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11<sup>th</sup> November 2015  
Peter Stuart  
Planning Department  
City of Vincent  
244 Vincent St  
Leederville 6007

**Application for Planning Approval for a New Commercial Building, 471  
Beaufort St, Mount Lawley.**

## Written Statement

Dear Sir or Madam,

On behalf of the owners of the above property, we would like to apply for Development Approval for the following proposal.

To assist your consideration of the proposal we include the following documents and explanatory information.

- 3 sets of the following documentation:
  - Survey plan
  - Site plan
  - Floor plans
  - Elevations at 1:100 and 1:200 scale
- 1 Set of A4 documentation of the above drawings
- Certificate of Title
- Completed Application and Consent forms

### **Prior Consultation with the City of Vincent**

The proposed development is intended to be a high quality commercial development for dining, alfresco dining, café and bar. The drawings have evolved to suit three (3x) meetings with the City of Vincent prior to this application, and revisions have been made to accommodate concerns raised in these meetings.



## The Design

The proposal is for an alfresco dining area fronting Beaufort St and taking advantage of the proposed Beaufort St Department of Planning road widening, a café/bar area in a 2 storey volume, with accompanying toilets, kitchen and stores.

There are 2 car bays to the rear of the development, spaced to allow circulation and eventual road widening of the rear Right of Way.

Frontage is primarily to Beaufort St, however the design is such that orientation is also to Chatsworth St, with large glazing and signage visible on this elevation.

It is intended in future that sustainable design features are incorporated, including solar panels on the north side of the gable, a possible water tank located underground to the rear, and low-embodied energy use for materials.

An art component, being a planned arrangement with the street artist Stormy Mills, will also be incorporated throughout to complement the urban finishes and natural feeling, and contribute positively to the culture of the Beaufort St precinct.

## Council Compliance

Previous meetings with the City of Vincent have identified 3 unique areas of requirement regarding the site which, in discussions will require discretionary approval:

1. Parking
2. 2 Storey Height
3. Setback

It is considered other aspects of the proposal is deemed compliant, including the Bar/Café use, which is a permitted use for this site.

### 1. Parking

The provision of 2 bays to the rear will require discretionary approval.

The planned number of patrons is approximately 100 patrons. This would require, in a 1 in 5 ratio, 20 bays.

The following concessions are sought for the calculation of car bays:

1. Proximity to the Barlee St Carpark
2. Small Business concession
3. On-street parking available in the vicinity
4. Proximity to Public Transport

Applying the concessions yields a requirement for 11 car bays. As two bays are supplied a concession is sought for 9 bays.

It is recommended that the criteria for the concession is met, and in addition to the reasons above as per the following:

1. The proposal seeks to provide an opportunity for a local business to operate in the area, and supply high quality foods, and contribute positively to the streetscape. Other local businesses likewise utilise such concessions.
2. Supplying 9 additional bays on the site would make the site uninhabitable.

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3. It is envisaged that 100 patrons would not be present at all times on the site. This would be the number for only peak times, and at these peak times it would be common for patrons to utilise public transport.
4. Staff will be directed to use public transport in lieu of vehicle transport.
5. Extra bays on site would make the site appear 'like a carpark', and would have a detrimental effect on the streetscape.
6. The dimensions of the site do not facilitate additional carbays without being tandem type bays, unless additional crossovers are used which would result in the loss of street trees, existing on-street parking, and the loss of streetscape.
7. The width dimension of the site is only 8.3 metres, insufficient for perpendicular parking which requires a minimum width of 12 metres. Therefore any extra bays requested will result in an inefficient angular, parallel or tandem bay layout.
8. Supplying extra car bays will reduce the toilets and kitchen areas, and result in a loss of amenity to the patrons.
9. Currently the bays are accessed solely from the ROW, meaning no additional crossovers are currently proposed.

In light of the reasons above, this requirement is rated as met.

## 2. Two Storey Height

As per the previous conversations with Council, the 2 storey minimum height requirement is met by increasing the bulk of the building to 2 storeys, and allowing a possible future mezzanine floor inside for a second storey.

Dimensions of the parapet wall and of the roof allow for the new mezzanine floor with allowance for both structure and services.

As the intent for the planning policy is to provide the 2 storey bulk of the building for streetscape, this requirement is rated as met.

## 3. Setback

The requirement is also for a Nil setback. A Nil setback is supplied to Chatsworth St, but Beaufort St there is currently a setback in the proposal. The following are reasons why this concession is acceptable:

1. The proposed setback is in line with the neighbouring property, and thus preserves a pre-existing setback.
2. The site has a road widening truncation. This is indicated as a dotted red line on the attached plans. It would not be possible to build on this easement, and thus the requirement for a Nil setback is not achievable.
3. The site is a corner site, and the current setback is considered acceptable considering this is a unique situation, where corner truncations are such that the proposed setback is virtually in line with such a truncation.
4. The streetscape will be enhanced by an alfresco dining area to Beaufort St, increasing street interaction. Having alfresco dining to Beaufort St prevents alfresco dining on Chatsworth St, which may affect neighbouring residential properties on Chatsworth St.

As a note, it is intended that all material within the Department of Planning's road widening easement is removable. In the event of road widening, the planter boxes and seats within this zone will be removed.



In light of the above, the setback requirements are rated as met.

**Conclusion**

We are seeking discretionary approval, and as such if any of the above criteria requires more information or revisions, please contact the office prior to referring to a council Ordinary meeting or advertising.

We trust the above provides enough information to assess approval for the proposal, and we look forward to hearing from you. Please do not hesitate to contact me for additional information or any clarification, on 0433 152 793 or 08 9242 3167, or via email at [patrick@hubble.com.au](mailto:patrick@hubble.com.au).

Regards,

A handwritten signature in black ink, appearing to read "Patrick Hubble".

Patrick Hubble  
Architect ABWA 2086