

APPEAL FOR APPROVAL FOR CHANGE OF USE:
103-107 Edward Street
Perth WA6001

Submitted by:

BASIL DE MELLO

Director

EAGLES COMMUNICARE LTD

ABN No: 14 615 394 995

Date: 24 January 2018

Table of Contents

INTRODUCTION – Cover Letter.....	page 3
1.0 Traffic Management – Car Park Spaces.....	page 4
1.1 Opening Hours.....	page 4
1.2 Thursdays – Bible Study Class.....	page 4
1.3 Thursdays – Home Group/Prayer Meeting.....	page 4
1.4 Sunday Church meeting.....	page 4
1.5 Concluding Remarks on Traffic Management.....	page 4
2.0 Noise Pollution.....	page 5
3.0 People Traffic Management.....	page 5
3.1 Weekdays.....	page 5
3.2 Thursdays.....	page 6
3.3 Sundays.....	page 6
CONCLUSION.....	page 7
Appendix 1 - Street Map	
Appendix 2 - Floor Plan	
Appendix 3 - Council Letter of Approval for 84-92 Parry Street	
Appendix 4 - Certificate of Title	
Appendix 5 - Site and Floor Plan	
Appendix 6 - Arial Photo 103-107 Edward Street, Perth WA6000	

The Director
Planning and Approvals Services
City of Vincent

24 January 2018

Dear Sir/Madam

APPLICATION FOR CHANGE OF USE: 103-107 EDWARD STREET, PERTH WA6001

I would like to apply for Change of Use of the property at 103-105 Edward Street, Perth which is presently office/warehouse to include a place of worship in Unit 3 (please see Appendix 1 attached).

We are a Public Benevolent Institution operating in the city to help the poor and needy. We work with the Department of Housing, Homeless Connect, WA Foodbank and other charities in the city. We would like to look at opportunities to work with the City of Vincent Council too.

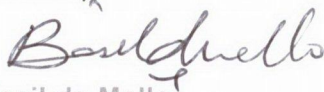
On Sundays we would like to allow a portion of the property (Unit 3) to be used as a place of worship by Eagles City Mission Ltd, a not-for-profit organization operating as a church. Eagles City Mission Ltd will also be sharing the use of the offices on weekdays. A full schedule of potential weekly activities is explained later.

Eagles City Mission Ltd received a conditional approval from the City of Vincent on 19 September 2017 for the property at 84-92 Parry Street (Lot 501 D/P: 56750) to use it as place of public worship. Please refer to your File Ref No: 5.2016.481.1 (I'm attaching the document to this application – Appendix 3) Unfortunately, they were not able to secure the lease on that building, losing out in their bid to a fitness group.

The property at 103-107 Edward Street is large enough and perfectly suitable to be used not just as an office/warehouse but also as a place of worship on Sundays. We will meet all compliance requirements by the Council for this additional change of use. Please refer to the submission below.

Thanking you for your kindness and cooperation.

Sincerely,



Basil de Mello
Pastor | Eagles City Mission
Director | Eagles Communicare Ltd

Basil@eaglescitymission.com.au | +61433 304 683 | www.eaglescitymission.com.au | 51 Wittenoom Street East Perth WA 6004

A. Anticipated Concerns & Action Plans

1. Traffic Management – Car Park Spaces

1.1 OPENING HOURS

1.1.1 Our office will be open from Tuesday to Friday from 9:30 am to 4:00pm during the weekdays.

1.1.2 We are closed on Mondays and Saturdays.

1.1.3 During our office hours, there are usually about 6-9 people in the building most of the time. This includes 2-3 staff from Eagles City Mission.

1.1.4 ACTION:

We will not be using street parking during office hours as we already have 9 car park lots assigned to our property. They are located at the entrance of the building along Edward Street.

1.2 THURSDAYS – BIBLE STUDY CLASS

On Thursdays, Eagles City Mission runs a **Bible Study class** scheduled after the normal business hours from 5:15–6:30 pm. The usual attendance ranges from 8-12 people with about a third of them (3-4 people) walking or using public transport. The Claisebrook Train station is a 7-minute walk away from the building.

1.3 THURSDAYS – HOME GROUP/PRAYER MEETING

Every alternate Thursday, from 7:30 – 9:30pm, we hold either our **Prayer Meeting or Home Group Meeting**. The attendance also varies from 8-15 people. There are ample parking lots for the meeting.

1.4 SUNDAY CHURCH MEETINGS

1.4.1 We will be using the building for our **Sunday Church Services** from 9:00am until about 12:30pm.

1.4.2 We have about **80 people** who come regularly to the service at the moment.

1.4.3 About **30% of the congregation (about 20-25 people)** either take a train or bus to the city or walk to church from their home in the city.

The closest train station – Claisebrook Train Station – is only a 7-minute walk away.

1.4.4 In addition, we intend to install at least **5 bicycle stations/bars** for those who cycle to the office during the weekdays and to the church service on Sundays.

2 Noise Pollution

STRATEGY/ACTION:

2.1 We plan to use Unit 3 (please refer to Appendix 1) as the auditorium for our church service. The stage will be located at the back of Unit 3. This means that the noise component will be located at the back of the building away from the residents along Edward Street. This backs up to the back of another warehouse directly behind the property. The noise from the music WILL NOT be heard by the residents along Edward Street and Parry Street.

(Please refer to Appendix 2 - Floor Plan)

2.2 We will also put up fire-proof, heavy drapes around the stage and the room to further absorb noise and improve the acoustics in the room.

2.3 In addition, we are prepared to submit to an acoustic report whenever needed by your department.

3 People Traffic Management

STRATEGY:

3.1 WEEKDAYS

There will not be any increase in foot traffic over the weekdays as we do not expect walk-ins during the day. **We ARE NOT a Drop-In Centre.** The visitors who may come to the office will all have prior appointments.

3.1.1 ACTION:

No one will be permitted to gather in front of the property. This will prevent the increase in foot traffic and protect the privacy of the residents along Edward Street.

3.2 THURSDAYS

The attendees who come to the **Bible Study Class** and **Home Group/Prayer Meetings** add up to about 8-15. About one third (3-4 people) would take public transport or walk to the office. **Claisebrook train station** is just a 7-minute walk away too.

3.2.1 ACTION:

All the activity is indoors and no one is permitted to gather in front of the office. This will lessen people traffic and also protect the privacy of the neighbours in the vicinity.

3.3 SUNDAYS

Our Sunday Church service will go **from 9:00 am to about 12:30pm**. A regular number of 80 people are expected to attend the church service. We have decided on a few steps to allay the fears of the residents regarding foot traffic and their privacy. They are as follows:

- 3.3.1** No one will be allowed to mingle or gather in front of the office on Edward Street when the church service is on. This will protect the privacy of the residents there.
- 3.3.3** The church is **out of bounds after the service** and the front door and the back entrance will be securely locked. **The premises will be manned by CCTV for security reasons on a 24/7 basis.**

CONCLUSION

We assure you that changing the use of the property from just a warehouse/office to also include a place of worship will not result in a decrease in the quality of life for the residents.

WE WILL NOT monopolise the use of car park lots; WE WILL NOT cause noise pollution and WE WILL NOT deliberately attract people who behave in an unsavoury manner. Any incident of unsavoury behavior in the vicinity at the moment is not related to Eagles Communicare Ltd or Eagles City Mission.

WE WILL TAKE all necessary steps required to modify the premises to comply with the current building standards as approved by the Town of Vincent.

Our aim is to keep Edward Street a safe place for all the residents in the vicinity. Our heart is also to work with the neighbouring businesses and residents to the best of our ability. We would like to also work with the City of Vincent in serving the wider community.

I hope that you will give us an opportunity to prove ourselves in the City of Vincent by giving us the Approval for a Change of Use of 103-107 Edward Street, Perth. An expedited response will be much appreciated in the light of the earlier approval for 84-92 Parry Street

Please do contact me on 0433 304 683 or email me on basil@eaglescitymission.com.au if you have any queries.

Once again, I thank you for your kind consideration.

Sincerely,



Basil de Mello
Pastor | Eagles City Mission
Director | Eagles Communicare Ltd

basil@eaglescitymission.com.au | +61433 304 683 | www.eaglescitymission.com.au | 51 Wittenoom Street East Perth WA 6004

Extra Note:

I was advised by your officer to sketch the Site and Floor Plan (Appendix 5) for the purpose of this application because the Council is uncertain about the existence of a copy of the Site Plan due to the age of the building. The Site Plan is not drawn to scale.