

LATE REPORT: NO. 9 (LOT: 22; D/P: 6645) BAKER AVENUE, PERTH - PROPOSED CHANGE OF USE FROM SINGLE HOUSE TO SINGLE HOUSE AND UNLISTED USE (MUSIC STUDIO)

TRIM Ref: D19/130769
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Ward: South
Attachments:

1. Location and Consultation Plan
2. Development Plans
3. Applicant's Amended Proposal Description dated 24 September 2019
4. Applicant's Written Justification dated 9 May 2019
5. Acoustic Report
6. Parking Management Plan
7. Applicant's Patron Exit-Entry Plan dated 24 September 2019
8. Summary of Submissions - Administration's Response
9. Summary of Submissions - Applicant's Response
10. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES**, the development application for a Change of Use from Single House to Single House and Unlisted Use (Music Studio) at No. 9 (Lot: 22; D/P: 6645) Baker Avenue, Perth, in accordance with the plans in Attachment 2, subject to the following conditions, with the associated advice notes in Attachment 10:

1. Time Limited Approval

This approval is granted for a period of six (6) months from the date that the first musical performance event is held;

2. Use of Premises

2.1 No more than one (1) musical performance event shall be held in any given calendar month;

2.2 Each musical performance event shall consist of a maximum of four (4) sessions which shall run for a maximum of three (3) hours and shall not be held outside of the following time slots:

- Friday 7:00pm -10:00pm;
- Saturday 2:00pm – 5:00pm;
- Saturday 7:00pm – 10:00pm; and
- Sunday 2:00pm – 5:00pm;

2.3 Two (2) events shall have a maximum of 100 persons in attendance at any given time, two (2) events shall have a maximum of 80 persons in attendance at any given time and two (2) events shall have a maximum of 60 persons in attendance at any given time; and

2.4 Outside of dedicated musical performance events, the premises shall operate between the hours of 7:00am and 7:00pm Monday to Sunday and shall be used for music related activities including, but not limited to:

- Sound and film recording;
- Educational sessions;
- Masterclasses;

- Conferences and meetings; and
- Community events;

3. Venue Management Plan

3.1 Prior to the commencement or use of the development, a Venue Management Plan to the satisfaction of the City shall be submitted to and approved by the City. The Venue Management Plan shall detail how the development will operate, including management of patrons before and after attendance at events, and shall address noise to the satisfaction of the City. The Venue Management Plan shall include, but not be limited to management strategies for the following:

- Patron exit and entry from the venue being from Baker Street only;
- No use of Astone Lane for patron's, deliveries, loading or unloading of equipment;
- Exit from the building to Astone Lane is to occur in emergencies only;
- Patron behaviour inside and outside the venue;
- Crowd control measures before and after events;
- An emergency response plan;
- Deliveries, loading and unloading of equipment;
- No serving of food and beverages to patrons on site;
- Location of toilets;
- Waste management and rubbish disposal;
- Parking management, with patrons being directed to use the Brisbane Street public carpark, public transport and rideshare transport modes rather than the Baker Street parking bays; and
- Identify drop-off and pick-up locations for taxis and similar services, with no drop-off and pick-up to be from Baker Avenue;

3.2 The use of the premises shall be carried out in accordance with the approved Venue Management Plan outlined in Condition 3.1 or any Plan approved by the City thereafter and all requirements of the Venue Management Plan shall be implemented to the satisfaction of the City;

4. Acoustic Report

All recommended measures in the acoustic report produced by Lloyd George Acoustics and dated 7 June 2019 shall be undertaken in accordance with the report to the City's satisfaction, prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and

5. General

Where Conditions have a time limitation for compliance and the Condition is not met in the required time frame, the obligation to comply with the requirements of the Conditions continues whilst the approved development exists.

PURPOSE OF REPORT:

To consider an application for development approval for a change of use from Single House to Single House and Unlisted Use (Music Studio) at No. 9 Baker Avenue, Perth (the subject site).

PROPOSAL:

The application proposes that the residential music studio, located at the rear of the subject site, be used for private and public music concert events. The proposed operation of the music studio is multi-faceted and the applicant has advised that if the venue was heavily limited with regard to specific operating days and times then this would drastically reduce the viability of the concept.

Based on the applicant's written submission, the operation of the proposed music studio would consist of four key functions which are detailed below:

1. The Concert Club:

- The concert club would be the primary commercial function of the venue;
- As per the applicant's submission, the aim is to "establish a localised Community Concert Club, offering local and wider community members a chance to experience quality music performances in an intimate setting";
- Live performances would be held at the venue for a ticketed audience with a maximum capacity of 100 persons (including performers and staff). The applicant has advised that the number of patrons would realistically be between 60-80 for most events;
- There would be a maximum of 4 staff members on-site during events (excluding the property owner);
- There would be a maximum of 12 events per year (one per month);
- Each event would consist of a maximum of 4 sessions. The applicant has advised that the number of sessions may be less than 4 dependant on factors such as the type of performance, costs, availability of artists and other internal project dates within the studio. The applicant has advised that the flexibility of 1-4 sessions is required to make the Concert Club viable;
- Each session would run for a maximum of 3 hours and would typically operate within the following time slots:
 - Friday evening (7:00pm – 10:00pm);
 - Saturday matinee (2:00pm – 5:00pm);
 - Saturday evening (7:00pm – 10:00pm);
 - Sunday afternoon (2:00pm – 5:00pm or 6:00pm – 9:00pm);The applicant has advised that variations to the above session format may occur dependant on artist availability, clashes with external weekend events in the area and the applicant proposes that weeknight sessions would occur in these instances however, these would not be common;
- The venue would not be open to the public and patrons would be required to become members of the 'Concert Club' and purchase event tickets prior to attending (door ticket purchases would not be permitted);
- Food and alcohol would not be provided from the subject premises; and
- There are three on-site parking spaces but customers driving to the venue would be advised to utilise the Brisbane Street public carpark and walk to the venue across Birdwood Square;

2. Non-Concert Club Events:

- The application proposes that there would be other non-Concert Club events which would be smaller, more intimate events. Some possible events that the applicant has put forward are:
 - Educational collaborations (e.g. masterclasses and other educational offerings);
 - Intimate conferences and meetings;
 - Local community events such as Senior Citizens Morning Melodies and other community arts ideas;
 - Community Art Exhibitions and other similar small gatherings; and
 - Small acoustic performances in an intimate setting; and
- There would be a maximum of 23 non-Concert Club events per year and the event structure would be the same as outlined above for the Concert Club events (a maximum of four sessions with a run time of three hours). The applicant's submission does not state a maximum number of attendees for these events but has stated that they would be smaller and less involved than the Concert Club events;

3. General Business

- Outside of scheduled events it is proposed that that the venue would be used for small scale commercial activities from time to time such as sound and film recording projects. These activities would occur anytime within normal business hours (9:00am – 5:00pm) and would involve collaborations between 1-4 persons; and

4. Personal Use

- The venue would continue to be utilised for the personal use of the property owner in conjunction with the use of the Single House. The personal use of the venue by the property owner does not require planning approval.

The applicant has indicated that the activities associated with sound and film recordings (general business) and private use would make up approximately 90 percent of the music studio use. The remaining 10 percent of the music studio use would be associated with the Concert Club and non-Concert-Club events.

Plans of the proposal are included in **Attachment 2**. The applicant's full proposal description, the applicant's supporting justification, an acoustic report prepared by Lloyd George Acoustics, the applicant's Parking Management Plan, and the applicant's Patron Exit-Entry Plan are included as **Attachment 3**, **Attachment 4**, **Attachment 5**, **Attachment 6** and **Attachment 7** respectively.

BACKGROUND:

Landowner:	Nunzio Mondia
Applicant:	Nunzio Mondia
Date of Application:	9 May 2019
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R50
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Unlisted Use (Music Studio)
Lot Area:	675m ²
Right of Way (ROW):	4.0 metres
Heritage List:	Yes – Management Category B

The subject site is zoned Residential R50 under the City's Local Planning Scheme No. 2 (LPS2) and is within the Residential built form area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). The subject site is bound by Baker Avenue to the south east, Astone Lane to the north west and Single Houses to the north east and south west. A location plan is included as **Attachment 1**. The subject site is affected by Clause 32(1) of LPS2 which does not permit multiple dwellings.

The properties immediately surrounding the subject site are predominantly low density residential development and are also zoned Residential R50. The subject site is within close proximity to properties zoned Mixed Use R80 under LPS2 along Brisbane Street and as close as approximately 10 metres to the south west. The subject site is located directly opposite the Birdwood Square reserve. Beyond Birdwood Square reserve approximately 130 metres away is Beaufort Street with Commercial zoned properties, including the Brisbane Hotel approximately 160 metres away from the subject site. Approximately 480 metres to the east from the subject site is HBF Park.

No's. 1 to 19 Baker Avenue, inclusive of the subject site, are included on the City's Municipal Heritage Inventory (MHI) and are identified as Management Category B in accordance with the City's Policy No. 7.6.1 – Heritage Management - Development Guidelines for Heritage and Adjacent Properties (Heritage Policy). The statement of significance identifies that these 10 properties have *"aesthetic significance as a cohesive row of dwellings exhibiting characteristics of the Inter-war bungalow style of architecture"*.

Existing Development and Compliance History

The existing Single House on the subject site is estimated to have been constructed from 1928 onwards as per the heritage record. On 28 January 2016, the City approved alterations and additions to the Single House which consisted of a two storey rear addition. As per the applicant's justification, this space is currently used as a private studio for the property owner's personal use.

Following the construction of the rear addition, the City received an enquiry in relation to the development. The City investigated the matter and noted the as-constructed building was inconsistent with the development approval. The applicant subsequently submitted a retrospective development application to rectify the inconsistencies, and the application was approved by the City on 25 May 2018.

In January 2019, the City received a further enquiry in relation to the development advising that the door abutting Astone Lane was opening outwards into the laneway rather than inwards into the site and that the site was operating as a commercial recording studio. The City investigated the matter and noted that the door was required to open inwards. On 21 May 2019 the applicant responded to this issue by sealing the door to the City's satisfaction. In regards to the use of the premises, the applicant has submitted the subject development application seeking the necessary development approval.

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City's LPS2, Built Form Policy and Policy No. 7.7.1 – Non-Residential Development Parking Requirements (Parking Policy). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Parking & Access		✓
Heritage Management	✓	

Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2 (LPS2) 'P' Use	Unlisted Use (Music Studio)
Car and Bicycle Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements No prescribed car or bicycle parking requirements for unlisted use under the City's Policy No. 7.7.1 – Non-Residential Parking Requirement, with parking to be determined by the City based on a site specific Parking Management Plan.	The application does not propose any on-site car parking for the use, and is supported by a Parking Management Plan.

The above elements of the proposal do not meet the specified deemed-to-comply standards and are discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 21 days from 26 July to 16 August 2019. The method of consultation included a sign on site, an advertisement in the local newspaper, publication of the proposal on the City's website and 34 letters mailed to all owners and occupiers of the properties surrounding the site (as shown in **Attachment 1**), in accordance with the City's Policy No. 4.1.5 – Community Consultation.

At the conclusion of the advertising period the City received 120 submissions, of which 93 were in support of and 27 objected to the proposal. The submissions received during the advertising period where addresses of the submitters were provided are summarised with their relative locations in the table below. 41 submissions of support did not include addresses:

Submissions received	Within 100 metres of subject site	More than 100 metres from subject site	No address details provided	All submissions
Support	0%	43.3%	34.1%	77.5%
Object	20%	2.5%	0%	22.5%

The submissions received in objection raised the following concerns:

- The scale and intensity of the use is not suitable in the residential area;
- Inadequacy of car parking for patrons and an increase in local traffic congestion as a result of patrons utilising ride share services;

- Increase in noise both from the premises itself as well as those coming to and leaving from the venue; and
- Concerns with the appearance of the existing rear addition.

A summary of the submissions received and Administration's response to these is included as **Attachment 8**. The applicant's response to the summary of submissions is included as **Attachment 9**.

Following the conclusion of the community consultation period, the applicant submitted a document with 172 additional signatures in support of the proposal on 25 September 2019. This additional support is noted but has not been included in the table above as it was not received directly from the property owners and occupiers during the advertising period. At the time of preparing this report, the applicant has advised that there are 320 signatures of support for the proposal.

The list of signatures in support of the proposal provided by the applicant states that the majority of Baker Avenue homes support the proposal. Administration has not received direct correspondence from any of the objectors requesting to withdraw their objection to the proposal.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 – Residential Design Codes Volume 1;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.5.21 – Sound Attenuation;
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties; and
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

Planning and Development Act 2005

In accordance with Schedule 2 Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant will have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Local Planning Scheme No. 2

The proposed land use is not specifically identified in the land use table in LPS2 and could not reasonably be determined as falling within the interpretation of one of the listed uses in LPS2. The proposal is considered as an Unlisted Use, in accordance with Clause 18(4) which states:

The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table –

- determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or*
- determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or*
- determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.*

Council is required to consider if the use is consistent with the objectives of the Residential zone under LPS2 which are as follows:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*
- *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling.*
- *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas.*
- *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

Delegation to Determine Applications:

The application is being presented to Council for determination in accordance with the City's Delegations Register as the land use is not listed in Table 1 of Policy No. 7.7.1 – Non-Residential Development Parking Requirements and received more than five objections during the community consultation period.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:Land Use

The applicant has provided written justification for the proposed music studio land use within the Residential zone which is included in **Attachment 4** and is summarised below:

- The venue has been purpose-built to one of the most desired room ratio dimensions with regard to acoustic performance and an acoustic report has been submitted with the application which outlines that the venue would be able to comply with the noise regulations during performances;
- The music studio would allow the community to experience live performances within the City of Vincent, would contribute to the City's vision of becoming the 'Arts Capital of Perth' and would support local professionals working/training within the industry;
- The music studio would attract local, national and international talent from the arts industry to the City of Vincent;
- The music studio would support local businesses as concert performances would encourage the wider community to visit the Vincent area, including Beaufort Street;
- The music studio would align with the goals outlined in the City's Arts Development Action Plan 2018-2020;

- The music studio would not have a negative impact on the existing residential amenity with regard to parking and traffic as concert events would be held outside peak hour traffic times and would be well supported by public parking and transport options available within close proximity to the site; and
- This facility is ideally located in the centre of an established entertainment precinct with all the necessary infrastructure available and the area already caters for some of the largest and most frequented concert venues, educational institutions and festival events in Perth.

The City received submissions during the community consultation period in objection to the proposed land use on the basis that it would not be appropriate for a large scale commercial music studio to be located within the Residential zone. This is because it would disrupt the residential amenity of the locality and promote the encroachment of non-residential land uses into the Residential zone.

In considering the nature of the use proposed, there is merit for such a use in this location as outlined below.

- The location of the subject site would be suitable for a commercial activity of this nature given its location in relation to the following non-residential areas which would already generate a level of ambient noise and activity:
 - The site is located 130 metres from Beaufort Street which is an established commercial transit corridor as well as a high frequency bus route;
 - The site is located across the road from Birdwood Square reserve which plays host to a range of large scale events each year including BeauVine Festival with an attendance of approximately 20,000 people over three days, Pride Fair Day with an attendance of approximately 5,000 people and Perth International Jazz Festival which will run for the first time this year from 8-10 November with an estimated attendance of 5,000 people; and
 - The site is located in close proximity to a Mixed Use area along Brisbane Street that accommodates a range of non-residential land uses;
- The building has been purpose-built to a high standard which can effectively contain noise. The amount of noise emitted from within the music studio building would comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* as demonstrated through the acoustic report included in **Attachment 5** and confirmed by the City's Environment Health Officers. The applicant has also provided a Patrons Exit-Entry Plan which would be used to manage the impacts of noise and disturbance that may be generated by pedestrian access and egress from the site. The Patron Exit-Entry Plan is included as **Attachment 7**;
- Car parking located offsite would be adequate to service the proposed use given the site is well-located in proximity to the Brisbane Street public car park and alternative public transport options available to the site. The site is well accessed from these areas by footpaths;
- The outdoor living area for the adjoining property to the south west, No. 7 Baker Avenue, is located in the front setback area and adjacent to the driveway of the subject site which would be used as the access point for events. The outdoor living area being located in the front setback area would also mean that it would already be subject to noise and disturbance generated from Baker Avenue, Birdwood Square reserve and Beaufort Street. The driveway and the outdoor living area are separated by dense landscaping and vegetation on the boundary of No. 7 Baker Avenue that extends higher than the existing boundary fence, and which provides additional screening and would assist to mitigate the impacts of pedestrian access and egress from the site. The remaining portion of the driveway abuts the side setback area of No. 7 Baker Avenue and is separated by an existing Colourbond dividing fence that is approximately 2 metres high; and
- The primary outdoor living area for the adjoining property to the north east, No. 11 Baker Avenue, is located in the northern corner of the site, away from the pedestrian entry point for the proposed venue.

Notwithstanding the above, Administration has concerns in relation to the scale, intensity and frequency of events proposed in this location as set out below.

- The applicant proposes to operate a high intensity commercial use by virtue of scale and frequency. This includes 12 Concert-Club events per year, or one event per month, with up to 100 attendees at any one time. Each event includes up to four separate three hour sessions. This equates to 48 sessions for performances that would occur on-site per year. The sessions would typically occur between 7.00-10.00pm on Fridays, 2.00-5.00pm on Saturdays, 7.00-10.00pm on Saturdays, and either 2.00-5.00pm or 6.00-9.00pm on Sundays however, the applicant is seeking the flexibility to program these events and sessions on any day of the week to include week nights, depending on performers' availability and demand. In addition, the applicant is also seeking approval to accommodate 23 other events that are non-Concert Club events that would be related to a community and/or educational nature. This would total a maximum of 71 separate events and sessions in the course of a year. Administration cannot be

satisfied that the commercial use in a residential setting if it were to be operated at the proposed scale, intensity and frequency would not have an unreasonable amenity impact for the adjoining residential properties;

- The immediate context of the site is that it is located within a residential area and directly abutting residential properties to either side. The site, as well as the adjoining residential properties, face Birdwood Square reserve and are serviced by a local road to the front of the property that terminates in a cul de sac. Although there is existing ambient noise from the site's proximity to nearby areas that generate noise, the scale and intensity of the proposed land use would be significantly greater than anything that currently operates within the Residential zone along Baker Avenue. Based on the 24 objections received during the community consultation period from people located within 100 metres from the subject site, it indicates that the proposal exceeds that which would be generally expected within this residential setting;
- There is the potential for amenity impacts to surrounding residents from up to 100 patrons leaving the site as late 10pm;;
- The parking demand generated by the proposed use would be significantly greater than that for adjoining existing single house residential properties in the area with the possibility that attendees to the premises may seek to park along or be dropped off on Baker Avenue. This would increase additional traffic to the street and demand for on street parking; and
- The planning framework identifies the site and the immediate surrounding properties as Residential R50 under LPS2 and a Residential built form area under the City's Built Form Policy. There are no impending changes to this and the future of this area is intended to remain as residential in nature.

There is a reduced level of amenity for this residential area given its proximity to activity and impacts from adjacent commercial uses and traffic corridors, and it is well located to accommodate a non-residential use of an appropriate scale. The proposed use would be appropriate for the site if the scale were to be reduced, and conducted in a manner that does not unreasonably impact the amenity of the immediate residential area.

Administration has raised these concerns regarding the scale and frequency of the proposed music venue events with the applicant. Administration is of the view that reducing the maximum number of attendees for events in the venue, and reducing the number of events (and associated sessions) and limiting these to the weekend would improve the compatibility of the proposed use with the surrounding residential developments. Also, limiting the term of approval to allow for a season of events would give the applicant an opportunity to demonstrate that the use could be operated and managed successfully, and would provide the City with an opportunity to monitor its operation to inform the effectiveness of the management plan. Administration suggested this to the applicant and the applicant has verbally confirmed that they would be in agreement with the following terms:

- A time limited approval of six months;
- A maximum of one event per month (being a total of six events for the duration of the time limited approval), each limited to four associated sessions permitted to be held on Friday evenings, Saturday daytime, Saturday evening and Sunday daytime; and
- A maximum capacity of 60 people for two events, 80 people for two events and 100 people for two events. This maximum capacity of people is inclusive of staff, performers and patrons.

These terms of the approval would facilitate the commencement of the use while ensuring it is conducted with a reduced scale and frequency for a trial period. This would reduce the potential for any detrimental off-site impacts in order to ensure it would be compatible within its setting. It would then be available to the applicant to re-apply for development approval to continue to operate the use at the same or increased intensity after the expiration of the six months period. Any such application would be advertised to the surrounding landowners and occupants before being determined.

Car Parking

In accordance with the City's Non-Residential Development Parking Requirements Policy where a use is not listed under Table 1, the requirements are to be determined by the City by a site specific management plan. The applicant has provided a Parking Management Plan (PMP) in support of the proposal, which is included in **Attachment 6** and outlines the following:

- The subject site currently has three onsite parking spaces, one of these is required for the existing Single House and a further two can be accommodated on the existing driveway. Four vehicles can also

be accommodated on the verge area, which results in a total of seven parking spaces being available on or directly adjacent to the subject site;

- It is expected that approximately 20 percent of 'Concert Club' performance attendees would utilise private transport services such as Uber, OLA and Taxis;
- Club members would be encouraged to ride share to and from the venue, to utilise the Brisbane Street public carpark and they would be discouraged from using the 2 hour parking facilities on Baker Avenue for events with a duration exceeding 2 hours;
- For short performances less than two hours, patrons would be able to park within the on-street bays provided along Baker Avenue, which has a two hour limit;
- It is projected that Concert Club events would result in 20 vehicles coming to the area based on the proposed maximum capacity of 100 persons which could be accommodated by existing parking facilities in the surrounding area;
- Offsite parking is available within the public carpark located on Beaufort Street (the Brisbane Street public carpark), which has 214 bays available that sit empty most of the day. It is anticipated that between 60 and 80 members would attend a performance, and members would be required to share vehicle transport. This would require 20-25 parking spaces;
- There are public bus transport options within close proximity to the venue (50 to 100 metres) on Beaufort Street and Brisbane Street;
- It is anticipated that a number of Concert Club members would likely walk from the site to one of the local bars such as the Brisbane Hotel following the conclusion of the event which would alleviate traffic impacts around the subject site;
- It is anticipated that approximately 20 percent of patrons would utilise Uber's and taxi's (approximately 16 people), 5 percent of patrons would utilise public transport (approximately four people) and 25 percent of patrons would walk to the premises (approximately 16 people); and
- Given that the number of events would be less than 10 percent of the year, the impact on parking is minimal.

The City received submissions during the consultation period which raised concerns in relation to increased parking and traffic congestion along Baker Avenue on event days and the potential for residential parking spaces to be used to benefit a commercial operation at the expense of local residents.

The existing Single House on site is proposed to remain and requires one on site car parking space in accordance with the deemed-to-comply standard of the R Codes. In considering the acceptability of the proposed land use in relation to car parking, the following is noted:

- There are three on site car parking spaces. One of these spaces (within the garage) would continue to be used for the purposes of the existing Single House and the other two spaces would be available for 'Concert Club' members attending events;
- It is noted that Baker Avenue includes 34 constructed on-street parking spaces, however these spaces are subject to a 2 hour time limit and would not be suitable for use by 'Concert Club' members during 3 hour events. It is noted that the PMP states that Concert Club members would be discouraged from using the Baker Avenue parking facilities for events exceeding 2 hours in length;
- The site is located within 150 metres of the Brisbane Street public car park which has a total of 214 car parking spaces. The City's parking data survey undertaken between 9:00am and 8:00pm on Saturday 1 December 2018 indicates that the Brisbane Street public carpark did not exceed 21 percent of maximum capacity on this day, which would have resulted in 169 parking bays being available for use. There are constructed footpaths for the entire distance between the Brisbane Street public carpark and the subject site as well as traffic lights to allow for safe crossing of Beaufort Street; and
- The subject site is well serviced by accessible public transport options with bus stops located on Beaufort Street 130 metres to the east and Brisbane Street 55 metres to the south. These bus stops operate services on Saturdays and Sundays before and after the proposed event times which connect the site to a range of destinations including Elizabeth Quay, Morley Bus Station and Mirrabooka Bus Station. The bus stops on Beaufort Street are high frequency bus routes on weekdays as per the definition provided in the R Codes. The subject site is located approximately 980 metres from Perth Train Station and approximately 1.1 kilometres from East Perth Train Station.

Based on the above it is considered that the subject site is well serviced by both off street parking and accessible public transport options and that the proposed music studio would not result in an unreasonable impact in regard to parking and traffic.

Noise

In accordance with the City's Policy No, 7.5.21 – Sound Attenuation (Sound Policy) the applicant submitted an acoustic report prepared by Lloyd George Acoustics, and included as **Attachment 5**. The acoustic report identified the following:

- Performance testing as part of the preparation of the acoustic report involved the performance of continuous heavily amplified music at a volume anticipated to be greater than the music intended to be played from the premises, at 1:30am;
- The nearest noise receivers are located at No. 7 and No. 11 Baker Avenue, and No. 8 Lane Street, all of which are residential properties;
- During the testing, the noise emissions are not audible as music from the premises, and was found to be impulsive as per the *Environmental Protection (Noise) Regulations 1997* definition. The testing did not find any tonality in the noise emissions; and
- The noise emissions would comply with the *Environmental Protection (Noise) Regulations 1997* requirements and would be unlikely to be audible from the nearest noise received subject to:
 - Noise levels not being any greater than those tested;
 - Bass sounds being kept to a minimum as much as practicable; and
 - External doors and windows being kept closed as much as practicable.

The City has reviewed the acoustic report and considers that it is acceptable and that noise emanating from within the music studio premises would not result in an unreasonable impact in regard to noise.

Built Form

Heritage

The City received submissions during the public consultation period raising concerns in relation to the existing two storey addition not being consistent with heritage principles and values.

The subject site is listed as Management Category B (conservation recommended) under the City's Municipal Heritage Inventory in accordance with the City's Heritage Policy. A Heritage Impact Statement (HIS) during the assessment of the previously approved development application to assess the impact of the rear addition on the cultural heritage value of the existing traditional dwelling. The HIS concluded that the proposed works would not have an adverse impact on the heritage listed building on the subject site because the works did not require any alteration to the original layout and fabric of the Single House and would be located to the rear of the site.

In relation to the current application, given that the building itself has been previously approved by the City and the external appearance of this building is not proposed to be altered, the proposed change of use would have an adverse impact on the subject site's heritage value.

Compliance Matters

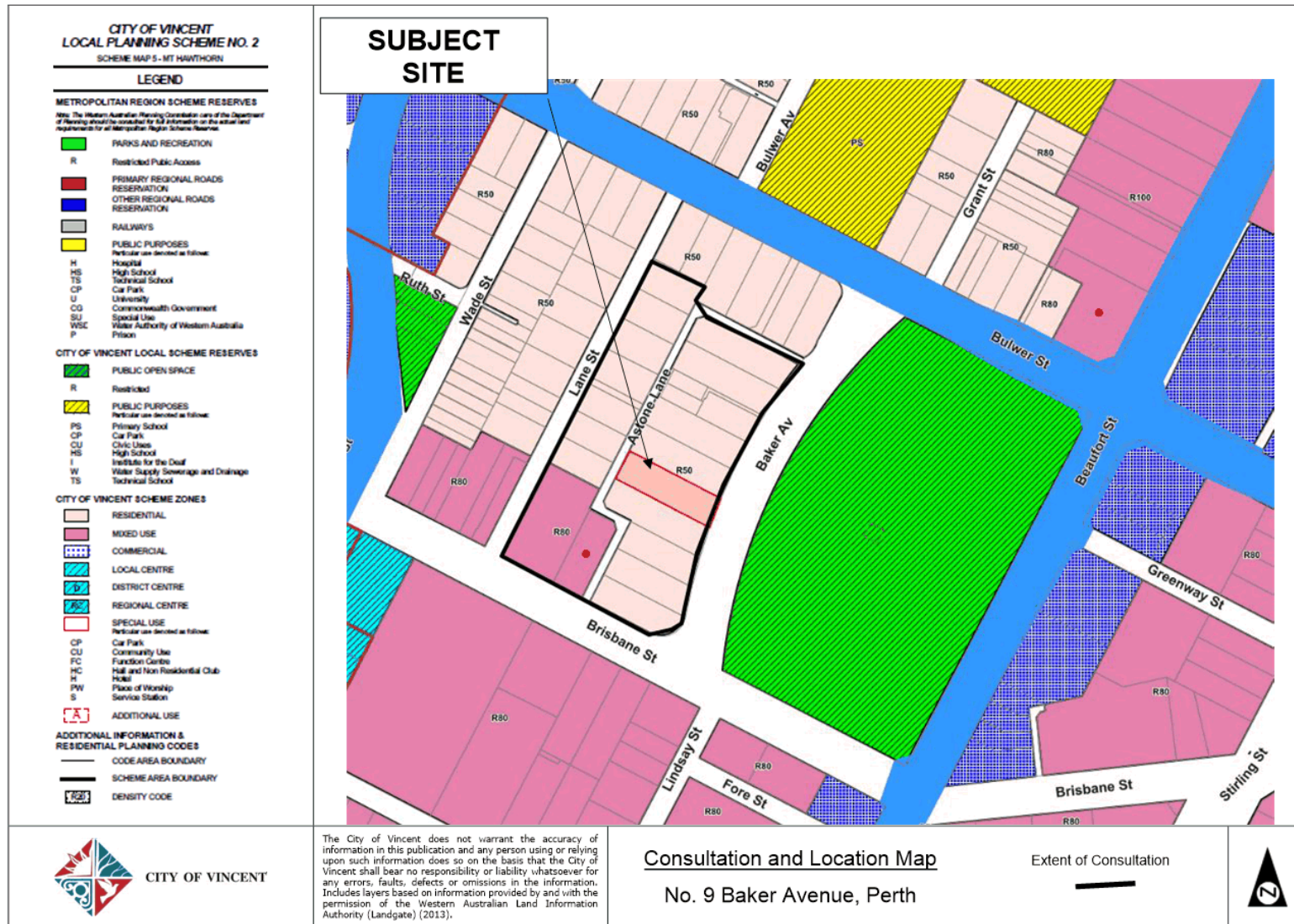
The City's officers undertook a site inspection during the assessment of the current application and it was identified that a roof structure has been constructed within the future right of way widening area which is inconsistent with the 2016 approval for the rear addition. Whilst this roof structure is unrelated to and would not affect the determination of the current application for a change of use, the City will investigate this matter further separately.




During the public consultation period the City received a submission raising concerns that the door from the existing building continues to open outwards into Astone Lane. This issue has previously been investigated by the City's officers with a resolution achieved however given the concerns raised the City will investigate this matter further separately.

The applicant has advised that No. 5 Baker Avenue has been operating as an Indigenous Catholic Community Centre for over 45 years. The City does not have any record of approval being granted or any complaints being received in relation to this use however, there is record of a similar land use being approved by the City of Perth's Council at its meeting held on 20 March 1978 for an 'Aboriginal Drop-In Centre for girls' at Nos. 14-16 Lane Street. It is likely that the land use being operated at No. 5 Baker Avenue is historical.

Other Legislation

Should the application be approved by Council, the applicant would need to seek approval for a Public Building prior to commencing the use. The Public Building application would be assessed for compliance against the Building Code of Australia and *Health (Public Building) Regulations 1992* and includes requirements such as emergency exits, toilet facilities and maximum occupancy. The applicant may also require a Building Permit in relation to any internal works, which would also be required to be approved and an occupancy permit obtained prior to commencing the use. The applicant has been made aware of the other necessary requirements that would need to be met should the change of use application be approved. The applicant has advised that preliminary discussions with a building surveyor have taken place and that these discussions will be progressed should the development application receive approval.



		
 <p>CITY OF VINCENT</p>	<p>The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).</p>	<p>No. 9 Baker Avenue, Perth</p> 

NOTES

Builder to clarify and verify with Metamorphica for unclear or insufficient details. Under no circumstances will this office take responsibility for assumptions.

Should the documents contain any discrepancy or inconsistency, then the Detailed drawings and Drawings to take precedence over the Specification.

Use written dimensions only. Do not scale these drawings. Check for discrepancies all figured dimensions prior to commencement of works.

Builder and all subcontractors to verify all existing conditions, relevant levels and dimensions on site prior to commencement of any works or prefabrication.

All materials & methods of constructions shall comply with relevant A.S., B.C.A. codes and local council by-laws.

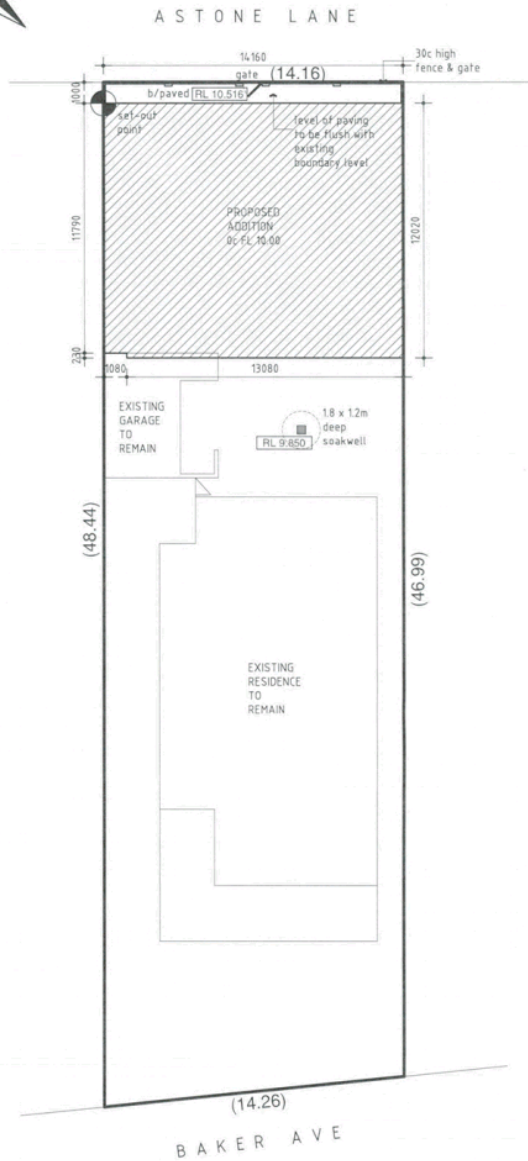
Soakwell locations & pvc pipe connections shown as a guide only & to be confirmed by contractor on site prior to construction.

Supply and install 'Korden' termite & moisture resistant treatment (unless otherwise approved) to comply with AS3660.1 and manufacturer's specifications.

Refer to Structural Engineers drawings for all footings, slabs, suspended concrete, structural steel work and retaining wall details.

Electrician to supply & install approved hard wired smoke alarms in accordance with AS 3786.

Electrician to supply & install mechanical ventilation to required wet areas in accordance with AS1668.2. ALL vents to be ducted outside.



11-13 Claude Street
Burswood WA 6100
Tel +618-9228-2288
Fax +618-9371-7718
architecture + interiors

PROJECT :
Proposed House Extension
9 Baker Avenue, Perth WA

DRAWING TITLE :
SITE PLAN

DATE	REV	REVISION NOTES	DATE
13-01-16	01	Rear setback & stairs changes	MAY 15
03-03-16	02	BA submission drawing	SCALE : 1:200
			DRAWN : SLU
			JOB NO :
			15-1577
			DWG NO :
			100

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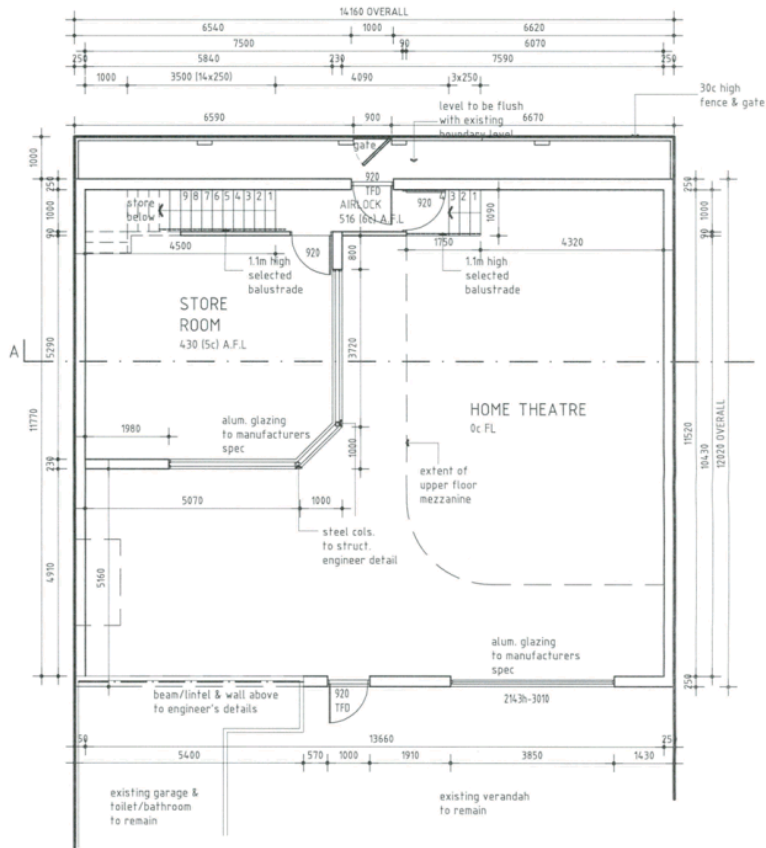
Notes

1. The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing 7 Baker Ave and 11 Baker Ave, in a good and clean condition. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City

2. All storm water produced on the subject land shall be retained on site, by suitable means to the satisfaction of the City

3. All external fixtures shall be designed integrally with the development and shall not be visually obtrusive from Baker Ave, Astone Lane and neighbouring properties. External fixtures are such things as TV antennas, radio and other antennas, satellite dishes, external hot water heaters, air cond and the like

ASTONE LANE



GROUND FLOOR PLAN

SCALE 1:100

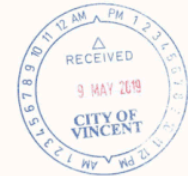
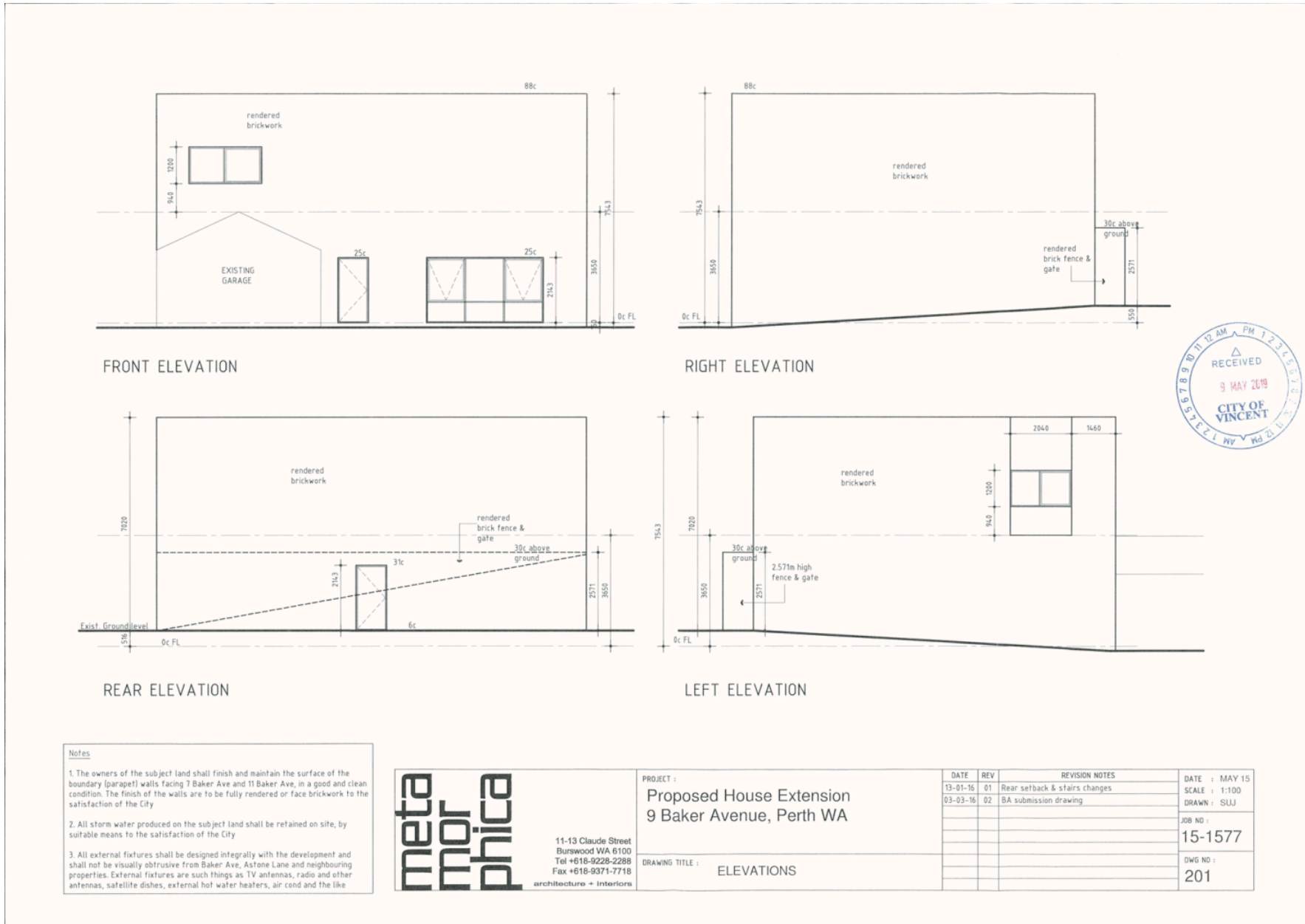


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Proposed House Extension
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			DRAWN : SLUJ
			JOB NO :
			15-1577
			DWG NO :
			101



Proposal Details

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24 Sep 2019**Further Information Required For Planning Application – 9 Baker Avenue****Definitions:**

- The Concert Club (community club) invites the members of the public into the music studio facility for a maximum of 12 x Events per year
- 1 x Event per Month
- The structure of each event may vary slightly. The type of performance, costs, availability of artist/s and other internal project dates within the studio will all be influencing factors.
- Each 'Performance' point will engage the public (members of the concert club) and be conducted within a 2-3 hour timeframe. For our reference a 'performance point' is referred to as a session. Similar to events across the road at Birdwood Square, an event usually involves multiple performance sessions within that event (e.g. BeauVine Festival which has a one week setup, all day concert/activity sessions and then a one week pack-up period)
- The Studio facility is properly equipped with the necessary sound, lighting and larger instruments, therefore subtracting the need for large trucks, bump in/out times and huge and expensive setup times like in 'pop-up' setup situations which have minimum/no resources to begin with. Birdwood Square does not even have toilets facilities and is advertised on our council website as a commercial viability for all types of events! Our session turnaround times are tight and precise because of the permanent, intimate studio space setup. In addition, we present no noise pollution as performances are self-contained within an enclosed structurally sound proofed structure.
- We require the flexibility of 1-4 sessions per event to make the Concert Club viable.
- The efficient setup and packup points will only happen at the one point in time: at the beginning and at the end of the event. 1 or 2 or 3 or 4 sessions within that event will have no extra impact on setup/packup times/movement.
- Setup/packup will mostly occur within the property line, from the internal garage. Most of the concert setup activity will occur within the enclosure of the venue.



- Sessions typically operate in the following slots and order of engagement, as these are the popular time slots usually preferred by the public:
 - 1 x Saturday evening session (7-10pm)
 - 1 x Friday evening (7-10pm)
 - 1 x Saturday Matinee (2-5pm)
 - Sunday afternoon or early evening (2-5pm or 6-9pm)

- Variations from the above session format:
 - If artist/s only available in Perth during weeknights only.
 - If a coinciding weekend community event indicates that a weeknight/s e.g. Thursday evening or Wednesday would be better programming to ensure less clashing of events in the same area.
 - Local restaurants/bars welcome any event which encourages the public to venture out on quiet weeknights.

- Please note that flexibility in programming events on any day of the week will be essential for the community concert club to succeed.

- The 10% (35 Events – 12 x public entry Concert Club Events Only = 23 Events). The **remaining 23 Events are closed Events** and not open to the public.

- The 23 non-concert Club Events may include;
 - Educational collaborations e.g. masterclasses and other educational offerings
 - Intimate conferences/meetings
 - City of Vincent Arts Initiatives (local community events) such as Senior Citizens Morning Melodies and other community arts ideas
 - Community Art Exhibitions and other similar small gatherings

- The above non-public Events will be small/intimate, less involved than the Concert Club events. They usually will have their own teams and coordinators to run the events.

- Sound and Film recordings and private use (my leisure) will make up the remaining 90% of the studio use. This part is not open to the public and usually will involve collaborations between 1-4 persons only as per in the last 20-plus years of operation.

- The 10% Event usage times will vary but will involve a 2-3 hour time (afternoon) or Evenings (No event will surpass 10pm).



- 90% Studio usage (not open to public/no Events) will be operational during the usual weekday working hours (9-5pm). Occasionally with private clients and for my personal compositional, creative works (non-commercial).

- In all other times, the studio will be active only for my personal private use /leisure only.

- The official noise report concludes that there is no evidence of any tonal transmission from studio to outside environment and supports music up to 85db from 10pm until 7am on any given day. The studio is fully compliant with the set council regulations for noise transmission levels.

- The (10%) concert club usage Statistics;
 - 35 events x 4 performance sessions = 140 open to public sessions per year.
 - 140 sessions x 3 hours (max. public engagement time) = 420 hours
 - 365 days (year) x 24 hours = 8,760 hours per year.
 - Performance sessions of 420 hours = $420/8760 \times 100 = 4.79\%$ of the year.
 - Therefore **4 x sessions** (Concert Club + non-public 23 events) is still well within the required 10% time for any event.
 - If we had only **1 x Session Event** (all year), the public engagement (hours 2-3 hours maximum) = **1.19% of the year**. This percentage certainly has no impact to the area resources or neighbours esp. when compared to the ongoing people flow, ambient noise and events occurring daily in the immediate surroundings in and around the park square.
 - Activation of the concert club will not be economically viable run at this very low frequency rate: 1 x session per month with a small audience.

- It is too difficult to predict concert nights, artists etc. Each event will be unique and sessions within the event will be determined closer to the time of the event. The total 10% allowance will use 4.79% (if concert club = 4 x sessions per Event) and still leave a 5.21% buffer within that allowance for the other 24 non-public events.



- Usage stats: Events - Public vs Private:
 - Concert Club (12 Events):
 - Max. hours: 12 events x 4 sessions = 48 sessions x 3 hours = 144hrs
 - Non-public private (23 Events):
 - Max. Hours: 23 events x 4 sessions = 92 sessions x 3 hours = 276hrs
 - Concert Club (35%) vs Non-public private events (65%)

- All Events are actually 'private' because all persons attending Concert Club events will be required to become a member of the concert club.

- An interesting side question for council: If I organise a non-commercial private party at home (residential) and invite 100plus guests – how would this situation differ from an occasional non-commercial (not-for-profit) free event?

- Neighbours regularly (in all areas) can conduct similar large size, ongoing party gatherings that extend activity well into the early morning hours. Unlike the studio application, these parties are usually outdoors, music is loud and uncontrolled, no parking management plan, crowd is free to enter the event and exit the event at any time, no formal staff guiding the guests and most have alcohol and food at their events. Personally, I support the above, but it is fair to consider this context when assessing this studio application which takes into consideration:
 - Restricted hours, parking management plan, toilets, emergency, disabled access, parking management plan, staff, noise reports, entry/exit points, insurances etc.
 - The studio is only requesting for 35 intimate events within a year.
 - 65% (23 events) are not open to the public.
 - The concert club (35% - 12 events) public will be required to become a member.
 - Overwhelming community demand for this facility and concert club.

- Nunzio Mondia will be the only full time (on-site) Staff member (living as a resident at 9 Baker Avenue and Studio director/co-ordinator). Casual staff members (1-4) will only be required on-site in the leadup and performance points. Some concerts will have a single performer only (eg pianist) with very minimal needs and others travel with professional crew who will assist on the night of the event.



- Most of the administrative roles will be via correspondence and not required at the studio site. The 1-4 casual staff ratio will vary and be determined by the performance type and anticipated audience numbers. Staff requirement numbers are easily determined as all tickets are all pre-sold, therefore able to anticipate our audience numbers. No ticket sales will be available at the door.
- The site has 2 fully functional toilets immediately outside the main entrance. A plan for the catering of the proposed numbers and disabled regulations has already been discussed and accepted at the onsite meetings with the City of Vincent and WA Health Department officials earlier this year. This compliance requirement will be actioned once Planning approval has been granted.
- We do not wish to create a situation where restrictions are so limiting that the club concept fails due to unnecessary council limitations.

Please consider:

- Less sessions: concert – ticket price will be higher to cover costs, making the space less accessible to the local community.
- An artist in demand by community – a missed opportunity if only 60-80 persons only get to see the limited one session. This is not an economically viable situation and restricts community access.
- We need to factor in flexibility to cater for community demand – therefore making available up to 4 sessions for each event. This is normal with most professional events promotions – where the promoter will slowly release an extra 2nd, 3rd show etc. based on community demand.
- Each event will be usually focused within a clustered (week) timeframe in the month and not as scattered dates throughout the month. Scattered dates are highly unusual and not economically viable given the small audience numbers limitation and that the studio facility is used for other activities: non-public events, private use (90% of the year).
- The venue specifically targets high quality artists who may be visiting Perth for much larger community events. We aim to attract them to this unique, intimate music setting within Vincent during their Perth stay. These touring artists quite often begin or end their Australian tours in Perth and frequently have their larger stadium event during the week (NIB concert events are not always on the weekend!), rostering popular weekends/ non-working days for



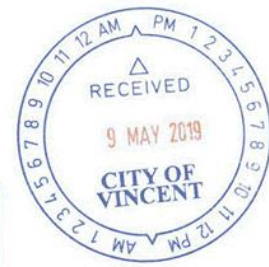
larger city communities such as in Melbourne and Sydney. It is limiting to this project to have any restriction particular days in the week. This would certainly limit our access to passing touring artists.

- Please consider (10% concert club) against the existing context in and around the park square:
 - No. 7 Baker Avenue operates a carpark for trucks and vans every day, with trucks retiring late into the evening.
 - Masonic Community Hall on Astone Lane (operates all days/hours)
 - The Indigenous Catholic Community Centre (5 days a week) No.5 Baker Avenue.
 - Brisbane Hotel (licensed and loud music and open beer garden) operates all days until late into evening.
 - NIB stadium operates evenings and schedules concerts/sports events without consultation to community on any evening. Loud with levels beyond legal limits.
 - Birdwood Square: invites all members of the public to use the square for all types of private and/or commercial events. This can be on any day and can operate from early morning into the evening times. These events can have many sessions within one single day of operation.
 - The neighbouring restaurants operate during the weeknights and weekends. Most struggle to attract clients during the weeknights. The concert club operating occasionally on weekdays will help our local business community! (Please see signature support document)
 - **Community Support is overwhelming! We currently have over 250 supporting submission letters and signatures.** The negative rallying parties provided misinformation to the local community and in their final submissions to council during the open public period, August 2019. I have since rectified this misinformation and negative rallying. Some Baker Avenue neighbours felt that the approach was invasive and aggressive. I request that these negative comments (some irrelevant to this application) and letters be excluded from the application process.
 - Baker Avenue residents were happy to sign in support of the application and have (similar to myself) an acceptance of the area/street that it is becoming more active and with ever increasing ambient noise levels and people traffic. The individual/s who are not able to accommodate/want these changes, should seriously consider re-allocating, as the growing commercial surrounds and community demand for local activation will continue to intensify esp. in this (Perth 6000) part of Vincent.



Neighbours have (asking re: sound transmitting from studio) reinforced the fact that there has been no evidence of any music or sound transmission from the studio extension (to their home) and feel that the concert club is a great idea for the local community.

80% of the Baker Avenue residents are in support of the studio facility and the concert club. Please see the highlighted Baker Avenue resident signatures and comments recently collected for the support signature document.



STUDIO VENUE

APPLICATION RATIONALE

Supporting Arts and Culture in the City of Vincent

This application for council support follows growing requests from the wider community to have this facility made public. Featuring a stunning Fazioli Grand Piano and amazing acoustics, this space will significantly value-add to the 'Imagine Vincent' vision of becoming the Arts Capital of Western Australia.

Nunzio Mondia
nunziomondia@gmail.com



CONTENTS

- 1 Studio Venue Proposal (1 – 8)
- 2 Studio Application vs Local Planning Strategy (Appendix 1)
- 3 Imagine Vincent: Community Feedback (Appendix 2)
- 4 Imagine Vincent: Responses/Implications (Appendix 3)
- 5 Built Form Area: Location and Zoning Map (Appendix 4)



Sharing the floor with the artists



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Studio Venue Proposal

Background

Nunzio Mondia (*BEd, Post Grad DipEd, MEd*)

- Producer – Musician – Composer – Arranger – Educator
- Staff member: **University of Western Australia**
Examiner and curriculum advisor: **Australian Music Examination Board**
Member MAGA: **Music Arranger's Guild of Australia**

Experience

- Pianist, Musical Director, Arranger, Music Supervisor
- **Shirley Bassey (UK), Thelma Houston (USA), Demis Roussos (Greece), Ray Charles (USA), Monty Python's Eric Idle (UK), Hank B Marvin (The Shadows) (UK), Hugh Jackman (Australia), The St Petersburg Ballet Company (Russia), The Western Australian Symphony Orchestra, The Western Australian Ballet Company.**

Born in Perth, Western Australia, Nunzio has lived in the Vincent precinct from an early age. He originally lived in Brisbane Street (late 1960s) he moved with his family to Lake Street in the 1970s/80s and finally to Baker Avenue, where he has lived for more than 20 years.

His passion for music and preferred inner-city Vincent lifestyle lead to the recent transformation of the ailing backyard into a private music studio. This transformation now features stunning Western Australian themed visuals and amazing acoustics.

The careful planning and extensive research vested into this project is now attracting the attention of colleagues, high profile international artists and the wider community. Most recently, world renowned Australian guitarist, Tommy Emmanuel who recently performed at the Perth Concert Hall.

The acoustic design of this space is not possible in many facilities, due to the fact that many are not 'purpose-built' to proper acoustic dimensions and therefore lack the essential room height, width and length ratios. This facility was built to one of the most desired set of room ratio dimensions.

The studio centrepiece is a stunning Fazioli grand piano, one of the most highly regarded instruments in the world. Opportunities for budding musicians and audiences to experience a Fazioli (and other similar quality instruments) in a quality environment, is limited, especially within Australia.

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The possibility of extending this experience to music lovers within our local community presents a wonderful opportunity to the City of Vincent and will value-add to the vision of becoming a prominent Arts precinct.

Many international creatives live and work within our local area, they too, could become invaluable resources to Vincent's Arts development concept. If supported by the City of Vincent, this space could further develop into a networking hub, a collaborative work centre for local creatives.

The space is currently a private studio for Nunzio's personal use only. Artists and community individuals who have seen this space continue to lobby for this resource to be shared with the wider community.

Recent requests from the Perth International Jazz Festival (Jazz) and Musica Viva Australia (Classical) agencies, to have this facility available for visiting artist programmes, prompted for this application to be initiated. Activation of this facility would be a major win for the City of Vincent community. Inclusion into these artist programmes will encourage international artists to regularly visit our Vincent community (and local schools) and not just visit Perth for the famous quokka selfie!

APPENDIX 1

Studio Application vs Local Planning Strategy



CentreStage concert club

share the floor with the artist



Planning Vision 2024:

Every Possible Convenience, Indifference to the Ordinary

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Studio Application vs No. 4 Local Planning Strategy (Vincent)

Greater council support and flexibility will be necessary to reach the 2024 Vision Target:

3.1 The Vision: Perth - Every Possible Convenience, Indifference to the Ordinary

In 2024, Perth is a spectacular inner-city community, a highly sought after place to live with beautiful parks and wetlands, a location that offers every possible convenience. As a place with depth of character and indifference to the ordinary, some of the most exceptional and imaginative things happen in Perth. Our town centre is the civic, cultural and business heart of the community, a global village and marketplace, true to Perth's rich heritage and culture. **With its bustling and enticing atmosphere, artistic and cultural activity flourishes here. A rich mix of people – artists, students and new migrants alike – creates the essence of our community.** People from all walks of life are valued and respected here and everything about Perth is people-orientated. The community knows how to work together nurturing and celebrating those special qualities that give Perth its distinctive personality.

Perth - Town Centre - Recommendations General

- **Ensure interest, amenity and convenience are, and will continue to be provided** by proximity to the Northbridge entertainment area and easy access to retail and economic activity in the Central Business District; and
- **Improve tourism in the area**, particularly in relation to the diverse culture that exists, through methods such as interpretative signage on heritage buildings and places of interest and guided tours, together with encouraging short term tourist accommodation in the Centre.

Land Use

- Retain the town centre's rich character and heritage links, whilst embracing the very best of modern design;
- Promote land uses that maximise the opportunities afforded by the area's proximity to the Perth Central Business District, major public transport routes, road networks and gateway to the City of Vincent;
- **Establish and support new business and residential growth in the area;**
- **Develop vacant and underutilised properties** appropriate for redevelopment; and.
- Provide for the demand for high-quality, inner-city residential and office buildings.

RESPONSE:

This Concert Club concept is in line with the above recommendations (Vision Target) by providing a new amenity, generating community interest, improving tourism, stimulating new, fresh business/growth, developing vacant and underutilised properties and contributing to council Employment Self Containment (ESC) goals.

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3.1 The Vision (continued)

Built Form

- Provide direction to design and construct development that is reflective of the areas rich diversity, whilst repositioning and **rejuvenating the area as a bustling Town Centre**;
- Give consideration to maximum building heights along William Street in view of the unique topography and uninterrupted vista to the Perth Central Business District;
- Encourage design responses to those places which have been identified as having cultural heritage value ;
- Provide detailed building responses for those lots currently vacant along William Street;
- **Maximise opportunities for redevelopment of undercapitalised/underdeveloped properties**;
- Encourage the principles of transit-oriented development (TOD), sustainability and 'green building' techniques;
- **Create premier examples of robust building forms of good quality and design**, catering to a variety of uses within a unique inner-urban environment;
- Build on the sense of place evidenced by the area's history and cultural diversity; and
- Ensure the provision of awnings, along William Street in any new or redeveloped property. Access
- To provide car parking requirements which are cognisant of the unique nature and range of uses existing and those attracted to the area.

RESPONSE:

This project is in line with the above: helping to rejuvenate the area as a bustling Town Centre, developing an under-capitalised property and creating a robust building form of good quality and design. The uniquely Western Australian visually theme and specifically calculated acoustics makes this space an invaluable resource (and exclusive) to the Vincent area.

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5.2 Demand Assessment for Future Employment and Self Containment Targets

5.2.1 Employment Self-Containment

- Employment Self-Containment (ESC) is a measure of how many people live and work in the same area. The table below shows ESC for the City of Vincent by occupation type.
- Only 57% of the resident workforce has jobs in Perth City, or in the City of Vincent or in the one of the other Central Metro LGA's. Comparative figures for other Central Metro LGA's are: City of Subiaco 71%; City of Nedlands 70%; Town of Claremont 69%; Town of Cottesloe 67%. This would suggest that there is opportunity to increase the ESC in the City of Vincent.
- The purpose of striving for a higher ESC is to attempt to minimise time taken for people to reach work and to promote less reliance on the use of motorised transport. It is difficult for a local government to have any direct control over ESC, but it can influence ESS by **actively encouraging and promoting a diverse range of employment opportunities within the area which could satisfy the employment needs of its residents**. By creating these opportunities, any take-up of jobs by local residents would flow on to increased ESC levels.

RESPONSE:

- This venue proposal contributes towards the above strategy of increasing ESC levels.
- Promoting 'Work, live and play' within the Vincent community.
- The Concert Club concept will guide and encourage the local community to network with their neighbours, support local businesses, encourage walking (no cars) to concert club events (physical activity).

5.2.2 Age Profile and Occupations

The following table shows that 20-24 year olds are likely to decrease from 11.8% of the workforce in 2011 to 10% in 2031. This will be offset by an increase in the proportion of 55 to 74 year olds from 11% to 12%. This will have an effect on the types of jobs which the resident workforce will require.

As there will be proportionally fewer 20 to 24 year olds by 2031, and more 55 to 64 year olds, the data suggests that there will probably be more demand for occupations in the Managerial and Professional categories in the future for residents of the City. Another way of looking at this is to see what occupations the 30-39 year olds are doing now (in 25 years' time they will be the 55 to 64 year olds).

RESPONSE:

- Increase in professional/cultured aging population. They will be seeking more localised Arts/Culture events, close to home. This is already evident in the 2017 Imagine Vincent Feedback document. (See Appendix 2 & 3)
- Concert Club/Local Venue resource responds directly to this growing public demand.

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5.2 Demand Assessment for Future Employment and Self Containment Targets (continued)

City of Vincent - Jobs Required by 2031 to Maintain 100% ESS

There are more factors to consider than just ESS and ESC. For example, **if the City were to position itself in terms of character as a hub for unique arts & crafts, then it may attract jobs which cannot be entirely filled by local residents, such as creative artists, jewellery makers etc.** These professions may also not be large in numbers, but may be of strategic importance for the future character of the City, and will also have the advantage of potentially attracting more tourists to the area and indirectly benefiting other industries.

RESPONSE: The Arts venue can attract overseas tourists and the wider WA community to the area. The venue/Concert Club concept (exclusive to Vincent) will see high profile artists performing regularly at this facility. With the council's support, this initiative will help attract more tourists and the wider community to the City of Vincent.

5.4.2 Investment Opportunities: Availability of Commercial Land

The City of Vincent is responding to the above trends by:

- **Promoting investment of niche businesses, including retail, office and hospitality** in each of the City's five (5) Town Centres through investing in streetscapes, provisions in the Town Planning Scheme No.2 and facilitating business promotion and business networks;
- **Increasing Employment Self Containment (ESC) in the City by encouraging and promoting a range of employment opportunities within the area which satisfy the employment needs of the local resident workforce;**
- Promoting the growth of professional workers to match the forecast demand by residents for at least 3,849 new jobs for professionals by 2031;
- **Encouraging niche art and craft businesses**, such as creative artists and jewellery makers, to reinforce the unique character and heritage of the City's Town Centres, in turn assisting in attracting more tourists to the City;
- **Implementing 'reciprocal parking arrangements' or 'parking benefit districts' to allow for sharing of car parking resources between different users, including both residents and business operators;** and
- Examine options to better utilise and rationalise land vested and owned by the City for economic purposes.

RESPONSE:

No 5, 7 and 9 Baker Avenue are examples of the above ideas in action. Our proposal supports: Niche business, increasing ESC, assisting with attracting more tourists to the area, implementation of Reciprocal Parking arrangements/encouraging less vehicles to the area.

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7.1.5 Tourist Attractors to the City of Vincent

Whilst no specific recorded data is available on the tourist attractors to the City, local knowledge indicates that some of the key attractors include the following:

- Hyde Park - Hyde Park is a well established park bounded by Vincent, Glendower, Throssell and William Streets. It is reserved Parks and Recreation under the Metropolitan Region Scheme.
- Wetland Heritage Trail - a pedestrian and cycle path linking many of the City's parks and points of interest while following the existing and former wetlands.
- Retail activity and shopping opportunity - the well known Oxford Street cafe strip in Leederville and along Beaufort Street, Mount Lawley are tourist attractors.
- Night Life - the City has a number of hotels/small bars/night clubs that attract visitors to the area include the Leederville Hotel, Niche Bar, Double Lucky, Fibber McGee's, Manor and Kitsch in Leederville; the Paddington Ale House and the Cabin in Mount Hawthorn; the Queens Hotel and Flying Scotsman in Mount Lawley; the Brisbane Hotel, Luxe and the Ellington Jazz Club in Perth.
- Sporting facilities – the City has a number of sporting facilities, which also attract tourists/visitors to the area including NIB Stadium (Perth Oval), Beatty Park Leisure Centre and Robertson Park Tennis Centre.
- Festivals – the City holds Festivals in some of its Commercial Centres, as a celebration of Vincent's cafe culture.

RESPONSE:

'Whilst no specific recorded data is available on the tourist attractors to the City..'

This opening statement reflects the limited interest and results of our past councils in relation to 'Tourism Attractors'.

- The above "Tourist Attractors" are mostly retail outlets and drinking establishments with restricted operating hours. There is certainly room and the demand (see Appendix 2/3) to have a Concert Club and venue strategy activated in this tired entertainment area.
- The Concert Club concept is different to all other Night Life concepts mentioned above. The existing 'City Night Life' businesses focus on food and alcohol. In contrast, the concert club/venue concept focuses on the promotion of the Arts through concert performances and bringing local community together through music at the proposed centrally - located Baker Avenue music venue.
- Tourists will be attracted to the area if given the opportunity to experience high profile artists in a fresh, new intimate studio setting, which is exclusive to the City of Vincent.

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8.2 Recreational Facilities

As can be seen from the figures 8.1 - 8.4 the City has a diverse group of parks and reserves to cater for both active and passive pursuits. In addition to these park style reserves, other major recreational facilities owned by the City are:

- **Beatty Park Leisure Centre** - located at No. 220 Vincent Street, North Perth. Owned and operated by the City, the facility includes three pools, a gym, sauna, crèche, office rooms, a retail shop and café.

The Centre does not only cater for the City residents but has a catchment area attracting participants from throughout Perth and Western Australia.

- **Loftus Community Centre** – located at No. 99 Loftus Street, Leederville. The Building is owned by the City but is leased out to a not-for-profit community group. The Centre runs and facilitates a number of regular activities and programs throughout the year, for people of different ages and cultures.
- **Loftus Recreation Facility**– located at No. 99 Loftus Street, Leederville. Loftus Recreation Centre is a multipurpose sporting and fitness facility hosting a Health Club, Group Fitness Studio, Cycling and a range of team sporting competitions (including Basketball; netball; and volleyball; indoor and outdoor soccer). The Building is owned by the City but the facility is management independently.

RESPONSE:

- No Arts and Culture centres and no small/medium sized concert venues.
- 'Imagine Vincent' feedback (see Appendix 2/3) indicates an overwhelming public demand for more Arts and concert events. The City currently only offers the Loftus Centre/Beatty Park – both sports venues.
- In 2019, the City of Vincent is yet to provide a community-based Arts venue within the city's boundaries.
- This proposed venue would certainly be a catalyst in helping to fill the current void. The venue setup and detailing can be a great asset to Vincent on how to setup a professional Arts venue for the City in the future.

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8.2 Recreational Facilities (continued)

Another highly utilised resource is the community's use of public streets and footpaths for recreation particularly walking, running and cycling. **Although less formal than the traditional concept of recreational facilities**, these are vital elements of the recreation network.

- Public streets and footpaths are NOT proper Recreational Facilities.

9.2 Forecast changes and Adequacy of Existing Facilities

Senior Services

The population projections detailed in Part 5 of this chapter illustrate an increase of 1,800 persons over 65 in the City of Vincent by 2031 and for life expectancy to continue to increase.

RESPONSE:

- The Concert Club would provide ongoing social interaction for our seniors. The venue could provide ongoing monthly "Morning Melodies" concerts. Seniors would be encouraged to walk to the venue. Currently, Vincent has no venue in place for such events.

10.4 Local Planning Strategy

Although the City does not generally support spot re-zonings, **the land which are located either immediately adjoining or adjacent should be supported as a 'transition zone' to create a natural buffer between the higher and lower zone.** Generally, a 'Residential / Commercial' zone would be supported, with a density allocation that represents an appropriate built form and land use transition.

RESPONSE:

Neighbouring Baker Avenue Properties have been operating mixed Residential and commercial mode for many years:

- 9 Baker Avenue – Residential / Private home studio (back area) - Longer block size
- 7 Baker Avenue – Residential / Car Parking area (Back area) - Longer block size
- 5 Baker Avenue – Catholic Indigenous Centre (entire site) - Shorter block size
- 3 Baker Avenue – residential / teaching studio for many years - Shorter block size
- 1 Baker Avenue – Residential/subdivided with main entrance frontage facing Brisbane Street - R80 zoned main street. Baker Ave is garage entrance only
- Masonic Hall – Cnr Brisbane Street and Astone Lane – public gathering area

These properties in real terms, are a 'mixed' type use and support the "No 4 Local Planning Strategy" that states: **adjoining or adjacent should be supported** and define as a Transitional Zone to create a natural buffer between higher and lower zones. The action of allowing for Transitional Zones is of course, subject to the protection of our heritage homes (fronts) on Baker Avenue.

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10.4.1 Zoning

Planning for additional dwelling growth through infill development is based on **identifying redevelopment opportunities and increased densities in appropriate locations** such as within close proximity to:

- high-frequency public transport routes and nodes such as rail stations and bus interchanges;
- identified areas of future rapid transit infrastructure;
- urban corridors and main streets;
- retail and employment centres;
- educational institutions; and,
- other community and recreational facilities or public open space and foreshores.

Accordingly, **it is not proposed to blanket up code whole suburbs within the City, as such an approach could potentially create a greater incentive to demolish existing original residential housing stock that is valued by the community and contributes to the City's sense of place.** Rather it is proposed to provide opportunity for greater redevelopment in accordance with the above rationale. This will ensure the preservation and/or reinforcement of image and identity of the City's Residential Streetscapes whilst addressing future housing growth.

RESPONSE:

- The 9 Baker Avenue extension is an existing, completed and council approved building.
- This initiative fully supports the preservation of heritage homes facing Baker Avenue.
- The proposed venue (house extension) is detached from the heritage home and is ideally located in the previously, under-utilised in-fill back section of the site.
- The location satisfies the above zoning redevelopment criteria.

APPENDIX 2

IMAGINE VINCENT 2017

Summary of Community Responses



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Imagine Vincent – Community Feedback

The following are quotes from the 2017 Imagine Vincent community responses available on the City of Vincent Website: <https://imagine.vincent.wa.gov.au/26833/documents/85210>

1. How can we maximise the benefits of population growth and improve our environment?

- I think the best way would be to continue to try and connect and empower people by getting them involved in the local community. The more people involved and who care and who feel responsible, the more likely the improvements to our environment.
- More street closure for community activities (as occurred in Leederville this year)
- More people mean more interests. Continue to promote the Arts with Exhibitions
- More parks/ public areas for entertainment e.g. parks, festivals and awards.
- Promote development of entertainment and night life attractions.
- Maintaining the local public area - local parks, community centre, local art studio
- More people mean more interests. Continue to promote the Arts with Exhibitions and Awards.
- Have more community events
- Community Cultural Events
- Promote development of entertainment and night life attractions.
- Reduce car parking fees in main areas (such as Beaufort Street and Oxford Street). Allow more alfresco dining and other small restaurants/cafes to open. Larger places like Little Creatures or other Micro Breweries opening will bring lots of people to the area. Improve the traffic flow around popular areas as well.

2. How can we be the leader in helping people get around in an active, safe and sustainable way?

- Utilizing parks and the surrounds to promote creativity through the Arts programs and getting those Arts studio involved through donating works through fund raising which in turn raises local profiles and allows community to experience the outdoors with various forms of entertainment.
- By creating pedestrian only areas within the retail district to encourage people to walk and get out into the open. Include well lit walk ways between areas, creating a network of retail and entertainment & creative districts. With greater distance more public transport between suburbs is needed to make access easier. Rather than having to catch a bus or train from a suburb to the city & back out to the next suburb, having inter suburb transport would be a great benefit.

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3. What do you love about Vincent? How can we celebrate and promote our uniqueness?

- Its arts culture. Make Vincent WA's arts capital! Approach this in a holistic manner and ensure all levels of council support this goal by allocating significant resources and staffing to achieve this. Vincent already has significant artistic talent within its boundaries is ideally suited to achieving this goal which can bring significant economic benefits as well as social benefits. Generate a sustainable arts based economy which will attract people to visit, work and live in Vincent.
- Arts and culture. There are not many art precincts in Perth, and I would love to see Vincent in becoming the Arts Capital of Perth. By promoting local artists and studios, it will help promote Vincent's uniqueness as the central hub for arts and culture.
- A sense that the city of Vincent cares about its residents and making it and life within Vincent great. I love the services, community events, offers and support. Some example Native plant sales, community events, summer music festivals, support for local business the fact there are general community events and also more specific events for people with specific interests . Continuing to have these things will continue to build the community and sense of community, many of these things are also unique to the city of Vincent. I Also love being able to walk around with interesting things to do and see, balancing between shops , parks and the environment. I enjoy that there are a lot of parks in the area
- I love te eclectic vibe and quirkiness of our our area. There is such a creative vibe in the area with everything from art, music & food. We need to use these quirks as part of our character and push these characteristics in our marketing.
- Street festivals more often; more music performances
- Sponser a local composer
- to compose a symphonic piece for a local symphony orchestra (like the metropolitan symphony orchestra) that they would perform the piece in a free public event for families, to expose the wider public to orchestral music.
- -Love art, cafes, shops, festivals, free water stations, more music
- Music/ jazz venues. Utilise WAPPA talent. local, live, music
- Vibrant culture (music/ arts)
- Establish Fairs, fundraising activities and get the community involved in providing local musicians, artists and their works on display. Art contests, cooking contests
- Arts funding that links local artists with local schools for residencies that explore local issues e.g. heritage, ecology etc.
- More activation/ engagement on the street. Evenings/ markets/ farmers markets/ live music/ fairs
- More street art, live music events, markets, fresh food markets
- Keep arts connections

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- Pop-ups are only good for garnering interest in the arts- not sustainable. Annual events have compounding attendance.
- Government needs more communication with the arts industry
- Engage arts community on design matters. Think Joondoolup engaging with people for art and design input.
- Vincent local art exhibition cancelled. Want it back. Is good for emerging artists. Big lift in confidence and opportunities for exposure.
- Participatory arts programs

4. How can we support and facilitate our local businesses/ enterprises/ services and stay flexible to change?

- Greater flexibility in usage of business spaces, mixing things up and not restricting the type of business mix.
- Stop being so reactive to the complaints of a few nay-saying residents. If we are truly progressive we should promote small business having a crack to build the community into something better. I know of a couple of suburban cafes and restaurants that have had a really tough time operating due to stupid restrictions put on them by the Vincent council. These examples are both in Mount Lawley and Mount Hawthorn.
- Extended operating hours, alfresco cafes, mixed use spaces like co-working/art/studio/café
- Lower the council rates that businesses pay, or implement a bracketing for council rates, i.e. if the business is earning <XX amount per month, they only pay a minimum amount. So this way, they can still try to cope their business up, and we won't see much business opening and closing down in a matter of months in a year. From my previous suggestion on having an id, residents can get a discount from businesses within the community, this way giving more chance for consumers to buy often since the prices for them are quite affordable
- fast approval processes flexible opening hours
- I would like to see more local business, rather than large conglomerates. Am not sure how to do this? Maybe the precinct hubs can help. Have a support network for all stages of business, start up, to operate during changing conditions, to wind up.
- As stated in previous statement the same method applied above - forming buinss precinct groups and listening to the needs of the local businesses.
- Free (timed) parking in car parks near retail areas.
- Flexible zoning and use of shared/ public facilities and spaces for local businesses e.g. one business was an area during the day and another at night or shops can use public spaces to expand their floorspace at times.
- Greater flexibility in usage of business spaces, mixing things up and not restricting the type of business mix.

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- Easier parking and pedestrian access to the City of Vincent Cafes. Shops, art and craft studios and classes. Together with the promotion of local businesses and the arts classes
- Promote in a targeted marketing way in and out of the City of Vincent. Identify the direction Vincent is going eg. Art, green credentials, social inclusion

5. How can the design of our neighbourhoods encourage a greater sense of community?

- Music live at local parks- not just Hyde Park
- Pop-up markets; food trucks; summer concerts; busking; live music; movie night
- Green spaces, dog park stuff and summer concerts. Live music. Movie night. Food.
- Flexible zoning to allow for different housing models e.g. medium density, shared title, common areas. No requirements for parking bays etc. look into nightingale model and some of the great stuff they're doing.
- Promote events and groups within the community people can support. Local markets, sporting teams etc.
- Places to better get to know our neighbors
- Community hubs like a town square where people can come and hang out, interact - concerts, activities, repair cafes. Pedestrian or bike only areas which encourage people to slow down and be outside of a closed car - encourages connections. Dog parks. Communal living and shared resources - sharing things like sewing machines, lawn mowers within a street. Street compost hubs and community gardens.
- More open spaces that are not dominated by team sports every weekend and most evenings of every week, all year round.
- Encourage opportunities for social events (too much red-tape)
- Through art and nature. City of Vincent has got some nice local parks, unique local businesses and a local art studio.
- Community spaces for people to interact - free of commerce i.e. not just shops. The park and al fresco spaces on Oxford St are a good example.
- Commercial/ residential combined.
- Community cultural events
- Parks/ Community events
- No advertising hoardings. Stop allowing billboards in public parks (e.g. It is disgusting that Menzies Park has four advertising hoardings above the community hall). Remove billboard/hoardings from bus-stops and public phone boxes. Our streets should be attractive. Look to Japan where public structures (even wastewater grates) are artistically designed to create beauty not just deliver function. We need to focus on ART and ARCHITECTURE, not advertising. Our public spaces are PUBLICly owned by ratepayers and having them privatised by advertising firms will erode the value of our public streetscapes.

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- Create a fund to support people to hold street parties or other kinds of events in their local area, and give them some resources and support to do this. Rather than the 'Beaufort Street Festival' with 20,000 people, encourage the 'Forrest Street Festival' for just the 100 people who live in the adjoining streets. Requirements around public liability insurance and traffic management for closing roads make arranging these events harder than they need to be. Last Christmas we had a street party in Chelmsford but ended up just having it on a smaller scale in someones backyard because closing the street was going to be too hard.
- Pop-up markets; food trucks; summer concerts; busking; live music; mocie night
- Create public ammenities to encourage community participation. e.g. community vegetable gardens, chess groups, mixed mend womens vocational sheds, food appreciation groups etc
- Clever design of buildings. Public facilities with public art, recreation areas. Somewhere to sit and absorb the surroundings.

6. How can we help build connections across our diverse community of people?

- Use the arts as a vehicle to generate community involvement across a diverse section of the community. Bring the annual Vincent art award / exhibition back. Support a diverse range of creative pursuits through 'guerrilla arts' programs not only established artists but anyone creative within the community.
- Building connections across our diverse community of people has proven to be very effective, especially amongst the older generations, when Vincent Council has arranged bus trips to the hills and not too distant day trips - there is where people mix and share their experiences and stories of their lives, thus building strong and lasting connections. It is vital that such trips be re started - so many people have been very disappointed and feel Vincent Council has abandoned them, If Council does want to build such connections - this situation must be addressed.
- meeting spaces and places for the community
- Introduce people to new environments by having collaborations between sectors
- Supporting and promoting cultural festivals
- Engage with community groups to create events for all e.g. ethnic, religious, children and youth, arts, sports
- Outdoor music in local parks
- Through art and nature
- By setting Vincent as the lead in arts and culture, people from all walks of life with common interest will naturally be connected with one another.
- Promote clubs, activities and community events. More community events. Create "open stages" at our annual township festivals so that the focus is celebrating the creativity and artistic talent of the people in our community, not the businesses in the area or the chain stalls that blow-in for the occasion. Whereas, the Mt Hawthorn

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festival had a mobile phone case vendor stall, which kind of left me feeling that the event was not for local people anymore. Create more publicly owned land in busy public spaces to support local people (e.g, I love the small band/performance stage built alongside Beaufort Street).

- More multi-cultural events in public spaces, workshops, etc.
- Culture festivals and harmony days not only in schools but in the community have public space for appreciation of the arts and sports flying foxes at parks
- A wider range of community events.
- Encourage opportunities for people to come together through community initiatives and programs.
- festivals meeting places cultural meetings places for people to perform and show talent
- More multi-cultural events in public spaces, workshops, etc.
- By setting Vincent as the lead in arts and culture, people from all walks of life with common interest will naturally be connected with one another.
- Building a sense of community through the arts (serious and recreational artists)
- **Vincent could be the arts mecca of perth with easy transport and vicinity to Perth for tourists and general population alike**
- Through more arts initiatives - art groups, exhibitions, art classes, art studios
- Community arts events and support for community groups involved in arts, sports, social and health
- Culture festivals; Harmony Day
- Have a public space where people can go to connect
- Local Parks and art community centre will be a great place to start
- To have more meetings and advertising the city - art exhibition
- Making sure that there are sufficient venues offering activities, especially the arts - painting, sculpture, papier mache etc as well as drama and music.
- Music- Have live concert bands play once a week to bring people together
- Outdoor music in local parksc
- More music outdoors- make it alive!
- Live music (diverse)
- Festivals/ events that connect people: food
- Building a sense of community through the arts (serious and recreational artists)
- Diverse music
- Community arts events and support for community groups involved in arts, sports, social and health
- Through more arts initiatives - art groups, exhibitions, art classes, art studios
- **Vincent could be the arts mecca of perth with easy transport and vicinity to Perth for tourists and general population alike**

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7. How could we work together to create welcoming places and spaces for everyone?

- Increase of cultural spaces for people to express themselves- theatre, arts, music. Hubs to engage together.
- Community arts competitions. Like Crochet, sculpture, painting and craft competitions for amateurs. Language sharing and exchange programs
- Promote open musical rehearsal spaces - either on public land or in pubs/restaurants during non-peak times. Build on excellent parks with more interactive facilities (eg fixed ping-pong tables, large scale chess, boule, crochet. Promote discounts for insurance where people can demonstrate they know their neighbours (and otherwise encourage getting to know neighbours). Encourage street parties (eg develop free street party pack with discounts from local businesses and streamlined occasional liquor licences). Encourage early engagement with new neighbours/entrants into the suburb. Create community vegetable gardens and collective workshops for interests typical of both men (mens sheds, car workshops) and women to encourage people getting together and also to enable people living in high density who don't have space for a shed.
- Informal art/ work spaces that can exhibit local and international works, be used by the public for exhibitions or events also as studios and workplaces e.g. Claisebrook Design Centre, The Goods Shed. Cheap accessible and draws people to the site. Tie in with street furniture and surrounds.
- Making sure that there are sufficient venues offering activities, especially the arts - painting, sculpture, papier mache etc as well as drama and music.
- More live music EVERYWHERE!
- More education and celebration of the value of diversity in our community. Invest in projects that provide the greatest good for the majority, rather than the minority

APPENDIX 3

IMAGINE VINCENT: Responses vs Proposed Venue Implications



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Imagine Vincent: QUESTIONS	Community Response Summary	Interpretation of Community Response	Concert Club and Birdwood Square Implications/Benefits
<p>1. How can we maximise the benefits of population growth and improve the environment?</p>	<ul style="list-style-type: none"> • Empower people by getting them involved in the local community. • Continue to promote the Arts. • More community events. • Community Cultural Events. • Promote development of entertainment and night life attractions. 	<ul style="list-style-type: none"> • Empower the increasing people population to get involved in community especially through Arts and Cultural events. 	<ul style="list-style-type: none"> • The concert club would provide a localised arts centre dedicated to: <ol style="list-style-type: none"> 1) Empowering local creatives to engage with local community. 2) Promoting and delivering Arts events at local community level.
<p>2. How can we be the leader in helping people get around in an active, safe and sustainable way?</p>	<ul style="list-style-type: none"> • Utilize parks and the surrounds to promote creativity through the Arts programs. • Encourage people to walk and get out into the open. • Create a network of retail and entertainment & creative districts. 	<ul style="list-style-type: none"> • Encourage locals to participate in the local community. This can be facilitated through the better utilisation of parks and making available regular arts events. 	<ul style="list-style-type: none"> • The development of a community Concert Club to provide ongoing entertainment and a meeting hub (venue) for our locals. • Birdwood Square (park) for larger concert events and the studio facility (opposite the park) for more intimate concert events. A pleasant & safe way for neighbours to interact.
<p>3. What do you love about Vincent? How can we celebrate and promote our uniqueness?</p>	<ul style="list-style-type: none"> • Its arts culture. Make Vincent WA's arts capital! • Vincent already has significant artistic talent within its boundaries is ideally suited to achieving this goal which can bring significant economic benefits as well as social benefits. Generate a sustainable Arts based economy which attracts people to visit, work and live in Vincent. • Support for local business the fact there are general community events. • Build the community and sense of community. • There is such a creative vibe in the area with everything from art, music & food. We need to use these quirks as part of our character and push these characteristics in our marketing. • More music performances. • Sponsor a local composer. • More music. 	<ul style="list-style-type: none"> • Vincent's uniqueness includes art, music and food, an expanding inner-city entertainment precinct. • We can celebrate its uniqueness by promoting: <ol style="list-style-type: none"> 1) Arts and music events. 2) Engaging local creatives. 3) More intimate music venues. 4) More live music performances. 5) The arts community. 6) A sustainable Arts based economy which will attract 	<ul style="list-style-type: none"> • The studio facility would value-add to the expansion of Vincent's arts sector, providing a much needed small, intimate venue for hosting localised, quality entertainment. • This facility will certainly support and contribute to celebrating and promoting Vincent through the arts. <ol style="list-style-type: none"> 1) Hosting regular arts and music events. 2) Securing the services of high-level creatives. 3) Developing into an exclusive Vincent music venue which will be available to the public. 4) Provides for intimate 'live' music performances.

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Imagine Vincent: QUESTIONS	Community Response Summary	Interpretation of Community Response	Concert Club and Birdwood Square Implications/Benefits
<p>What do you love about Vincent? How can we celebrate and promote our uniqueness?</p> <p>(Question 3 continued)</p>	<ul style="list-style-type: none"> • Music/ jazz venues. • Vibrant culture (music/ arts). • Live music events. • Keep arts connections. • Annual events have compounding attendance. • Engage arts community. • Participatory arts programs. 	<p>people to visit, work and live in Vincent.</p> <p>7) Vincent as WA's Arts capital!</p>	<ul style="list-style-type: none"> 5) Concert Club to encourage local artists and community members to come together. 6) The Studio becomes a creative networking hub for locals to meet and work, attracting international artists to the City of Vincent. 7) The venue and concert club concept will significantly support Vincent in becoming WA's leader in the 'Arts and Culture' sector.
<p>4. How can we support and facilitate our local businesses/ enterprises/ services and stay flexible to change?</p>	<ul style="list-style-type: none"> • Greater flexibility in usage of business spaces, mixing things up and not restricting the type of business mix. • Stop being so reactive to the complaints of a few nay-saying residents. If we are truly progressive, we should promote small business having a crack to build the community into something better. • Extended operating hours, alfresco cafes, mixed use spaces like co-working/art/studio/café. • I would like to see more local business, rather than large conglomerates. Am not sure how to do this? Maybe the precinct hubs can help. • Flexible zoning and use of shared/ public facilities and spaces for local businesses e.g. one business was an area during the day and another at night or shops can use public spaces to expand their floorspace at times. • Greater flexibility in usage of business spaces, mixing things up and not restricting the type of business mix. • Easier parking and pedestrian access to the City of Vincent Cafes. Shops, art and craft studios. 	<ul style="list-style-type: none"> • Requires Vincent s to become increasingly more flexible in helping local business activate in order to build a more cohesive community. • Allow for flexible zoning and make better use of shared facilities and spaces. • Flexible parking and better pedestrian access to local resources, discourage the use of vehicles and promote walking and the use of our public transport systems. • Support more local businesses rather than large, outside companies. • Promote Vincent through deliberate marketing and 	<p>Supporting the activation of this studio facility will add significantly to the Vincent vision of becoming Arts capital of WA. Council flexibility will be needed:</p> <p>Vincent will need to consider a possible zoning change and flexibility with regards to parking requirements.</p> <p>In return, community 'value-adding' will include:</p> <ul style="list-style-type: none"> 1) Providing a new music resource for the promotion of arts and culture – unique to Vincent. 2) Establishing a new music and arts club for Vincent locals and the wider community to enjoy. 3) Encouraging locals to walk and be part of inner community offerings.

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Imagine Vincent: QUESTIONS	Community Response Summary	Interpretation of Community Response	Concert Club and Birdwood Square Implications/Benefits
<p>How can we support and facilitate our local businesses/ enterprises/ services and stay flexible to change?</p> <p>(Question 4 continued)</p>	<ul style="list-style-type: none"> Promote in a targeted marketing way in and out of the City of Vincent. Identify the direction Vincent is going e.g. Art, green credentials, social inclusion. 	<p>implementation strategies. 'Make Vincent the Arts capital of WA'</p>	<ol style="list-style-type: none"> Bringing the wider community to the area. Attracting high profile artists exclusively to Vincent.
<p>5. How can the design of our neighbourhoods encourage a greater sense of community?</p>	<ul style="list-style-type: none"> Music live at local parks- not just Hyde Park. summer concerts. Live music. Flexible zoning to allow for different housing models e.g. medium density, shared title, common areas. No requirements for parking bays etc. look into nightingale model and some of the great stuff they're doing. Promote events and groups within the community people can support. Clever design of buildings. Public facilities with public art, recreation areas. 	<ul style="list-style-type: none"> Bring the community together via music events. Support clever building designs, especially when facilities benefit the wider community. Introduce flexible zoning and relax parking requirements. 	<p>Birdwood Square (Park) is suitable for larger music concerts. This facility has never been utilised for high quality music concerts, which in turn, bring high profile international artists to the area. These artists can initially be attracted to the Vincent community through the studio facility and the developing concert club. The exposure of such events would put The City of Vincent in front of neighbouring precincts and will certainly gain the attention of the international community via current social media and 'live streaming' technologies.</p>
<p>6. How can we help build connections across our diverse community of people?</p>	<ul style="list-style-type: none"> Use the arts as a vehicle to generate community involvement across a diverse section of the community. Building connections across our diverse community of people has proven to be very effective, especially amongst the older generations, when Vincent Council has arranged bus trips to the hills and not too distant day trips - there is where people mix and share their experiences and stories of their lives, thus building strong and lasting connections meeting spaces and places for the community. Supporting and promoting cultural festivals. 	<ol style="list-style-type: none"> Use Arts/music as a vehicle Create and allow for more meeting spaces or places for the community. Promote social inclusion. Make available more intimate personalised venues. 	<p>Council support for the establishment of this facility as a public venue and the development of a community concert club directly aligns with the community feedback: solutions for building connections across our diverse community</p> <ul style="list-style-type: none"> Adding of a new high-quality venue resource to the City of Vincent. Creating a new meeting place specifically targeting Arts and Culture within Vincent. Engaging with community groups to create events for all.

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Imagine Vincent: QUESTIONS	Community Response Summary	Interpretation of Community Response	Concert Club and Birdwood Square Implications/Benefits
<p>How can we help build connections across our diverse community of people?</p> <p>(Question 6 continued)</p>	<ul style="list-style-type: none"> • Engage with community groups to create events for all e.g. ethnic, religious, children and youth, arts, sports. • Outdoor music in local parks. • Through art and nature. • Promote clubs, activities and community events. More community events. Create "open stages" at our annual township festivals so that the focus is celebrating the creativity and artistic talent of the people in our community, not the businesses in the area or the chain stalls that blow-in for the occasion. • More multi-cultural events in public spaces, workshops, etc. • Culture festivals and harmony days not only in schools but in the community, have public space for appreciation of the arts. • A wider range of community events. • Encourage opportunities for people to come together through community initiatives and programs. • Festival meeting places, cultural meetings places for people to perform and show talent . • By setting Vincent as the lead in arts and culture, people from all walks of life with common interest will naturally be connected with one another. • Building a sense of community through the arts (serious and recreational artists). • Through more arts initiatives - art groups, exhibitions, art classes, art studios. 	<ol style="list-style-type: none"> 4) Promote 'people connection' through the development of local music clubs and activities. 5) Produce community arts events and support community groups involved in the arts. 6) Make sure that there are sufficient venues offering activities, especially the arts. 7) Support festival meeting places and cultural hubs for people to perform and display their talent. 8) Set Vincent as the leader in arts by creating a place where people from all walks of life, with common interests will naturally be connected with one another. 	<ul style="list-style-type: none"> • Activating outdoor music in local parks e.g. Birdwood Square. • Helping to shape Vincent into a leader for the arts, by attracting quality artists to this new facility and sharing regular 'live' music events with the community. • Meeting Places: New intimate studio venue • More Festivals: Birdwood Square Park events • Community coming together: Concert Club

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9 May 2019

Imagine Vincent: QUESTIONS	Community Response Summary	Interpretation of Community Response	Concert Club and Birdwood Square Implications/Benefits
<p>How can we help build connections across our diverse community of people?</p> <p>(Question 6 continued)</p>	<ul style="list-style-type: none"> • Community arts events and support for community groups involved in arts. • Have a public space where people can go to connect. • Local Parks and art community centre will be a great place to start. • Making sure that there are sufficient venues offering activities, especially the arts. • Music- Have live concert bands play once a week to bring people together. • More music outdoors- make it alive! • Live music (diverse) • Building a sense of community through the arts (serious and recreational artists) • Community arts events and support for community groups involved in arts. • Through more arts initiatives - art groups, exhibitions, art classes, art studios. • Vincent could be the arts mecca of Perth with easy transport and vicinity to Perth for tourists and general population alike. 		<ul style="list-style-type: none"> • Meeting Places: New intimate studio venue • More Festivals: Birdwood Square Park events • Community coming together: Concert Club

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9 May 2019

Imagine Vincent: QUESTIONS	Community Response Summary	Interpretation of Community Response	Concert Club and Birdwood Square Implications/Benefits
<p>7. How could we work together to create welcoming places and spaces for everyone?</p>	<ul style="list-style-type: none"> • Increase of cultural spaces for people to express themselves- theatre, arts, music. Hubs to engage together. • Community arts competitions. • Promote open musical rehearsal spaces - either on public land or in pubs/restaurants during non-peak times. • Informal art/ work spaces that can exhibit local and international works, be used by the public for exhibitions or events also as studios and workplaces e.g. Claisebrook Design Centre, The Goods Shed. • Making sure that there are sufficient venues offering activities, especially the arts. • More live music EVERYWHERE! • More education and celebration of the value of diversity in our community. Invest in projects that provide the greatest good for the majority, rather than the minority. 	<ul style="list-style-type: none"> • Create welcoming spaces through music and art. • Open opportunities for local community to experience artists at work. • Have central hubs for locals to come together and engage. • Support "More live music EVERYWHERE! " 	<ul style="list-style-type: none"> • The Concert Club will be a vehicle for bringing locals together via regular live concerts. • The venue will provide a professional and acoustically designed meeting place where artists and local audiences can interact regularly. Similar to the Fringe Festival concert format (short performances, intimate settings).

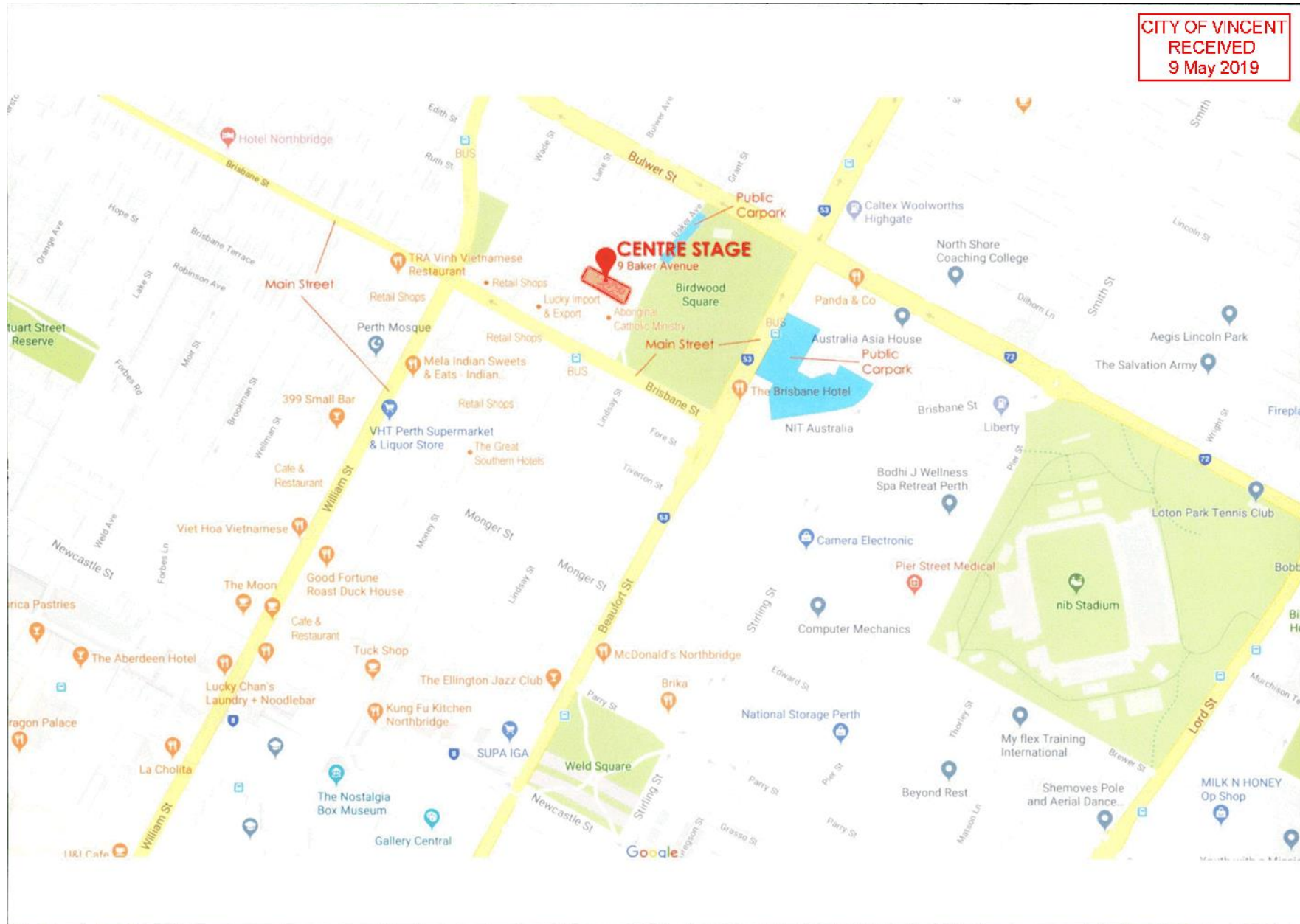
APPENDIX 4

ZONING AND LOCATION MAPS



CentreStage Concert Club

Building a sense of community through the Arts



Built Form Area:

Proposed venue site is adjacent to Mixed Use Area on the corner of Brisbane Street and Astone Lane.



Currently R50 zone adjacent to R80 mixed use zone

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11.3 Public Transport

11.3.1 Bus Routes

The City is well serviced by numerous bus routes that radiate out of the Central Business District into the northern suburbs of Perth. The high frequency bus routes mostly travel on the main arterial roads within the City. This network provides an ideal opportunity for increased residential development along these major roads as per the Urban Corridor principle of *Directions 2031*. Such development would capitalise on access to and maximise use of public transport along the corridors, and also contribute to the viability of nearby activity centres.



Figure 25 - Bus Routes within the City of Vincent

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15 Sep 2019

Music Studio Application – Community Support

9 Baker Avenue Perth 6000

Dear Community Members

I thank you for your time and consideration for my music studio application to council. The studio build has taken a long period of hard work and much research to achieve this state-of-the-art facility within the City of Vincent. It is now catching the attention of international artists and the wider community and will be an asset for the City of Vincent in the near future.

You are welcome to visit my home to experience the studio and ask questions to clarification any concerns you may have with regards to the Concert Club component of the studio or any other parts.

I have gone through all proper council processes and will continue to conduct myself in a transparent manner unlike other individuals who prefer to rally community support to stop good works through negative, incorrect information.

The reason for approaching you personally (*which was never my intention as I prefer for processes to be delivered via our local council's guidance*) is to help clarify and correct the spread of misinformation to neighbours, as this is creating unwarranted neighbour concern, it unfairly impacts my application and more concerning, it promotes me, the applicant, as a person of poor character and judgement which I find strongly offensive.



The Facts:

1 The studio project is supported widely by reputable agencies such as: UWA, ScreenWest, WAAPA, The Australian Biome Project, Government officials, Beaufort Street Group, International Artists such as Tommy Emmanuel, Film industry directors and production personnel, educators, sound engineers, musicians, actors and all local businesses approached directly to date. We have now officially over 100 letters and/or signatures of support.

2 The economic benefits for our underperforming precinct would be greatly appreciated by all concerned. The spin-off for yourself as a land holder will be an increase in the value of your property. The development of my property will 'value-add' to the area by boosting the local economy through increased community participation through the arts. Please see the attached highlighted document on the value of arts and culture to people and society.

3 Most modern studios around Australia are now incorporating intimate 'live' concert events as part of their studio agenda. These audio/visual recordings are now the new norm for Youtube and other essential online platforms. This is one of the intended areas of focus with our community Concert Club.

4 The following are current examples of this trend in Australia.

- 4MBS Classic FM studio: recording studio and 'live' concert venue (60 person venue)
- Adelaide Auditorium: performance, recording, launches, seminars, workshops. (252 person venue)
- Big Music Studios – Sydney: recording Studio and live music venue for up to 100 seated guests or 150 standing guests.
- Sydney Opera House Music Studio: Live venue(280 person venue)
- ABC SouthBank Centre: for live music and other media events.
- Stage 5 Docklands Studio: Live audiences for Australia's Got Talent.

5 The Concert Club will not be providing alcohol or foods and will have a strict and professional management plan for members of the public attending concert sessions. See the included 'Patrons Entry/Exit Plan'

6 Concerts events are by invite – only or pre-ticket sales (private).

7 Events will run within a 2-3 hour time slot with a end time of 10pm.



8 The venue under council regulations allows for up to 50 persons upstairs and up-to-50 persons downstairs. These number are inclusive of production, artists and staff.

7 The Concert Club will aim to provide a maximum of 12 events per calendar year. Each event may involve from 1 to 4 sessions within that period.

8 All patrons will be guided to use the public carpark next to the Brisbane hotel or Uber into Brisbane street or use the nearby public transport.

9 We anticipate 60 -80 guest as the realistic number of guests.

10 Official noise reports indicate no noise transmission during testing. The City of Vincent Health Department is satisfied with the proposed compliance plans.



Patrons Entry-Exit Plan

- Patrons enter through the main front gate and are directed by a staff member to use the walk way which leads to the pre entry area of the Music Studio. This prevents queues from forming on Baker Avenue.
 - Online ticket purchases are then checked at the Music Studio entrance point and patrons then enter into the Concert Club. A staff member will be available inside should patrons require seating assistance. Please note that there will be no door ticket purchases at any of the events. All tickets must be purchased prior to the concert event via our official website. This will avoid any cash held at the premises, extra staff to manage cash sales, entry delays due to ticket purchases at the gate.
 - Main front gate is now closed after guests have entered the Concert Club. We anticipate that a 20 minute timeframe will be necessary for the checking of tickets and guiding patrons to their seats.
 - Guests are now all seated inside the venue.
 - A pre-concert announcement will now be delivered stating location of bathrooms/disabled toilet/fire exits/first aid. Patrons will be reminded to leave the venue in a respectable and timely manner. Concert club doors close and House lights dimmed - Concert lighting switched on.
-
- Concert event takes place.
 - Concert concludes- house lights back on.
Exit doors opened/Main front gate opened.
 - A Staff member will direct Patrons to the walkway exit leading towards the main gate in an orderly and quiet manner.
 - Patrons will be monitored to ensure a smooth and seamless exit from the concert venue. Staff will be briefed to ensure that all leaving patrons do not congregate at the front gate area and that they continue to move towards their transport options or into surrounding bars, cafes and restaurants. Reminder signs will be appropriately displayed at strategic points.
 - Staff checks are conducted to ensure that all patrons have fully vacated the premises and bathroom facilities.
 - Main front gate is now officially closed to the public.



Lloyd George Acoustics

PO Box 717
Hillarys WA 6923
T: 9401 7770 F: 9300 4199
E: ben@lgacoustics.com.au W: www.lgacoustics.com.au

07 June 2019

Nunzio Mondia
Centre Stage Promotions
9 Baker Avenue
Perth WA 6000

Nunzio:

Introduction

This letter provides an assessment of noise emissions from the Centre Stage Concert Club in Perth, located at 9 Baker Avenue, based on measurements undertaken on 04 June 2019. The venue has an indoor performance area which is intended to hold small acoustic performances for up to a 100 people audience. It is our understanding that Centre Stage management wants to ensure noise emissions are controlled at all times.

The purpose of this assessment is to establish a relationship between noise levels from amplified music inside the venue and measured L_{A10} noise levels at the nearest noise sensitive receivers' façades. The nearest noise sensitive receivers are:

- 7 Baker Avenue (1-storey residential house adjacent to No.9);
- 8 Lane Street (1-storey residential house separated from No.9 by Astone Lane); and
- 11 Baker Avenue (1-storey residential house adjacent to No.9).

Conclusion

Noise emitted from music inside the Centre Stage Concert Club's performance area is unlikely to be audible at the subject receivers provided the three following conditions are fulfilled:

1. Noise levels inside the venue are kept at values no more than indicated in *Table 4*; and
2. Low frequency (bass) sound is kept to a minimum as much as practicable; and
3. External doors and windows are kept closed as much as practicable.

Noise Criteria

Noise criteria at the nearest noise sensitive receivers have been determined in accordance with the *Environmental Protection (Noise) Regulations 1997* (the Noise Regulations). The Noise Regulations provide baseline assigned levels that are then increased depending on a receiver's surroundings. That is, if there are major roads or industrial areas, the allowable level is higher than in a purely rural area. The baseline assigned levels after 10pm (most critical time) are 35 dB L_{A10} , 45 dB L_{A1} and 55 dB L_{Amax} .

Within 100 metres of the residences are Brisbane Street, Baker Avenue, Astone Lane and Lane St. They are considered minor roads (traffic volumes less than 6,000 vehicles per day - based on MRWA traffic data ref.LM00141 02/2019 and LM00142 also 02/2019) by the Noise Regulations.

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Within 450 metres lie Beaufort Street, Bulwer St and Williams Street which are considered secondary roads (traffic volumes between 6,000 and 15,000 vehicles per day based on MRWA traffic data ref.0605.2015, 0642.2016 and LM00142) rather than major roads. As such, none of these roads increases the baseline assigned noise levels. Some of the surrounding land is zoned commercial - estimated 100,000m² within 450 metres; 0m² within 100m - which increases the allowable noise level and in this case, has been determined to be an additional 0.8 dB (rounded to 1 dB).

Table 1 shows the assigned noise levels applicable at the receiving locations.

Table 1 Assigned Noise Levels

Premises Receiving Noise	Time Of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises: highly sensitive area	0700 to 1900 hours Monday to Saturday (Day)	46	56	66
	0900 to 1900 hours Sunday and public holidays (Sunday)	41	51	66
	1900 to 2200 hours all days (Evening)	41	51	56
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	36	46	56
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80

Which criterion is applicable depends on how long a noise is present. For instance, noise present for more than 10% of the time is assessed against the L_{A10}. Noise presents for more than 1% of the time but less than 10% of the time is assessed against the L_{A1}. In this case, music is expected to be present for more than 10% of the maximum permitted representative assessment period of 4 hours and therefore the L_{A10} parameter will dictate compliance or otherwise.

During the noise measurement, the noise was not audible as music at noise receivers - however it was found to be impulsive by definition of the Noise Regulations. As per regulation 7, a +10 dB penalty would be applicable. This +10 dB penalty attributable to impulsiveness has been taken into account when determining the indoor noise level limits for the venue (see Table 4).

Had the noise been tonal, a +5 dB penalty would have been applicable. Had it been both tonal and impulsive, a +15 dB penalty would have been applicable.

During the test, assessed noise levels were not determined to be tonal at the receivers nor audible as music.

Noise Measurements

Noise data was recorded on 04 June 2019 between 01:05am and 01:45am. The following instrumentation was used:

- The sound level meter used was a Brüel and Kjær type 2250 (S/N: 3011946) with a type 4189 microphone, setup to record L_{A10} noise levels at locations 2 and 3 at 1.4 m above local ground level. The microphone was fitted with an approved wind shield.

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- Noise measurements were also carried out inside the venue at the centre of the room (location 1) with a type 1 Rion NA28 sound level meter (S/N: 1807003).
- Both sound level meters were field calibrated before and after the survey using an approved type 1 Brüel and Kjær 4231 calibrator (S/N: 2588648) and no drift above 0.5 dB was detected.

Shown in *Figure 1* are the general locations of the sound level meters. The venue's performance area is double height with high level windows facing South, noting measurements were undertaken on the ground floor.

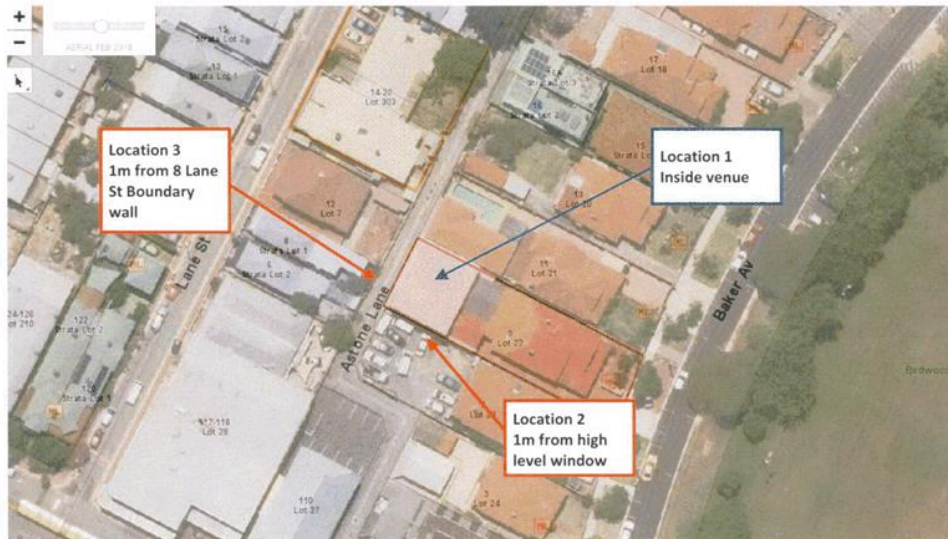


Figure 1 Sound Level Meter Locations

Measurement Summary

No tonality was audible or measurable at Location 2 and 3 and the noise levels measured on the night from amplified music and drum kit (deemed to be a worst case scenario) are summarised in *Table 2*. Noise levels have been extrapolated to the windows of the nearest receivers, which were not accessible on the day. Noise levels were deliberately set to a much higher level than a typical acoustic event, in order to overcome background noise levels at measurement locations.

Table 2 Noise Measurement Assessment Summary, dB(A)

Measured Inside Venue			Measured Outside Venue				
Location	L _{Ceq}	L _{Aeq}	Loc.	L _{A1}	L _{A10}	L _{Apk}	L _{Amax}
1	90.4	82.9	2	40.7	39.0	56.1	40.9
1	88.4	85.0	3	38.0	37.5	52.9	38.0

Noise measurements outside the venue have been extrapolated, accounting for distance to the façade:

- 11 metres between location 2 and No.8 Lane Street façade,
- 11 metres between location 3 and 7 Baker Street,
- 8 metres between nearest venue window and No.11 Baker Avenue façade.

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The results are presented in Table 3.

Table 3 Noise Assessment Summary, dB(A)

Extrapolated Noise Level at Receivers			
Location	L _{A1}	L _{A10}	L _{Amax}
8 Lane Street	25.9	24.2	26.1
7 Baker Avenue	23.1	22.7	23.1
11 Baker Avenue	28.7	26.9	28.8

The least difference in levels between inside the venue and at the receivers is $L_{Ceq(inside)} - L_{A10(extrapolated)} = 53.5$ dB and $L_{Aeq(inside)} - L_{A10(extrapolated)} = 48.0$, taking into account the +10 dB penalty attributable to impulsiveness.

Based on this relationship between outdoor L_{A10} and indoor L_{Aeq,1min} and L_{Ceq,1min}, it is assessed that the assigned noise levels will not be exceeded if the noise within the venue is contained within the limits listed in Table 4.

Table 4 Noise limits, dB(A)

Noise Limit	Inside Venue	
	L _{Ceq}	L _{Aeq}
Day - 07.00 to 19.00 hrs Monday to Saturday	99	94
Evening - 19.00 to 22.00 hrs All days	94	89
Night - 22.00 to 07.00 hours all days	89	84

We trust this information is acceptable and should you have any queries, please do not hesitate to contact me.

Regards,



Benjamin Hillion

Music Studio: Acoustic Report

[Supporting Arts and Culture in Vincent]

[Nunzio Mondia]
[Centrestage Music Studio]
[9 Baker Avenue]
[Perth Western Australia 6000]

City Of Vincent Records
RECEIVED

17 JUN 2019

CTN Ref: _____
REC No: _____



[To Whom It May Concern],

[10th June 2019]

Further to your request for an Acoustic report, we have completed all necessary performance testing and have a final report prepared for council consideration. Lloyd George Acoustics were employed to conduct the field testing and then prepare a final report. Please see the attached report document.

Testing focused on the most important concern - noise transmission from inside the studio environment to the external noise receivers, with particular attention on noise impact to the immediate surroundings. Extreme testing included measuring noise transmission performance of continuously played (looped), heavily amplified pop music which included the following elements: drums, electric bass, electric guitars and electronically synthesized sounds (wide frequency spectrum) with live drums (hit hard) playing at the same time. The result was a continuous internal decibal reading of 88.4 - 90.4 db range. Tests were conducted at 1.30am on Tuesday 4th June. This extreme volume is for testing purposes only and does not reflect the intended volumes, which are much lower in intensity.

In conclusion, the performance results were very pleasing, demonstrating that noise emitted from inside the intended centrestage concert club performance area is unlikely to be audible at the receivers immediately outside the venue walls. The extreme volume testing clearly demonstrated that noise was neither audible or tonal at the outside noise receiver positions (see formal report document).

The facility contextual considerations

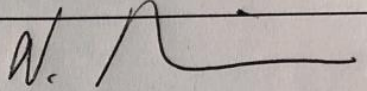
(Refer back to the prepared 'Studio Venue Application Rationale' booklet for more details):

Phone: 0414 647 599
E-mail: nunziomondia@gmail.com

Centrestage Promotions Pty Ltd

**CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO: 7.7.1
NON-RESIDENTIAL DEVELOPMENT PARKING REQUIREMENTS**

APPENDIX 2 – PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applicant Details	
Name:	Nunzio Mondia
Address:	9 Baker Avenue Perth WA 6000
Phone:	0414 647 599
Email:	nunziomondia@gmail.com
Applicant Signature:	

Property Details	
Lot Number:	22
Address:	9 Baker Avenue Perth WA 6000

Parking Allocation:

The following table should be prepared for inclusion in this Parking Management Plan to outline the parking available for the different users of this development application.

Parking Allocation	
Total Number Car Parking Spaces:	2 internal spaces (inside property line)
Total Number Short Term Bicycle Parking Spaces:	2 x bicycle spaces in an enclosed area. Private, non-viewable from public street, away from car driveway, 24 hour surveillance with 2 x camera positions, security entry/exit (with swipe electronic keycard only)
Total Number Long Term Bicycle Parking Spaces:	N/A all visitors to house, studio, concert club events will only

	stay for 2-3 hour periods only. Concert club events are formal and in the evening - highly unlikely that formally dressed concert visitors will ride their bike to the event!!
Total Number Other Bays:	4 x extra bays. 2 x car bays on driveway (used most of the time for usual daily activity) and 2 x verge (most house visitors along baker Avenue use the verge and/or driveway for most of their parking requirements.

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
E.g. Private Recreation Town Centre	Staff	Employee (> 3 hours)	2	1	-
	Customers	Visitor (< 3 hours)	7	2	-
	Other	Service (15 minute)	-	-	1
	Other	Disabled	-	-	1
Residential	1 x resident (same for 20+ years) Nunzio Mondia	1 x residential required only Studio Owner and	1 fully enclosed garage parking	2	5 internal/verge/driveway/ and 3 visitor passes

		only full time studio staff member			
non-residential (as per above 90% of calendar year) accept for concert club (10% of year) PLs read the 'music parking management plan' prepared separately	staff	1	1	2	5 internal/verge/driveway/ and 3 visitor passes
	Musician/Visitors 1- 4 usually	1-3 hours	1	2	5 internal/verge/driveway/ and 3 visitor passes

Note: In a mixed use development the parking allocation for residential and non-residential portions must be provided separately in the above table.

Alternative Transport:

The following table should be prepared for inclusion in this Parking Management Plan to outline the alternative transport options available to users of this development application.

Transport Option	Type & Level of Service
Public Transport	

Train	main city station less than 1km from venue
Bus	main bus routes surrounding venue: Brisbane + Beaufort + Bulwer streets Minutes walking distance
Pedestrian	
Paths	inner city pathways, upgraded recently in the the last 10 years
Facilities	Public Park across from Baker avenue: easy access to venue crossing the park from main bus route on Beaufort street.
Cycling	
Paths	Recently upgraded in the area eg Bulwer street
Facilities	Recently upgraded in the area eg Bulwer street and new trial 40 zone for bike friendly ambience.
Secure Bicycle Parking	2 x secure parking bays within property line - with 24 camera security and electronic card swipe entry/exit points only.
Lockers	N/A to our situation, but for any emergencies studio owner / operator can use his home 9 Baker Avenue house facilities.
Showers/Change Room	N/A to our situation, but for any emergencies studio owner / operator can use his home 9 Baker Avenue house facilities.

Public Parking:

Identify the number of on street and off street public parking in the vicinity in the following table.

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	25+ bays on Baker Avenue	Baker Avenue	2 hour limit (will work for our concerts which will mostly run within 2 hour period.

Off Street Parking	214 (?) vincent Public carpark facility adjacent to the Brisbane hotel opposite the venue. Much unrestricted parking esp after 6pm when concert club event will be held.	Beaufort Street adjacent to the Brisbane hotel. Parking along Brisbane and Bulwer streets.	Ticketed Parking and free street parking after 6pm.
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Parking Management Strategies

Parking management strategies providing implementation details must be provided to ensure that the 'Parking Allocation' is used as demonstrated in this Parking Management Plan.

The allocation of bays as specified in the Parking Management Plan shall be included in the development application and planning approval.

The following information shall be provided, where applicable, within the Parking Management Plan:

1. Details of who will be responsible for management, operation and maintenance of parking (inclusive of car stackers);
2. Management of allocation of parking bays as specified in this Parking Management Plan including signage and enforcement;
3. Management of Tandem Parking for staff/tenants;
4. Way finding measures to ensure efficient use of parking facilities; and
5. Promotion of alternative transport modes such as the provision of well-maintained bicycle and end of trip facilities, use of active transport initiatives or public transport promotion.

Music Studio: Parking Management Plan

9 Baker Avenue Perth 6000

Re: City's Policy 7.7.1 Non-Residential parking Requirements

The change of Use application for 9 Baker Avenue is a unique context and has functioned and continues to function as a residential home (home at front of property) and as a private music studio at the extended back portion of the property.

Residential Home/Music Studio:

1 x resident Nunzio Mondia (living here for 20+ years) 1 vehicle only (on-site garage parking)

Promoting Live – Work – Play in the City of Vincent.

- Car usage minimal.
- Promoting living-working-playing within community therefore contributing towards raising ESC levels within Perth area.
- Nunzio is the studio manager/only staff member.
- Other assistants are usually administrators and work from their own home environments via computer/internet i.e. reducing travel time/congestions.
- Colleagues/visitors to the studio are usually very small in numbers (1-4) and stay time is less than 1-3 hours.
- Most high level visitors are usually from interstate or overseas. These visitors do not have vehicles, they usually enjoy a walk up to the studio from their hotel accommodation. Most accommodation is located in the Perth CBD/Northbridge area. Many usually engage Uber transport services. Nunzio occasionally transports studio artists to/from studio.
- Many visitors use the public transport system. Bus/train into city and walk/bus to Baker Avenue. The centrally located position encourages individuals to utilise our public transportation services.
- Baker Avenue boasts more than 25 bays (2-hour parking). These bays are rarely occupied at the 100% capacity rate.

- The 3 x internal parking areas (includes an enclosed garage area) and residential parking permits have proven to be more than adequate resources for meeting the demands of the above 9 Baker Avenue Residential/Studio requirements. This work/live/play process has been ongoing for many years and has had no impact on our local parking facilities.
- In addition to the internal parking areas, Nunzio invested in the widening of the driveway when Vincent council upgraded the footpaths along Baker Avenue. This widening generously accommodates 2 x vehicles.
- The 9 Baker Avenue verge can also accommodate an additional 2 x vehicles. These extra options are rarely required but provide a useful overflow area. This verge usage is adopted by most Baker Avenue residents and adds significantly to the reduction of parking congestion.
- In complete contrast, Lane street (behind Baker Avenue) parking congestion is at an all-time high and the off-street back-of-home parking option available from Astone Lane (for Lane street residents) is yet to be properly utilised.
- The 7 x bays off-street parking potential (resources which do exist and have already been utilised for many years – similar with most other Baker Avenue residents) merits consideration/credit towards the Concert Club part of this application.
- In addition to the 7 x off-street parking options, we also have available the usual residential parking permit allowances for 9 Baker Avenue.
- Vincent Public Carpark 214 x bays opposite the venue on Beaufort street. This carpark sits empty most days. This will be the main parking resource promoted to all visitors.

Music Studio: Community Concert Club Venue (10% of the Year)

- Please consider that this concept was initiated following wider community interest, 2017 Imagine Vincent Document feedback significant request for community based. Hence why the prescribed 'Unlisted Use' application category.
- The community concert club would allow members of the public to visit this venue (by joining our exclusive concert club) for 35 possible x concert days in one calendar year.
- A concert day is not an all-day event. Members of the public will only come to the venue at the specified concert start time: usually within a restricted 2 hour time frame: 12.5% (@ 3 hours max.) of any concert day.
- $35 \text{ days} \times 24 \text{ hours} = 840 \text{ hours}$ $\times 12.5\%$ (3-hour visit) = 105 hours (1.19% of the entire calendar year)

- 1.19% of the entire year will have no impact on our local area public parking resources when comparing against the thousands visiting NIB for sports and music events on a regular basis, hundreds visiting the Brisbane Hotel weekly, and many more visiting surrounding restaurants and Wine bars. Our expected numbers will be under 100 in total. On concert nights, we anticipate 60 – 80 concert club members, plus performers (numbers can vary – usually 1 to 4 performers), plus assisting staff (2), production personal (2). Total numbers are capped at 100.
- Club members will be instructed to share vehicle transportation (estimated 50%) usually in groups of 2's. Based on 80 x members = 40 persons (20 – 25 vehicles). Members will be encouraged to utilise the Vincent public carpark opposite the venue on Beaufort Street adjacent to the Brisbane hotel (discouraged to use the available parking facilities on Baker Avenue).
- For short duration concerts (under 2 hours), attendees using Baker Avenue will not be staying in the Baker Avenue Bays for a long time period, due to the 2 hour parking time limit.
- Persons will be in the venue at the same time, leave the venue at the same time and most will walk away from the venue to the main parking area on the opposite side of Birdwood Square.
- Some members will use:
 - Uber/Taxi transport into the city/back home. (approx. 20%)
16 x persons.
 - Public Bus transport system (approx. 5%)
4 x persons. Bus stops conveniently located on Beaufort and Brisbane street.
 - Locals walking to venue. (approx. 25%)
16 x persons.

Our projections estimate that 20 vehicles will come into the area for the concert evenings. These vehicle numbers and more can easily be accommodated at the Vincent public carpark opposite the venue (within 500 Metres of the venue) and the parking bays on Brisbane Street.

We intend to promote and provide incentives (to locals) so to positively shift the above statistics towards more localised member basis (walking to venue) and using public transport and Uber/Taxi services.

In any case, less than 2% usage for concert club activity in a full calendar year is insignificant, especially when weighing up any minimal impact implications against significant demand, as indicated in the Imagine Vincent 2017 document, which reports for more recreational services (Performing Arts/music) to be available within the community. Currently, Vincent does not have a Performing Arts Centre available within Vincent boundaries.

In addition to the above parking management plan, please refer back to the Studio Venue Application Rationale booklet (included) for more details. I anticipate that Parking department will cross reference and work closely with other departments to help activate this much needed, community arts initiative.

Kind regards,

Nunzio Mondia
9 Baker Avenue

CITY OF VINCENT
RECEIVED
24 Sep 2019

Patrons Entry-Exit Plan

- Patrons enter through the main front gate and are directed by a staff member to use the walk way which leads to the pre entry area of the Music Studio. This prevents queues from forming on Baker Avenue.
- Online ticket purchases are then checked at the Music Studio entrance point and patrons then enter into the Concert Club. A staff member will be available inside should patrons require seating assistance. Please note that there will be no door ticket purchases at any of the events. All tickets must be purchased prior to the concert event via our official website. This will avoid any cash held at the premises, extra staff to manage cash sales, entry delays due to ticket purchases at the gate.
- Main front gate is now closed after guests have entered the Concert Club. We anticipate that a 20 minute timeframe will be necessary for the checking of tickets and guiding patrons to their seats.
- Guests are now all seated inside the venue.
- A pre-concert announcement will now be delivered stating location of bathrooms/disabled toilet/fire exits/first aid. Patrons will be reminded to leave the venue in a respectable and timely manner. Concert club doors close and House lights dimmed - Concert lighting switched on.
- Concert event takes place.
- Concert concludes- house lights back on.
Exit doors opened/Main front gate opened.
- A Staff member will direct Patrons to the walkway exit leading towards the main gate in an orderly and quiet manner.
- Patrons will be monitored to ensure a smooth and seamless exit from the concert venue. Staff will be briefed to ensure that all leaving patrons do not congregate at the front gate area and that they continue to move towards their transport options or into surrounding bars, cafes and restaurants. Reminder signs will be appropriately displayed at strategic points.
- Staff checks are conducted to ensure that all patrons have fully vacated the premises and bathroom facilities.
- Main front gate is now officially closed to the public.

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with Administration’s response to each comment.

Comments Received in Support:	Officer Technical Comment:
<ul style="list-style-type: none"> • The development will re-vitalise Beaufort Street and other struggling areas within the precinct. • The development is unique and can increase cultural activity in the existing area. • Addition of development will help fill the void of a performing arts centre and promote culture and tradition. • The developments will benefit the students who participate in the music program from near surrounding schools, allowing access to professional educational possibilities for supporting tertiary educational studies such as those of Abmusic Aboriginal Corporation and UWA performance exams. • Opportunity for public both from within and outside the City of Vincent community to perform and attend small musical concerts. • The development has the potential to bring greater business opportunities to shop owners nearby including cafes, restaurants and retail facilities along Beaufort Street and William Street as it will bring new people. • The development will increase employment in the area providing a much-needed, albeit modest, increase in employment self-containment for the City. • This facility has easy access for all residents of Perth, being situated in a central location and with different modes of transport available (vehicular access and train line). 	<p>Comment in support noted.</p>
Comments Received in Objection:	Officer Technical Comment:
<p><u>General Comments</u></p> <ul style="list-style-type: none"> • Will the development require food to be served before or during the performance? If so do modifications need to be made for cooking, cool room and cleaning facilities? Will commercial waste removal need to be catered for or additional bins to be provided in order for rubbish disposal? • As there are no proposal for an addition of extra toilet/bathroom facilities to accommodate the proposed 100 people in the extension. Where/How will waste from 100 attendees be dealt with? If applicant is using the existing facilities, how would existing sewerage infrastructures of a normal residential place be affected, and will this affect the neighbouring properties sewerage infrastructures? 	<ul style="list-style-type: none"> • The applicant has advised that there would be no food or drinks allowed within or supplied at the venue. As a result there would be no requirement for commercial cooking facilities to be provided. A condition is recommended for a venue management plan to be provided which would cover this matter. • Should the application be approved, the applicant would need to demonstrate compliance with the Building Codes of Australia (BCA) in respect to toilet facilities. This is not anticipated to impact on the capacity of existing infrastructure. A condition is recommended for a venue management plan to be provided which covers the waste management and the location of toilet facilities.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<ul style="list-style-type: none"> Will the development include a fire and emergency response plan? If so, how does this impact surrounding neighbours? It is noted that emergency services vehicles cannot access Astone Lane due to its shape. Has a report from the Fire Brigade and relevant Safety Authorities been asked for and received regarding accessibility and use? The proposed use is most accurately described as a large-scale live concert venue, as it is proposed to cater for a crowd of up to 100 people. This is a hugely inappropriate use to contemplate locating in an established residential area. 	<ul style="list-style-type: none"> The applicant has advised that a fire and emergency response plan would be prepared should the application be approved, which would include Birdwood Square as an evacuation point, and the ability for the driveway and nearby fire hydrant to be used. A condition is recommended for a Venue Management Plan to be submitted for approval by the City which includes an emergency response plan. The planning framework does not require an assessment from the Department of Fire and Emergency Services for the proposal. The proposal has been assessed against the objectives of the Residential zone under the City's Local Planning Scheme No. 2 (LPS2). It is recognised that the proposed use would have benefits for the broader locality, and would be appropriate for the site if the scale were to be reduced and conducted in a manner that does not unreasonably impact the amenity of the immediate residential area. It is recommended that the application be approved for a six month period at a reduced scale and frequency.
<p><u>Anti-social behaviour</u></p> <ul style="list-style-type: none"> Is there a proposal for liquor consumption within the new development? If so, will the applicant obtain a liquor licence in order to serve alcohol to patrons, and will this have an adverse effect on community safety, particularly to neighbours and the streetscape? Will there be adequate lighting in the current streetscape to accommodate for the safety of patrons leaving after the show during the night? If so, how will lighting be managed and but will be the impact to neighbouring properties and the streetscape? 	<ul style="list-style-type: none"> The development does not propose the selling of alcohol. As noted previously, a condition is recommended for a venue management plan to be provided which would cover this matter. There is no change to the existing street lighting provided by the City along Baker Avenue, which provides sufficient lighting for safe pedestrian movement without impacting negatively on surrounding properties.
<p><u>Vehicle Access</u></p> <ul style="list-style-type: none"> As there are no current proposed plan for the utilisation of the shared Astone Lane. What is the intention of the rear access door to the venue? Is it emergency exit only or does the applicant intend to load/unload equipment into the venue via the back lane? Concerns for the existing door on the rear of the property that opens outwards rather than inwards and therefore can have an adverse effect for incoming cars if opened. 	<ul style="list-style-type: none"> The applicant has advised that the rear access door is intended to be used as an emergency exit only, with equipment being delivered by the existing driveway. A condition would be recommended for a venue management plan to be provided which covers deliveries, unloading and loading of equipment, being from the Baker Avenue driveway rather than Astone Lane. The City has previously investigated the opening of the door and the door was required to be sealed shut. It is noted that in order to meet the requirements of the Building Code of Australia (BCA), any door would need to open externally to assist in exiting the venue in an emergency. The applicant would be required to make any necessary changes to the rear door to resolve this issue should the application be approved so that it does not open into the public realm.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Car Parking</u></p> <ul style="list-style-type: none"> The development will negatively impact on on-street parking along Baker Avenue as a result of visitors, especially during the night and on weekends. Concerned that no additional car parking bays have been proposed for the addition of 100 visitors and existing street car parking bays is not sufficient to cater for the needs of both the residents and visitors. The increase in parking along the streetscape will not allow current residents who rely on street parking to park their vehicles upon entering during a performance. 	<ul style="list-style-type: none"> The applicant has prepared a Parking Management Plan (PMP) which discourages the use of the existing 34 parking bays along Baker Avenue. It is also noted that these bays have a two hour time limit and would not be suitable for the use by patrons as performances are typically three hours long. As outlined in the report, there is sufficient parking in the locality, including the Brisbane Street public carpark (approximately 150 metres from the subject site) and access to public transport including high frequency bus routes and train stations to service the proposal without the need for greater onsite car parking.
<p><u>Building Design</u></p> <ul style="list-style-type: none"> Adjoining neighbours are concerned that the development interferes with the neighbour properties skyline. Concerned about the colours and materials of the development are not being consistent with the locality and streetscape. Concerns that the extension will impact the character reputation of the streetscape. Concerned that the extension will not fit in with the overall streetscape and heritage aspect of existing dwelling. Questions if the remaining properties within Baker Avenue that could receive approval for a similar extension or building as to that approved on the subject site. Questions if the Department of Planning, lands and Heritage (DPLH) support the existing external brickwork finish on the heritage listed property. 	<ul style="list-style-type: none"> The subject application does not propose any modifications to the existing building which received development approval from the City originally in 2016, and then subsequently amended in 2018. In this regard the height, colours and materials, and impact on the streetscape are not the subject of this proposal. In assessing this development application at the time, it was determined that the building was acceptable with regard to the planning framework, including the City's Policies No. 7.1.1 – Built Form (Built Form Policy) and No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Policy). Any development application received for any of the properties along Baker Avenue would be assessed on their merits and in accordance with the applicable planning framework, including the Built Form Policy and Heritage Policy. The subject property is included on the City's Municipal Heritage Inventory, and is not included on the State Heritage List. As such the development application for the existing building did not require referral to the Department of Planning Lands and Heritage (DPLH) in respect to the heritage aspect.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Traffic</u></p> <ul style="list-style-type: none"> The development will increase traffic generation in the area and cause traffic congestion and traffic conflicts along Baker Ave and surrounding neighbours along Astone Lane and Lane Street as no bays have been proposed by the applicant. Alternatively, if 100 Ubers arrive to the cul-de-sac, what is the traffic management plan for those in the street? 	<ul style="list-style-type: none"> As outlined in the report and in the 'Car Parking' heading above, there is sufficient parking in the locality and access to public transport to cater for the proposal without greater onsite parking being provided. The use of these parking/transport methods would not result in an unreasonable traffic impact along Baker Avenue, Astone Lane or Lane Street as these are located away from the subject site. It is acknowledged that patrons accessing the premises via Uber's and taxi's would result in an increase of traffic along Baker Avenue, greater than what would be expected by a residential development. Should the application be approved, a condition is recommended for a venue management plan which identifies taxi drop-off and pick-up locations, with these not being located along Baker Avenue to ensure that any impact on surrounding properties as a result of traffic is minimised.
<p><u>Noise</u></p> <ul style="list-style-type: none"> There will be an increase of noise with the size of the development which will impact on adjoining properties as it would exceed the amount expected in a residential zone. Although the applicant's noise measurements for music from within the venue are probably correct and in-line with measurement guidelines. The noise plan does not address people and traffic movements outside of the venue, caterers cleaning up, chairs being moved/stacked, waste being disposed into bins. What is the policy and plan around noise outside of the venue? Queries if double or triple glazing will be proposed to prevent future residents complaining about noise. What is the management plan for concerts running past schedule? Is there a proposed noise management plan for the addition of 100 vehicles (including Ubers and taxi's) after the performance and how will it affect neighbouring properties? 	<ul style="list-style-type: none"> The applicant submitted an acoustic report with the application in accordance with the City's Policy No. 7.5.21 – Sound Attenuation (Sound Policy). The acoustic identifies that the premises has been appropriately attenuated so that noise emissions would comply with the <i>Environmental Protection (Noise) Regulations 1997</i>. Administration notes that noise generate from pedestrian access and egress from the premises by patrons is not captured in the acoustic report and would have the potential to exceed the amount typically expected within a residential setting. The applicant has submitted a patron exit-entry plan with the application to address this matter and if the application were to be approved, a condition would be recommended for a venue management plan to be provided which includes the patron exit-entry plan. Vehicle noise from public roads is not covered by the <i>Environmental Protection (Noise) Regulations 1997</i>. Should the application be approved, a condition would be recommended for an amended PMP to be provided which identifies pick up and drop off locations for Uber's and taxi's away from Baker Avenue, to ensure that any impact as a result of vehicle noise on surrounding properties is minimised.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Public Building Requirements</u></p> <p>Queries related to other legislative requirements including:</p> <ul style="list-style-type: none"> • Fire extinguisher and sprinkler requirements; • Suitability of rear door for emergency exit of 100 patrons; • If the internal and external doors are fire rated and fitted with emergency handles; • If emergency exits signs are provided; and • Provision of 100 chairs could present a fire hazard. 	<p>Should the application be approved, the applicant would need to seek approval as a Public Building and obtain an occupancy permit and these would be assessed against the BCA and <i>Health (Public Building) Regulations 1992</i>, including fire requirements. The City has advised the applicant of these requirements accordingly. The applicant has advised that preliminary discussions with a building surveyor have taken place and that these discussions will be progressed further should the planning application receive approval.</p>
<p><u>Other</u></p> <ul style="list-style-type: none"> • A commercial use within a residential zone will devalue house prices surrounding the development. • What is the public liability insurance guidelines and cost? • The development would set an undesirable precedent if approved. • The owner has other properties within the City of Vincent and City of Perth, and there is no reason to change the Residential zoning along Baker Avenue. 	<ul style="list-style-type: none"> • Property values are not a valid planning consideration. • Public liability insurance is a matter for the applicant to determine if it is required, and the City is not party to this. • Any future applications within the locality would be assessed on their own merits and in accordance with the applicable planning framework. • The development application seeks approval for a change of use for the subject site, and does not seek to change the Residential zoning of the property. The number of other properties that the applicant may own is not a relevant planning consideration when assessing the appropriateness of the proposal.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Applicant's response to each comment.

Comments Received in Support:	Applicant Comment:
<ul style="list-style-type: none"> • The development will re-vitalise Beaufort Street and other struggling areas within the precinct. • The development is unique and can increase cultural activity in the existing area. • Addition of development will help fill the void of a performing arts centre and promote culture and tradition. • The developments will benefit the students who participate in the music program from near surrounding schools, allowing access to professional educational possibilities for supporting tertiary educational studies such as those of Abmusic Aboriginal Corporation and UWA performance exams. • Opportunity for public both from within and outside the City of Vincent community to perform and attend small musical concerts. • The development has the potential to bring greater business opportunities to shop owners nearby including cafes, restaurants and retail facilities along Beaufort Street and William Street as it will bring new people • The development will increase employment in the area providing a much-needed, albeit modest, increase in employment self-containment for the City • This facility has easy access for all residents of Perth, being situated in a central location and with different modes of transport available (vehicular access and train line). 	<p>Yes agreed. Community comments are in line with WA Government policy, City of Vincent objectives for positive activation and stimulating community participation within the precinct. Most importantly, responses amplify the wider community expectations as per the 2017 Imagine Vincent survey. WAAPA has recently proposed relocating into the inner-city for the obvious benefits of all concerned.</p> <p>Our public transport systems are readily available around the square and have successfully catered for ongoing activities around and within the square. Baker Avenue is uniquely situated as part of this HUB with (Birdwood) the Square being the central location point. Members of the public are invited to enjoy the parkland and activities within the immediate surround (The Hub) bring high volume of people traffic and activity to and from:</p> <ul style="list-style-type: none"> • Brisbane Hotel; • Local gyms; • A variety of sports events in the park; • A variety of music events in the park; • Festivals : Beauvine and Pride Fest; • Source Cafe (regular customers); • The Vincent carpark (to frequent local businesses or walk into CBD area); • Indigenous Community Centre (Baker Avenue - 45 years); • Local schools utilising park for carnivals and ongoing sports events; and • People flow should be encouraged into this unique square. What a great opportunity to show-off our heritage homes on Baker Avenue! The Concert Club will give invited guests the opportunity for a close-up and personal experience.
Comments Received in Objection:	Applicant Comment:
<p>General Comments</p> <ul style="list-style-type: none"> • Will the development require food to be served before or during the performance? If so do modifications need to be made for cooking, cool room and cleaning facilities? Will commercial waste removal need to be catered for or additional bins to be provided in order for rubbish disposal? • As there are no proposal for an addition of extra toilet/bathroom facilities to accommodate the proposed 100 people in the extension. Where/How will waste from 100 attendees be dealt with? If applicant is using the existing facilities, how would existing sewerage infrastructures of a normal residential place be affected, and will this affect the neighbouring properties sewerage infrastructures? 	<ul style="list-style-type: none"> • No foods or alcohol available at the venue. Light snacks/refreshments may be possible. Patrons will be encouraged to eat and socialise at neighbouring facilities after the event. No waste removal required. We expect that the infrastructure provided for the original Baker Avenue R80 mixed use zoning was able to cater for extra persons prior to recent zone changes and that the infrastructure still exists and is in use. • No effect to the neighbouring property's sewerage infrastructures. • The property has 2 toilet facilities and a 3rd disabled transportable unisex toilet to be provided where necessary as per the Health department regulations for 100 max person venues. On-site meeting with the WA and

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<ul style="list-style-type: none"> • Will the development include a fire and emergency response plan? If so, how does this impact surrounding neighbours? It is noted that emergency services vehicles cannot access Astone Lane due to its shape. • Has a report from the Fire Brigade and relevant Safety Authorities been asked for and received regarding accessibility and use? • The proposed use is most accurately described as a large-scale live concert venue, as it is proposed to cater for a crowd of up to 100 people. This is a hugely inappropriate use to contemplate locating in an established residential area. 	<p>Vincent Health Department officials have guided and approved this proposed plan.</p> <ul style="list-style-type: none"> • Yes, this is part of the compliance requirements post planning approval. No impact on Neighbours. We have a fantastic open public park frontage as a highly efficient emergency evacuation point and a main fire hydrant point is on Baker Avenue positioned metres from the proposed venue. The fire hose length from this point is more than ample to cater for most situations and was clearly demonstrated a few years ago when unmanaged, overgrown grass at No. 7 Baker Avenue (back area near Astone Lane) caught fire and travelled into neighbouring No. 9 Baker Avenue property, caused by the explosion of an old decommissioned car in the No. 7 carpark. The old car caught on fire and exploded. Fire staff utilised my driveway as main route to the Astone Lane area. It proved to be the most accessible and widest route available from Baker Avenue. • NIB Stadium = 18,000 plus sports and music events (Large). Astor Concert Venue = 800 plus patrons (medium) The Ellington = 180-250 (small). Baker Ave Music Studio Venue = 60-80 (intimate) Venue staff (2-4), production(1-4), performers (1-8). The Venue is not open to the public on a 'walk-in' basis, pre-bookings are essential and/or Invite - only basis. Mostly a professional, educated, mature audience. Baker AVENUE is the main entrance to the public park area (the square) which allows for the gathering of 100's of people 24/7 all year around!! The park is metres from the venue entrance!!
<p>Anti-Social behaviour</p> <ul style="list-style-type: none"> • Is there a proposal for liquor consumption within the new development? If so, will the applicant obtain a liquor licence in order to serve alcohol to patrons, and will this have an adverse effect on community safety, particularly to neighbours and the streetscape? • Will there be adequate lighting in the current streetscape to accommodate for the safety of patrons leaving after the show during the night? If so, how will lighting be managed and but will be the impact to neighbouring properties and the streetscape? 	<ul style="list-style-type: none"> • None - as no food or drinks will be allowed into the venue or supplied at the venue, therefore no need for extra bin facilities. Any additional bins on the premises can be disposed at the local recycling facilities. No plans for a liquor license. No food or liquor will be sold at the venue or allowed to be brought onto the site. No adverse effects to neighbours. The Brisbane hotel with hundreds of patrons frequenting the area regularly would be the closest of concerns. As a long standing resident and 'observer', the Brisbane hotel has proven to be of no concern to our streetscape/residents. Most events will run within a 2-3 hour turn around period with patrons being inside the enclosed venue for 95% of the time. Patrons can enjoy foods/drinks at the many neighbouring cafes, bars, restaurants and hotels such as the Brisbane or The Queens on Beaufort street. • Yes, auto-sensor lights and pathway lights have already been installed along the driveway. Care was taken to ensure that the overhead lights focused down onto the ground within the property to avoid shining into the neighbouring property. There is no impact on streetscape or on other properties
<p>Vehicle Access</p> <ul style="list-style-type: none"> • As there are no current proposed plan for the utilisation of the shared 	<p>Emergency exit point only for the 50 or less patrons exiting in an emergency</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p>Astone Lane. What is the intention of the rear access door to the venue? Is it emergency exit only or does the applicant intend to load/unload equipment into the venue via the back lane?</p> <ul style="list-style-type: none"> Concerns for the existing door on the rear of the property that opens outwards rather than inwards and therefore can have an adverse effect for incoming cars if opened. 	<p>from the upstairs area (as discussed and agreed on site earlier this year with WA and Vincent Health Department representatives). Most deliveries and load in/out will enter from the existing driveway on Baker Avenue. Once planning approval is granted, the back door will be modified and made compliant in accordance to Emergency Exit regulations as discussed earlier this year with the WA and Vincent Health departments. The reality of this context is that Astone Lane has very little vehicle and foot traffic. Lane street residents park vehicles on Lane street and Baker Avenue residents park vehicles inside their property lines from Baker Ave or on Baker Avenue verges/driveways. In any case, history indicates that even with such non-compliant existing doors and roller doors, there is no recorded evidence of any such incidences on Astone Lane. It is therefore fair to conclude that 'doors-opening-out' have no adverse effect for incoming cars. If anything, it is more useful having doors open out in case of a fire emergency, which is more likely due to the lack of grass and property management in the laneway and neighbouring properties. Property owners should be encouraged to be more vigilant.</p>
<p>Car Parking</p> <ul style="list-style-type: none"> The development will negatively impact on on-street parking along Baker Avenue as a result of visitors, especially during the night and on weekends. Concerned that no additional car parking bays have been proposed for the addition of 100 visitors and existing street car parking bays is not sufficient to cater for the needs of both the residents and visitors. The increase in parking along the streetscape will not allow current residents who rely on street parking to park their vehicles upon entering during a performance. 	<p>No negative impact on Baker Avenue parking. Concerts are mainly scheduled during non-working hours. Please see the already submitted Parking Management Plan which aims to encourage visitors to share transportation, Uber into city, use the neighbouring public car park and conveniently located public transport systems. Please consider that the concert club (10%) objective is to encourage local community participation (in line with scheme principals of encouraging containment within an area) therefore we endeavour to attract more localised visitors who will walk to the venue. Please note that the studio only requires 1 parking bay (existing garage) and music project visitors park within the property boundary or the double driveway or 9 Baker Avenue verge. This arrangement has worked successfully for more than 20 years and has had absolutely no impact on visitors or neighbours. The above will continue to be the pattern for 90% of the calendar year (non-concert club working times). Concert Club (10% of year - 1 weekend in each month - 12 events) will certainly have a much less impact on any parking facilities when considering it's 100 impact against larger, ongoing scaled events such as Brisbane Hotel (1000plus person flow), Nib stadium (18,000plus flow) and Park events such as BeauVine Festival (10,000Plus flow across 2 days). As a long term resident on Baker Ave, I confirm that the Concert Club will have no additional impact.</p>
<p>Building Design</p> <ul style="list-style-type: none"> Adjoining neighbours are concerned that the development interferes with the neighbour properties skyline. Concerned about the colours and materials of the development are not being consistent with the locality and streetscape. 	<ul style="list-style-type: none"> Neighbour concerns (similar to my own as a long term resident) has nothing to do with this zoning change application. These issues from 1-2 neighbours have already been discussed and resolved in the past with proper transparent council processes. Their opinions are irrelevant to this

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<ul style="list-style-type: none"> Concerns that the extension will impact the character reputation of the streetscape. Concerned that the extension will not fit in with the overall streetscape and heritage aspect of existing dwelling. Questions if the remaining properties within Baker Avenue that could receive approval for a similar extension or building as to that approved on the subject site. Questions if the Department of Planning, lands and Heritage (DPLH) support the existing external brickwork finish on the heritage listed property. 	<p>current zoning application.</p> <ul style="list-style-type: none"> In my view, I have invested much money and time to improve and value - add to the area. It has been established by the city that the extension has NO VISUAL IMPACT on the heritage aspects of Baker Avenue homes. The extension is barely visible from Baker Avenue. Not Applicable/ irrelevant to this current application. I have already been through a previous application to have the extension assessed and finally approved by council. In any case, the extension has no heritage impact on the Baker Avenue properties. The extension is barely visible from Baker Avenue, earthy tone brickwork flows well with no.11 Baker Avenue rear extension colours.
<p>Traffic</p> <ul style="list-style-type: none"> The development will increase traffic generation in the area and cause traffic congestion and traffic conflicts along Baker Ave and surrounding neighbours along Astone Lane and Lane Street as no bays have been proposed by the applicant. Alternatively, if 100 Ubers arrive to the cul-de-sac, what is the traffic management plan for those in the street? 	<p>No difference to the impact on Baker Avenue residence during NIB stadium events! Patrons will be advised of the following:</p> <ul style="list-style-type: none"> Utilise Vincent Public carpark (200plus bays available) adjacent to Brisbane Hotel; Utilise Brisbane Street (area predominantly normal business hours operations - which are closed at the time of events) for parking and Uber drop-offs (similar to anyone visiting Brisbane Hotel, NIB concerts, sports events etc.) Brisbane Street will soon have works to restore it back to a 2-way street! Another added benefit for enhancing access/departures from our venue located metres away; Encourage use of public transport which is available on both Brisbane, Bulwer and Beaufort Street; and Parking/transport info will be downloadable with online ticket purchases direct from our website.
<p>Noise</p> <ul style="list-style-type: none"> There will be an increase of noise with the size of the development which will impact on adjoining properties as it would exceed the amount expected in a residential zone. Although the applicant's noise measurements for music from within the venue are probably correct and in-line with measurement guidelines. The noise plan does not address people and traffic movements outside of the venue, caterers cleaning up, chairs being moved/stacked, waste being disposed into bins. What is the policy and plan around noise outside of the venue? Queries if double or triple glazing will be proposed to prevent future residents complaining about noise. What is the management plan for concerts running past schedule? Is there a proposed noise management plan for the addition of 100 vehicles (including Ubers and taxi's) after the performance and how will it 	<p>The expectations of noise in a residential zone are already at an all-time high within the Baker Avenue and Birdwood square. The ambient levels are illegal on a regular basis during:</p> <ul style="list-style-type: none"> NIB Stadium events; BeauVine Festival; Pride Festival events; All regular sports events in the park; Increased dramatically from when major bus routing was reallocated from William Street to Beaufort street; and Brisbane Hotel beer garden patrons and music on a regular basis. <p>This is one of the many rationales to why Baker Avenue's unique positioning cannot be listed (should not have been changed from R80 to R50 zoning) as residential! Not now or in the future as activity in the area will only continue to increase!</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
affect neighbouring properties?	I have worked with the above challenges, accepting that this is the context that I have decided to live in for past 25 year and invested much time and effort to ensure that noise transmission would not be an issue (see noise report). People flow in and out of venue will be guided by a professional management plan as per any other venue. Consider following: <ul style="list-style-type: none"> • Guests are invite-only and to be present no more than 20 minutes before concert commencement; • Guests flow through immediately into venue and seated; • Signs on pathway exit/entry points, crowd facilitators, post-concert announcement will remind leaving guests of neighbour considerations etc.; and • Exiting/dispersion of guests will occur within a 15 minute window.
Public Building Requirements <ul style="list-style-type: none"> • Queries related to other legislative requirements including: <ul style="list-style-type: none"> - Fire extinguisher and sprinkler requirements; - Suitability of rear door for emergency exit of 100 patrons; - If the internal and external doors are fire rated and fitted with emergency handles; - If emergency exits signs are provided; and - Provision of 100 chairs could present a fire hazard. 	The above concerns are all part of making the application compliant once planning approval has been granted. I have already had many meetings with the WA and Vincent Health departments and experienced building surveyors early this year and have agreed strategies ready to be activated following this planning approval stage.
Other <ul style="list-style-type: none"> • A commercial use within a residential zone will devalue house prices surrounding the development. • What is the public liability insurance guidelines and cost? • The development would set an undesirable precedent if approved. • The owner has other properties within the City of Vincent and City of Perth, and there is no reason to change the Residential zoning along Baker Avenue. 	Totally irrelevant to my application and should not have been presented to other members of the public. This is a total invasion of my privacy and was created during the public commenting period.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. Noise emanating from the premises is to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*.
3. Where the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
4. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
5. Prior to the commencement of the use, the applicant shall contact the City to advise the date on which the first event will be held.
6. Prior to commencement of the use of the development, the applicant shall make application to the City's Health Services for the assessment of the public building and maximum accommodation numbers. "Public building" as defined in Section 173 of the *Health (Miscellaneous Provisions) Act 1911* (as amended) it is necessary to make application for a Certificate of Approval – Maximum Accommodation Notice from the City's Health Services before commencing use of the building as a "public building". The premises shall be constructed in accordance with the requirements of the *Health (Public Buildings) Regulations 1992*.
7. All mechanical devices/installations (i.e. roller doors, air conditioners, exhaust outlets, pool pumps, compressors etc.), to be located in a position that will not result in the emission of unreasonable noise, in accordance with the *Environmental Protection Act 1986* and *Environmental Protection (Noise) Regulations 1997*.