



ROWE
GROUP

Job Ref: 9271
29 October 2020

City of Vincent
244 Vincent Street
LEEDERVILLE WA 6902

Attention: Karsen Reynolds – Senior Urban Planner

Dear Ms Reynolds

**Application for Development Approval – Club Premises
Lot 1 (No. 201-203) Oxford Street, Leederville**

Rowe Group acts on behalf of Mont Blanc Pty Ltd, the landowner of Lot 1 (No. 201-203) Oxford Street, Leederville (the 'subject site'). Please find enclosed the following document in support of the Application seeking Development Approval for a 'Club Premises' lodged with the City of Vincent on Friday 16 October 2020:

- Parking Management Plan
- Details regarding Waste Management

Further background and justification in support of this application is provided below for your consideration.

PARKING MANAGEMENT PLAN

The Parking Management Plan has been prepared in accordance with the requirements of the City of Vincent Local Planning Policy 7.7.1 – Non-Residential Development Parking Requirements ('LPP 7.7.1').

Substantial on street parking via Oxford Street and Melrose Street are available and from communications between our Client and Mr Craig Wilson at the City of Vincent, it is our understood that an additional seven (7) street parking bays are proposed to be constructed adjacent to the development. Refer **Attachment One – Parking Management Plan**.

WASTE MANAGEMENT

The development is currently serviced by the following waste collection services:

- Four (4) standard green bins, collected weekly by Council.
- Four (4) yellow recycling bins, collected weekly by Council.
- One (1) large yellow recycling bin, collected weekly by a private contractor.

Level 3
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- One (1) large general waste bin, collected weekly by a private contractor.

The current waste collection is not at capacity and as such it is anticipated that there is sufficient capacity to accommodate any additional waste generated by the club. Should it transpire that the amount of waste that is generated by the club exceeds the capacity of the existing infrastructure, the frequency of collection by the private contractor will be increased accordingly.

We trust the information contained within this correspondence and within the attached parking management plan, is sufficient to allow the City of Vincent to favourably determine the proposal. Should you require any further information or clarification in relation to this matter, please contact George Hajigabriel or the undersigned on 9221 1991.

Yours faithfully,

Ella Compton
Rowe Group



Attachment One

Parking Management Plan



Parking Management Plan

OWNER/APPLICANT DETAILS	
Name:	Rowe Group – George Hajigabriel
Address:	3/369 Newcastle Street, Northbridge
Phone:	08 9221 1991
Email:	george.hajigabriel@rowegroup.com.au
Applicant Signature:	

PROPERTY DETAILS	
Lot Number:	Lot 1
Address:	201-203 Oxford Street, Leederville

Parking Allocation

PARKING ALLOCATION	
Total Number Car Parking Spaces:	Four (4) car parking spaces on site
Total Number Short Term Bicycle Parking Spaces:	Seven (7) bicycle parking spaces in total
Total Number Long Term Bicycle Parking Spaces:	
Total Number Other Bays:	N/A

DEVELOPMENT TYPE	DEVELOPMENT USERS	PARKING ALLOCATION			
		TYPE / DURATION	NO. CAR SPACES	NO. BICYCLE SPACES	NO. OTHER SPACES
Existing Shop	Staff	Employee (>3 hours)	0	4	-
	Customers	Visitor (< 30 minutes)	3	1	-
Club Premises	Staff (none)	-	-	-	-
	Members	Club Member (<3 hours)	1	2	-



Alternative Transport

TRANSPORT OPTION	TYPE AND LEVEL OF SERVICE
PUBLIC TRANSPORT	
Train	Leederville Train Station (540 metres from site)
Bus	Oxford Street: Leederville Tafe Bus Stops (25m) – Number 15 Bus approx. every 15 minutes. Loftus Street: Bus Numbers 96, 402, 403, 404, approx. every 15 minutes. Newcastle Street: Newcastle St before Oxford St Stop – Number 15 Bus approx.. every 15 minutes.
PEDESTRIAN	
Paths	Principal Shared Path – 250m Pedestrian Paths on Melrose Street and Oxford Street
Facilities	
CYCLING	
Paths	Principal Shared Path – 250m
Facilities	
Secure Bicycle Parking	7 bicycle parking bays provided within the development
Lockers	10 Lockers Provided for Club Premises
Showers/Change Room	1 x Shower and Disabled Toilet / Change Room

Public Parking

	NO. MARKED SPACES	LOCATION	PARKING RESTRICTIONS
ON STREET PARKING	32 Bays	Oxford Street	1 hour ticketed parking
	11 Bays	Melrose Street	2 hour parking
	8 Bays	Melrose Street	1 hour parking
OFF STREET PARKING	210 Bays	Frame Court Car Park (515m)	Ticketed Parking 7am-7pm
	360 Bays	The Avenue Car Park (300m)	Ticketed Parking 7am-7pm



Parking Management Strategies

The landowner and manager of the building will be responsible for the management, operation and maintenance of the parking facilities.

The existing parking facilities adequately service the development. Addition of the Private Club Premises to the roof terrace area will not result in a significant increase to the number of patrons entering the site. Members of the Private Rooftop Terrace Club will be required to pre-book use of the space via a mobile app. This will allow management to assess and ensure that adequate parking is available for members of the Private Club and customers using the Camera House.

End of trip facilities are available for club members including a disabled toilet, shower and changing facilities. The Private Club will primarily service members from the local community and as such additional car parking is not necessary.

The existing Camera House currently employs 12 full time staff and 5 casual staff, all of whom use public transport modes to get to the subject site and therefore do not generate a requirement for use of the on-site parking bays. The site has good access to high frequency public transport modes such as the Leederville Train Station and is in close proximity to bus stops on Oxford Street. Approximately ten (10) staff work at the Camera House at any one time.

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