

12/12/12

Planning Department

City of Vincent

Application for Development approval for Change of Use and extensions for 25 Green Street Mount Hawthorn to Cafe/Small Bar.

Please find enclosed the following information to assist the City's consideration and processing of the application:

- Completed MRS Form 1 application form;
- Certificate of Title Details and lot diagram of survey
- Three (3) copies of A2 plans prepared in support of the proposal.
- One (1) copy of plans in A4

In the application it is requested that the city give due consideration to the following matters.

Purpose

New Frontier proposed to change the use to the existing vacant building which was previously a retail pharmacy. The proposed building extensions will provide additional toilets, kitchen and undercover and open area for patrons.

Land Description and Ownership

The subject land is commonly known as Lot 3 on Diagram 11538 25 Green Street, Mount Hawthorn on the corner of Dunedin Street.

- 25A Green Street is used as as a hairdressing salon and is 60m2
- 25 Green Street currently vacant is 111m2

See appendix 1- certificate of title

Location

25 Green Street is on the south eastern intersection of Green Street and Dunedin Street and is west of London Street.

25 Green Street has vehicle access from Dunedin Street and is adjacent to the Dunedin Street Car Park (36 Bays).

Physical Characteristics

25 Green Street is generally a level lot that covers approximately 600m2.

There are 2 tenancies with existing building area occupying approximately 190m2.

Development Proposal



New Frontier proposes extensions to the existing building for the purposes of the new use for the premises of cafe/small bar.

The proposed new venue will service Mount Hawthorn and Joondanna having a maximum capacity of 120.

Extensions associated with the above will add another approximately 206m² of floor space onto the premises as per the closed plans. Consisting of

- additional undercover seating 115m²,
- kitchen and bar area 38m²
- toilets 32m²
- storeroom 16m²
- There will also be a 55m² outdoor seating area.

Statutory Considerations

Zoning and Land Use Permissibility

25 Green Street is currently classified as Local Centre under the City of Vincent Town Planning Scheme 1. The proposed development of a Cafe/Small Bar is classed as a unlisted use (SA) in the scheme.

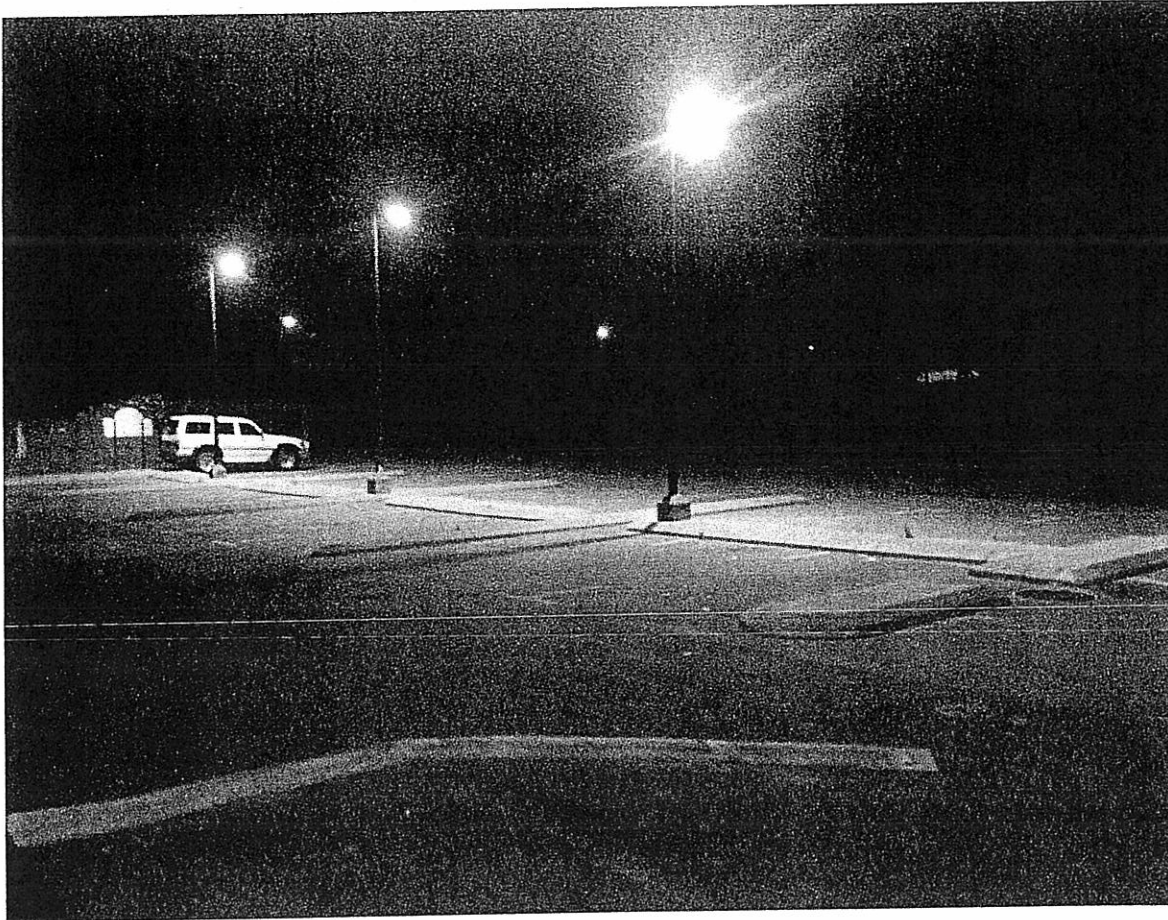
Development Considerations

Carparking

The application for proposed building extensions to 25 Green St will have a maximum capacity of 120 persons.

- 1 car bay per 4.5 people = 26.7 bays
- 15% reduction as site is within 400m of several bus stops on London St and Osborne St.
- 5% further reduction as site is within adjacent to a car park (Dunedin St) with over 25 bays.
- Requirement of 21.5 bays.
- 5 bays including one disabled are provided on site.
- Propose to pay cash in lieu for the use of Dunedin St Car Park





Dunedin St Car Park taken 9pm 16/11/12. Only 1 car utilising.

Ablutions

For 120 persons is a class 6 premises. Estimate 60 male and 60 female.

Male requirement is 1 wash basin, 1 urinal and 1 pan as per the plans

Female requirement is 3 pans and 3 basins. Utilising the unisex disabled toilet this requirement is met as well.

Opening Hours

For small bars the maximum opening hours are governed by the Department of Racing Gaming and Liquor. The permitted trading hours are -

- **Monday to Saturday:** 6.00am to 12.00 midnight;
- **Sunday:** 10.00 am to 10.00pm;
- **Christmas Day and Good Friday:** 12.00 noon to 10.00 pm where the liquor is sold ancillary to a meal supplied by the licensee or at any time if the sale is to a lodger for consumption on the premises.
- **New Year's Eve** (if falls on



a day other than Sunday):
12 midnight to 2.00 am on
New Year's Day

▪ **New Year's Eve** (if falls on
a Sunday): 10.00 pm until
2.00

In respect of a hotel and a
hotel restricted licence the
licensee is authorised to sell
liquor to a lodger at any time.
No trading is permitted before
noon on Anzac Day (unless the
sale is to a lodger in the case of
a hotel or hotel restricted
licence).

Summary of Justifications

The subject premises was previously leased to Hywoods Pharmacy. When they moved to Wanneroo Road they transferred the Pharmaceutical Benefits Scheme Approval Number away from location. Because of Pharmacy licensing rules this means that 25 Green Street cannot now be leased as an approved pharmacy which is the current use.

Historically 25 Green Street circa 1940-1950s was previously a bottle shop with the pharmacy premises on the opposite corner at 27 Green Street where Liquor Barons Bottle Shop is now located. See picture below.



There have been multiple leasing enquiries for a Cafe/Small bar for the site as it is ideally situated on a busy corner in a local centre. The proposed use change and extensions by the property owner will make the premises suitable to be leased for that purpose.

A Cafe/Small Bar will provide amenity to the area including local businesses and residents. Since the Greenhouse Cafe at number 23 Green Street closed its doors in 2005 there has not been anywhere for the surrounding businesses to get coffee/lunch.

There is a similar facility on the corner of Coogee and Scarborough Beach Road known as the Cabin and a similar recently approved premises Wee Bar located at 406 Oxford St, Mount Hawthorn. The proposed premises would service Mt Hawthorn as well as Joondanna.

The proposed use is a good fit in the area.

Parking is more than adequate in the area due to the largely underused Dunedin Street Car Park.

Conclusion

In light of the above information and justifications we respectfully request Council's favourable consideration and approval of the proposed use change and building extensions to the existing premises at 25 Green Street, Mount Hawthorn.

Should you have any queries or require any additional information regarding this application please do not hesitate to contact the undersigned.

Yours faithfully



Paul Mavor

Director

New Frontier Pty Ltd

