

5.1.3 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)

Ward:	South	Date:	23 January 2014
Precinct:	Mount Lawley Centre: P11	File Ref:	PR18301; 5.2014.555.1
Attachments:	001 – Property Information Report 002 – Development Application Plans 003 – Applicant’s Letter 004 – Car Parking Table – 448 Beaufort Street (2008) 005 – Car Parking Table – 442-446 Beaufort Street (2013)		
Tabled Items:	Nil		
Reporting Officer:	R Narroo, Acting Co-ordinator Statutory Planning		
Responsible Officer:	G Poezyn, Director Planning Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and Metropolitan Region Scheme, **APPROVES BY AN ABSOLUTE MAJORITY** the application submitted by Bruce Arnold Architects on behalf of the owner Miraldo Nominees Pty Ltd for the proposed Change of Use from Eating House to Eating House and Small Bar (Unlisted Use) at No. 448 Beaufort Street, Highgate, as shown on plans stamp dated 3 October 2014 and amended plans received on 23 January 2015, included as Attachment 002, subject to the following conditions:

1. Number of Persons

- 1.1 The maximum patronage for the Small Bar including the courtyard area shall be One Hundred Twenty (120) persons;
- 1.2 The maximum patronage for the Eating House shall be One Hundred Eight (108) persons; and
- 1.3 Any proposed increase to the number of patrons of the proposed Small Bar and Eating House will require a further development application;

2. Hours of Operation

Small Bar (Unlisted Use):

- Monday to Friday – 6 pm – Midnight;
- Saturday – 12 noon – Midnight; and
- Sunday – 12 noon – 10pm;

3. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive from Beaufort Street;

4. Signage

A separate application is required to be submitted for any proposed signage that does not comply with the requirements of the City’s Policy relating to Signs and Advertising;