

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Objection:	Officer Technical Comment:
<p><u>Land Use</u></p> <ul style="list-style-type: none"> The proposed use contributes to the erosion of diversity along William Street. Another food business will not contribute as much to the locality as a shop. Can the City confirm if alfresco seating will be used or proposed? Would the operator need to apply for a separate alfresco permit? Has alfresco customers been taken into consideration with the total number of patrons? Believe the ad-hoc approval of food businesses is depriving the area of the opportunity to thrive as a diverse and interesting city fringe location. 	<p>A Restaurant/Café is a permissible use on the subject site under the City's Local Planning Scheme No. 2. The City does not consider market forces as part of their planning assessment, and can only consider uses as per the planning scheme, strategies and policies.</p> <p>Alfresco seating has not been submitted as part of the planning application. If the applicant wished to have alfresco seating they would apply online to the City. As the City's Place team are actively encouraging alfresco dining within the town centres and major entertainment precincts, such as William Street, the City would consider an application for alfresco dining at this site. Parking is not considered when a restaurant applies for an alfresco license.</p>
<p><u>Car Parking</u></p> <ul style="list-style-type: none"> The car parking shortfall is not able to be accommodated in the surrounding area, as the City's own data shows that parking availability is almost non-existent in this area, particularly during peak restaurant times. Even if the applicant is required to pay cash in lieu at the full rate, we are not aware of any plans that the City has for how this money would be spent in this area to alleviate parking pressure. The proposed take away component requires short term parking bays in the immediate vicinity for customers and presumably delivery drivers. This is not addressed in the proposal and there are not short term bays located in close proximity. Customers and business owners using our driveway as a parking bay is a significant issue already, and could be exacerbated by this business with no parking bays. The use of our private car park by patrons of the restaurant is of significant concern. Customer access for our tenants is provided on site, and it is not fair that our tenants should have to monitor car parking access by patrons of other businesses. This can only be exacerbated by the proposal. If alfresco seating is proposed, would this impact upon the parking requirements. The applicant has not submitted any justification or management plan for parking and access. This is likely because there is no reasonable plan to alleviate the parking shortfall. 	<p>The site is located in a highly central location, close to buses and Perth train station and within close proximity to walkable residential areas. These factors will be considered by the City's Councillors when determining the requirement for cash in lieu parking.</p> <p>The City's Rangers are able to assist with complaints regarding illegal parking, including the customers of other businesses parking on public property.</p> <p>Alfresco seating is applied for through a separate application process, and as no alfresco seating has been applied for at this stage, it has not been included in the assessment.</p> <p>The applicant has included a parking management plan, after the advertising process was completed. This has been included as an attachment to the Council Report, for the Elected Member's consideration.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.