

## 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 Support:	Officer Technical Comment:
No comments provided.	Noted.
Comments Received in Objection:	Officer Technical Comment:
<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>The key difference between the existing Restaurant use and the proposed Tavern use is the ability for the premises to sell liquor without a meal. The subject tenancy could apply to have an extended trading permit under its current liquor license. The applicant would be required to demonstrate the public interest under an application for an extended trading permit and that stricter conditions apply to extended trading permits, opposed to a Tavern.</li> <li>Concerns with regards to the social impact of the proposal. An increased opportunity to access alcohol may result in amenity impact and risk to human safety for the Leederville locality.</li> <li>Approving the Tavern would increase the requirements for management of customers entering and existing the premises.</li> <li>Limited information provided by the applicant in support of the change of use application.</li> </ul>	<p>Administration has received a development application for a change of use from an Eating House to a Tavern and has assessed the merits of the subject proposal. Administration is unable to comment on proposals outside of the scope of what has been applied for. Should the application for a Tavern be supported by Council, the Department of Racing, Gaming and Liquor will determine if a public interest assessment is required under its legislation.</p> <p>The subject site is located within the Leederville Town Centre, which is designated as a Secondary Centre under State Planning Policy 4.2: Activity Centres. The proposed Tavern land use is considered an appropriate use for the Leederville Town Centre, which is characterised by commercial development.</p> <p>A condition of approval has been recommended requiring an updated Venue Management Plan to be submitted and approved by the City.</p>
<p><u>Trading Hours</u></p> <ul style="list-style-type: none"> <li>The current trading hours of the subject tenancy will increase by 77 percent, should the proposed trading hours be approved by Council.</li> <li>Concerns regarding the intensification of the subject tenancy (in terms of operating hours) and the impact the intensification will have on the amenity of the locality.</li> </ul>	<p>The City's Policy No. 7.5.7 – Licensed Premises (Licensed Premises Policy) permits Tavern land uses located within District Centres to operate from 7:00am to 12:00am Monday to Saturday and 7:00am to 10:00pm Sunday.</p> <p>A condition of approval has been recommended for the proposal to comply with the permitted operating hours under the Licensed Premises Policy.</p> <p>The development approval for the Eating House did not include a condition limiting trading hours. It is noted that a Restaurant (formerly Eating House) has unrestricted operating hours under the Licensed Premises Policy. The Policy requires the operating hours of a Restaurant to be in accordance with Section 98F of the <i>Liquor Control Act 1988</i>, which permits Restaurants to operate at any time for Mondays to Sundays.</p>
<p><u>Car Parking</u></p>	

## Summary of Submissions:

<b>Comments Received in Objection:</b>	<b>Officer Technical Comment:</b>
<ul style="list-style-type: none"><li>• Objects to the previous approved car parking shortfalls being taken into consideration as part of this development application. Submission recommends the application is assessed as a new application under the current car parking policy.</li><li>• A Tavern is likely to have increased car parking demand compared to a Restaurant as customers may be more inclined to stay for a shorter period of time.</li><li>• Objects to the provision of nil car parking bays in lieu of the 0.15 car bays required per person on site. 30 car bays would be required for the proposed 200 customers.</li><li>• The applicant has not provided a Parking Management Plan to support the car parking shortfall.</li><li>• Requests that Council charge cash-in-lieu for any car parking shortfall, should Council support the application.</li></ul>	<p>The City considers previously approved car parking shortfalls and cash-in-lieu payments as part of the assessment of non-residential development applications.</p> <p>The City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements (Parking Policy) provides the same car parking requirement for a Tavern as a Restaurant/Café (formerly Eating House). The land uses have been assigned the same parking requirement as the uses were deemed to have similar trip generations.</p> <p>The car parking and public transport options available in the Leederville Town Centre is sufficient to meet the demands of the car parking requirements of the Tavern, whilst also promoting alternative modes of transport, which is consistent with the objectives of the City's Parking Policy.</p>