

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

Ward: South

Attachments:

1. Location and Consultation Plan
2. Development Plans
3. Applicant Justification
4. Acoustic Report
5. Parking Management Plan
6. Venue Management Plan
7. Matters to be Considered - Administration Comment
8. Summary of Submissions - Administration Response
9. Summary of Submissions - Applicant 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) (Amendment to Approved) 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. All conditions and requirements detailed on the development approval 5.2019.171.1 granted on 15 October 2019 are deleted and replaced as follows:

1. **Extent of Approval**

This approval is for Change of Use from Single House to Single House and Unlisted Use (Music Studio) (Amendment to Approved) as shown on the approved plans dated 14 May 2024 other development forms part of this approval;

2. **Use of Premises:**

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

- 2.2 Each musical performance event shall consist of a maximum of five musical performance sessions that shall run for a maximum of four hours each and shall not be held outside of the following hours:

- Friday: 11:00am – 11:00pm;
- Saturday: 11:00am – 11:00pm;
- Sunday: 12:00pm – 7:00pm; and
- Sunday, if the following Monday is a public holiday: 11:00am – 11:00pm;

- 2.3 A musical performance event outlined in Condition 2.2 may run across a maximum of two consecutive weekends, including the preceding Friday;

- 2.4 In addition to the music performance events outlined in Condition 2.2, one additional one-off musical performance session may be held per calendar month. Each one-off musical performance session shall run for a maximum of four hours and shall not commence prior to 10:00am or conclude later than 10:00pm Sunday to Thursday and 11:00pm on Friday and Saturday;

- 2.5 The musical performances outlined in Condition 2.2 and Condition 2.4 shall have a maximum occupancy of 100 persons in attendance at any given time inclusive of staff and performers;

- 2.6 All patrons are to have left the premises by the time which the musical performance is required to have concluded as outlined in Condition 2.2 and Condition 2.4;
- 2.7 Outside of dedicated musical performance events, the Music Studio may be used between 9:00am and 5:00pm Monday to Saturday for music related activities including, but not limited to:
- Sound and film recording;
 - Educational sessions;
 - Masterclasses;
 - Conferences and meetings; and
 - Community events.
- 2.8 When used as outlined in Condition 2.7, the Music Studio shall have a maximum capacity of 80 persons at any given time;

3. Venue Management Plan

- 3.1 Prior to the commencement or use of the development, an amended Venue Management Plan, to the satisfaction of the City, shall be submitted to and approved by the City. The amended Venue Management Plan shall detail how the development will operate, including, patron numbers, management of patrons before and after attendance for musical performance events and other musical related activities. The amended Venue Management Plan shall be consistent with the Venue Management Plan stamp-dated 4 April 2022 and shall include management strategies for the approved operation, addressing the following:
- Scheduling of musical performances;
 - Patron control measures inside and outside the venue before, during and after musical performance events and music related activities to minimise noise impacts on adjoining properties;
 - Parking and transport management for musical performance events and musical activities, including:
 - The use of the two on-site car parking bays;
 - Attendees being directed to use the Brisbane Street public carpark;
 - Promotion of Public Transport and Rideshare;
 - Discouraging the use of Baker Avenue parking bays; and
 - Identification of drop-off and pick-up locations for taxis rideshare, with no drop-off and pick-up to be from Baker Avenue; and
- 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; and

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 use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval to amend the conditions of approval for an approved music studio at No. 9 Baker Avenue, Perth (the subject site).

The subject site is developed as a single storey single house that includes a two-storey rear addition. The rear addition was constructed from 2016 and contains the music studio that is the subject of this application.

The application seeks approval to amend the conditions of the existing development approval granted by Council at its Ordinary Meeting on [15 October 2019](#).

The use of 'Music Studio' is not defined in the City's Local Planning Scheme No. 2 (LPS2). The use is multi-faceted and includes the use of the venue for performances, commercial music studio activities such as sound and film recording, and personal use by the landowner.

The existing development approval includes a condition which requires the operation of the music studio cease 18 months after the first event. The venue commenced operations in February 2022. This means that the approval expired in August 2023. The subject development application seeks for the Music Studio to be approved in perpetuity.

The applicant is also seeking amendments to conditions of development approval to allow greater flexibility in their operations. This includes a proposal to increase the number and length of musical performances and an increase in the number of one-off musical performances.

No physical works are proposed as part of the application. The area of discretion being sought under the planning framework relates to the continued acceptability of the land use within the Residential zone and the acceptability of car parking provided.

The subject site is located on Baker Avenue, opposite Birdwood Square. The subject site and properties fronting Baker Avenue are zoned Residential R50 and are within the Residential Built Form Area under the City's Policy 7.1.1 – Built Form (Built Form Policy). The subject site is near commercial properties, including a warehouse and shop located 21.7 metres to the south-west of the site at Nos. 112-118 Brisbane Street.

The amenity afforded to the subject site and surrounding residential properties is reflective of and affected by their location in close proximity to surrounding mixed-use and commercial properties. All noise generated from musical performances would be contained within the site due to the design of music studio and noise mitigation measures implemented.

Two car parking bays are provided on site, with the remainder of car parking demand being catered for by existing on-street parking and public carparks. The location of car parking bays off site minimises the number of vehicle movements on-site and subsequent impacts to adjoining properties. There is sufficient on-and-off-street car parking available within the surrounding area to cater for the demand resulting from the use.

Impacts on the amenity of adjoining properties from pedestrian entry and egress is minimised through management measures implemented. This includes the requirement for all tickets to be pre-purchased and no door ticket sales being provided; a staff member being located at the entry to direct patrons into the venue to minimise congregation outside the venue; and given the location and design of the adjoining properties' outdoor living areas in relation to the entry to the site.

The amendments satisfy the objectives of the Residential zone and Non-Residential Parking Policy and the application is recommended for approval subject to conditions.

PROPOSAL:

The application seeks to amend the existing development approval relating to the operation of a music studio at No. 9 Baker Avenue, Perth, as shown on the location plan, included as **Attachment 1**.

A music studio has operated at the subject site since February 2022 in accordance with the development application approved by Council at its Ordinary Meeting on [15 October 2019](#).

The music studio has been used for public music performances and commercial music studio activities, as well as private use by the landowner.

The use 'Music Studio' is multi-faceted and is not defined in LPS2. Incorporating the modifications to the operation as sought through this application the use comprises the following components:

Musical Performances

- Live musical performances for a ticketed audience. The maximum capacity of the venue is 100 persons, including performers, patrons and staff. Performances include paid or free events.
- A maximum of 4 staff members on-site during musical performance events, excluding the property owner.
- A maximum of one musical performance event per month (12 per year).
- Each musical performance event consists of a maximum of five musical performance sessions, to take place on Friday, Saturday and Sunday. The number of sessions may be less than five. This is dependent on factors such as the type of performance, cost, availability of artists, community demand, and other internal project dates within the studio.
- In addition to the musical performance events, one one-off musical performance session per month (12 per year) would be able to take place on any day of the week.
- The public can attend the musical performances provided they have pre-purchased a ticket. Door ticket purchases are not available.
- Food and alcohol are not provided from the premises; and
- Two on-site parking bays are provided for the music studio use. Patrons driving to the venue are advised to use the Brisbane Street public carpark 150 metres to the east of the subject site and walk to the venue across Birdwood Square.

Recording Sessions and Other Music Related Activities

- Outside of the musical performance events and sessions, between 9:00am and 5:00pm Monday to Saturday, the music studio is used for music related activities. The premises would have a maximum of 80 persons on site for these activities, which include:
 - Sound and film recording.
 - Educational sessions.
 - Masterclasses.
 - Conferences and meetings.
 - Community events.
- The applicant has held three community events since commencing operations, which have averaged 36 attendees.
- The applicant has requested that the number of people on site for these uses be increased to provide greater flexibility in the operations, including the ability to record orchestral performances.

Personal Use

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

This application seeks to amend existing conditions of approval as follows:

Time Limited Approval

The application seeks to delete Condition 1 of the existing approval, which limits the time for which the development can operate as follows:

1. *This approval is granted for a period of 18 months from the date that the first musical performance event is held*

The application proposes to delete Condition 1, that requires the use to cease after 18 months, from the date of the first event. This would allow the music studio use to continue to operate in perpetuity.

Use of Premises

The application seeks to amend Condition 2 of the existing approval, which controls the hours of operation of the use, number of performances and patron numbers. Condition 2 provides the following controls on the operations of the use:

2. *Use of Premises*

- 2.1. *No more than 18 musical performance events shall be held for the duration of this approval, with no more than one (1) musical performance event being 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 each and shall not be held outside of the following hours:*
 - *Friday 10:00am – 10:00pm;*
 - *Saturday 10:00am – 10:00pm;*
 - *Sunday 12:00pm – 7:00pm; and*
 - *Sunday 12:00pm – 10:00pm only when the following Monday is a public holiday;*
- 2.3. *All four (4) sessions associated with a musical performance event outlined in condition 2.2 shall be held over the course of one weekend, including the preceding Friday night;*
- 2.4. *Up to four (4) one-off musical performance events in any 12 month period may be held outside of the time slots outlined in condition 2.2 if 14 days written notice is provided to, and consent granted by the City. No events shall commence prior to 10:00am or conclude later than 9:00pm at any time; and*
- 2.5. *The musical performance events outlined in condition 2.2 shall have a maximum occupancy of 100 persons in attendance at any given time;*
- 2.6. *Outside of dedicated musical performance events, the premises may operate between the hours of 9:00am and 5:00pm Monday to Saturday, shall have a maximum [sic] capacity of 40 persons at any given time and shall be used for music related activities including, but not limited too [sic]:*
 - *Sound and film recording;*
 - *Educational sessions;*
 - *Masterclasses;*
 - *Conferences and meetings; and*
 - *Community events;*

The application proposes to amend Condition 2 of the existing approval relating to the operation of the use as follows:

- Remove the limitation of a maximum of 18 performances to be held for the duration of the approval. This is tied to the proposal for the use to operate in perpetuity.
- Allow for a Musical Performance Event to run across two consecutive weekends in a month instead of one weekend.
- Modify the hours of operation for music performances as follows:
 - Friday and Saturday: From 10:00am – 10:00pm to 11:00am – 11:00pm.
 - Sunday, when Monday is a Public Holiday: From 12:00pm – 10:00pm to 11:00am – 11:00pm.
- Increase the number of one-off musical performances to one per month. Remove the requirement to notify the City prior to these events taking place and allow these performances to run until 10:00pm.
- Increase the number of persons on site for music related uses, outside of performances, to 80.

Venue Management Plan

The application seeks to delete Condition 3.3 of the existing approval, which requires that the Venue Management Plan be reviewed and states:

- 3.3. *The Venue Management Plan outlined in Condition 3.1 shall be reviewed no less than six (6) months and no more than nine (9) months after the date that the first musical performance event is held. Any amendments are to be agreed by the City and any recommended changes, including but not limited to the hours of operation, numbers of performances or occupancy numbers are to be agreed and implemented for the duration of this approval*

The deletion of this condition would mean that the Venue Management Plan would not be required to be reviewed. The approved Venue Management Plan would continue to be required to be implemented at all times.

A copy of the Applicant's supporting documentation including Written Justification, Acoustic Report, Parking Management Plan and Venue Management Plan are included as **Attachments 3, 4, 5 and 6** respectively.

DELEGATION:

This application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments.

This is because the delegation to Administration to determine applications does not extend to applications which seek to amend a development approval that was determined by Council that would change the impact of conditions of approval.

This application seeks to amend a development approval that was determined by Council and would change the impact of conditions of that approval.

BACKGROUND:

| | |
|---|---|
| Landowner, Applicant & Client: | Nunzio Mondia |
| Date of Application: | 14 May 2024 |
| Zoning: | MRS: Urban LPS2: Zone: Residential R Code: R50 |
| Built Form Area: | Residential |
| Existing Land Use: | Single House and Unlisted Use (Music Studio) |
| Proposed Use Class: | Single House and Unlisted Use (Music Studio) |
| Lot Area: | 675 square metres |
| Right of Way (ROW): | 4.2 metres wide, City owned, paved and drained. |
| Heritage List: | Yes – Management Category B |

Site Context

The subject site is zoned Residential R50 under LPS2 and is within the Residential built form area under the Built Form Policy. The subject site is bounded by Baker Avenue to the east, Astone Lane, a 4.2 metres wide ROW to the west, and single-storey single houses to the north-east and south-west.

Properties immediately surrounding the subject site fronting Baker Avenue, Lane Street and Bulwer Street are also zoned Residential R50 under LPS2 and are within the Residential built form area under the Built Form Policy. Baker Avenue is characterised by low density single-storey single houses. Astone Lane is predominantly characterised by the presence of fences, outbuildings and garages except for Nos. 16 and 16A Astone Lane, which are contemporary two-storey dwellings with frontage to the lane.

To the south-west of the site, properties fronting Brisbane Street are zoned Mixed Use R80. No. 110 Brisbane Street is used as a co-masonic temple, and Nos. 112-118 Brisbane Street is used as a warehouse and shop. Opposite the subject site is Birdwood Square which is a turfed recreation reserve. Birdwood Square includes a playground and toilet facilities.

To the east of Birdwood Square, approximately 130 metres from the subject site is Beaufort Street. Lots fronting Beaufort Street between Bulwer Street and Brisbane Street are zoned Commercial under LPS2. This includes the Brisbane Hotel, which is a heritage listed tavern at the corner of Brisbane and Beaufort Streets, approximately 160 metres to the south-east the subject site.

Approximately 480 metres to the south-east of the subject site is HBF Park, a 20,000-person stadium used for sporting and concert events.

A location plan is included as **Attachment 1**.

Approval History

The Single House on the subject site is estimated to have been constructed in 1928. On 28 January 2016, Administration approved alterations and additions to the Single House which consisted of a two-storey rear addition.

This rear addition contains the music studio the subject of this application (the venue). The front portion of the subject site, contains the Single House and continues to be used as the applicant's residence.

At its [Ordinary Meeting](#) held on 15 October 2019, Council resolved to approve an application for a Change of Use from Single House to Single House and Unlisted Use (Music Studio), subject to conditions. The music studio.

Regarding review of Condition 1 of the previous approval, the City contacted the applicant 18 months after the development approval, in September 2020, and the applicant confirmed the use had not commenced due to the impacts of COVID-19 on the event industry.

The applicant then confirmed with the City that the music studio use commenced in February 2022.

In accordance with Condition 1 of the previous approval, the approval lapsed in August 2023, being 18 months after the commencement date of February 2023. During the 18-months, a total of 14 musical performances have occurred as well as four community events and four online events.

The use continued operating without obtaining further development approval beyond August 2023. This is because the applicant was of this understanding that the approval was valid until August 2024 due to incorrect advice provided from the City to the applicant.

Between August 2023 and the time of assessment, and additional four musical performances and one online event have taken place.

The applicant contacted the City in April 2024 to discuss amending the existing approval and to allow the operations to continue in perpetuity and provide flexibility in their operations.

The City has not received any complaints in relation to the operations of the use since its commencement.

Heritage Listing

The subject site is included on the City's Heritage List as part of a group listing for Nos. 1 to 19 Baker Avenue. These properties are included on the Heritage List as Management Category B. The Statement of Significance for the listing is as follows:

"Baker Avenue has some aesthetic significance as a cohesive row of dwellings exhibiting characteristics of the Inter-war bungalow style of architecture, which face Birdwood Square and provides a coherent character with varied detail.

The dwellings contribute to the quality and setting of the surrounding area, and provide an important contribution to the vista of Birdwood Square. Its aesthetic qualities as a whole are defined by the overall form, style, height, setback and selection of materials of the place in contributing to the uniformity of the streetscape.

Baker Avenue has some historic value as the dwellings were developed at a time when there was a change of focus of suburban development from development driven by land speculation to planned communities with particular emphasis placed on amenity as encouraged through the Garden City movement".

This application does not propose any changes to the existing built form of the subject site. The music studio use is contained within the two-storey building to the rear of the site which was constructed from 2016.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the City's Local Planning Policy: Non-Residential Parking (Non-Residential Parking Policy) and the City's Policy No. 7.5.1 – Sound Attenuation (Sound Attenuation Policy).

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 | Previously approved | Requires further Discretion |
|--------------------------------|--------------------------------------|---------------------|-----------------------------|
| Land Use | | | ✓ |
| Non-Residential Parking Policy | | | ✓ |
| Sound Attenuation Policy | ✓ | | |

Local Planning Scheme No. 2

In considering the appropriateness of the use, Council is to have due regard to the objectives of the relevant zone. The objectives of the Residential zone 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; and*
- *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.*

The Residential zone objectives are one matter to which Council is to give due regard in the consideration of this application under the *Planning and Development (Local Planning Scheme) Regulations 2015* (Planning Regulations). Other relevant matters to be given due regard are set out below.

Planning Regulations

In accordance with [Clause 67\(2\)](#) of the Deemed Provisions of the Planning Regulations, Council are to have due regard to a range of matters to the extent that these are relevant to the development application.

Each matter listed in Clause 67(2) that requires consideration, along with Administration's comment on the matter is provided **Attachment 7**.

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 |
| LPS2 | |
| 'P' Use | Unlisted Use (Music Studio) |
| Car and Bicycle Parking | |
| Deemed-to-Comply Standard | Proposal |
| Non-Residential Parking Policy | |
| No prescribed car or bicycle parking requirements for unlisted use under the City's Non-Residential Parking Requirement, with parking to be determined by the City based on a site-specific Parking Management Plan. | <p>The application proposes to increase the number of persons on site for non-musical performance activities from 40 to 80.</p> <p>The application proposes two car parking bays for the Music Studio use, consistent with the existing approval, and is supported by a Parking Management Plan.</p> |

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 Regulations and the City's [Community and Stakeholder Engagement Policy](#) for a period of 14 days, from 27 June 2024 to 10 July 2024. The method of consultation included a notice on the City's website and 22 letters mailed to the owners and occupiers of the adjoining and adjacent properties of the subject site and all properties with a street frontage to Baker Avenue, as shown in **Attachment 1**.

A total of two submissions were received during the advertising period. Both submissions objected to the proposal.

The key concerns raised in the consultation period are summarised below:

- Concerns about large evening events in a Residential zone and suggest that the use is better suited for a Commercial or Mixed Use zone.
- The proposed music studio use is similar to 'Reception Centre' and 'Nightclub' uses that are class 'X' uses that are not permitted in the residential zone under LPS2.
- Increased traffic and parking problems have negatively impacted residential amenity and cause disturbances to nearby properties.

A summary of submissions received during consultation, along with Administration's response to the submissions is provided in **Attachment 8**. The applicant's response to the submissions received is provided in **Attachment 9**.

Design Review Panel (DRP):

Referred to DRP: No

The proposal was not referred to the Design Review Panel. This is because the application does not propose any modifications to the existing built form and does not meet the requirements for referral established in the DRP [terms of reference](#).

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *Environmental Protection (Noise) Regulations 1997*;
- City of Vincent Local Planning Scheme No. 2;
- Community and Stakeholder Engagement Policy;
- Local Planning Policy: Non-Residential Parking; and
- Policy No. 7.5.21 – Sound Attenuation.

Planning and Development Act 2005

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

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 2022-2032:

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

This application does not contribute to any environmental sustainability outcomes. There is limited ability for the development to influence the environmental impact of the building on the site through this application. This is because it relates to a change of use of an existing building with no works component.

PUBLIC HEALTH IMPLICATIONS:

There are no implications from this report on priority health outcomes of the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:Summary Assessment

As part of the land use considerations for this application, Council is to consider the acceptability of the land use in perpetuity, the number and duration of musical performances, and number of persons that may attend site. In assessing the application against the planning framework, it is recommended for approval. The following key comments are of relevance:

- The Music Studio is compatible with and complementary to the existing residential development. This is having regard to a combination of factors including the site context, the physical building configuration, parking, the venue management measures, the impact of noise and the location of car parking associated with the use.
- The Music Studio is compatible in this location as the subject site is near commercial land uses and Birdwood Square, which result in an existing level of noise and activity not typical of a residential area. The noise generated by the Music Studio would be contained internally to the building. The impact of pedestrian entry and egress can be appropriately managed to not unduly impact the amenity of nearby residents.
- Since commencing operations in February 2022, the applicant has run 14 musical performances, four community events, and four online events. A review of the City's records shows no complaints in relation to noise or parking were received in relation to the operation of the venue.
- There is sufficient off-site car parking capacity in the surrounding area to cater for the demand generated by the land use. The subject site is well connected to the public transport network, including multiple bus routes and high frequency bus routes to reduce the demand for private vehicle parking. The Brisbane Street car park is located 150 metres to the south east of the subject site and would on average have 120 bays available for people attending the site. As a result, the increase in the capacity of the music studio for non-music performance events would not result in an unreasonable impact on the surrounding area regarding parking and traffic.

Land Use Acceptability

This application seeks to amend an existing approval for a Music Studio which is a use that is not listed in LPS2. In considering the acceptability of this application, due regard is to be given to the [objectives](#) of the Residential zone under LPS2 and relevant matters of Clause 67(2) of the Deemed Provisions of the Planning Regulations.

An objective of the Residential zone is for development that provides for a range of non-residential uses which are compatible with and complementary to residential development. Clauses 67(2)(m) and (n) of the Deemed Provisions of the Planning Regulations relate to the compatibility of the development with its setting and the amenity of the locality, including character and social impacts of the development.

The Planning Regulations defines amenity as '*...all those factors which combine to form the character of an area and include the present and likely future amenity*'.

Removal of Time Limitation

In considering the removal the time limitation on the approval it is relevant to consider the locational context of the subject site and the rationale for the time limitation.

- Proximity to Commercial Land Uses: Residential properties in this area have a reduced level of amenity than is typical of most areas that are zoned Residential. This is because of the site's proximity to nearby commercial uses and traffic corridors. Nearby commercial sites generate noise and activity and form part of the character of the locality.
 - The site is 130 metres to the east of an established Beaufort Street which is an established commercial and transit corridor. Commercial uses on Beaufort Street include the Brisbane Hotel which is located 150 metres from the subject site. The Brisbane Hotel is heritage-listed a tavern which operates seven days a week and is open until 12:00am on Friday and Saturday evenings.
 - Brisbane Street is a Mixed-Use area located 55 metres to the south of the subject site. Non-residential uses fronting Brisbane Street within 100 metres of the subject site, include shop, office, consulting rooms, recreation – private and warehouse. The nearest commercial land use, a warehouse, is 21.7 metres to the south west of the subject site.

- Presence of Birdwood Square: The subject site is opposite Birdwood Square which forms one side of Baker Avenue. It is regularly used for sporting activities and community events which generate a level of noise and ambient activity. Birdwood Square has been used for events with up to 5,000 attendees. In February 2024, the City entered into an agreement with the Minister for Education for the use of the reserve by Highgate Primary School between 8:00am and 4:00pm on schooldays. This will result in children using the reserve for sport and recreational activities during the day and will generate noise and activity.

Because Birdwood Square forms one side of Baker Avenue, there are no properties directly opposite the subject site. Because there are no residential properties opposite the subject site, the impact of attendees entering and exiting the subject site, which all occurs via Baker Avenue, is minimised.

- Layout of Adjoining Properties: The configuration of the adjoining properties serves to minimise the impacts of the music studio on their amenity as follows:
 - No. 7 Baker Avenue: The outdoor living area for the adjoining property to the south west, No. 7 Baker Avenue, is in the street setback area and adjacent to the driveway of the subject site which would be used as the access point for events. Because the outdoor living area is in the street setback area, it is subject to noise and disturbance generated from Birdwood Square reserve and commercial activities on Brisbane and Beaufort Streets. The outdoor living area includes dense vegetation which provides additional screening and assists to minimise the impacts of pedestrian access and egress from the site.
 - No. 11 Baker Avenue: The primary outdoor living area for No. 11 Baker Avenue is in the northern corner of the site. This is located away from the pedestrian entry point for the subject site, which is located to the southern corner of the site. The location of the adjoining properties' outdoor living areas minimises that the impact of the operations of the music studio including people entering and exiting the site.
- Off-site Car Parking: The application proposes two car parking bays on site for the Music Studio use. The remainder of car parking would be located off site. As most of the car parking demand would be catered for off-site, the impact of vehicular movements on the adjoining properties is minimised. 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. This is discussed in further detail in the Car Parking section of the Comments section, below.
- Application of Time Limitation: During the assessment of the previous approval, the City issued consultation letters to a 200-metre radius. In the community consultation period, 120 submissions were received, of which 27 objected to the proposal. Of the 27 objections, 24 were from properties within 100 metres of the subject site. These submissions raised concerns about:
 - The scale and intensity of the use.
 - The lack of car parking for patrons and an increase in local traffic congestion.
 - Increase in noise both from the premises itself as well as those coming to and leaving from the venue.

As part of this application, consultation was undertaken to adjoining and adjacent properties, and all properties fronting Baker Avenue. This is consistent with the City's Community and Stakeholder Engagement Policy for amendments to applications for uses that are not listed in LPS2. Two submissions were received during the consultation period, both of which objected to the proposal.

Since commencing operations in February 2022, the applicant has run 14 musical performances, four community events, and four online events. A review of the City's records shows no complaints in relation to noise or parking were received in relation to the operation of these events. In conjunction with the reduced number of submissions made on the proposal, this indicates that many of the concerns relating to the impact of the operation on the amenity have been addressed through the operation of the venue.

As a result of the site's locational context and the operational measures and containment of noise, which are discussed below, the approval of the use on a permanent basis is supported.

Modification to Hours of Operation

The application seeks to amend the hours of operation during which a musical performance is to take place as follows:

| Day of Musical Performance | Approved | Proposed |
|---|-------------------|-------------------|
| Friday: | 10:00am – 10:00pm | 11:00am – 11:00pm |
| Saturday: | 10:00am – 10:00pm | 11:00am – 11:00pm |
| Sunday, where Monday is Public Holiday: | 12:00pm – 10:00pm | 11:00am – 11:00pm |

No change to the hours of operation for a musical performance on a Sunday where Monday is not a public holiday is proposed. This would remain as 12:00pm – 7:00pm.

The application also seeks to amend the hours during which a one-off musical performance can take place from 10:00am – 9:00pm, to 10:00am – 10:00pm.

In addition to the above changes to the hours of operation, the application seeks to increase the number of Musical Performance Sessions as part of a Musical Performance Event from four to five and increase the maximum length of a performance from three hours to four hours.

The applicant has advised that they are seeking these modifications to provide them with operational flexibility. The additional musical performance session would allow an additional performance for a popular event, to cater for community demand. The additional time per session would provide the opportunity to cater for impromptu additions to the song list and allow time for conversations between patrons and artists at the end of a performance.

In addition to the site context considerations outlined above, following aspects of the proposal are relevant in considering the modification to the hours of operation:

- Noise is contained within the building: The venue has been purpose-built to a high standard to effectively contain noise and complies with the assigned noise levels identified in the *Environmental Protection (Noise) Regulations 1997*. This is demonstrated in the acoustic report which was considered by Council at its 15 October 2019 ordinary meeting. A copy of the Acoustic Report is included as **Attachment 4**. The City's Environment Health Officers have confirmed that the report is satisfactory, and that an amended report is not required.
- Effective venue management: A Venue Management Plan (VMP) was prepared by the applicant. The VMP includes management measures to minimise the impacts pedestrian entry and egress from the venue on adjoining properties. These management measures include the presence of staff at the entrance at all times, and ensuring that the venue doors are closed during performances. A copy of the VMP is included as **Attachment 6**. As a result of the design of the venue and these management measures, the impact of the use is minimised on the adjoining properties.

Since the venue commenced operations in February 2022 the City has not received any complaints excessive noise being produced by the operations of the venue. This indicates that the venue has been appropriately operated to minimise the impact on the surrounding area.

In summary, the location of the subject site in respect to existing noise generating uses and spaces, design of the subject site and adjoining properties, and operational measures of the venue reduces the adverse amenity impacts to outdoor and habitable spaces of adjoining properties. As a result of these factors, the proposed modifications to the hours of operation are supported.

Administration's recommendation includes a condition of approval for patrons to have vacated the premises by the time which the musical performance is required to have concluded, relevant to the day or operation. This is to ensure that patrons leave the premises within a reasonable time to minimise the impact of patron entry and egress on the amenity of adjoining properties.

Administration's recommendation includes a requirement for an updated Venue Management Plan to be submitted that reflects the amendments to the hours of operation proposed as part of this application.

Car Parking

As Music Studio is a use that is not listed under the City's Non-Residential Parking Policy, there is no car parking standard. An assessment of the application against the [objectives](#) of the policy and Clauses 67(2)(s) and (t) of the Deemed Provisions of the Planning regulations is required.

In considering the acceptability of the proposed increase in the capacity of the venue for non-musical performance events, the following factors are noted:

- Demand for car parking from the use: The Parking Management Plan (PMP) prepared in 2019 is included as **Attachment 5**. The PMP estimates that parking for 20 cars would be required for a 100-person music. Using the same car parking demand rate of one bay per five persons, the increase in the capacity of the venue would result in an additional demand for eight car bays during 9:00am and 5:00pm Monday to Saturday.
- Availability of off-site parking to cater for demand: There is sufficient capacity within the surrounding area to accommodate the car parking demand generated by the land use. The Brisbane Street Car Park is located 150 metres to the east of the subject site and contains 156 car parking bays. Parking is not time restricted. Car parking data from 28 November 2022 to 8 January 2023, excluding 24 December 2024 to 1 January, shows that occupancy of the car park averaged a peak of 23 percent. This would mean 120 car bays are available for use.

| Time | 7:00am – 10:00am | 10:00am – 2:00pm | 2:00pm – 5:00pm | 5:00pm – 12:00am |
|----------------|------------------|------------------|-----------------|------------------|
| Occupancy Rate | 3 percent | 23 percent | 22 percent | 22 percent |

This data is consistent with the City's 2018 car parking data survey undertaken between 9:00am and 8:00pm on Saturday 1 December 2018 which shows that the Brisbane Street public carpark did not exceed 21 percent occupancy.

- Connection to off-site car parking: There are constructed footpaths for the entire distance between the Brisbane Street Car Park and the subject site. Traffic lights are located at the intersection of Beaufort Street and Brisbane Street, which facilitate safe access across Beaufort Street to the subject site.
- Availability of on-street car parking: There are 34 car parking bays on Baker Avenue. Parking is time restricted to 2 hours and therefore is only able to be used for patron parking for short performances. A review of the City's 2018 parking survey data for Friday and Saturday shows a maximum occupancy of Baker Avenue of 53 percent, meaning 16 bays were available. This was at 9:00am – 12:00pm on Saturday. Between 5:00pm and 8:00pm on Friday and Saturday, occupancy averaged 31 percent, meaning 23 bays were available.
- Proximity to high frequency public transit routes: The subject site is well serviced by accessible public transport options. Bus stops are located 130 metres to the east on Beaufort Street and 55 metres to the south on Brisbane Street. Services include the 950 high frequency bus route on Beaufort Street, which operates every five to 15 minutes until 11:00pm on Friday and Saturday evenings and continues to run after midnight. These bus stops connect the site to destinations including Elizabeth Quay, Morley Bus Station and Mirrabooka Bus Station. The proximity of the site to these public transport services further reduces the demand for car parking associated with the land use.

Increase to Venue Capacity

Between 9:00am and 5:00pm, Monday to Saturday, the venue would be used for commercial activities associated with music. This includes education sessions and sound and film recording projects. This application seeks to increase the capacity of the venue from 40 people to 80 people, including staff.

The subject site is well serviced by both off-street parking and accessible public transport options. The proposed increase in the capacity of the music studio for non-music performance events would not result in an unreasonable impact on the surrounding area regarding parking and traffic.

The existing VMP is focused on musical performance events. A condition of approval is included in Administration's recommendation to require an updated VMP to include management measures for non-musical performance events. This is to ensure that the impact of people attending the site on the amenity surrounding area is minimised.

CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE

LEGEND

METROPOLITAN REGION SCHEME RESERVES
Note: This Western Australian Planning Commission map of the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.

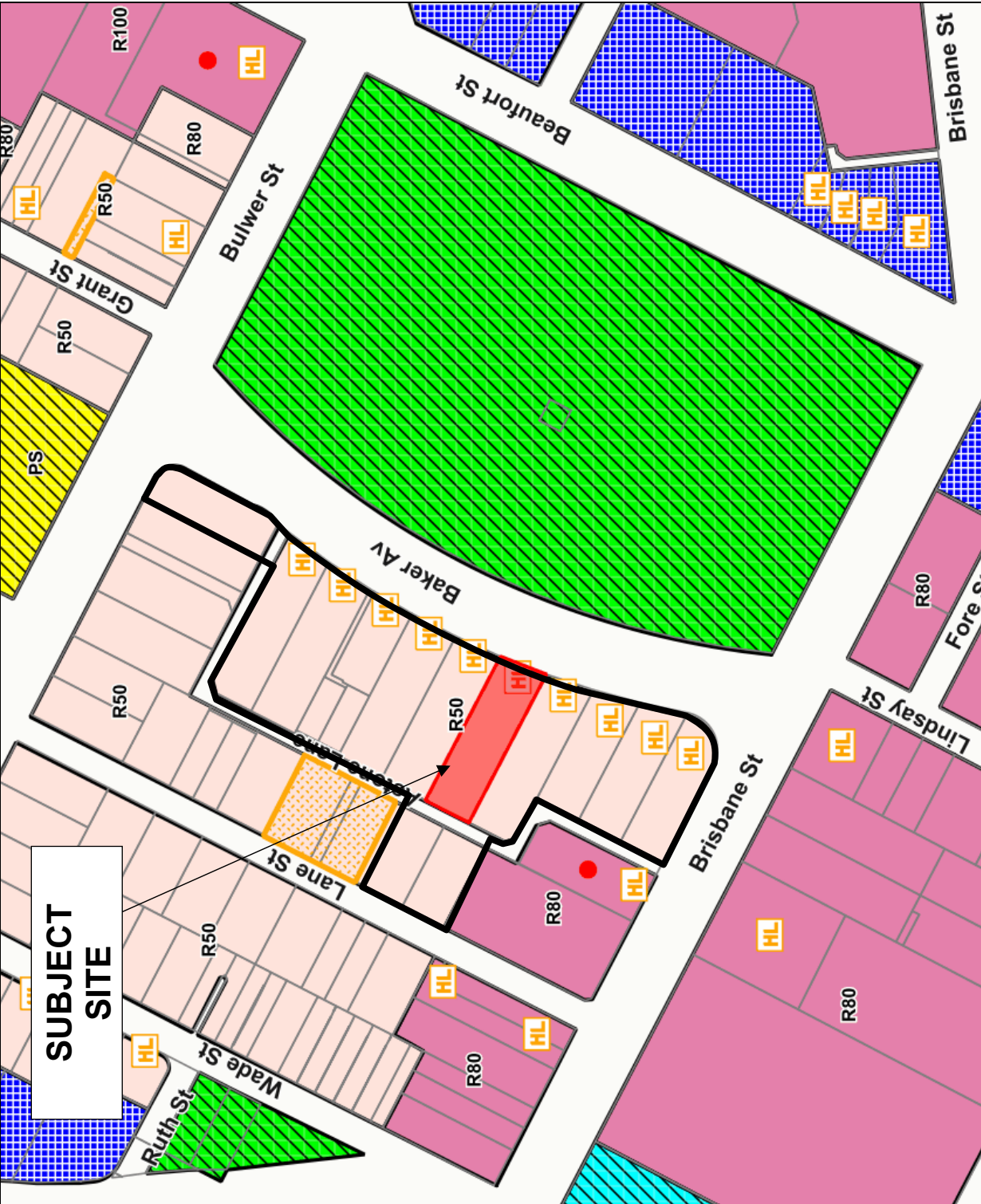
- PARKS AND RECREATION**
- R Restricted Public Access
- PRIMARY REGIONAL ROADS RESERVATION**
- R50
- OTHER REGIONAL ROADS RESERVATION**
- R80
- RAILWAYS**
- PS
- PUBLIC PURPOSES**
Particular use denoted as follows:
- H Hospital
 - HS High School
 - TS Technical School
 - CP Car Park
 - U University
 - SG Sporting Ground
 - WSD Water Supply
 - P Prison

- CITY OF VINCENT LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE**
- R Restricted
- PUBLIC PURPOSES**
Particular use denoted as follows:
- PS Primary School
 - CU Civic Uses
 - HS High School
 - I Institute for the Deaf
 - W Water Supply Sewerage and Drainage
 - TS Technical School

- CITY OF VINCENT SCHEME ZONES**
- RESIDENTIAL
 - MIXED USE
 - COMMERCIAL
 - LOCAL CENTRE
 - DISTRICT CENTRE
 - REGIONAL CENTRE
- SPECIAL USE**
Particular use denoted as follows:
- CP Car Park
 - CU Community Use
 - EC Entertainment Centre
 - HC Hall and Non-Residential Club
 - H Hotel
 - PW Place of Worship
 - S Service Station
- ADDITIONAL USE**
- [A]

ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES

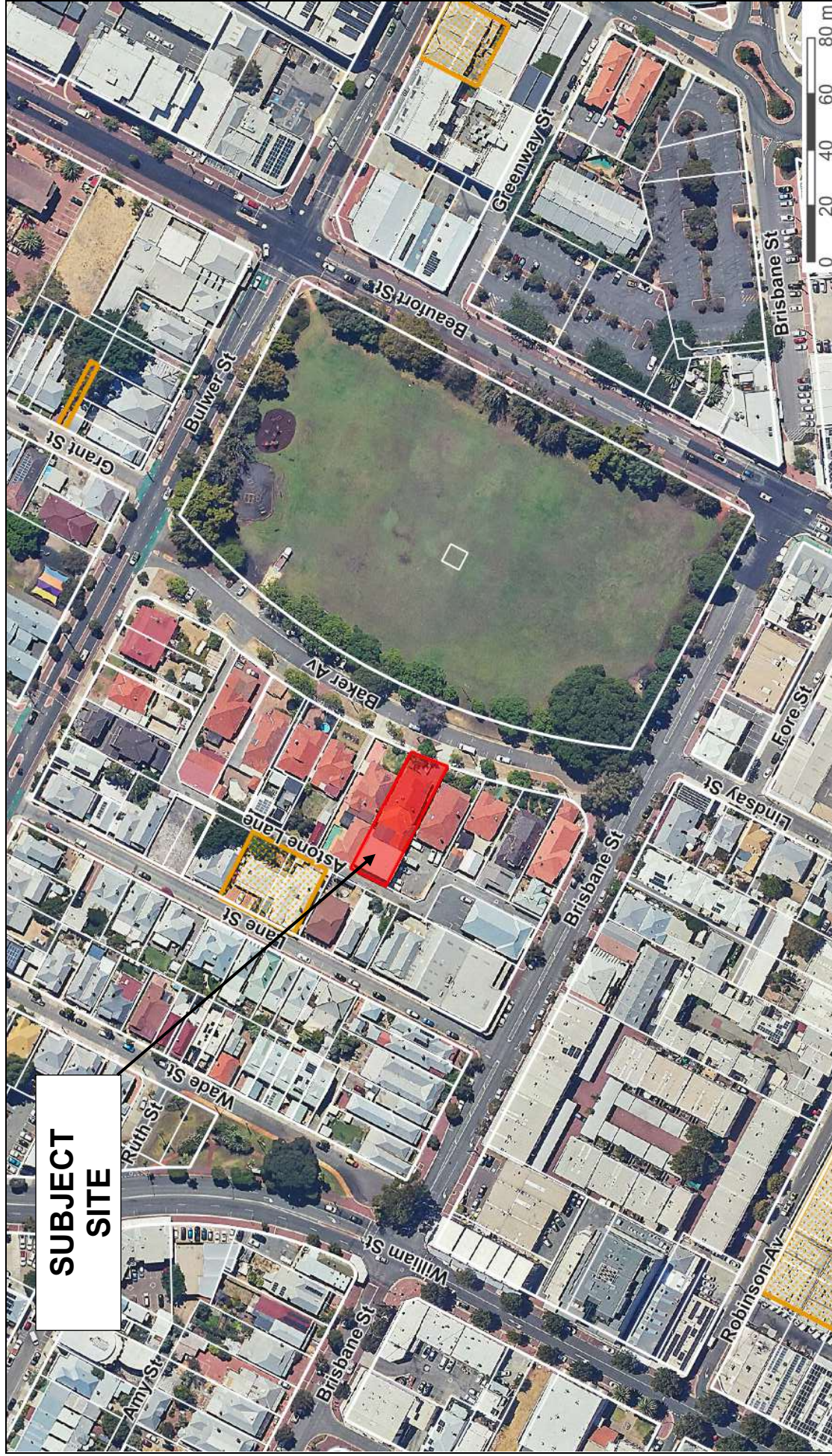
- CODE AREA BOUNDARY
- SCHEME AREA BOUNDARY
- DENSITY CODE



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).

Consultation and Location Map
No. 9 Baker Avenue, Perth

Extent of Consultation



**SUBJECT
SITE**



CITY OF VINCENT

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No. 9 Baker Avenue, Perth



NO CHANGES

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 construction shall comply with relevant A.S., B.C.A. codes and local council by-laws.

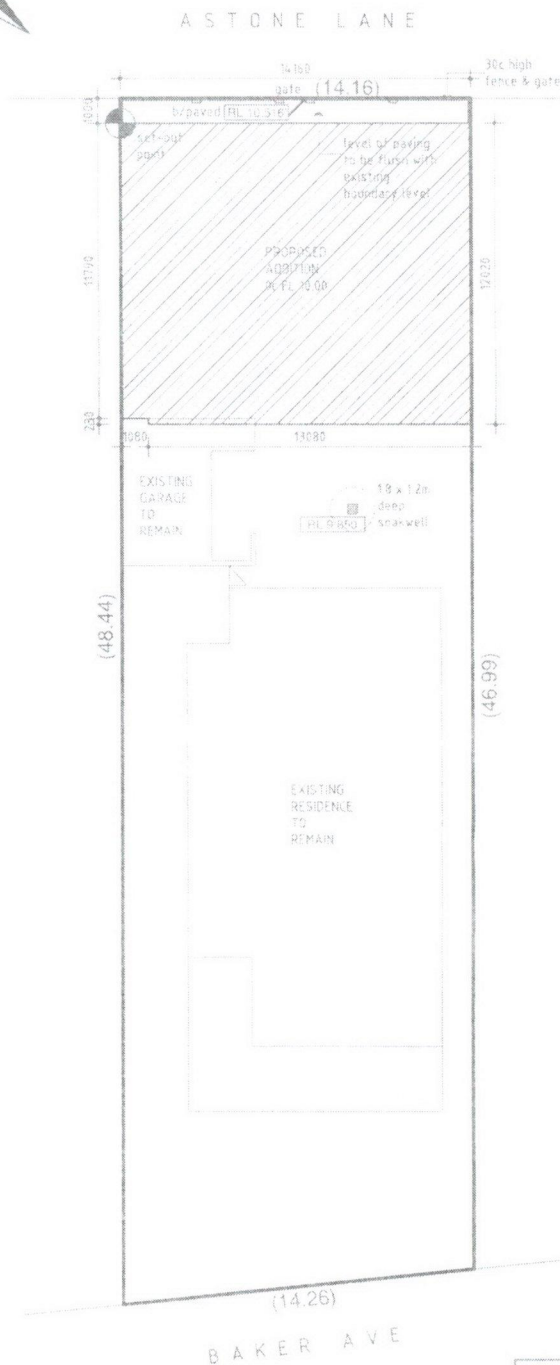
Seakwell locations & pvc pipe connections shown as a guide only & to be confirmed by contractor on site prior to construction.

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

Refer to Structural Engineers drawings for all roofings, 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 AS1663.2. ALL vents to be ducted outside.



CITY OF VINCENT
DA No. 5.2019.171

OMC 15 October 2019

APPROVED
Refer to Decision Notice

A/ Coordinator Planning Services

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architecture + interiors

11-13 Claude Street
Burswood WA 6100
Tel +618-9228-2288
Fax +618-6371-7718

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 : SUJ |
| | | | JOB NO : 15-1577 |
| | | | DWG NO : 100 |

NOTES

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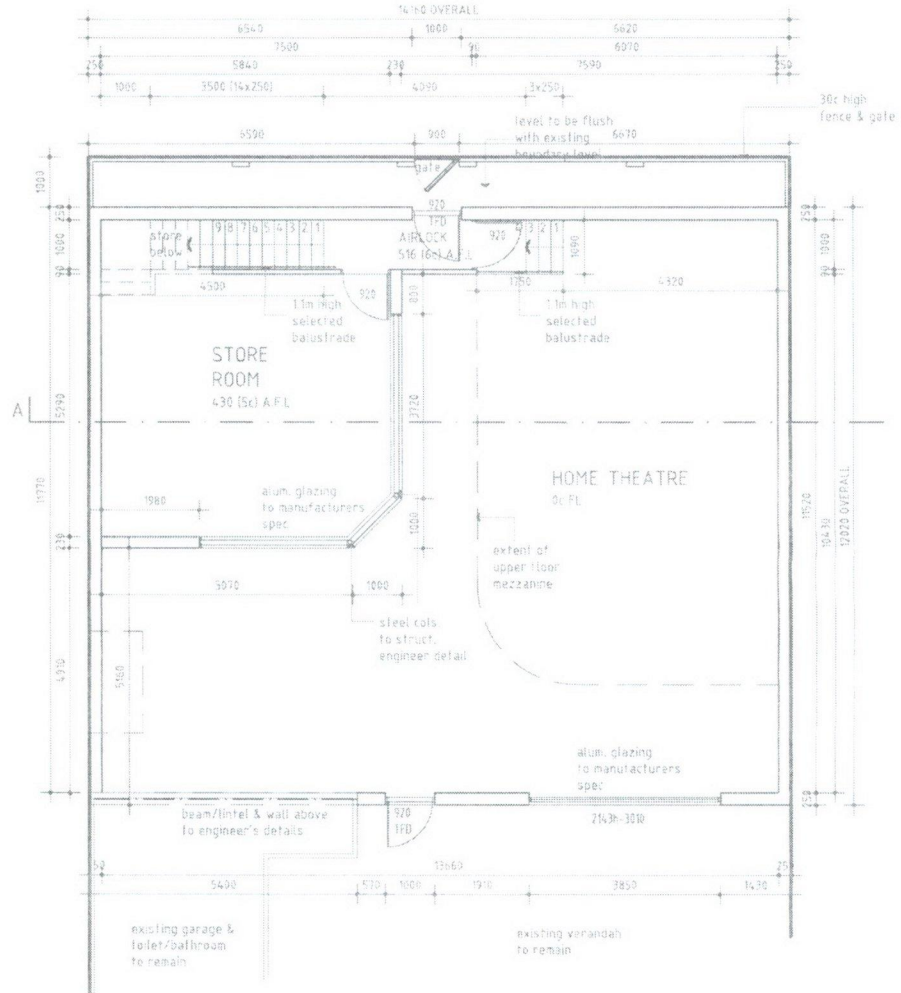
**CITY OF VINCENT
RECEIVED
14 May 2024**

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



**CITY OF VINCENT
DA No. 5.2019.171**

OMC 15 October 2019

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Burswood WA 6100
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Fax +618-9371-7718
architecture + interiors

PROJECT :
**Proposed House Extension
9 Baker Avenue, Perth WA**

DRAWING TITLE : **GROUND FLOOR PLAN**

| DATE | REV | REVISION NOTES | DATE |
|----------|-----|-------------------------------|---------------|
| 15-01-16 | 01 | Rear setback & stairs changes | 15 MAY 15 |
| 03-03-16 | 02 | BA submission drawing | SCALE - 1:100 |
| | | | DRAWN - SUJ |
| | | | JOB NO. |
| | | | 15-1577 |
| | | | DWG NO. |
| | | | 101 |

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

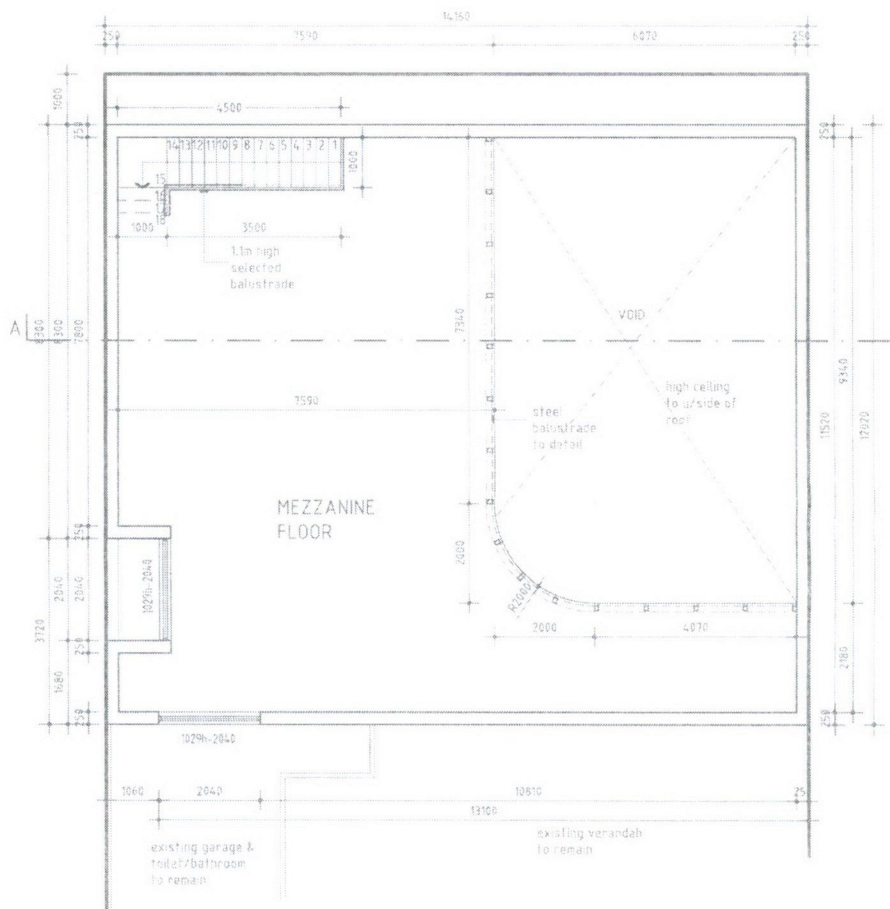
Electrician to supply & install mechanical ventilation to required wet areas in accordance with AS1668.2. ALL vents to be ducted outside.

**CITY OF VINCENT
RECEIVED
14 May 2024**

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MEZZANINE FLOOR PLAN
SCALE 1:100



CITY OF VINCENT
DA No. 5.2019.171

OMC 15 October 2019

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Refer to Decision Notice

A/ Coordinator Planning Services

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Burswood WA 6100
Tel +618-9228-2288
Fax +618-9371-7718
architecture + interiors

PROJECT :
Proposed House Extension
9 Baker Avenue, Perth WA

DRAWING TITLE :
UPPER FLOOR PLAN

| DATE | REV | REVISION NOTES | DATE |
|----------|-----|--------------------------------|---------------|
| 13-01-16 | 01 | Rear setback & stairs changes | MAY 15 |
| 03-03-16 | 02 | BA submission drawing | SCALE : 1:100 |
| 05-01-17 | 03 | Upper Floor balustrade changes | DRAWN : SLJ |
| | | | JOB NO : |
| | | | 15-1577 |
| | | | DWG NO : |
| | | | 102 |

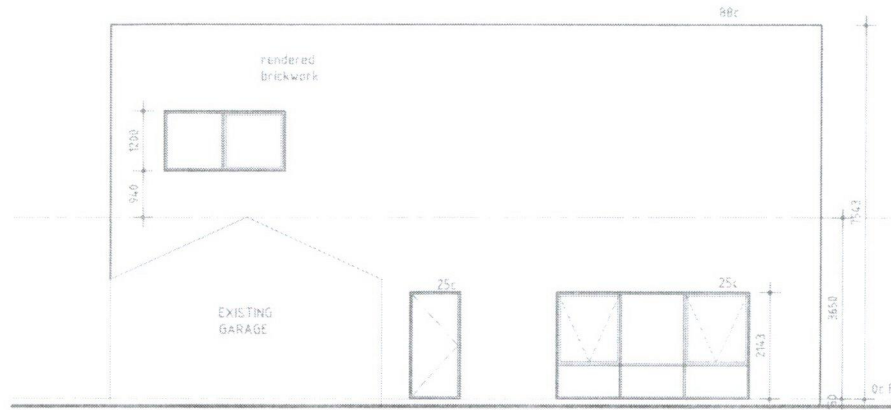
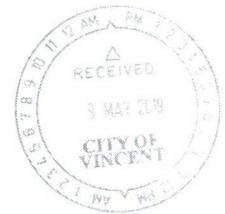
**CITY OF VINCENT
RECEIVED
14 May 2024**

CITY OF VINCENT
DA No. 5.2019.171

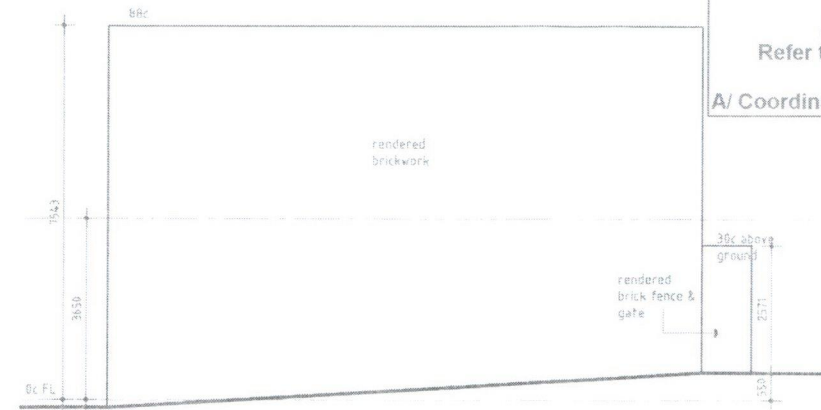
OMC 15 October 2019

APPROVED
Refer to Decision Notice

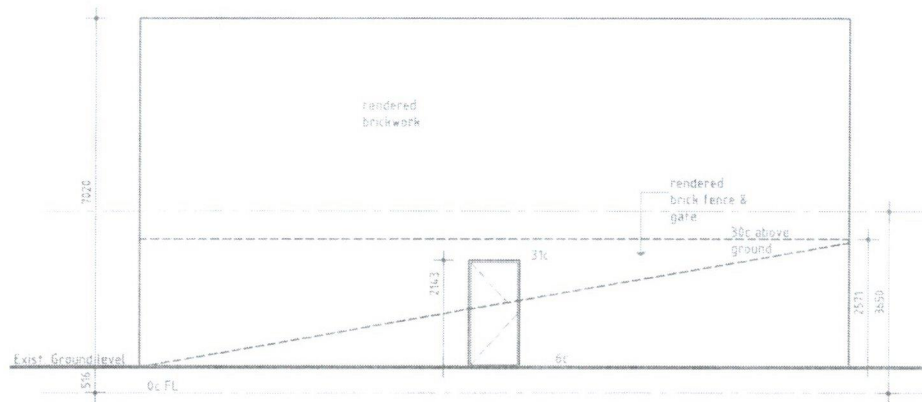
A/ Coordinator Planning Services



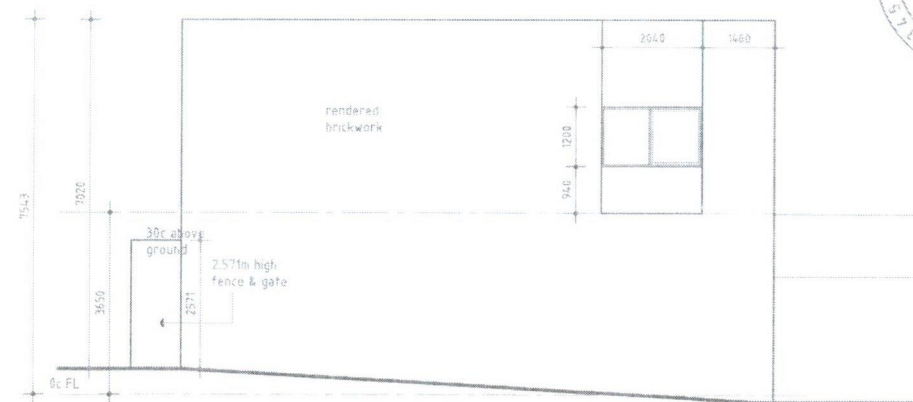
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Notes

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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 :
ELEVATIONS

| DATE | REV | REVISION NOTES | DATE |
|----------|-----|-------------------------------|----------------|
| 13-01-16 | 01 | Rear setback & stairs changes | MAY 15 |
| 03-03-16 | 02 | BA submission drawing | SCALE : 1:100 |
| | | | DRAWN : SUJ |
| | | | JOB NO : |
| | | | 15-1577 |
| | | | DWG NO : |
| | | | 201 |

Centrestage Recording Studios

Centrestage Recording Studios is committed to aligning with the City of Vincent Local Planning Scheme No. 2, State Planning Policy 7.3 Residential Design Codes, and relevant local planning policies. These policies emphasise adapting to and evolving with the needs of changing communities over the next decade.

Our studio and its offerings, including concerts and public performances, are designed to support the city's future initiatives and enhance community engagement. The public support and positive feedback received during our extensive trial period underscore that our activities are in harmony with the city's vision and meet community demand.

By continuing to align with these evolving policies, Centrestage Recording Studios aims to contribute positively to the area's development and growth, supporting both current and future community needs.

City of Vincent Local Planning Scheme No. 2

1. Sustainable Development:

- **Promote environmentally sustainable building designs.**
- Encourage energy and water efficiency in new developments.

2. Housing Diversity:

- Support a mix of housing types and densities **to accommodate diverse community needs.**
- Ensure affordable housing options are available.

3. Community Facilities:

- **Enhance public spaces and community facilities.**
- **Promote accessibility for all community members.**

4. Economic Growth:

- **Support local businesses and economic development.**
- **Encourage mixed-use developments.**

5. Transport and Connectivity:

- **Improve public transport options.**
- Enhance pedestrian and cycling infrastructure.

6. Heritage and Character:

- **Preserve and enhance the heritage and character of the area.**
- **Ensure new developments respect the existing urban fabric.**

State Planning Policy 7.3 Residential Design Codes

1. Quality Design:

- **Promote high-quality residential design.**
- **Ensure new developments are aesthetically pleasing and functional.**

2. Liveability:

- **Enhance the liveability of residential areas.**
- **Ensure adequate natural light, ventilation, and privacy.**

3. Density:

- **Support appropriate residential densities.**
- **Encourage efficient use of land and infrastructure.**

4. Sustainability:

- **Incorporate sustainable building practices.**
- **Promote energy efficiency and environmental responsibility.**

5. Community Interaction:

- **Foster a sense of community through design.**
- **Encourage social interaction and community engagement.**

Relevant Local Planning Policies

1. Urban Renewal:

- **Support urban renewal projects.**
- **Encourage redevelopment of underutilised sites.**

2. Public Realm:

- **Improve the quality of public spaces.**
- **Enhance streetscapes and urban greenery.**

3. Inclusive Design:

- **Ensure new developments are accessible to all.**
- **Promote inclusivity and diversity in urban design.**

4. Safety and Security(activation):

- **Enhance safety and security in residential areas.**
- **Implement Crime Prevention Through Environmental Design (CPTED) principles.**

5. Innovation and Flexibility:

- **Encourage innovative and flexible design solutions.**
- **Adapt to changing community needs and preferences.**

Only For Love:



Subtotal: \$0.00 


ONLY FOR LOVE (SOLD OUT)



ABOUT
Only for love



Privacy - Terms

< Centrestage Recording St...  

Posts



AboutMore ▾

 **Centrestage Recording Studios** ...

15 Feb 2023 · 


What a fantastic weekend of music at **Centrestage Recording Studios**.
Performing to capacity crowd... See more



   55

6 comments 2 shares

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Only For Love:


Centrestage Recording Studios

15 Feb 2023 · 🌐


Northbridge Common · Follow
A true pleasure to be part of such an important part of keeping our local arts and entertainment thriving!
49w Like Reply 1 ❤️


Michael Mann
A great show by two real professionals. I loved every minute of it.
49w Like Reply 2 👍❤️


Carmel Fo
Thoroughly enjoyed this event - was brilliant. Thank you.
49w Like Reply 2 ❤️


JO Tricoli
Fantastic ❤️
49w Like Reply 1 👍


Pamela Symonds
🎵 Fiona was magical 🎵 Nunzio we Have to enjoy more beautiful evenings please 🙏
49w Like Reply 1 👍


Write a comment... ⭐ GIF 😊


Rod Christian

11 Feb 2023 · 🌐

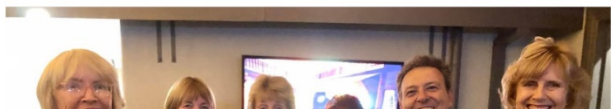
We attended Fiona Mariah's concert at [Nunzio Mondia's](#) studio Centre Stage tonight. Fantastic sound in that room especially the Fazioli piano. Fiona you are so good at your craft and Nunzio's arrangements and playing are just outstanding. This is a top concept much needed in this city. 🎵🎹👤




Mary Taylor is with Nunzio Mondia and 4 others at Centrestage Recording Studios.

12 Feb 2023 · Perth, WA · 👤

Fabulous evening show "Only for Love" at [Centrestage Recording Studios](#) with the wonderful pianist and musician [Nunzio Mondia](#) and soprano Fiona Mariah. A privilege to be entertained by their world class talent in such a beautiful studio setting. Just perfect ❤️👍🌟👏👏



Hank Marvin Gypsy Jazz

www.trybooking.com

trybooking Subtotal: \$0.00

HANK MARVIN GYPSY JAZZ (SOLD OUT)

Centrestage Promotions Presents...

Legendary Guitarist
HANK MARVIN

GARY TAYLOR Rhythm Guitar
NUNZIO MONDIA Accordion

LIVE at CENTRESTAGE

An exclusive event
Perth CBD's newest intimate recording & performance space

Centrestage Recording Studios
Friday 24th March 7.30pm
Saturday 25th March 7.30pm

Book online - Limited seats www.trybooking.com

Proudly supported by

Department of Local Government, Sport and Cultural Industries

Centrestage Recording Studios

f i

ABOUT


Guitarist Hank Marvin has achieved legendary status the world over. From his early days

Centrestage Recording Studios

30 Mar 2023 · 🌐

🌟 A World Class Performance! 🌟

Concert goers were treated... See more



👍❤️ 95 28 comments 6 shares

Home Video Friends Marketplace Notifications Menu

Hank Marvin Gypsy Jazz



Centrestage Recording Studios

24 Mar 2023 · 🌐

Feel Good Revival · [Follow](#)

Thank you to Hank, Nunzio, Gary, Pete & all the staff & crew for a phenomenal performance & production last night. One that I hope will be of many to come at this brilliant venue. cheers Colin

1y Like Reply

1



👤 Author

Centrestage Recording Studios

[Feel Good Revival](#) Thank you Colin for visiting us at Centrestage. Yes, a fantastic performance from the Hank Marvin Gypsy Jazz ensemble. We look forward to seeing you again soon.

1y Like Reply

1



Centrestage Recording Studios

24 Mar 2023 · 🌐

I'd love to be there but a long way from England. If you do a UK tour, Hank can use my Aylward



1y Like Reply

3 👍👤



Bernard Broche

Hope this concert will be recorded CD or DVD ?

1y Like Reply

3 🗨️



Carol Mason

parking on the street or at the venue property?

1y Like Reply

1 🗨️



👤 Author

Centrestage Recording Studios


Hi [Carol Mason](#) 2 hour parking limit on the street, best to park at the public carpark adjacent to the Brisbane hotel and walk over via Brisbane street. Thank you!

1y Like Reply


3 🗨️

Hank Marvin Gypsy Jazz


10:00

<  **Centrestage Recording Studios** ...


30 Mar 2023 · 🌐

 **Steve Hilliar**
Much more than a world class act. Sensational musicians in a world class studio created by a genius. Congratulations Nunzio.


43w Love Reply 7 🍌❤️


 **Jane Chen**
[Steve Hilliar](#) 😊

43w Like Reply 1 🍌

 **Nunzio Mondia**
[Steve Hilliar](#) you are too kind Steve. We look forward to your next Perth visit:)

43w Like Reply 1 🍌

 Write a reply...

 **Penny Morgan**
A fabulous concert. So ideal in the small auditorium. How lucky are we in Perth to have access to such talent.

 Comment as Jan... ⭐ GIF 😊

30 Mar 2023 · 🌐

 **JO Tricoli**
Fantastic night out Nunzio and musicians!
Entertainment to another level. Congrats see you for the next show 🎵🎵🎵🎵

43w Like Reply 2 🍌

 **Barbara Taylor**
So fortunate in WA to have such talent

43w Like Reply 1 🍌

 **Jayne Beresford**
A great night with amazing musicians 🏆 (plus a lovely intimate venue, the sound upstairs was spot on!)

43w Like Reply 1 🍌

 **Author**
Centrestage Recording Studios
[Jayne Beresford](#) Thank you. The upstairs is fast becoming the most popular seating position 🎵

43w Like Reply 1 🍌

 Write a reply...

 **Luisa Trimboli**

Hank Marvin Gypsy Jazz



Nunzio Mondia



Posts

Photos



Mary Taylor is with Nunzio Mondia and 4 others at Centrestage Recording Studios.

31 Mar 2023 · Perth, WA · 

Wonderful weekend of 3 concerts at [Centrestage Recording Studios](#) by Hank Marvin Gypsy Jazz featuring guitar hero Hank Marvin and the amazing [Nunzio Mondia](#) and [Gary Taylor](#). Excellent venue, atmosphere and musicians provided a world class performance in a magical setting, followed by a very special meet and greet. Well done Nunzio - can't wait for the next events !






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Angela Chew

26 Mar 2023 · 


Posts

Photos

A delightful afternoon of music with a dash of humour at [Centrestage Recording Studios](#) hosted by [Nunzio Mondia](#). Treated to a top shelf performance by [Hank Marvin](#), Gary Taylor, Nunzio Mondia and [Alistair Peel](#) in a well appointed purpose designed venue. Loved the intimate and personal vibe. Thank you 🙏🎵🎵



Paul Reynolds is with Nunzio Mondia and Annie Neil.

29 Mar 2023 · 

Twenty years ago I got to sing on two tracks of this Hank Marvin album with Annie Neil. Last Sunday (after having met Hank five or six times around town) I finally remembered to take the DVD slick to Hank's gig at Nunzio Mondia's remarkable Centrestage Studio to get his signature on it. NOW I can rest 😊. The gig was, of course, outstanding. The whole band on top form and Alistair Peel who stepped in without rehearsal on an incredibly difficult bass pad aced the whole thing.
ps, it's worth going to a Hank gig just for his wicked sense of humour!



Covid Conversations and Hank Marvin Gypsy Jazz Short Video:

< Centrestage Recording St...  

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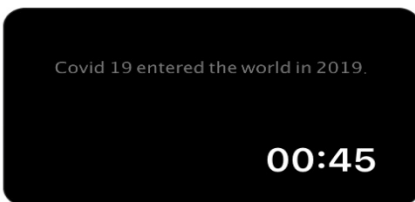


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   418

103 comments 162 shares

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Covid Conversations Project: City of Vincen...

5 months ago · 92K views

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✨ **We are excited to announce our upcomi...**

1 year ago · 23K views

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Piano Artistry:

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Subtotal: \$0.00

CENTRESTAGE PIANO ARTISTRY 2023 (SOLD OUT)



Centrestage Promotions presents
PIANO ARTISTRY 2023

Western Australia's finest emerging pianists perform an afternoon of Piano Artistry at the prestigious Centrestage Recording Studios. Saturday 3pm April 29th

CONCERT BOOKINGS
www.trybooking.com

www.centrestagerecordingstudios.com

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 **Centrestage Recording Studios**

3 May 2023 · 🌐

🎉 Congratulations to all involved with the recent Piano Artistry 20... See more



👍❤️😄 67 9 comments 6 shares

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Piano Artistry

 **Centrestage Recording Studios** · 3 May 2023 · 🌐

38w Like Reply 4 🍎👍

 **Valerie Lang**
Fabulous event! Thanks [Centrestage Recording Studios](#)!

38w Love Reply 3 🍎

 **Author**
Centrestage Recording Studios
[Valerie Lang](#) Thank you for your great work 😊

38w Love Reply 3 🍎👍

 Write a reply...


 **Clair Mann**
Congratulations. A wonderful concert showcasing local young pianists. 🙌

38w Love Reply 3 🍎👍

 **Jamie Ho**
Great event ! Thank you Nunzio and Valerie.

38w Like Reply 2 🍎👍

 Comment as Jan...   

 **Lenny Clifford**
Thank You for your warm welcome . The studio is just beautiful & the sound of each & every student playing on your magnificent piano was " peerless " .
I have been privileged to listen & learn from some of the worlds greatest musicians of all genres . These young musicians Were amazing & each one , hold their own & Im sure are worthy of adorning any of the great concert strages of the world ! To step up on the night & introduce themselves , so naturally & with touches of humour & conviction to their artistry !!! All of them are precious & the e... See more

38w Like Reply 1 🍎

 **Caterina Hedgemouse**
Congratulations and many thanks to everyone who made this event possible. It was such a positive experience on so many levels!! Special thanks to Nunzio and [Valerie Lang](#) for dreaming BIG and pulling it off with such style!!

38w Like Reply 2 🍎

Pop Swings

09:22

www.trybookin...

trybooking

Subtotal: \$0.00

0

queries.

POP SWINGS (SOLD OUT)

Centrestage Promotions presents

POP SWINGS

Elvis Tina Turner
Bee Gees Elton John Madonna
Michael Jackson Sting
Blonde Beatles
and more ...

Swing Shuffle & Pop
The Classic Hits

Guest Artists
James Flynn **Chelsea Gibson**

Performing Live
THE CENTRESTAGE STUDIO BAND
Musical Director Nunzio Mondia

Friday May 12th 7.30pm
Saturday May 13th 7.30pm

CONCERT BOOKINGS
www.trybooking.com

QR code

Exclusive to Centrestage Recording Studios

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ABOUT

The Centrestage Studio Band lead by Music



Centrestage Recording Studios

18 May 2023 · 🌐

✨ A magical weekend at Centrestage Recording Studios ✨ ... See more



👍❤️ 85

17 comments 3 shares




Comment








Send




Pop Swings

**Centrestage Recording Studios**
18 May 2023 · 🌐


**Nigel Thomas Davies**
A truly Excellent show in a superb, intimate New York-style Music venue as well!! All performers and performances were International Standard and Nunzio's reworkings of established Pop/Rock songs into Swing/Jazz arrangements were all Excellent! Perth is Very Lucky to have such an amazing venue to Showcase some of our own Musicians! Not to mention the amazing Fazioli Grand piano, another Star of the show!!!! Great to meet up again with Chelsea J Gibson - a superb vocal stylist- with whom I worked for several years in the nineties in a duo format and to meet up with Jazz vocalist James Flynn who also has the flair, experience and showmanship to get the audience onside from the first song!! The Trio accompaniment was always tight, with the


 Write a comment...   

**Centrestage Recording Studios**
18 May 2023 · 🌐


James Flynn who also has the flair, experience and showmanship to get the audience onside from the first song!! The Trio accompaniment was always tight, with the various changes in tempo, etc of each arrangement kept under flawless control! 🤗🎵🎹🥁🎸🍷





36w Like Reply 5 🍷❤️🤗

**Jane Chen**
[Nigel Thomas Davies](#)


**media1.tenor.co**
media1.tenor.co

36w Like Reply


**James Flynn**
[Nigel Thomas Davies](#) Great to meet you Nigel. Thank you for your positive feedback. It is wonderful as a performer when all the elements come together and you get to be a part of something special.

 Write a comment...   

Pop Swings



Centrestage Recording Studios

19 Apr 2023 · 🌐




Victor Annamalay
Truly a sublime performance - the intimate setting, wonderful vocal presentations by [Chelsea J Gibson](#) and [James Flynn](#) complemented by surprising and dynamic arrangements by [Nunzio Mondia](#) made it a night we will remember for a long time.

37w Like Reply 2 🍷❤️




Steve Hilliar
Absolutely fantastic

40w Like Reply 3 ❤️




Kerry Gale
[Brett Nielsen](#)

39w Like Reply 1 🍷




Tracy Tyrer
Shared 🥳 [Events & Gigs WA](#)

39w Like Reply 4 🍷




Sammy Pizzata
Great show with Two great performers, James Flynn and Chelsea Gibson, superb arrangements by NunzioMondia , Nunzio is a very creative Arranger,proud of you Mr. Mondia.

36w Like Reply 4 ❤️🍷




Nunzio Mondia replied · 1 reply




Joseph Santarini
Summer place. And Al Di La. Complements Nunzio Bravo
See translation

18 May 2023 · 🌐




Katy Ross
Loved every minute on Saturday night! Two of the best musos there is [Chelsea J Gibson](#) & [James Flynn](#) 🎤🎵🎵🎵❤️

36w Like Reply 4 🍷







Elizabeth Jen Wood
We had a great Friday night loved every minute of it ❤️

36w Like Reply 4 🍷❤️🍷



Author
Centrestage Recording Studios
[Elizabeth Jen Wood](#) Thank



12

Canto Italiano



CANTO ITALIANO (SOLD OUT)



ABOUT

Canto Italiano...a melodic feast of great Italian classic songs.

Together we will journey through some o



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Centrestage Recording Studios

29 Jun 2023 · 🌐

🌟 A Melodic Feast of Italian Classics was certainly delivered and very much enjoyed by music lovers at C... See more




👍❤️ 74


15 comments 7 shares



Canto Italiano


**Centrestage Recording Studios**

29 Jun 2023 · 🌐

**Clair Mann**


Wonderful final concert of your 2023 Series, our family thoroughly enjoyed Canto Italiano with such professional artists performing together seamlessly. Congratulations to all involved with the Centrestage concert series. We're looking forward to the next series. 🙌

29w Like Reply 3 🍷👍


**Author**
Centrestage Recording Studios


Clair Mann Thank you...your feedback is very much appreciated. We look forward to seeing you at our next event.

29w Like Reply


**Sammy Pizzata**


It was a pleasure playing at your

🌟 GIF 😊

**Centrestage Recording Studios**


29 Jun 2023 · 🌐




**Sammy Pizzata**

It was a pleasure playing at your Centrestage studios Mr. Mondia, great feeling, thanks for inviting me .


30w Like Reply 4 🍷👍

**Nunzio Mondia** replied · 1 reply

**Penny Morgan**

Thanks again to all at the studios. Another fantastic concert. We are so privileged to be able to enjoy such great music in such an intimate setting. The friend (retired music teacher) who I brought with me will definitely be coming back. She's not on FB, she asks if you have an email list that she can join?
Bravo 🙌

30w Like Reply 2 🍷

🌟 GIF 😊

14

Celebrate Christmas with Centrestage



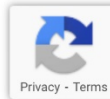
Celebrate Christmas with Centrestage (SOLD OUT)



ABOUT

Celebrate Christmas with us at a FREE community concert in the City of Vincent. Hosted by Centrestage Recording Studios, this event is all about sharing the message of hope and togetherness through the magic of music. Join experienced maestro Nunzio Mondia and his talented band with guest vocalist Chelsea J Gibson, as they present new and heartfelt renditions of your favourite Christmas songs and more. This exclusive Christmas concert is our gift to the community – be there to celebrate with us!

LOCATION



< Centrestage Recording St...  

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Centrestage Recording Studios ...

10 Dec 2023 · 

✨ Reflecting on a magical weekend at Centrestage Recording Stud... See more



  54

9 comments 11 shares

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CANTO ITALIANO 2024



CANTO ITALIANO 2024 (SOLD OUT)



ABOUT

Canto Italiano...a melodic feast of great Italian classic songs.

Together we will journey through some of the greatest songs ever written from early Italian composers to the more recent popular Italian songwriters. Music Maestro Nunzio Mondia has cleverly crafted the best loved Italian song repertoire into fresh, innovative contemporary musical arrangements. Mondia's high level performance presentation from the studio's Italian Fazioli grand piano and his wide selection of accordions will be a special treat not to be missed particularly for first-time visitors to Centrestage Recording Studios.



Centrestage Recording Studios

7 Jul · 🌐

Canto Italiano 2024 - A Melodic Feast of Italian Classics ✨ ... See more




👍👍 31


11 comments 1 share





CANTO ITALIANO 2024





12:29

<  **Centrestage Recording Studios** ...
7 Jul · 🌐

 **Author**
Centrestage Recording Studios
Thank you [Chen Lucky](#), we look forward to see you there at our next concert.
3w Like Reply

 **Chen Lucky**
Just experienced my first concert at [Centrestage Recording Studios](#), and it was incredible! The music was out of this world, and I savored every moment. If you're in Perth or planning a visit, you must check this place out—concerts like these are truly special and not to be missed. Can't wait for the next one!
3w Love Reply 4 🍌❤️

 **Mel Jay**
[Chen Lucky](#) The one with Tina Altieri was incredible, also !
4d Like Reply 1 🍌

 Comment as Ja...   

12:29

<  **Centrestage Recording Studios** ...
30 May · 🌐

 Write a reply...

 **Sara Carpenteri**
Fantastic musical afternoon, professional yet again 🙌 can't wait for the next interlude 🎤
4w Like Reply 2 🍌❤️

 **Author**
Centrestage Recording Studios
Thank you [Sara Carpenteri](#) glad that you enjoyed our concert and we look forward to seeing you at our next event. 🎵
3w Like Reply

 Write a reply...

 **Natalie De Luca**
This looks amazing [Nunzio Mondia](#) what an incredible line up of artists 🌟🌟
7w Like Reply 2 🍌

 Comment as Ja...   


CANTO ITALIANO 2024

<

 **Centrestage Recording Studios**

...

7 Jul · 🌐




Agata Polizzi
Congratulations we had a wonderful afternoon at **Centrestage Recording Studios** with this lovely concert 🙌🙌🙌🙌
Well done to all 🙌🙌🙌 especially to **Nunzio Mondia** 🙌🙌
2w Like Reply 3 🍌🍌🍌



Nunzio Mondia Music
Thank you **Agata Polizzi**.
Look forward to seeing you and your lovely family again soon.
2w Like Reply 2 🍌




Write a reply...



Ian Hale
Incredible venue. Congratulations.
2w Like Reply 2 🍌

Most relevant is selected, so some comments may have been filtered out

 Comment as Ja...   

<


 **Centrestage Recording Studios**

...

30 May · 🌐



Write a reply...



Annie Meiklejohn
A riveting afternoon of music by all performers. Nunzio, I remember you well from your Year 5 school days. Your musical interest was evident then and look where your passion has taken you. I look forward to the next concert in this special setting. (Miss Oldfield)
4w Like Reply 2 🍌



Nunzio Mondia Music
Thank you **Annie Meiklejohn** for your lovely message and for attending our concert. I'm looking forward to your next studio visit and catching up after the concert.
3w Like Reply 1 🍌



Write a reply...

 Comment as Ja...   

18

Hank Marvin Gypsy Jazz (New Album)

< **Centrestage Recording St...**  

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3 Jul · 

 **Exciting News!** 

The CD version of "Foolin' W... See more



Foolin' with the Feds

Hank Marvin
Nunzio Mondia Gary Taylor

Hi, HANK MARVIN here and I'm happy to announce that our new CD "FOOLIN' WITH THE FEDS" is at last available and included in the eleven tracks are two SHADOWS favourites, NIVRAM and GUITAR TANGO. Enjoy!

centrestagerecordingstudio...
CentreStage Recording Studios

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   855

14 comments 38 shares

Hank Marvin Gypsy Jazz (New Album)



Centrestage Recording Studios

3 Jul • 🌐

st relevant ▾

Clair Mann

Hooray, great news. Congratulations Nunzio.

3w Like Reply



 Author

Centrestage Recording Studios

Thank you Clair Mann

3w Like Reply



Write a reply...



John T Whiting

I'm a lifelong fan of the highly underrated Hank & Shads, saw them in South Africa with Cliff 👍👉

2w Like Reply



Tom Parkin

John T Whiting Me too. In 61 ...1861

2w Like Reply



Patrick King

Tom Parkin and I everytime they came to ZA and all of Cliffs shows

2w Like Reply



Centrestage Recording Studios

3 Jul • 🌐



Leon Sanders

It is Hank B Marvin.

2w Like Reply



Melanie Baumann

I'm really looking forward to this...the best news today ❤️ But I know,even without having listened to it,that it'll be worth every second of waiting,and every dollar I have to pay..."Django's Castle " was a fantastic masterpiece,and I feel that "Foolin' with the feds" will be more than amazing...

I hope, that this album will be a great success worldwide, Hank ❤️ deserves this so much, for everything he has done... Nunzio and Gary, too- of course.. 😂 My heart goes out to three amazing, lovely musicians, who put so much work, effort, and all of their hearts and souls in wonderful music projects over many years... ❤️ Thank you so much, from the bottom of my heart, for saving my life in so many ways thru the power and loveliness of yourself, and your music ❤️ 💋 🎵 🎶 🎸 🎸

3w Like Reply



Martial F. Bekkers

Great title for starters.

2w Like Reply



Michael Sillett

Love to hear this.. 🙌

3w Like Reply

Hank Marvin Gypsy Jazz (2024)

< **Centrestage Recording St...**  

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19 Jul · 

🎵🎵 Exciting News From **Centrestage Recording Studios** 🎵🎵... See more



LEGENDARY GUITARIST OF THE SHADOWS
HANK MARVIN GYPSY JAZZ
NUNZIO MONDIA WITH GARY TAYLOR

EXCLUSIVE PERTH CONCERTS 2024
CENTRESTAGE RECORDING STUDIOS SATURDAY - AUGUST 31st
SUNDAY - SEPTEMBER 1st

SOUTH AUSTRALIAN TOUR DATES
FRIDAY - 4TH OCTOBER 2024 - WOODVILLE TOWN HALL
SATURDAY - 5TH OCTOBER 2024 - GOOLWA CENTENARY HALL
SUNDAY - 6TH OCTOBER 2024 - ANGASTON TOWN HALL

trybooking.com
Hank Marvin Gypsy Jazz 2024 **Book now**

   551

50 comments 44 shares

Hank Marvin Gypsy Jazz (2024)



Geoff Bearpark

Don't get hung up on the cost - this is a chance seeing Hank Marvin playing "live". You cannot get any better than that!

3d Like Reply

8



Thomas Magnifico

Interesting change from the Shadows to Gypsy jazz. I think Hank lives in WA.

3d Like Reply

3



Lesley Wintle replied · 1 reply



Bill Gallant

Awesome stuff

21h Like Reply

1



Mel Jay

What a great trio ! Have all of Gary's CDs from Hillarys day show ! Nunzio is super !

4d Like Reply

1

Hank Marvin Gypsy Jazz (2024)

**Centrestage Recording Studios**
19 Jul · 🌐

**Lindsay Cohen**
[Don Heathcote](#)
3d Like Reply

**Shirley Ward**
[Allan Willis](#)
1d Like Reply

**Janet Todd**
[David Todd](#)
2d Like Reply

**George Knight**
Definitely the GOAT of the guitar world since the 50s. No other guitarist has ever attained his achievements in the instrumental music industry. Research and check it out for yourselves.
5d Like Reply 3 🍌❤️

**Lesley Wintle**
[Janey Mac](#) interested?
3d Like Reply 1 🍌


**Gara Baldwin**
Come to Sydney! 🎵
6d Like Reply 1 🍌

**Mariko David** · [Follow](#)
Congratulations 🎉
1w Like Reply 2 🍌

**Bert Monaghan**
[Monika Whitelaw](#) 💋
1w Like Reply

**Katrina Daniel Lunjevich Tschirner**
Oooooo. Yes please maestro.
6d Like Reply 1 🍌

**Greg Coultis**
Would love to attend! Coming to Queensland? 😊
3d Like Reply 2 🍌

**Anne Breust**
Please come to Canberra. Legend. I have seen you play 3 times since 1964. Anne in Canberra 🍌🍌🌸🌸
6d Like Reply 1 🍌

**Mike Voss**
[Anne Breust](#) PS he lives in Perth!









Videos

Your Videos



Covid Conversations Project: City of Vincent community locals in Perth, ...

48 weeks ago · 92.2K views



✨ **We are excited to announce our upcoming March 2023 event Hank...**

a year ago · 24.1K views



Events

Past



SUN, 10 JUL 2022

REV'22: Music and Storytelling

Centrestage Recording Studios · Perth

Event by **Revelation Film Festival**



Centrestage Recording Studios

9 February 2023 · 🌐



We very much look forward to hosting our first studio concert this coming weekend 😊



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Perth's newest intimate music venue, Centrestage Recording Studios, will host its first con...

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[Boost post](#)

👍❤️😍 35

2 comments 4 shares

👍 Like

💬 Comment

➦ Share

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Ian Hale

Congratulations **Nunzio Mondia**! From little things big things grow.

1 y Love Reply Hide





What a fantastic weekend of music at [Centrestage Recording Studios](#). Performing to capacity crowds over two concert sessions Fiona Mariah & [Nunzio Mondia](#) wooed audiences with an energetic world class interpretation of 'Only For Love'. Concert-goers enjoyed the carefully prepared repertoire and relaxed interplay between the two artists.

Everyone had the opportunity to enjoy pre & post-concert refreshments as well as a meet and chat with Nunzio and Fiona. For those who tried to book tickets at the last moment and missed out, we apologise and encourage you to book asap when ticket sales are first activated.

Centrestage team would like to thank all supporters for their assistance in the leadup to this successful first concert event, particularly to Hon. [John Carey](#) and DLGSC team, Rae Hoff & [Northbridge Common](#), the wonderful [Suzie Worner](#) and our local [City of Vincent](#) team.

Stay tuned for our upcoming March Concert announcement.

We look forward to seeing you soon at Centrestage Recording Studios 😊



Classical music lovers are in for a treat this coming Saturday afternoon 29th April.

Guest pianists and selected finalists from our recent audition sessions will present a wonderful performance program at the upcoming "The Piano Artistry 2023" event held at [Centrestage Recording Studios](#). ... [See more](#)

Centrestage Promotions presents

PIANO ARTISTRY 2023



Annabelle Bai Tina Algeri Erica Ho

Nicole Li Hannah Wang

Finest Emerging Pianists

Western Australia's finest emerging pianists perform an afternoon of Piano Artistry at the prestigious Centrestage Recording Studios.

Saturday 29th April

CONCERT BOOKINGS
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trybooking

This event has no dates available for booking. Please contact the organiser directly with any queries.

Hank Marvin Gypsy Jazz New Album Launch (SOLD OUT)

CENTRESTAGE PROMOTIONS PRESENTS...

Foolin' with the Feds

New Album Release!

Hank Marvin

Celebrate Christmas with Centrestage

A Festive Concert
with Nunzio Mondia
Centrestage Band
and Chelsea J Gibson

FREE COMMUNITY CONCERT

Saturday 2 December & Sunday 3 December 3 - 5pm
Centrestage Recording Studios | 9 Baker Ave, Perth | Registration Required

CITY OF VINCENT

Centrestage
Recording
Studios

This event has no dates available for booking. Please [contact the organiser](#) directly with any queries.

CANTO ITALIANO 2024 (SOLD OUT)

Italo-Australian Welfare & Cultural Centre & Centrestage Promotions presents

CANTO ITALIANO

A Melodic Feast of Italian Classics **2024**

An Exclusive Music Event

Music Director **Nunzio Mondia** & Guest Artists

Fiona Mariah Soprano **Jun Zhang** Tenor **Nunzio Mondia** Piano

Sunday 30th June 3.00pm
Centrestage Recording Studios

Centrestage Recording Studios's post



101

11 comments 9 shares

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Most relevant ▼



Bernard Broche

Hope this concert will be recorded CD or DVD ?

1 y [Like](#) [Reply](#) [Hide](#)

3



Carol Mason

parking on the street or at the venue property?

1 y [Like](#) [Reply](#) [Hide](#)



Author

Centrestage Recording Studios

Hi **Carol Mason** 2 hour parking limit on the street, best to park at the public carpark adjacent to the Brisbane hotel and walk over via Brisbane street. Thank you!

1 y [Like](#) [Reply](#)

3



Roger Cook

I'd love to be there but a long way from England. If you do a UK tour, Hank can use my Aylward 🎸🎵🎶

1 y [Like](#) [Reply](#) [Hide](#)

3



Feel Good Revival · [Follow](#)

Thank you to Hank, Nunzio, Gary, Pete & all the staff & crew for a phenomenal performance & production last night. One that I hope will be of many to come at this brilliant venue. cheers Colin

1 y [Love](#) [Reply](#) [Hide](#) [Edited](#)



Author

Centrestage Recording Studios

Feel Good Revival Thank you Colin for visiting us at Centrestage. Yes, a fantastic performance from the Hank Marvin Gypsy Jazz ensemble. We look forward to seeing you again soon.

1 y [Like](#) [Reply](#)

2 w Love Reply Hide



Chen Lucky

Just experienced my first concert at **Centrestage Recording Studios**, and it was incredible! The music was out of this world, and I savored every moment. If you're in Perth or planning a visit, you must check this place out—concerts like these are truly special and not to be missed. Can't wait for the next one!



3 w Like Reply Hide



Mel Jay

Chen Lucky The one with Tina Altieri was incredible, also !



4 d Like Reply [Send message](#) Hide



Chen Lucky

Thanks **Mel Jay** for mentioning that! I didn't know about the show with Tina Altieri 🥺, so I missed it. I'll definitely catch it next time

21 h Like Reply [Send message](#) Hide



Ian Hale

Incredible venue. Congratulations.



2 w Like Reply Hide



Janie Gribben O'Reilly

Looks like a wonderful time—well done to everyone xxxxx



3 w Like Reply Hide



Author

Centrestage Recording Studios

Thank you **Janie Gribben O'Reilly** ...

2 w Like Reply

Centrestage Recording Studios's post



3 w Like Reply



Mel Jay

So sorry I missed out ! Will try for the next one !

4 d Like Reply [Send message](#) Hide



Agata Polizzi

Congratulations we had a wonderful afternoon at **Centrestage Recording Studios** with this lovely concert 🥳🥳🥳 Well done to all 🥳🥳🥳 especially to **Nunzio Mondia** 🥳🥳🥳



Centrestage Recording Studios

2 w Love Reply Hide



Nunzio Mondia Music

Thank you **Agata Polizzi**. Look forward to seeing you and your lovely family again soon.

2 w Like Reply Hide



Jane Chen

Congratulations **Centrestage Recording Studios & Nunzio Mondia**, another wonderful concert! Your hard work truly shows. 🎉🎉

2 w Love Reply Hide



Chen Lucky

Just experienced my first concert at **Centrestage Recording Studios**, and it was incredible! The music was out of this world, and I savored every moment. If you're in Perth or planning a visit, you must check this place out—concerts like these are truly special and not to be missed. Can't wait for the next one!

3 w Like Reply Hide



Mel Jay

Chen Lucky The one with Tina Altieri was incredible, also !

4 d Like Reply [Send message](#) Hide



Centrestage Recording Studios's post



Elena Cotza

Italian at South Perth to all my students: have a look at this and let me know if you're interested!🇮🇹

5 w Like Reply Hide



Natalie De Luca

This looks amazing **Nunzio Mondia** what an incredible line up of artists 🌟🌟

7 w Like Reply Hide



Nunzio Mondia Music

Thank you **Natalie De Luca**.

7 w Like Reply Hide



Natalie De Luca

Nunzio Mondia Music would love to come! Fiona & Jun!!!! 🎧🎧

7 w Like Reply Hide



Annie Meiklejohn

A riveting afternoon of music by all performers. Nunzio, I remember you well from your Year 5 school days. Your musical interest was evident then and look where your passion has taken you. I look forward to the next concert in this special setting. (Miss Oldfield)

4 w Love Reply Hide



Nunzio Mondia Music

Thank you **Annie Meiklejohn** for your lovely message and for attending our concert. I'm looking forward to your next studio visit and catching up after the concert.

3 w Like Reply Hide



Lina Scalfino

Is this concert in Perth? Will it tour ?

7 w Like Reply Hide



Author

Centrestage Recording Studios

Hi **Lina Scalfino**, this concert is exclusive to Centrestage Recording Studios in Perth. Please follow our page for future touring plans. Canto Italiano director

Nunzio Mondia will tour South Australia with the **Hard Music** Quartet...



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.

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.

- 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.

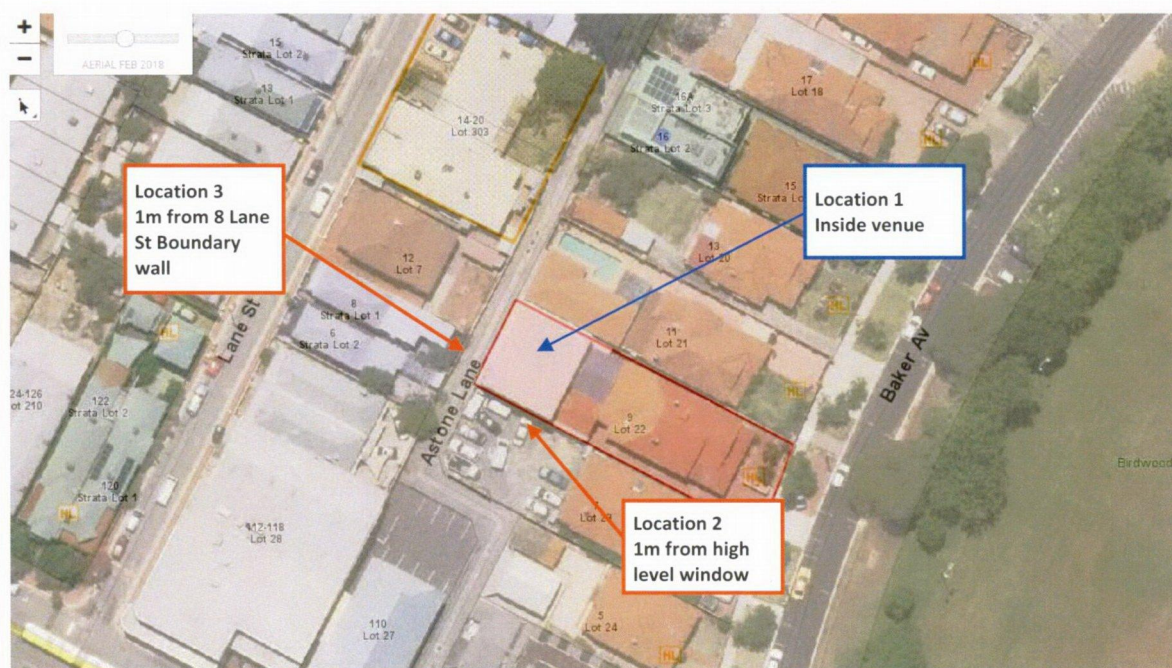


Figure 1 Sound Level Meter Locations

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.

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]

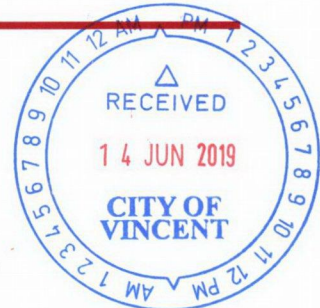
[Perth Western Australia 6000]

**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

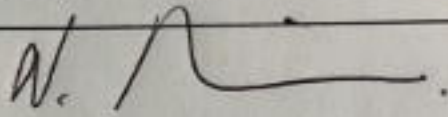
(Refer back to the prepared 'Studio Venue Application Rationale' booklet for more details):

Phone: 0414 647 599

E-mail: nunziomondia@gmail.com

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 drive way (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 membe r | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| non-residential (as per above 90% of calender 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. |
|--------------------|---|---|---|

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.
- $35 \text{ days} \times 24 \text{ hours} = 840 \text{ hours}$
 $840 \text{ hours} \times 12.5\% \text{ (3-hour visit)} = 105 \text{ hours}$
 $105 \text{ hours} \text{ (1.19\% of the entire calendar year)}$

- 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

EVENT MANAGEMENT PLAN

CENTRESTAGE RECORDING STUDIOS 9 BAKER AVENUE



INTRODUCTION

Centrestage Recording Studios provides a professional space designed for high quality live and recorded performances.

The majority of activity (90%) will be conducted in private and not accessible to the public. In this setting, the facility usually accommodates 1-4 musicians/artists utilising the space at the same time.

This MANAGEMENT PLAN focuses on the 10% usage, when the studio becomes a 'venue' and made available to the community. This venue will be managed and operated by the Centrestage Concert Club management team.

CENTRESTAGE CONCERT CLUB

Community Focus:

Provide opportunity for the public to attend and experience high quality music performances within the unique concert setting offered at Centrestage Recording Studios, located within the City of Vincent precinct.

1 EVENT DETAILS

1.1 CONCERT CLUB EVENTS (10% of the facility usage)

1 x per month (we will not start at this frequency e.g. one event every 2-3 months in the beginning).

An EVENT: 1-4 concert sessions per week.

A SESSION: A session can vary between 1-3 hours in length.

Days/Times:

Saturday/Sunday Matinee (2-5pm)

Friday/Saturday/Sunday Evening (7-10pm)

** Slight changes to the above times/days may from time to time pending on artist availability/public interest/other events in the area.

1.2 NON-CONCERT CLUB EVENTS

- Educational collaborations e.g. masterclasses/other educational offerings
- City of Vincent initiatives (local community events) such as Senior Citizens Morning Melodies & other community arts programmes.
- Community Arts Exhibitions & other similar gatherings.

1.3 EVENT MANAGER:

Centrestage Concert Club (Owner/Director/Event producer)

Point of contact: Nunzio Mondia (04 [REDACTED])

Nunzio will brief Concert Club and administration staff re: Facility procedures.

2 THE VENUE Management Guidelines

Centrestage Recording studios is fully compliant. Please see final certification document from The City of Vincent records. We have addressed all potential hazards following our risk management assessment by reputable solution agencies and external assessors (PLEASE SEE CITY OF VINCENT RECORDS FOR CERTIFICATION REPORTS):

2.1 CROWD CONTROL/NOISE MANAGEMENT

(No noise transmission as expected from a professional recording facility)

All Concert Club members can only secure tickets online. When members arrive, they will enter property from Baker Avenue only and walk down to the back area. This is where tickets are checked by a staff member and entry allowed into the studio seating area.

At the end of the concert performance, guests will make their way out from the same route (exit from Baker Avenue).

All patrons will be requested to:

- a) keep noise to a minimum upon arrival/leaving the venue.
- b) not stop and chat outside venue (at all times).

Please Note (minimise noise/disruption before & after concert):

- a) There will be no serving of foods/drinks outside the venue boundaries.
- b) Facility doors will be closed during performances.
- c) Staff will be present/guiding at both the arrival & leaving times

The above strategies will ensure minimal noise disruption to neighbours. Please bear in mind that the usual thumping from the Brisbane hotel and ambient traffic noise on weekend nights will significantly mask any of the above concerns.

Patrons attending our concert-type belong to our private concert club (become familiar to our staff) and will mainly be mature middle aged music lovers who understand concert attendance expectations/ behavior. Our policy is zero tolerance towards disruptive individuals – who if persist, will be asked to leave immediately.

A staff member will be at the entry/exit point and a second staff member will guide patrons to their seats and assist with other queries.

2.2 DELIVERIES, LOADING/UNLOADING OF EQUIPMENT

Deliveries and equipment loading/unloading will be conducted from Baker Avenue. The Astone Lane entry/exit point will only be used as a second Exit point if necessary, in the case of an evacuation emergency. (Fire Escape)

2.3 TOILET FACILITIES

In line (compliant – see report) with the O'Brien Harrop access solution report. The facility has 3 x toilet areas – standard unisex toilet/Ambulant and disabled facilities (purpose built – no portable toilets). All toilet areas are positioned to be in full view to new visitors as placed within the short route to/from concert entry point.

2.4 WEATHER PROTECTION

All facilities are within full roofing cover – protecting from extreme wet weather conditions, eliminating any potential slippery wet floor areas as well as providing excellent shade cover on hot days.

2.5 EMERGENCY RESPONSE PLAN

- a) In line with (compliant) TEG BUILDING SURVEYORS and the employment of a Fire engineer to facilitate a compliant Fire Performance Solution, the following have been put in place to ensure maximum safety to facility visitors;
- b) EMERGENCY LIGHTING throughout the entire facility.
- c) EMERGENCY EXIT LIGHTBOXES above entry/exit points.
- d) EMERGENCY EXIT SIGNS on the doors.
- e) EMERGENCY EVACUATION MAPS at the 3 strategic entry/exit points:
The colour maps provide a travel guide to the emergency evacuation points and the EMERGENCY ASSEMBLY AREAS.
- f) SMOKE ALARMS
- g) EVACUATION MAPS include the following information:
 - Emergency contact numbers
 - Evacuation Procedures
 - How To Use A Fire Hose Reel/Fire Extinguisher
 - Emergency Contact Numbers
 - Emergency Action Plan (R.A.C.E. Remove people/ Alert-raise an alarm/Contain Fire & smoke/ Evacuate)
 - Fire extinguishers and signage designed & installed by qualified fire and safety personnel.
- h) The above (2.5) Operational Strategies will be adopted in the event of an emergency, to facilitate the efficient and safe exit of patrons through this door (back sliding exit door).**

- i) Staff will be briefed on all emergency procedures and will be familiar with the designated emergency evacuation points/assembly areas.

2.6 WASTE MANAGEMENT AND RUBBISH DISPOSAL

Our initial concerts will have visitors attending the facility for concert performances only. Most of the concert goers will leave immediately after concert performance so food and beverages will be at an absolute minimal. Our current rubbish disposal system at 9 Baker will be sufficient. If the concert frequency and structure changes in the future, we will revisit this point at the time.

2.7 PARKING MANAGEMENT

Ticketing and website information will encourage visitors to:

- a) utilise the large carpark adjacent to the Brisbane hotel,
- b) use adjacent main street points (Bulwer & Brisbane streets) for drop-offs and pick-ups (Taxi or Uber facilities),
- c) use public transport and rideshare modes if possible,
- d) walk to venue (we would like for our local community to enjoy this space)
- e) Baker Avenue reserved for senior citizens or disadvantaged individuals who may have difficulty walking long distances.

Kind regards,

Nunzio Mondia

04 [REDACTED]

| Planning Regulations – Clause 67(2) – Matters to be Considered | |
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| Matter | Administration Comment |
| (a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area. | <p>This application seeks to amend an existing approval for the use of 'Music Studio' which is a use that is not listed under LPS2.</p> <p>The use can be considered at the discretion of the Local Government, following community consultation.</p> <p>An assessment of the acceptability of the Land Use is provided in the Comments section below.</p> |
| (b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving. | <p>The suitability of the development has been assessed having regard to the relevant scheme requirements, the City's planning framework, and the impact of the development on the area, consistent with the principles of orderly and proper planning.</p> <p>There are no draft planning instruments relevant to this application.</p> |
| (g) Any local planning policy for the Scheme area. | An assessment against the City's relevant local planning policies, including the Sound Attenuation Policy and the Non-Residential Parking Policy, is discussed further in the Comments below. |
| (k) the built heritage conservation of any place that is of cultural significance. | The subject site and the adjoining sites are heritage listed. This application does not seek any changes to the built form of the existing buildings on site that would have the potential to impact the cultural significance of the place. |
| (m) The compatibility of the development with its setting including – (i) The compatibility of the development with the desired future character of its setting. (ii) The relationship of the development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development. | <p>The proposed development would be compatible with its setting. The proposal does not include any works and the subject site would continue to present as a Single House to Baker Avenue.</p> <p>The compatibility of the land use is considered further in the Comments section below.</p> |
| (n) The amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development. | <p>The subject site has operated as a music studio since February 2022. The City has not received any complaints about the operations in that time.</p> <p>Management measures are proposed to ensure the Music Studio would continue to reduce amenity impacts to surrounding residential properties.</p> <p>The applicant has provided an Acoustic Report, included as Attachment 3, which demonstrates that the noise generated during the operation of the music studio would not exceed the assigned levels of the <i>Environmental Protection (Noise) Regulations 2015</i>. This is considered further in the Comments section below.</p> |
| (s) the adequacy of – (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles | <p>Two car parking bays are provided on-site for the music studio use. This is unchanged from the existing approval.</p> <p>This application does not seek to exceed 100 persons on site, which is consistent with the existing development approval.</p> |
| (t) the amount of traffic likely to be generated by the development, particularly in relation to the | |

| Planning Regulations – Clause 67(2) – Matters to be Considered | |
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| Matter | Administration Comment |
| capacity of the road system in the locality and the probable effect on traffic flow and safety. | The subject site is 150 metres from public car parking facilities at the Brisbane Street Car Park, which has capacity to cater for the demand from the music studio use and is further discussed in the Comments section below. |
| (u) the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability. | <p>The subject site is well serviced by accessible public transport options. Bus stops are located 130 metres to the east on Beaufort Street and 55 metres to the south on Brisbane Street.</p> <p>Services include the 950 route high frequency bus route which connects the site to the Perth CBD and Morley Bus Station.</p> <p>The surrounding road network follows a grid style which is favourable to pedestrians.</p> |
| (w) the history of the site where the development is to be located. | The subject site has operated as music studio since February 2022. The approval for the land use was subject to a condition time-limiting use of the site for this purpose. The acceptability of the continued use in considering its compatibility with its setting and impact on amenity is detailed in the Comments section below. |
| (y) Any submissions received on the application. | <p>The City received two submissions during community consultation, both of which objected to the proposal.</p> <p>A summary of the submissions received including Administrations response to each comment is included as Attachment 7.</p> <p>Submissions are further considered in the Consultation section of this report, below.</p> |

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 Objection: | Administration Comment: |
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| <p><u>Compatibility with Residential Locality</u></p> <ul style="list-style-type: none"> Large evening events should not be permitted in quiet residential area. The subject site is located within a Residential zone under the City of Vincent Local Planning Scheme No 2, not a Mixed Use zone. The use would be better suited to a Commercial or Mixed Use zone. The proposed ticketed event component of the land use does not meet any of the objectives of the Residential zone and should be refused, noting that other aspects of the use including music tuition, professional music recording services and band rehearsals could be considered compatible with the zone. | <ul style="list-style-type: none"> The subject site is near commercial properties these include a warehouse and shop located 21.7 metres to the south-west of the site at Nos. 112-118 Brisbane Street. Because of the proximity of the subject and adjoining sites to commercial activities as well Birdwood Square, there is a reduced level of residential amenity than is typical of a residential zone. <p>All noise from performances would be contained within the venue at the rear of the subject site. This has been demonstrated through the applicant's Acoustic Report which has been reviewed by the City's Environmental Health team.</p> <p>Impacts on the amenity of adjoining properties from pedestrian entry and egress is minimised by because of the location and design of these adjoining properties.</p> <ul style="list-style-type: none"> In addition to the response above, the objectives of the Residential zone include the presence of non-residential uses that are compatible with residential uses. <p>The scale and intensity of the land use is limited by conditions of approval. These limit the maximum number of performances per month to six. Restrictions on the intensity of the land use assist in ensuring that the use would continue to be compatible with the Residential zone.</p> |
| <p><u>Classification of Land Use</u></p> <p>The use as a "music studio" is similar to 'Reception Centre' and 'Nightclub' uses which are listed in the City of Vincent Planning Scheme No. 2 and are 'X' (prohibited) uses in the residential zone. This proposal should have been considered as a Reception Centre use and not permitted in the Residential zone.</p> | <p>Reception Centre is defined as: <i>"premises used for hosted functions on formal or ceremonial occasions"</i>. The music studio is not used as a venue for formal or ceremonial occasions, such as a weddings and birthdays.</p> <p>A Nightclub is defined as <i>"premises the subject of a nightclub licence granted under the Liquor Control Act 1988"</i>. The subject site does not have a liquor licence and cannot be considered to be a nightclub.</p> <p>The land use does not reasonably fall within any of the uses defined under LPS2 or the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> and therefore is required to be considered against the objectives of the zone.</p> |

Summary of Submissions:

| Comments Received in Objection: | Administration Comment: |
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| <p data-bbox="125 212 349 236"><u>Traffic and Parking</u></p> <ul data-bbox="125 272 1037 826" style="list-style-type: none"><li data-bbox="125 272 1037 395">• The operation of the existing venue has resulted in a considerable increase in traffic movement and parking problems on nights where events have been held for 40 people. It has been completely detrimental to residential amenity.<li data-bbox="125 427 1037 491">• Baker Avenue already has additional traffic and parking compared with other streets due to the use of Birdwood Square for sports and activities.<li data-bbox="125 767 1037 826">• Traffic and comings and goings of patrons from the site interrupts adjoining properties' wellbeing and residential amenity. | <ul data-bbox="1070 272 2063 395" style="list-style-type: none"><li data-bbox="1070 272 2063 395">• Baker Avenue contains 34 two-hour limited car parking bays. As the bays are subject to a two-hour time limitation they are only of use for short performances. Car parking bays are available in the Brisbane Street Car Park which contains 156 car parking bays and has no time restriction. <p data-bbox="1126 427 2078 550">The subject site contains two bays for use by the music studio, for a total of three car parking bays. These could be expected to result in an additional four vehicle movements on the site. This is commensurate with the number of trips generated by a residential property, and would be consistent with the Residential zone.</p> <p data-bbox="1126 582 2110 735">Baker Avenue is a cul-de-sac which has access from Bulwer Avenue only. Because the street does not allow through traffic, the number of vehicle movements is reduced. This limits the potential for additional traffic movements along the street. The City has received no complaints in relation to car parking on Baker Avenue on the days on which musical performances have taken place.</p> <ul data-bbox="1070 767 2092 908" style="list-style-type: none"><li data-bbox="1070 767 2092 908">• Both Nos. 7 and 11 Baker Avenue have high masonry fences which reduces the impact of traffic movements on these properties. The outdoor living area of No. 11 Baker Avenue is located to the northern corner of the site and is orientated away from the pedestrian entry and exit point to the venue. No. 7 Baker Avenue's outdoor living area. |

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

| Comments Received in Objection | Applicant Comment: |
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| Compatibility with Residential Locality | |
| <ul style="list-style-type: none"> Large evening events should not be permitted in quiet residential area. | <p>This area is not a quiet residential zone, considering its proximity to the Brisbane Hotel and the music and sports events at NIB Stadium. Our maximum crowd of 100 is intended to maintain an intimate setting, which is a primary attraction for our visitors. Thus, our events are small, especially compared to the larger, more frequent, and open-air events at the Brisbane Hotel and NIB Stadium.</p> <p>To minimise disturbance to surrounding residents, our events are held in a professionally soundproofed environment. It is worth noting that private house parties in the area often host more than 100 persons in open backyard settings. As a long-term resident and former student of Highgate Primary, I believe growth and change are constants in our inner-city area. Residents seeking a quieter environment might consider moving to the outer suburbs for peace.</p> <p>The progression and growth of inner-city areas are crucial for broader government initiatives, including encouraging mixed-use development and better utilisation of unused land. Previous complainants, such as the couple from Astone Lane and a resident from Lane Street, have since left the area. They did not contribute to the community but instead created friction, which does not contribute to our community's wellbeing.</p> <p>Centrestage Recording Studios has implemented numerous measures to ensure minimal disturbance. These include limiting the number of events, adhering to strict operational hours, and ensuring adequate soundproofing as per the acoustic report. The trial period demonstrated a high level of community support and interest in these events, highlighting their cultural and social benefits to the area. No complaints were recorded during the 6+ year period of the studio's operation, particularly in the last 18-month trial period when public music performances were introduced.</p> |

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| | <p>In conclusion, Centrestage Recording Studios continues to operate responsibly and harmoniously with the community. We believe (and have proven through the set trial period) that our events add cultural and social value to the area without negatively impacting residential amenity. We request that the council consider these points and the overall community demand and support for our initiatives.</p> |
| <ul style="list-style-type: none"> The subject site is located within a Residential zone under the City of Vincent Local Planning Scheme No 2, not a Mixed Use zone. The use would be better suited to a Commercial or Mixed Use zone. | <p>While the site is within a Residential zone, the nature of our studio's activities, which focus on community engagement and cultural enrichment, aligns with the objectives of the Residential zone. Our programming is carefully curated to foster a sense of community and cultural appreciation, enhancing the local residential experience rather than detracting from it. It is important to note that Baker Avenue was initially a Mixed-Use zone, which influenced the decision to purchase the property almost 3 decades ago... The area supports mixed-use development, consistent with the surrounding properties and government policies promoting such use.</p> <p><u>Alignment with Residential Zone Objectives:</u></p> <ol style="list-style-type: none"> <u>Community Integration and Cultural Benefits:</u> The City of Vincent's policies emphasise the importance of cultural and community activities in residential zones. Our studio's activities are designed to enhance the cultural vibrancy of the area, providing local residents with access to high-quality musical performances and fostering community engagement. This aligns with the objectives of enriching local cultural experiences and supporting artistic development. <u>Proven Track Record:</u> Over the past 18 months, our extensive trial period has demonstrated that the studio can operate harmoniously within the residential zone. During this period, we adhered to all conditions set by the council, including limiting the number of events, adhering to strict operational hours, and ensuring adequate soundproofing. No complaints were recorded, indicating strong community support and a positive reception from local residents. |

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| | <p><u>3. Economic and Social Contributions:</u></p> <p>The studio contributes to the local economy by attracting visitors, supporting local businesses, and creating job opportunities. These activities promote social cohesion by bringing together diverse groups within the community, which is consistent with the broader goals of enhancing the livability and vibrancy of residential areas, particularly within our inner-city, Perth 6000 area.</p> <p><u>4. Compatibility with Existing Uses:</u></p> <p>The City of Vincent and WA state policies recognise that diverse activities can co-exist within residential zones, provided they are managed appropriately. Our studio's activities, such as music tuition, professional recording services, band rehearsals, and live concerts with public attendance, complement existing uses and provide a well-rounded service to the community. These live concerts, in particular, address a community demand for more intimate music and art events within the area, as noted in the 2017 Imagine Vincent survey.</p> <p><u>5. Mitigation Measures and Management Plans:</u></p> <p>We have a proven and implemented comprehensive management plan to address potential impacts associated with our activities. These include measures for controlling noise, managing traffic and parking, and ensuring that all operations are conducted within the approved hours. Our commitment to adhering to these measures helps to ensure that the studio's activities do not adversely affect the residential character of the area.</p> <p><u>Conclusion:</u></p> <p>The activities of Centrestage Recording Studios are designed to align with the City of Vincent's objectives for enhancing cultural vibrancy and community engagement.</p> <p>Our extensive trial period has proven that we can operate harmoniously within the residential zone, providing significant cultural, social, and economic benefits to the area. We are committed to ensuring that all aspects of our operations are managed in a way that respects and contributes positively to the residential zone.</p> |
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| <ul style="list-style-type: none"> • The proposed ticketed event component of the land use does not meet any of the objectives of the Residential zone and should be refused, noting that other aspects of the use including music tuition, professional music recording services and band rehearsals could be considered compatible with the zone. | <p>The ticketed events are designed to provide essential funds to develop & maintain high quality events which are exclusive to Centrestage Recording Studios and therefore exclusive to The City of Vincent, as well as support and sustain the broader community-focused activities, such as music education activities, professional recording services, and ongoing rehearsals. These events not only provide financial viability but also enrich the cultural fabric of the community, fostering greater local engagement and appreciation for the arts.</p> <p>Our extensive research, including 400+ signatures/support letters initially gathered demonstrates a clear community demand for such events, which aligns with the City of Vincent's 2017 Imagine Vincent findings highlighting the need for more cultural and music events in the area.</p> <p>Please see our extensive file of already-submitted documents archived within the City of Vincent records.</p> <p>Advantages of Intimate, Exclusive Concerts:</p> <p>1. <u>Enhanced Cultural and Community Engagement:</u> Ticketed events are crucial for funding high-quality performances at Centrestage Recording Studios. These events provide unique and valuable cultural experiences, not just for the studio but for the City of Vincent as a whole. The revenue generated supports the studio's ongoing community initiatives, such as music education and professional recording services. Additionally, it ensures the continued development of exceptional events in the future, contributing to a rich cultural landscape in the city.</p> <p>2. <u>Support for Local Talent and Arts:</u> The concert component is an integral part of supporting and showcasing local and emerging artists. By providing a venue for intimate performances, we contribute to the development of the arts and create opportunities for artists to gain exposure and engage with their audience. This supports the broader goal of nurturing and promoting artistic talent within the community.</p> |
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| | <p>3. <u>Controlled and Managed Impact:</u></p> <p>Our concerts are designed to be intimate and infrequent, minimising any potential impact on the residential area. We have successfully implemented a rigorous management plan that ensures these events respect the residential character of the zone. This plan includes measures to control noise levels, manage traffic, and adhere to operating hours, ensuring minimal disruption to the surrounding community.</p> <p>4. <u>Economic and Social Benefits:</u></p> <p>The concerts contribute positively to the local economy by attracting visitors and encouraging spending at nearby businesses. They also provide social benefits by creating a space for community members to come together and enjoy shared cultural experiences, thereby fostering a sense of community and local pride.</p> <p>5. <u>Compliance with Residential Zone Objectives:</u></p> <p>We are committed to ensuring that our ticketed events align with the objectives of the Residential zone. By adhering to stringent management practices and focusing on intimate, high-quality performances, we strive to contribute positively to the residential area while respecting its character and values.</p> <p>In summary, the inclusion of intimate, exclusive concerts at Centrestage Recording Studios enhances the cultural, economic, and social fabric of the community, aligning with the City of Vincent's objectives. We have already proven during the trial period, that we are dedicated to managing these events responsibly to ensure they complement and enrich the residential zone.</p> <p><u>Please find attached</u> a selection of comments, photos, and statistics from our social media posts following recent concerts as supporting evidence.</p> <p>LINKS to our Centrestage Recording Studios sites:</p> <p>https://centrestagerecordingstudios.com/</p> <p>https://www.facebook.com/Centrestagerecordingstudios/</p> |
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| Classification of Land Use | |
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| <p>The use as a "music studio" is similar to 'Reception Centre' and 'Nightclub' uses which are listed in the City of Vincent Planning Scheme No. 2 and are 'X' (prohibited) uses in the residential zone. This proposal should have been considered as a Reception Centre use and not permitted in the Residential zone.</p> | <p>Centrestage Recording Studios is distinct from a 'Reception Centre' or 'Nightclub' as our primary focus is on music education, recording, and community cultural events. Our operations are designed to align with the residential setting, emphasising cultural and educational benefits rather than typical entertainment functions associated with nightclubs or reception centres. Additionally, the physical location of the studio is on the Astone Lane side (near Brisbane street entry point), which is predominantly non-residential and supports mixed-use development, consistent with the existing businesses and community uses in the area.</p> <p>Our operations differ significantly from a 'Reception Centre' or 'Nightclub' as outlined in the City of Vincent Planning Scheme No. 2. Additionally, the studio does fill a niche in this mixed-use inner-city area. Please consider the following:</p> <ol style="list-style-type: none"> <li data-bbox="647 931 1465 1261"> <p><u>1. Minimal Live Event Component:</u></p> <p>The live event aspect of our studio is a minor component, comprising much less than 20% of our yearly activities. The primary functions of Centrestage Recording Studios are music tuition, professional recording services, and band rehearsals. These activities are distinct from those of a Reception Centre or Nightclub and align with the objectives of the Residential zone.</p> <li data-bbox="647 1301 1465 1592"> <p><u>2. Distinct from Reception Centres and Nightclubs:</u></p> <p>Unlike Reception Centres and Nightclubs, Centrestage Recording Studios does not operate as a venue for large-scale gatherings, parties, or entertainment events. Our concerts are enclosed, intimate and exclusive, with a focus on providing high-quality music experiences rather than large, public social events.</p> <li data-bbox="647 1632 1465 1924"> <p><u>3. Location and Surrounding Context:</u></p> <p>Our studio is situated on the perimeter of the residential zone, facing Beaufort Street, which is a major commercial thoroughfare. Across the road, the park is used for various commercial and community activities, including sports events organised/supported by the council. This context demonstrates a blend of residential and commercial uses in the area.</p> |

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| | <p>4. <u>Long-Term Commercial Presence:</u> The area surrounding our studio includes a variety of long-standing commercial and community establishments, such as the Catholic Indigenous Centre, Lucky Imports, Masonic Centre, and house-share accommodations. Additionally, nearby facilities like NIB Stadium and the Brisbane Hotel host diverse, much larger events. This commercial and community landscape supports a mix of uses, indicating that the presence of a music studio is consistent with the character of the area.</p> <p>5. <u>Unique and Discreet Location:</u> Centrestage Recording Studios is uniquely situated in a lane away from Baker Avenue and is not directly visible from the main street. It also benefits from a large parking lot with restricted parking regulations, mitigating any potential impact on residential areas.</p> <p>6. <u>Encouragement of Community Use:</u> The City of Vincent encourages community activities and events in the park across from our studio. This further supports the integration of diverse uses within the vicinity, including our music studio.</p> <p>In summary, Centrestage Recording Studios operates with a focus on music-related activities, distinct from the prohibited uses of Reception Centres and Nightclubs. The minimal live event component, the surrounding commercial and community environment, and our unique location contribute to our compatibility with the area.</p> |
| Traffic and Parking | |
| <p>The operation of the existing venue has resulted in a considerable increase in traffic movement and parking problems on nights where events have been held for 40 people. It has been completely detrimental to residential amenity.</p> | <p>The claim that events for 40 people have significantly increased traffic and caused parking problems is not accurate. To address these concerns, we have implemented a comprehensive parking management plan that directs patrons to use nearby public car parks, public transport, and rideshare services to alleviate parking issues. Many use Uber to attend concerts.</p> <p><u>Please consider the following points:</u></p> <p>1. Parking Capacity: Each of the nine Baker Avenue properties has fully secured / potential of drive-in parking within their property lines and ample verge parking for additional vehicles. Most residents have only one or two cars, and concert vehicles do not park on resident verges.</p> |

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| | <p>2. Available Parking: Baker Avenue has 25-30 parking bays with a 2-hour limit. It is unlikely that 20 to 30 vehicles from our events would significantly impact street parking, especially as most attendees use the Vincent parking across the road to avoid exceeding the 2-hour limit.</p> <p>3. Attendee Behaviour: Attendees typically park at Vincent parking adjacent to the Brisbane Hotel to avoid fines. Post-concert, many proceed to nearby venues, such as the Brisbane for drinks or William Street for meals.</p> <p>4. Ranger Feedback: Vincent Rangers have not reported any complaints or issues throughout the trial period.</p> <p>5. Elderly Accommodations: For elderly attendees, drivers drop them off at the venue driveway and then park at Vincent parking, reducing immediate congestion.</p> <p>6. Comparison with Other Activities: Daily drop-offs/pick-ups for primary school students and sports events cause more congestion and illegal parking. Our occasional concerts do not coincide with these peak times.</p> <p>Parking Management Plan:</p> <p>1. Comprehensive Strategy: To address traffic and parking concerns, we have a parking management plan directing patrons to use nearby public car parks, public transport, and rideshare options. Specifically, parking on Baker Avenue is restricted to two hours, reducing the likelihood of concertgoers parking there.</p> <p>2. Designated Parking Areas: Patrons are instructed to use the Vincent car park across from the venue and parking available on Brisbane Street. Both locations offer ample parking space and are well-suited to accommodate our visitors.</p> <p>3. No Recorded Complaints: Neither we nor the council have received any complaints regarding parking issues during our extensive trial period. This indicates that our parking management strategies are effective.</p> |
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| | <p>Event Management:</p> <p>1. Staggered Event Timings: Although we haven't needed to implement staggered event timings due to our smaller concert numbers, this approach ensures smoother traffic flow and reduces congestion when necessary.</p> <p>2. Avoiding Peak Traffic Times: We are fully aware of existing traffic patterns and have tailored our event schedules and management strategies to avoid high-traffic periods such as school drop-offs, sports events, and other peak times, thereby reducing additional strain on local infrastructure.</p> <p>As a fellow resident, I understand the congestion during school pick-up and drop-off times. The City of Vincent rangers effectively manage parking behaviours during large events, such as those at NIB Stadium, and we experience minimal disruptions on such nights.</p> <p>In summary, the claims regarding detrimental impacts on residential amenity due to traffic and parking issues are not supported by evidence. Our proactive measures, including parking restrictions, designated parking areas, and careful event scheduling, have effectively managed these concerns. We are committed to maintaining these practices to ensure minimal impact on the surrounding residential area.</p> |
| <ul style="list-style-type: none"> • Baker Avenue already has additional traffic and parking compared with other streets due to the use of Birdwood Square for sports and activities. | <p>We are fully aware of the existing traffic patterns and have tailored our event schedules and management strategies to minimise overlap with peak usage times at Birdwood Square. This ensures that our events avoid high-traffic periods such as school drop-offs, sports events, and other peak times, thereby reducing any additional strain on local infrastructure.</p> <p>As a fellow resident, I understand the congestion during school pick-up and drop-off times. The City of Vincent rangers effectively manage parking behaviours during large events, such as those at NIB Stadium, and we experience minimal disruptions on such nights.</p> <p>If any individuals find slight interruptions during peak times problematic, they may wish to consider relocating to a more relaxed outer suburb area. We remain committed to minimising our impact and ensuring smooth traffic flow for both residents and our concert visitors.</p> |

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| <ul style="list-style-type: none"> • Traffic and comings and goings of patrons from the site interrupts adjoining properties' wellbeing and residential amenity. | <p>Regarding parking concerns, I want to clarify that no patrons have parked on the verges or driveways of neighbouring properties. However, I have personally observed that backpackers and other accommodation lodgers in the area have occasionally turned Baker Avenue park and our street into temporary camping areas, which impacts my well-being more than our concert events.</p> <p>Key Points:</p> <ol style="list-style-type: none"> 1. Patron Behaviour and Management: <ul style="list-style-type: none"> - Designated Drop-off and Pick-up Zones: We have established these zones away from all residential frontages to minimise disruptions. - Guidelines for Patrons: Clear guidelines are provided to patrons on respectful behaviour while arriving at or leaving the venue. - Parking: Our concert attendees park across the road and walk to the venue within, ensuring minimal disruption. They do not line up outside the venue, as entry is managed smoothly and efficiently. 2. Community Benefits: Our events bring economic benefits to the area and contribute to local activation and increased foot traffic for a short 3-4 hour period. The venue is fully enclosed and soundproofed, mitigating noise concerns. 3. Existing Traffic Context: Given the existing daily traffic from nearby school drop-offs, sports events, and other activities, our occasional events do not significantly increase the overall traffic in the area. 4. Historical Context: Over the past six years, including the 18-month trial period, there have been no formal complaints from neighbours about parking or related issues. This indicates our effective management of events. Notably, Mr. Morris Ryan of 7 Baker Avenue, who initially rallied neighbours in protest, has attended most of our concerts over the trial period. He even attended the recent "Canto Italiano" concert on Sunday, 30th June 2024, where he was pointed out to the visiting Mayor as a supportive next-door neighbour. |
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| | <p>5. Neighbour Relations: We have encouraged all street neighbours to contact us directly with any concerns. In the six-plus years of operation, particularly in the last two years of our concert trial period, no neighbours have come forward with complaints, indicating our activities do not negatively impact the well-being and residential amenity of the area.</p> <p>6. City Development: The City of Vincent aims to encourage activation, density, and mixed-use developments. Our venue aligns with these goals, providing cultural enrichment and community engagement.</p> <p>Conclusion:</p> <p>The objections raised appear to reflect personal concerns rather than broader community issues. Centrestage Recording Studios has a positive track record of operating without negatively impacting the neighbourhood. We respectfully request that the council acknowledge our contributions and refrain from imposing additional bureaucratic hurdles. Focusing on forward-looking solutions and the collective needs of the community will be more beneficial for the area's development and growth.</p> <p>If an uninterrupted, quiet lifestyle is desired, relocating to an outer suburb might be more suitable. We remain committed to maintaining positive relations with our neighbours and ensuring respectful use of the area.</p> |
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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. If 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.
3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
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. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
6. Any noise created at the premises must ensure compliance with the provisions within the *Environmental Protection (Noise) Regulations 1997*.
7. As of 30 June 2021, the City does not collect waste for commercial premises. The applicant is to ensure suitable private waste collection is arranged and maintained for the Music Studio use. If the waste generation exceeds that of the single house, a private contractor for waste removal may need to be engaged.