3 BEDROOMS 3 BATHROOMS



CITY OF VINCENT
DA No. 5.2025.265.1
28 November 2025
APPROVED
Refer to Decision Notice
Senior Urban Planner



FIRST FLOOR

Total Areas:

Ground Floor: 65.9M²

First Floor: 86.9M²

Carport: 39.7M²

Front Courtyard: 34M²

Back Courtyard: 41.6M²

Total: 268.1M²



GROUND FLOOR

CITY OF VINCENT
RECEIVED
7 Jul 2025