

9.1.3 No. 448 (Lot 352 D/P 32224) Beaufort Street, Highgate – Proposed Change of Use from Eating House to Eating House and Small Bar (Unlisted Use)

Requested by: Mayor John Carey
Prepared by: Gabriela Poezyn, Director Planning Services

PROPOSED AMENDMENT NO. 1:

That Condition 9.1 of the Officer Recommendation be amended to read as follows:

“9.1 Cash in Lieu of Car Parking

Provide plans showing that the required car parking shortfall of ~~9.73~~ 2.73 commercial car bays can be provided onsite OR pay a cash-in-lieu contribution for the shortfall that cannot be provided on-site, based on the cost of \$5,200 per bay as set out in the City’s 2014/2015 Budget being a contribution of ~~\$50,596~~ \$14,196;

The Cash in Lieu payment of \$14,196 can be paid on a five year plan.”

ADMINISTRATION COMMENT:

It is also recommended that Advice Note 6 is added as follows:

“6. In relation to condition 9.1, seven (7) carbays are available at Nos. 442-446 Beaufort Street for reciprocal carparking.”

PROPOSED AMENDMENT NO. 2:

Requested by: Mayor John Carey
Prepared by: Gabriela Poezyn, Director Planning Services

That Condition 9 and Advice Note 4 of the Officer Recommendation be deleted as follows:

~~“9. WITHIN TWENTY-EIGHT (28) DAYS OF THE ISSUE DATE OF THIS ‘APPROVAL TO COMMENCE DEVELOPMENT’, the owner or the applicants on behalf of the owner shall comply with the following requirements:~~

~~9.1 Cash in Lieu for Car Parking~~

~~Provide plans showing that the required car parking shortfall of 9.73 commercial car bays can be provided onsite OR pay a cash-in-lieu contribution for the shortfall that cannot be provided on-site, based on the cost of \$5,200 per bay as set out in the City’s 2014/2015 Budget being a contribution of \$50,596;~~

ADVICE NOTE:

~~“4. In relation to condition 9.1 the cash-in-lieu amount may be reduced if additional car bays are provided on-site or in conjunction with any other arrangement acceptable to the City.~~

~~Alternatively the lodgement of an appropriate assurance bond/bank guarantee of the above value to the satisfaction of the City can be undertaken. This assurance bond/bank guarantee will only be released in the following circumstances:~~

~~4.1 To the City at the date of issue of the Building Permit for the development, or first occupation of the development, whichever occurs first; or~~

~~4.2 To the owner(s)/applicant following receipt by the City of a Statutory Declaration of the prescribed form endorsed by the owner(s)/applicant and stating that they will not proceed with the subject ‘Approval to Commence Development’; or~~

~~4.3 To the owner(s)/applicant where the subject ‘Approval to Commence Development’ did not commence and subsequently expired; and”~~

9.3.4 LATE ITEM: Review of the Annual Budget 2014/2015

Requested by: Cr Harley

Prepared by: Director Corporate Services, John Paton

PROPOSED AMENDMENT:

That Recommendation 1 and 2 be amended to read as follows:

- "1. APPROVES BY AN ABSOLUTE MAJORITY the adjustments to the 2014/15 Annual Budget as reported in Attachment 001, subject to removal of the following item(s) from the list of agreed adjustments and corresponding amendment to the total values specified in that attachment:**
 - (a) Capital Expenditure Item 4 "Water Corporation Laneway upgrade \$7,750"; and**
- 2. ENDORSES the Revised Budget 2014/2015 as reported in Attachment 002, subject to the removal of the item(s) listed in 1 above; and"**