

Cleaver

St. & Co.

**APPLICATION FOR CHANGE OF USE FOR
14 CLEAVER STREET, WEST PERTH**

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Under the business name Cleaver Street and Co., we currently hold a lease on the building at 14 Cleaver Street, West Perth and wish to apply to change the current approved land use to allow us to hold events in our space, which we believe will be a benefit to both our business, the local area and residents of The City of Vincent.

As Cleaver Street & Co., we also own and run The Cleaver Street Coffee Shop at 50 Cleaver Street. We opened the coffee shop in July 2015 and it has since become a well regarded local institution, with an incredibly loyal customer base from the surrounding community who patron the coffee shop every day. It's not uncommon to see many customers there at the same time every morning catching up on their previous day with the staff and other regulars who frequent the shop. With the proposed changes to our building at 14 Cleaver Street, we're hoping to create the same community minded space to bring people together from the local area.

CURRENT USAGE

Currently the approved land use for 14 Cleaver Street is "office/warehouse". Since becoming the lease-holders of the property in July 2016, the space has been operating as a shared office/co-working space and as a storage space for our coffee shop located at 50 Cleaver Street. At present the space is primarily accessed during business hours during the week and generally has 1 - 10 people in the space on an average day. We're seeking to change the approved land use to "commercial hall" (the suggested applicable land use from our previous meeting with staff from the City of Vincent's Health, Planning and Building departments) and gain a capacity permit of 100 people as a means of holding events in the space to complement our current use as a co-working space.

PROPOSED CHANGES & DEVELOPMENT

We have been working with a building surveyor over the past 6-12 months to assess the building and advise on the building upgrades that will be required in order to certify 14 Cleaver Street as a public building. We have contractors who have assessed and quoted on upgrades to the building, Such as (but not limited to):

- The addition of a disabled access toilet & washroom to meet our increased capacity
- Applicable emergency lighting & electrical upgrades
- Appropriate disabled access to the site and ammendments to emergency exits.

We're confident that if the change of land use approval is put forward that we will be able to be meet the BCA and health standards and that a certificate of construction compliance can be provided to the City of Vincent's building department.



INTENDED OPERATION OF 14 CLEAVER STREET - AFTER CHANGE OF USE

Our aim with this application is to change the building's approved land use from office/warehouse to "commercial hall" as a means of running small (less than 100 people) public and private events. These sorts of events of an increased capacity will primarily be held after 5:30 pm and never between the hours of 12:00 am and 6:00 am. We also intend to continue to run 14 Cleaver Street as a shared co-working space during the week, and as such any events of increased capacity will generally be on Friday and Saturday evenings rather than weeknights.

We would expect that some of the functions taking place in the building would be selling or providing liquor and would require a temporary "occasional licence" from the Department of Racing, Gaming and Liquor on the dates these take place.

EXAMPLES OF POTENTIAL FUNCTION TYPES

- Art & Photography exhibitions
- Video & Short film screenings
- Project launches (fashion, music, product or brand launches)
- Presentations, Talks and Workshops
- Social events
- Fundraiser nights
- Please note these events will not involve amplified live music and we have no intention of becoming a live music venue.

Since taking on the lease, we have been very interested in running these sorts of events in the space as Cleaver Street & Co. is now moving into areas focused on the creative industries and supporting local projects in the arts. Along with the complementary element to our own business, allowing functions such as these creates a vibrant, positive atmosphere in the local area, in disused industrial spaces that would otherwise remain empty.

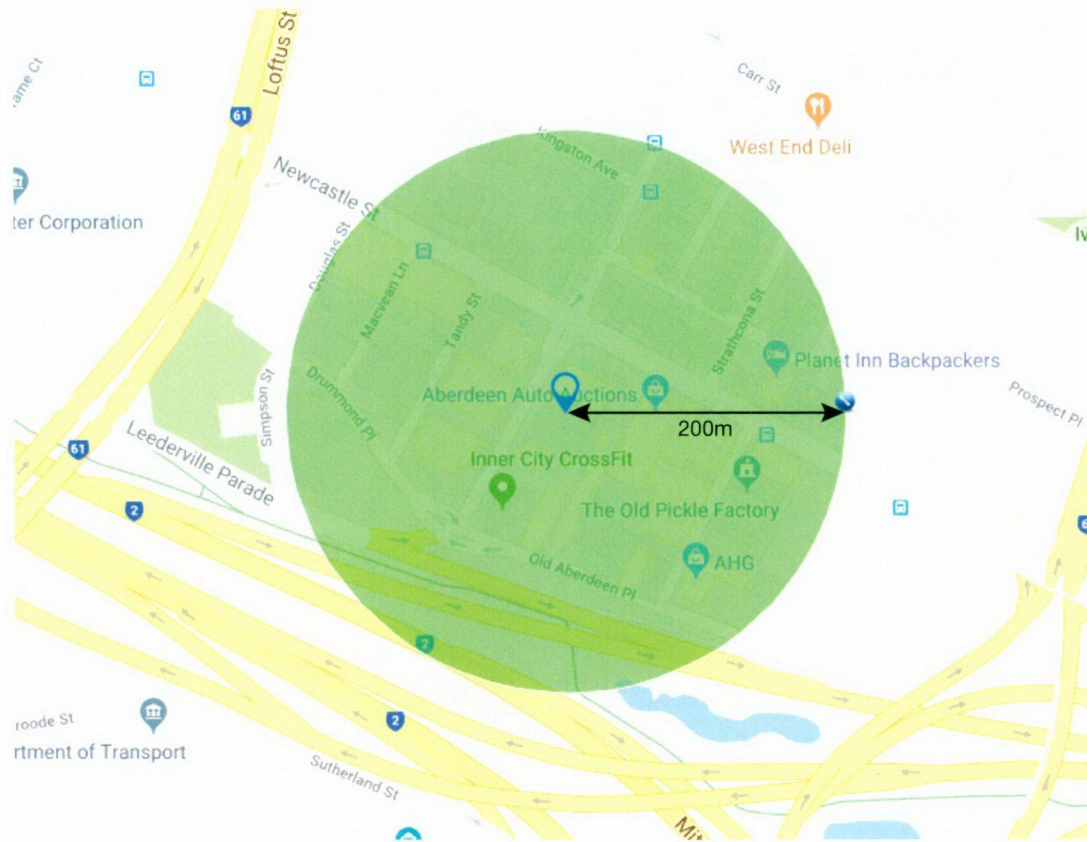
Along with running our own events we would also be interested in hiring the space out to others to make use of. Since taking over the lease and completely restyling the building at 14 Cleaver (which was previously an aluminium and glass fabrication workshop), we've been inundated with emails from people who have seen photos of the space and have been looking for unique spaces to hold functions such as exhibitions, receptions and launch events. While we've had to decline these requests, it would be great to allow others to make use of a particularly unique space which is quite rapidly disappearing from the Perth landscape.

CAPACITY, PATRONS & STAFF

As previously noted, we are seeking a capacity of 100 people on the premises. The main open area of the building is approximately 200 square metres (total site square meterage of 273.2). As advised by our building surveyor, this floor space could potentially allow for above 200 person capacity limit, however we have modest aims in terms of the kinds of functions we wish to run and a reduced capacity of 100 allows for plenty of space for patrons to move.

There are currently 2 staff members for the space (currently only 1 on site day-to-day). For any functions involving the selling of alcohol, 1-2 RSA approved bar staff will be on site, along with 1 security contractor monitoring both the entrance and the patrons within the building.

PARKING SURVEY & CONSIDERATIONS



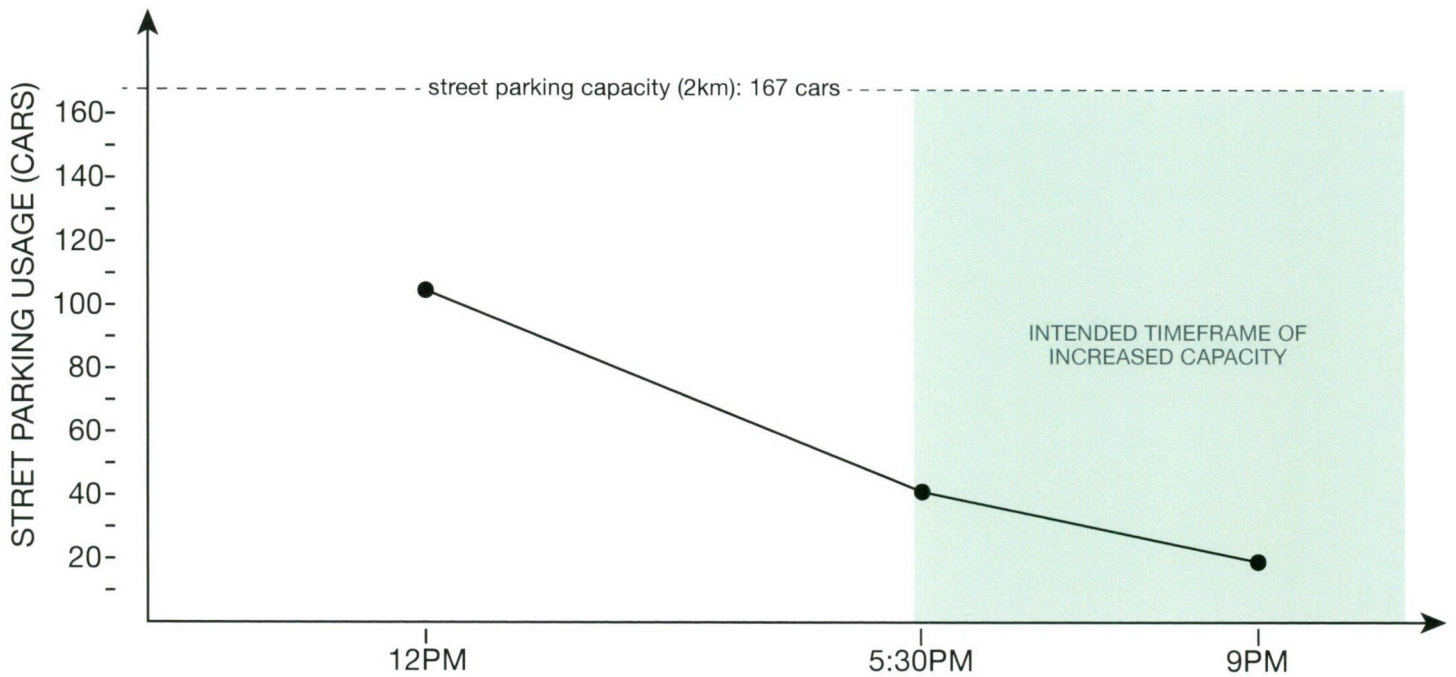
STREET PARKING AVAILABILITY

As displayed on the above diagram, within 200 metres of the site at 14 Cleaver Street, there is available street parking bays on Cleaver Street, Old Aberdeen Place, Golding Street, Strathcona Street, Kingston Avenue, Drummond Place and Newcastle Street. The total amount of street parking bay space within this radius is approximately 1,173.8 metres. Taking the standard parallel street parking bay allotment of 7 metres as outlined in AS2890, we're left with an approximate street parking capacity in the immediate area of 167 cars.

These street parking bays are time limited between the hours of 8 am - 5:30 pm Monday to Friday, 8 am - 12 pm Saturdays, and no time limit on Sundays. Our period of increased capacity will be between the hours 5.30pm and 12pm, and typically on weekends, and as such will not impede on the time restrictions placed on these parking areas.

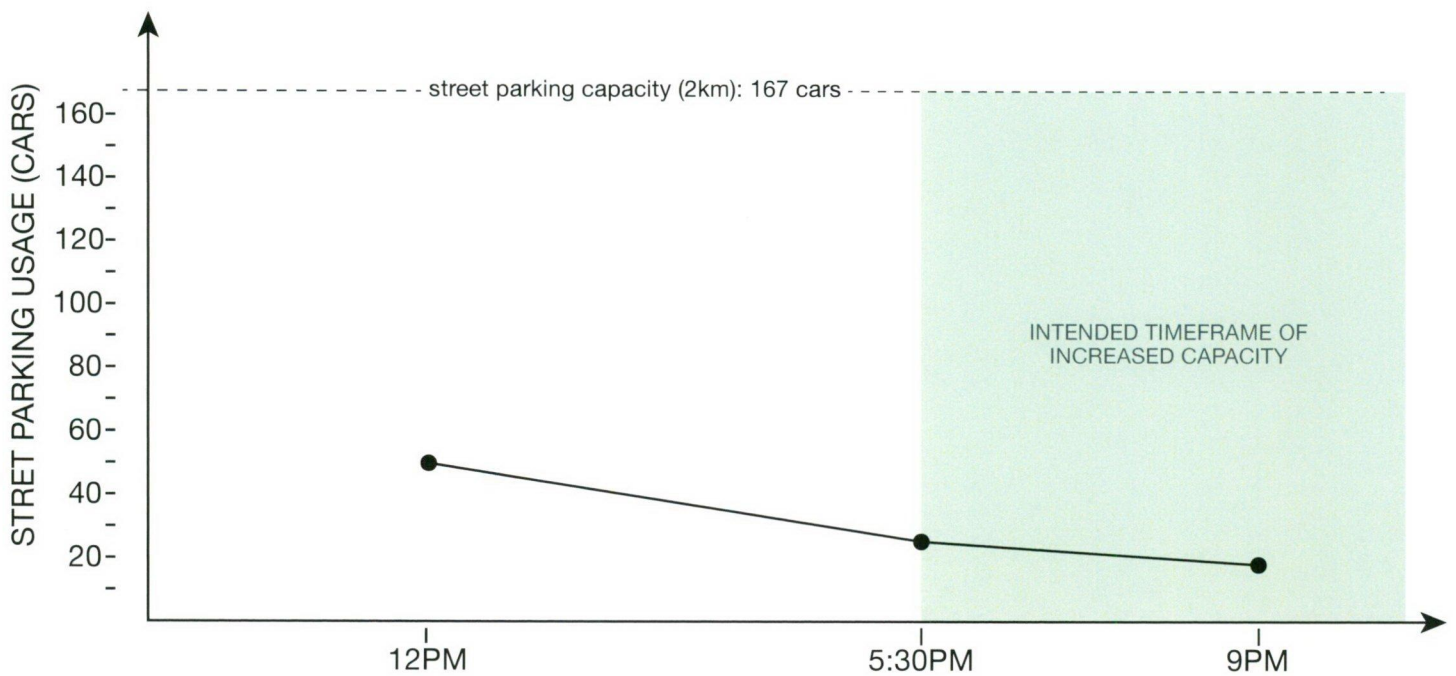
AVERAGE STREET PARKING USAGE (WEEKDAYS)

12pm: 104 cars
5:30pm: 41 cars
9pm: 20 cars



AVERAGE STREET PARKING USAGE (WEEKENDS)

12pm: 50 cars
5:30pm: 24 cars
9pm: 19 cars



PUBLIC TRANSPORT FACILITIES IN IMMEDIATE AREA

Within 200 metres of the site at 14 Cleaver Street, 4 bus stops are located (Newcastle after Cleaver, Newcastle before Golding, Cleaver after Carr, Cleaver after Kingston) servicing the number 15, 402, 403 and 404 buses. Within 500 metres of 14 Cleaver Street is the City West train station, and within less than a kilometre is the Leederville train station.

STAFF PARKING

Picton Press, a neighbouring business located across the road at 7 Cleaver Street has agreed to provide access to 3 private car bays on their property, should they be required for Cleaver Street & Co. staff

SUMMARY: POINTS OF DIFFERENCE TO CONSIDER

- Lower requested capacity (100 pax) in relation to floor space - Total floor space of 273.2 m², open space floor area of approximately 200 m². 1 persons per 2 square metres as opposed to a potential 1 person per 0.75 square metres.
- No amplified live music - The space will operate as a meeting and function space with no intentions of becoming a live music venue.
- Any events of increased capacity will be outside the hours of business operations in the area (primarily weekends, occasionally week nights) and as such will not impede on peak parking periods or time limited parking bay restrictions. 167 parking bays in the immediate area provides more than 1 car bay per person at maximum capacity.
- As illustrated by the large amount (approximately 330) of signatures of support from residents provided with this document (the vast majority of which are residents in the immediate area of the City of Vincent) there is a great deal of enthusiasm for activating disused spaces with projects that will benefit the local community.