

23<sup>rd</sup> November 2018



Chief Executive Officer  
Town of Vincent  
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LEEDERVILLE WA 6902

PO Box 64 Applecross  
Western Australia 6953  
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Web: [www.planninghorizonswa.com.au](http://www.planninghorizonswa.com.au)

Attention: Planning Department

Dear Sir / Madam,

Subject: **PROPOSED EXTENSION TO OPERATING HOURS FOR EXISTING CAFÉ / RESTAURANT AT TENANCY 1, LOT 200 (150 - 154) OXFORD STREET, LEEDERVILLE**

On behalf of the owner of the subject property, please accept the attached Development Application for the proposed extension to operating hours to the existing café / restaurant.

In addition to this cover letter, please find enclosed:

1. Three (3) sets of the site plan, floor plan and elevations of the existing café / restaurant;
2. Copy of the Certificate of Title;
3. Completed planning application form signed by the owner;
4. Completed Consent and Indemnity Form 2; and
5. Payment of the Development Application fee.

The existing café / restaurant was approved as an 'Eating house' on by Council on 8<sup>th</sup> March 2005. The conditions of approval were, but not limited to:

- *The floor areas shall be limited to;*
  - a. *45 square metres of gross floor area for the shop component; and*
  - b. *59 square metres of public area for the eating house component;*
- *The hours of operation for this approval are as follows:*
  - *Monday to Thursday: 7:00am to 6:00pm;*
  - *Friday and Saturday: 7:00am to 9:00pm; and*
  - *Sunday: 7:00am to 6:00pm.*

The 2005 approval did not reference a maximum number of patrons. However, it does indicate that there is to be no more than eight (8) employees on site at any one time. In addition, the approval only allows for 59sqm for the eating house component.

As part of this application to extend the operating hours, *no changes to the number of staff or the 59sqm of eating house component* are proposed to be changed.

Proposed new hours of operation are:

Monday to Thursday - 6:00am to 12:00am (midnight)

Friday to Sunday - 6:00am to 12:00am (midnight)

The subject tenancy has successfully housed a café and restaurant lifestyle for the past 13 years and contributed significantly to the dynamics and culture of the Leederville Town Centre. We see the proposed increase in operating hours as a way to further build upon and improve the vibrancy and street level social interaction into the evening hours.

The extended hours of operation will permit a greater linear continuance of night time activities and eateries through the social hub of the City of Vincent. This will eliminate the negative contrast of one shop open, and another closed in the heart of Leederville. This will in turn add to the attraction and culture the Leederville Town Centre has to offer.

We trust the information provided in this application is acceptable. If further information or clarification is required at any time, please do not hesitate to contact Benedict McCarthy on mobile 040 234 9224 or email [info@planninghorizonswa.com.au](mailto:info@planninghorizonswa.com.au)

We look forward to a favourable determination at the City's earliest opportunity.

Regards,

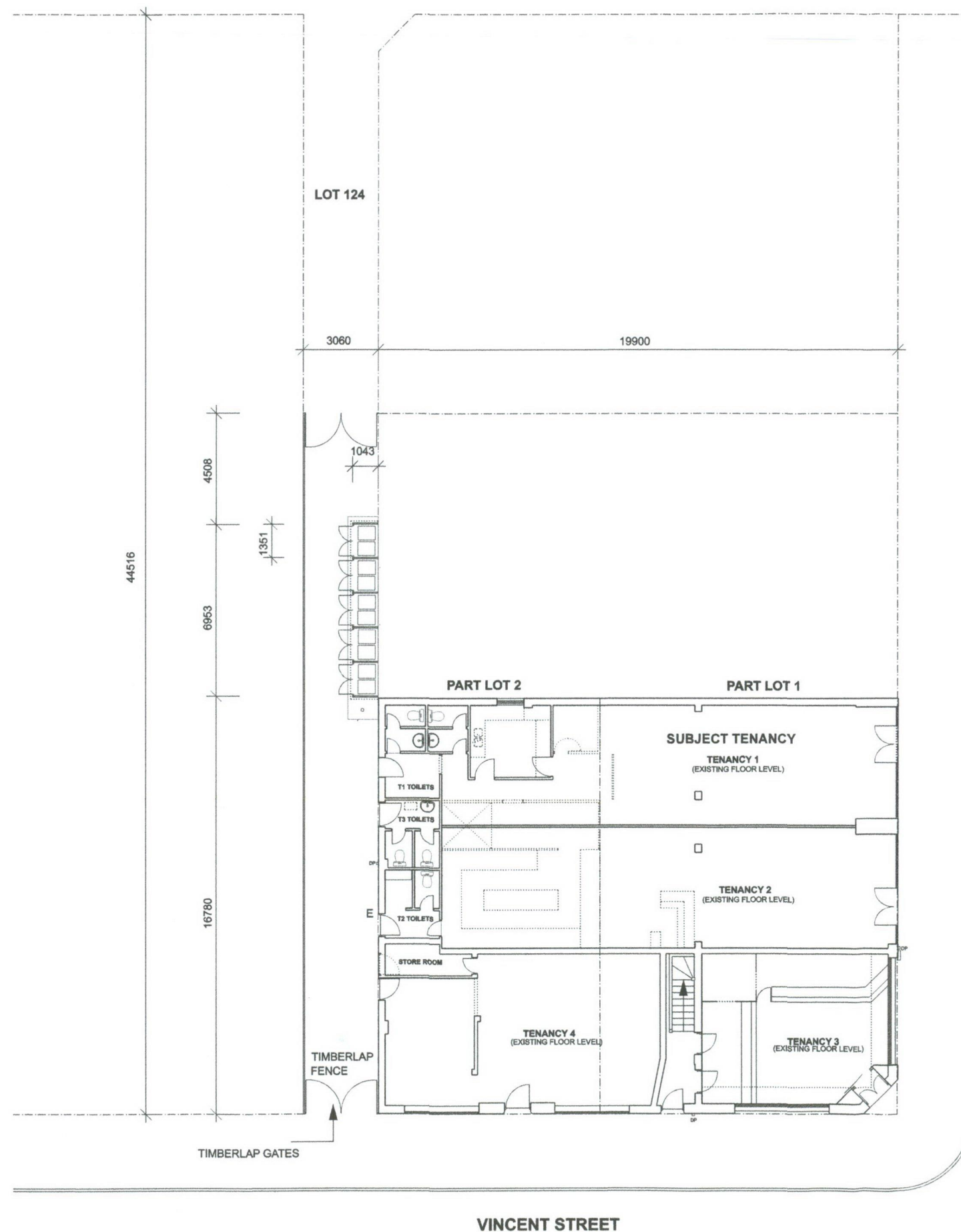


**Benedict McCarthy**  
Director - Planning Services

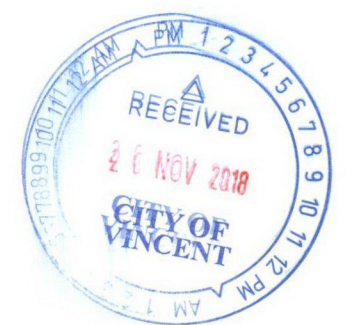








SITE PLAN 1:200



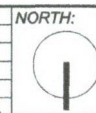
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CONSIDINE AND GRIFFITHS ARCHITECTS PTY LTD

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PROPOSED EXTENSION TO TRADING HOURS FOR TENANCY 1  
150 - 154 OXFORD STREET, LEEDERVILLE

No.	REVISION	DATE	DRWN.	CHKD.




SITE AND LOCATION PLAN

DRAWN DGK	CHECKED JC	DATE 10/09/2004	SCALE AS SHOWN	JOB NO. 04167	REV. B
ALL DIMENSIONS TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK					

DWG.  
A.01

## PARKING MANAGEMENT PLAN FRAMEWORK

<b>Owner/Applicant Details</b>	
<b>Name:</b>	Planning Horizons
<b>Address:</b>	PO Box 64, Applecross 6953
<b>Phone:</b>	0402349224
<b>Email:</b>	<a href="mailto:info@planninghorizonswa.com.au">info@planninghorizonswa.com.au</a>
<b>Applicant Signature:</b>	 <b>Benedict McCarthy</b>

<b>Property Details</b>	
<b>Lot Number:</b>	<u>Lot 200</u>
<b>Address:</b>	<u>Tenancy 1 / 150 Oxford Street, Leederville</u>

<b>Parking Allocation</b>	
<b>Total Number Car Parking Spaces:</b>	<u>1 bay in rear lane</u>
<b>Total Number Short Term Bicycle Parking Spaces:</b>	<u>4 spaces on footpath directly in front of tenancy</u>
<b>Total Number Long Term Bicycle Parking Spaces:</b>	<u>4-6 spaces for staff at rear of tenancy</u>
<b>Total Number Other Bays:</b>	<u>590 public parking bays</u>

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
Restaurant	Staff	8 max	1	4 – 6	0
	Customers	50 max	0	4	590

	Other				

**Alternative Transport:**

<u>Transport Option</u>	<u>Type &amp; Level of Service</u>
<b>Public Transport</b>	
Train	Frequent train services within 800m of tenancy. A minimum of 3 staff will use train services to get to work.
Bus	3 high frequency bus stops within 200m of tenancy. A minimum of 2 staff utilise bus services to get to work.
<b>Pedestrian</b>	
Paths	Excellent pedestrian network throughout the locality with footpaths on both sides of main roads accessing the tenancy location.
Facilities	
<b>Cycling</b>	
Paths	Cycling access good. The chef of the proposed tenancy rides his bike to and from work.
Facilities	No end of trip facilities.
Secure Bicycle Parking	Yes, at rear of tenancy in rear laneway.
Lockers	Lockers are provided for all staff
Showers/Change Room	Not available in the subject tenancy.

**Public Parking:**

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	10	Oxford Street, Leederville City Centre	Short term only
Off Street Parking	90	Vincent Street carpark directly behind tenancy. (234-242 Vincent Street)	Hourly rate
	290	The Avenue Car Park	Hourly rate
	210	Frame Court Car Park	Hourly rate

**IMPORTANT NOTE:**

1. Both the restaurant owner and his wife are counted within the 8 staff to work in the proposed tenancy. One of the chefs also live with them. All 3 will travel together.
2. Uber and ride sharing services are a popular form of alternative transport for staff. They cannot afford to drive to work and pay for hourly parking for the duration of their shifts. For those finishing late at work, Uber is the preferred transport home.
3. Uber / taxi a popular form of transport for patrons wishing to avoid car parking woes, and for those intending to consume alcohol during their visit.