

ORDINARY MEETING OF COUNCIL  
10 APRIL 2012

48

CITY OF VINCENT  
MINUTES

### COUNCIL DECISION ITEM 9.1.1

**Moved** Cr Topelberg, **Seconded** Cr Buckels

That the recommendation be adopted.

Debate ensued.

Cr Carey departed the Chamber at 7.22pm.

Debate ensued.

### PROCEDURAL MOTION

**Moved** Cr Topelberg, **Seconded** Cr Maier

That the item be DEFERRED for further consideration.

Cr Carey returned to the Chamber at 7.24pm.

### PROCEDURAL MOTION PUT AND LOST (3-6)

**For:** Cr McGrath, Cr Maier, Cr Topelberg

**Against:** Mayor Hon. MacTiernan, Cr Buckels, Cr Carey Cr Harley, Cr Pintabona, Cr Wilcox

### MOTION PUT AND CARRIED (6-3)

**For:** Mayor Hon. MacTiernan, Cr Buckels, Cr Carey Cr Harley, Cr McGrath, Cr Wilcox

**Against:** Cr Maier, Cr Pintabona, Cr Topelberg

### ADDITIONAL INFORMATION:

#### Amended Car Parking Table

Car Parking	
Car parking requirement (nearest whole number): <ul style="list-style-type: none"> <li>Small Bar – 1 space 4.5 persons of maximum number of persons approved for the site-94 persons = 20.89 car bays</li> <li>Office – 1 space per 50 square metres of gross floor area- 118 square metres= 2.36 car bays</li> <li>Shop – 1 space per 15 square metres of gross floor area – 80 square metres= 5.33 car bays</li> </ul> Total= 28.58 car bays= 29 car bays	29 car bays
Apply the adjustment factors. <ul style="list-style-type: none"> <li>0.85 (The proposed development is within 400 metres of a bus stop/station)</li> <li>0.85 (The proposed development is within 400 metres of one or more existing public car parking place(s) with in excess of a total of 75 car parking spaces)</li> <li>0.80 (The proposed development is within 400 metres of a rail station)</li> </ul>	(0.578)  = 16.762 car bays
<b>Minus the car parking provided on-site</b>	15 car bays
<b>Minus the most recently approved on-site car parking shortfall</b>	N/A
<b>Resultant shortfall</b>	1.762 car bays

The applicant has confirmed that only staff, not visitors to the small bar will be able to access the car parking area. Accordingly, the car parking has been recalculated.

MINUTES OF MEETING HELD ON 10 APRIL 2012 TO BE CONFIRMED ON 24 APRIL 2012

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Five bays on site are allocated to the office and shop (as per above table -  $8 \times 0.578 = 4.624 = 5$  car bays), the remaining ten bays are allocated to the small bar. Given the parking will only be allocated to staff and not visitors, it is considered only five bays are reasonably allocated to the small bar. This creates a shortfall for visitor bays for which cash-in-lieu is proposed. The new calculation is as follows:

<b>Car Parking</b>	
Car parking requirement (nearest whole number): <ul style="list-style-type: none"> <li>Small Bar – 1 space 4.5 persons of maximum number of persons approved for the site-94 persons = 20.89 car bays</li> </ul> <p style="text-align: center;">Total=20.89 car bays= 21 car bays</p>	21 car bays
Apply the adjustment factors. <ul style="list-style-type: none"> <li>0.85 (The proposed development is within 400 metres of a bus stop/station)</li> <li>0.85 (The proposed development is within 400 metres of one or more existing public car parking place(s) with in excess of a total of 75 car parking spaces)</li> <li>0.80 (The proposed development is within 400 metres of a rail station)</li> </ul>	(0.578)  = 12.138 car bays
<b>Minus the car parking provided on-site</b>	5 car bays
<b>Minus the most recently approved on-site car parking shortfall</b>	N/A
<b>Resultant shortfall</b>	7.138 car bays

#### PURPOSE OF REPORT:

This proposal requires referral to the Council for determination given that the proposal relates to an unlisted use, being a small bar.

#### BACKGROUND:

The subject site is located within Precinct 1 - Oxford Street North of the Leederville Town Centre Masterplan and Built Form Guidelines. The building was being used as a shop and now it is vacant.

#### History:

Date	Comment
10 April 2001	The Council at its Ordinary Meeting approved an application for change of use from vacant building to shop and office building and associated alterations and additions.
23 December 2011	Application submitted.
26 March 2012	Amended Plans submitted.

#### DETAILS:

<b>Landowner:</b>	Tricast Developments Pty Ltd and Bayking Holdings Pty Ltd
<b>Applicant:</b>	Canford Hospitality Consultants Pty Ltd
<b>Zoning:</b>	Metropolitan Region Scheme: Urban Town Planning Scheme No. 1 (TPS 1): Commercial
<b>Existing Land Use:</b>	Shop
<b>Use Class:</b>	Small Bar (Unlisted Use)
<b>Use Classification:</b>	"SA"
<b>Lot Area:</b>	778 square metres
<b>Right of Way:</b>	N/A

The application is for change of use from shop and office building to shop, office building and small bar (unlisted use). The small bar will be used as a wine bar and proposes no changes to the building structure.

MINUTES OF MEETING HELD ON 10 APRIL 2012 TO BE CONFIRMED ON 24 APRIL 2012