

Response to outcome of advertising - 14 Cleaver Street West Perth.

Carparking

(Street-parking availability):

As per change of use application, a thorough car parking survey of the immediate (2km radius) area surrounding the site was undertaken. Within this radius is street parking spaces for 167 cars, with the peak time of constrained availability being weekdays around midday (average 104 cars). This number dropped to an average of 50 cars at the same time on weekends, and an average of 20 cars by 9pm at night.

Our intended time of increased capacity is outside of business hours - (between 5:30 and midnight), on evenings and primarily weekend evenings. Residents' concerns about the impact on parking availability should be eased by the fact that times of increased patronage at our site would not be during peak use hours. Events will occur at times when there is 80-90% of street parking unoccupied (evenings and weekends).

For more thorough figures and details pertaining to the issue of car parking please refer pages 3,4 and 5 of our initial cover letter application document.

Carparking

(Unauthorised parking on surrounding lots):

Given the ample on-street parking at our proposed hours of increased patronage (evenings and weekends), the close proximity to public transport (City West Train Station, multiple bus routes) and the fact that neighbouring lots are properly secured after hours, we have no reason to believe unauthorised parking by patrons will be an issue. However, we will be providing maps and information encouraging public transport usage and suitable car parking options in the area for any functions occurring at 14 Cleaver Street. These will be provided direct to patrons and available on our website.

Noise:

All functions will cease at 12 midnight, comply to all noise/decibel requirements and we have no intention of becoming a live music venue with amplified live music.

Anti-social behaviour:

The site at 14 Cleaver Street is the face of our brand, and running events in the space is primarily a means of building exposure for our brand and building relationships with the community for our future business projects. As such we have the utmost commitment to maintaining our existing professional, community-focused and friendly image when running events in the space, as projecting any perceived anti-social behaviour would only be counter to our business goals.

While we have no intention of obtaining a liquor license for the building or running the space as a bar, any functions that do happen to involve the provision of alcohol will obtain the proper temporary permits from racing gaming and liquor, only be provided by service staff with an RSA (and as such, adhere to all laws concerning who can be served) and have a contracted security personnel to prevent any anti-social behaviour inside or outside the venue.

The nature of all functions occurring in the space will be civilised, approachable and friendly (no live rock and roll, raves etc) with the purpose of fostering the arts and community goals of our brand, and our patrons/demographic will reflect that. We firmly believe the development will have a strong social benefit to the area rather than encouraging any anti-social elements.

We appreciate and acknowledge the concerns of the local residents that have put forward their thoughts, while taking these into account please also acknowledge the over 330 signatures of support for this development from residents in the City of Vincent which has been provided with our original application.