



ROWE
GROUP

PROPOSED CLUB PREMISES

LOT 1 (NO. 201-203) OXFORD STREET
LEEDERVILLE

DOCUMENT CONTROL

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ATTACHMENTS

1. CERTIFICATE OF TITLE
2. DEVELOPMENT PLANS
3. ACOUSTIC ASSESSMENT



1. INTRODUCTION

Rowe Group acts on behalf of Mont Blanc Group Pty Ltd, the owners of Lot 1 (No. 201-203) Oxford Street, Leederville (the 'subject site'). We have been engaged to prepare and lodge a Development Application for the subject site, seeking approval for modifications to the existing building and a change of the approved use of the site to include a club premises on the roof top terrace area.

The use of the proposed club premises will be carefully managed to ensure that it can only be accessed by members and their guests with a strict limitation on the number of guests that are permitted. This approach will ensure that appropriate monitoring of activities can be undertaken and actions implemented (membership revoked) in the event that members do not follow the required conditions of use. The premises will not be available for use or hire by the general public and no amplified music will be permitted unless otherwise approved by management.

This report includes a description of the following matters:

- ▲ Location of the subject site;
- ▲ Description of the existing land use;
- ▲ Overview of relevant planning and design issues;
- ▲ Detailed explanation of the proposed development; and
- ▲ Justification for the proposed development.



2. DESCRIPTION OF SITE

2.1 LOCATION

The subject site is located in the municipality of the City of Vincent, approximately 2.8 kilometres north west of the Perth Central Area.

Refer **Figure 1 – Regional Location**.

The subject site is situated in Leederville and bound by Oxford Street to the east, Melrose Street to the south, residential development to the west and commercial development to the north. All of the aforementioned roads are sealed, gazetted roads.

Refer **Figure 2 – Local Location**.

2.2 CADASTRAL INFORMATION

The subject site comprises one land parcel, being:

- ▲ Lot 1 on Certificate of Title 1239 Volume 1311 Folio 42.

The subject site has a total land area of 414 square metres, with frontages of 11.74 metres to Oxford Street and 35.2 metres to Melrose Street.

Refer **Figure 3 – Site Plan** and **Attachment One – Certificates of Title**.

2.3 EXISTING IMPROVEMENTS

The subject site is currently occupied by an existing three storey building containing an open retail area, showroom and ancillary offices, and covered terrace. The primary activity undertaken on the site is that of a retail establishment focused on (but not limited to) photographic and multi-media products. The existing building is a relatively new building of high quality. Four (4) bays are provided on site at the rear (western) lot boundary.

The proposal the subject of this application is related to the roof top terrace area on the third level of the building. The roof top terrace is currently approved for the use of activities that are associated with the existing shop. The roof top terrace is able to be accessed from both within the building and from an external access at the rear (car park end) of the building.



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9271_FIG1A_20201006 Leederville (Regional Location) · DRAWN: ADAM GLASKIN · DATE CREATED: 2020.10.06 · PROJECTION: MGA50 GDAS4 · N:\TOWN PLANNING\9200-9999\9271\DRAWING\GA-CAD · ADAM GLASKIN · 2020.10.06

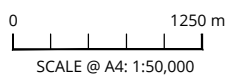
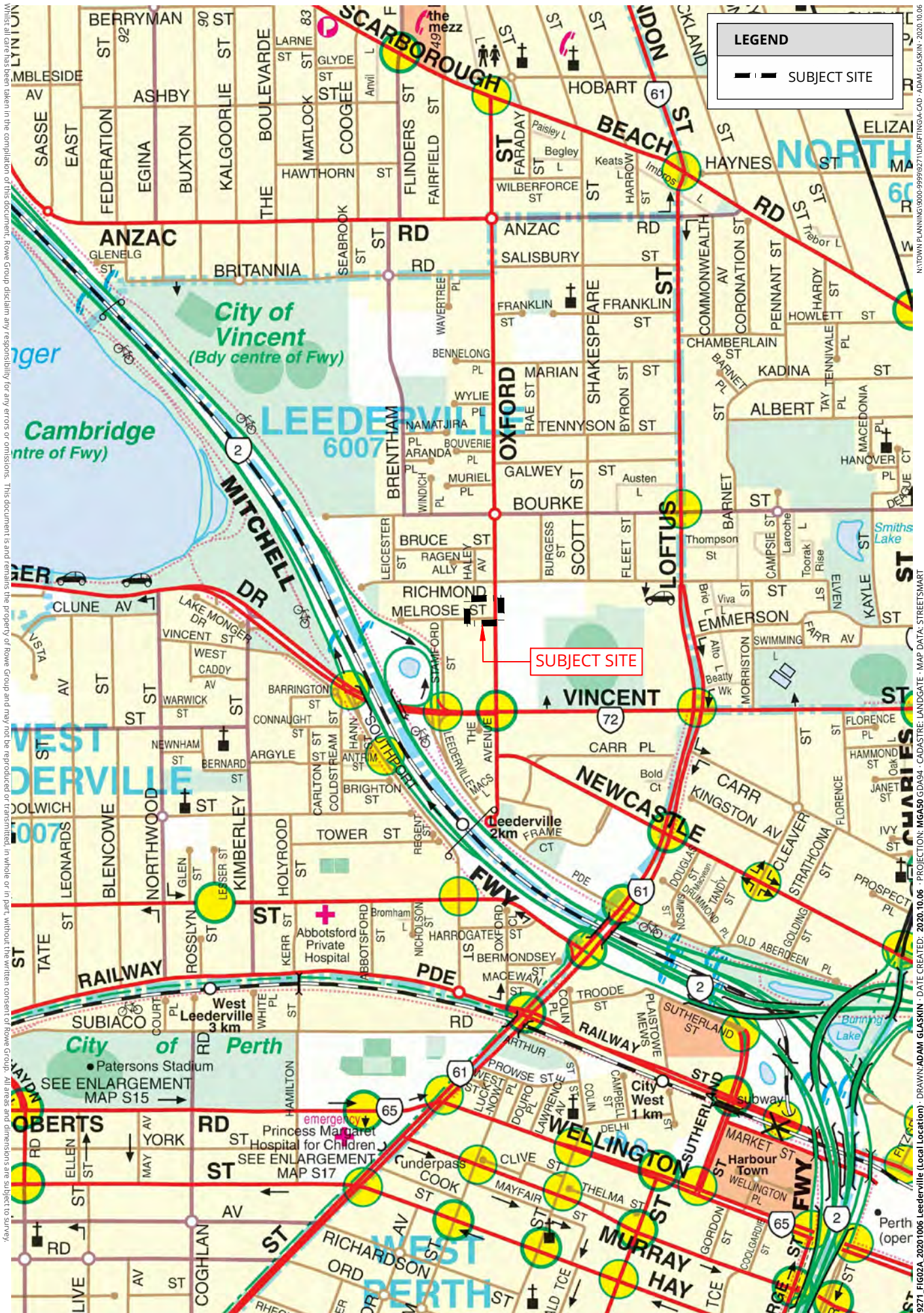


FIGURE 1
REGIONAL LOCATION



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LEGEND

SUBJECT SITE

CONTOURS

EXISTING BOUNDARIES

EXISTING LOT NUMBERS



0

10 m

SCALE @ A4: 1:400

FIGURE 3
SITE PLAN

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3. DESCRIPTION OF PROPOSAL

This Development Application seeks approval to modify the existing building to facilitate the use of the existing roof top terrace as a private club. The private club will operate on a membership basis whereby patrons will pay an annual fee for the right to use the club subject to a number of criteria. The criteria include:

- Access to the club area is only permitted between 7am to 10pm
- A member may have a maximum of two (2) guests unless otherwise approved by management
- No amplified music is permitted unless otherwise approved by management. If approved, music is to be limited to background noise levels only and shall not be played above 77dB(A) from the existing roof terrace speaker system to ensure compliance with acoustic regulations
- Access may be denied if the occupancy is at maximum levels
- Members must leave immediately if instructed to do so by management

The proposed private club will be accessed from the car park area via the existing lift and the existing stairs at the rear elevation of the building.

The balustrading on the terrace area is proposed to be increased in height and the existing louvered door is to be replaced with a solid door. Although these modifications are not specifically required, they are proposed to ensure that any potential off site impacts are avoided.

An existing store room area is proposed to be modified to contain end of trip facilities (disabled toilet and shower) and lockers for the use of members of the private club.

It is intended that the private club premises will service people who are from the local community and customers of the existing business. The club will provide a space for members to use for a variety of purposes, sharing the common interest of business and associated networking. The club will facilitate business by providing members with a space to establish, strengthen and utilise personal business relationships. It is anticipated that people who reside in the locality and work from home may use the venue as a meeting space as may members who share a common interest.

The premises will not be the subject of a liquor licence however members may choose to bring their own alcohol for responsible consumption at low levels. Likewise members will have the ability to have catering at the premises.

The venue may on occasion be used to host meetings for specific purposes and may only be organised by an existing member. Any such meeting would require the prior approval of management and would be communicated to the membership via the mobile app.

Refer **Attachment Two – Development Application Plans**.

3.1 HOURS OF OPERATION

The Private Roof Terrace Club is proposed to be open for access by members between 7:00am and 10:00pm. No access to the club premises will be allowed outside of the prescribed hours of operation.

3.2 STAFF

No additional staff are proposed beyond those who already attend the site as part of the other existing approved uses on the site. The private club premises will not be staffed and will only be available for private use by members and guests as approved by management. The management of the premises will be undertaken by the manager of the existing shop. As such, only routine cleaning services will be required to service the club premises.

On site supervision will be available when required by the venue manager (Lidio Fiore) or a chosen representative during business hours and will be available after business hours if required, living in close proximity to the venue.

A security guard that lives locally will be available at request to remove any patron from the venue.

3.3 PROPOSED PATRONAGE

The Private Rooftop Terrace Club will have up to 100 members. Whilst the capacity of the premises will be limited to a maximum of 50 members, it is anticipated that there would be significantly less people using the space at any one time – likely to be between 0 to 10 people.

Members will be required to pre-book use of the space via a mobile app. They will be provided with an electronic swipe card that will be used to enable access to the building. The swipe card will be activated based on the booking schedule. Access to the premises will be monitored both through visual/camera recording and electronic recording of use of the swipe cards. This will allow management to assess and police behaviour with the ability for membership to be cancelled should members not abide by the rules for use of the premises.

4. TOWN PLANNING CONSIDERATIONS

4.1 ZONING

4.1.1 METROPOLITAN REGION SCHEME

Under the provisions of the Metropolitan Region Scheme ('MRS'), the subject site is zoned "Urban".

Refer **Figure 4 – MRS Zoning Plan**.

4.1.2 CITY OF VINCENT LOCAL PLANNING SCHEME NO. 2

Under the provisions of the City of Vincent Local Planning Scheme No. 2 ('LPS 2'), the subject is zoned "Regional Centre".

The objectives of the "Regional Centre" zone, as stated in LPS 2 are as follows:

- *To provide a range of services and uses to cater for the local and regional community, including but not limited to specialty shopping, restaurants, cafes and entertainment;*
- *To provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre;*
- *To encourage high quality, pedestrian-friendly, street-orientated development that responds to and enhances the key elements of the Regional Centre, and to develop areas for public interaction;*
- *To ensure levels of activity, accessibility and diversity of uses and density is sufficient to sustain public transport and enable casual surveillance of public spaces;*
- *To provide residential opportunities within the Regional Centre including high density housing, affordable housing, social and special needs housing, tourist accommodation and short term accommodation; and*
- *To ensure the centres are developed with due consideration to State Planning Policy 4.2 – Activity Centres for Perth and Peel.*

Whilst the proposed club premises does not incorporate a residential component, it is considered to be consistent with the above mentioned objectives given it will provide a service for the local community, promoting public interaction and activation which is suitable within the Regional Centre. We viewed in a broader context, there is a mixture of uses in the locality including existing residential development. Indeed the proximity of the site to the established residential area has been considered and the proposed modifications to the building go well beyond any measures required with respect to potential acoustic impacts.

Refer **Figure 5 – LPS 2 Zoning Plan**.

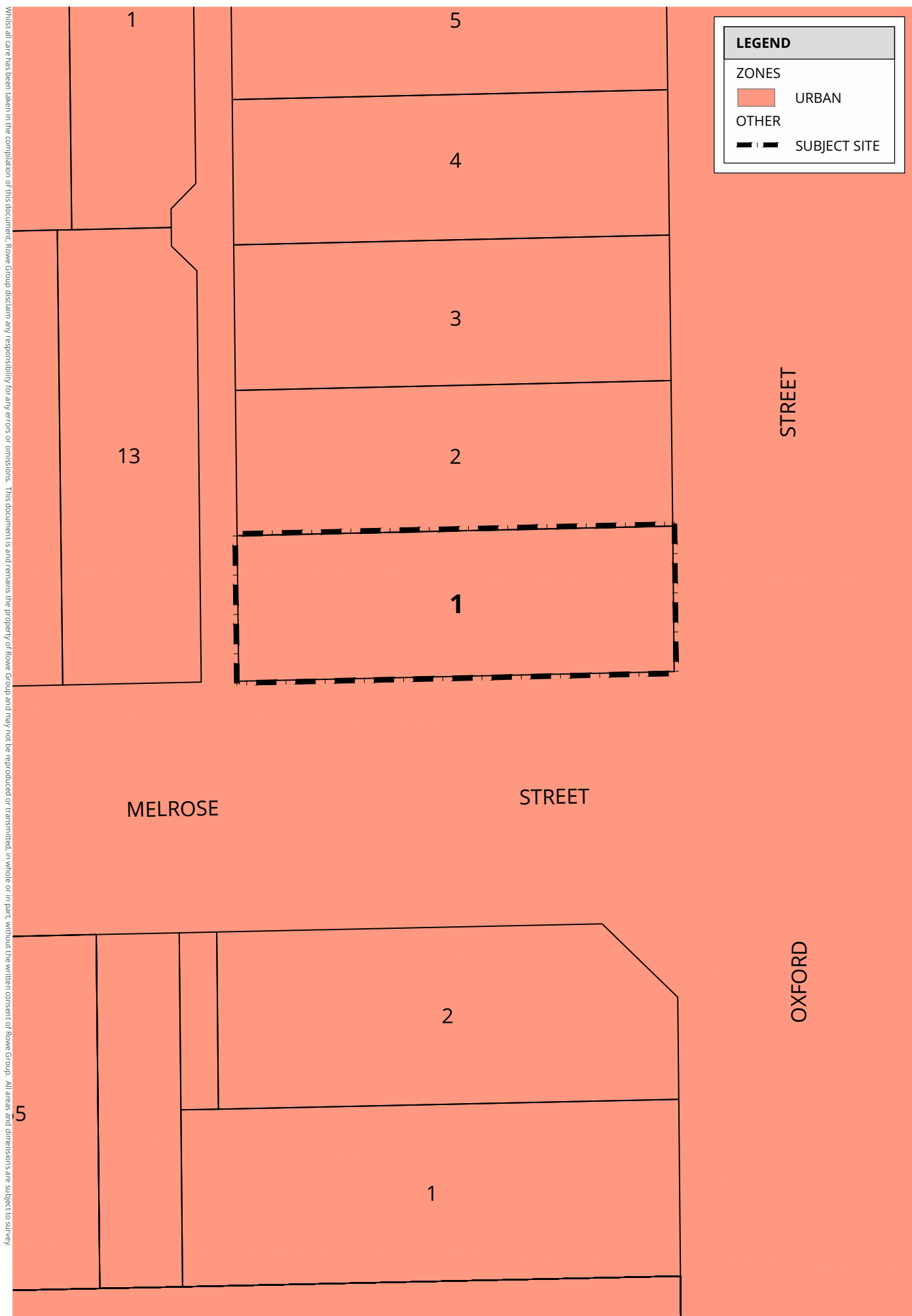
4.1.3 LAND USE PERMISSIBILITY

The proposed use of the private club falls within the use class of “club premises”, which is defined in LPS 2 as:

“means premises used by a legally constituted club or association or other body of persons united by a common interest.”

Table 1 – Zoning Table of LPS 2 lists the club premises use class as a ‘A’ use class in the Regional Centre zone, meaning that the use is capable of approval within the Regional Centre zone subject to public advertising.





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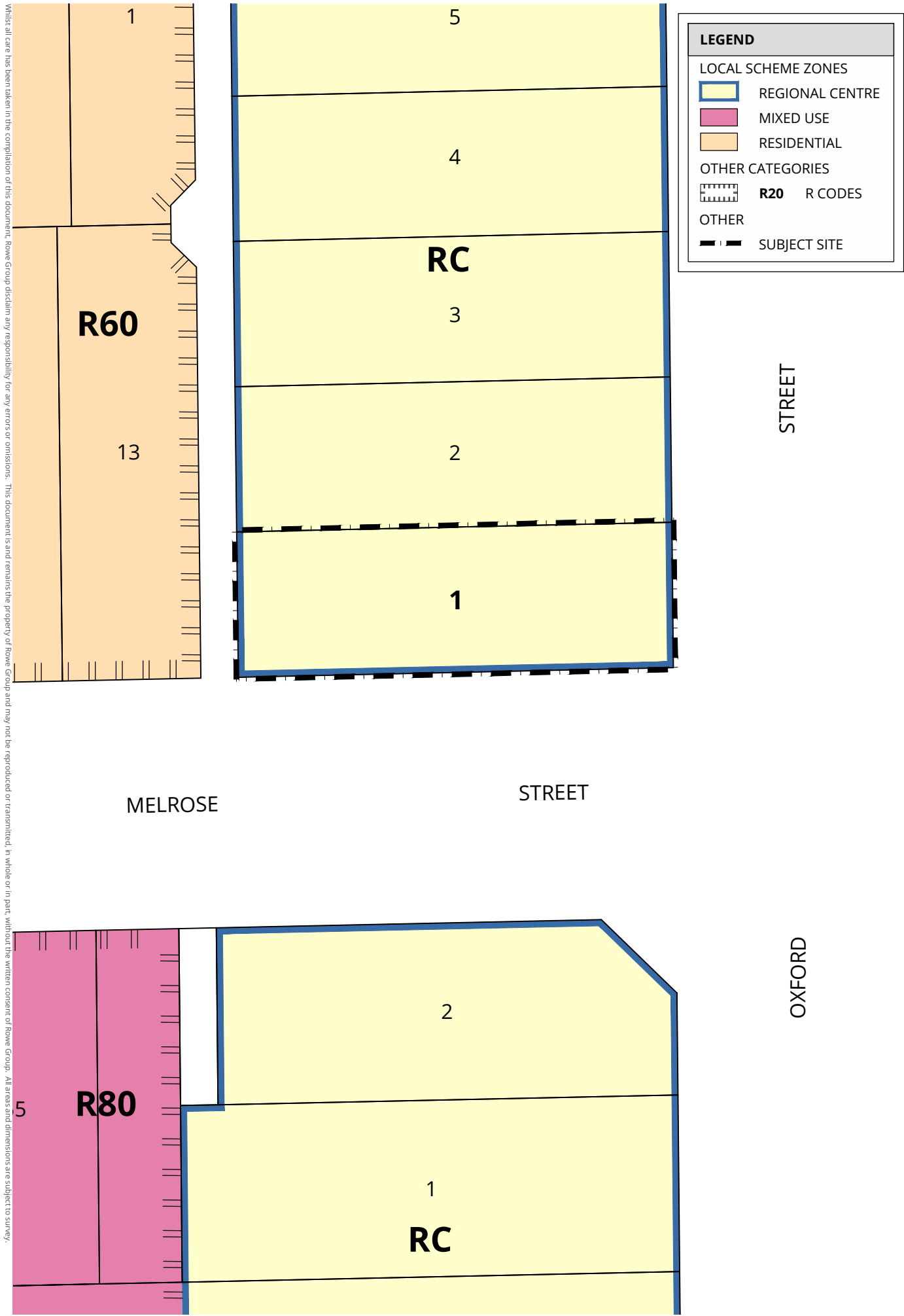
9271_FIG04A_20201006 Leederville (MRS) : DRAWN: ADAM GLASKIN : DATE CREATED: 2020.10.06 : PROJECTION: MGA50 GDA94 : CADASTRE: LANDGATE : MAP DATA: DPLH



0 10 m
SCALE @ A4: 1:400



FIGURE 4
METROPOLITAN REGION SCHEME ZONING



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4.2 DEVELOPMENT STANDARDS

Local Planning Policy 7.1.1 – Built Form ('LPP 7.1.1'), Local Planning Policy 7.7.1 – Non-Residential Development Parking Requirements ('LPP 7.7.1') and LPS 2 set out specific development standards for land uses within the City of Vincent. The following development standards apply to the subject site.

4.2.1 SETBACKS

No modifications to setbacks are proposed as the club premises involves only alterations to the existing roof terrace area.

4.2.2 BUILDING HEIGHT

LPP 7.1.1 contemplates a maximum building height limit for the subject site of five (5) storeys. The proposed additions to the existing building do not alter the building height and maintain an overall building height of three (3) storeys, or a maximum building height to the skillion roof terrace of 10 metres.

On this basis, the proposal is consistent with the building height limits contemplated by LPP 7.1.1.

4.2.3 CAR AND BICYCLE PARKING

LPP 7.7.1 sets out the parking requirements for non-residential development within the City of Vincent, which notes the applicable car parking rate within the 'Town Centre' built form area for a 'Club Premises' is a minimum of 0.15 car bays per persons.

Notwithstanding that there would be up to 100 club members, it is anticipated that the typical patronage levels will be in the order of 0 to 10 at any one time with the premises having a maximum capacity of 60 people.

On this basis, the club premises would generate a parking requirement of approximately 9 bays at maximum capacity, however this is unlikely to occur at any one time. As such, ten (10) members present at the club premises would generate the requirement for 1.5 car parking bays.

The existing development currently contains four (4) car parking bays to service the site. No additional car parking bays are proposed as part of this application as the private club premises will primarily service members from the local community and therefore demand for parking facilities will be low. On this basis, the current car parking provision is considered sufficient to service the development.

The following objectives are detailed in LPP 7.71 that can be considered where a proposal does not meet the standards of the policy:

- *The development provides adequate parking and/or transport infrastructure to service the needs of its users;*
- *Alternative public car parking, bicycle parking and/or end of trip facilities are already provided and is available and accessible to meet the demands of the development during the hours of operation, for the life of the development;*
- *Reciprocal car parking, bicycle parking and/or end of trip facilities are provided in accordance with Clause 5;*

- *Alternative transport modes are convenient and adequate enough to meet the demand of the development during the hours of operation;*
- *Cash-in-lieu of parking is provided in accordance with Clause 6; and*
- *An alternative arrangement is agreed in writing between the applicant and the City, through an approved Parking Management Plan.*

Sufficient alternative public street parking is available to meet the demands of the development in addition to the existing parking already provided within the development. Discussions with Craig Wilson at the City of Vincent indicate that an additional 7 street parking bays are proposed to be constructed adjacent to the development.

The proposed club premises is in close proximity to a number of alternative transport modes, such as the Leederville Train Station (540 metres from the development), a number of high frequency bus routes along Oxford Street, Vincent Street, Loftus Street and Newcastle Street, and the Principal Shared Path for cyclists and pedestrians.

Further to the four existing car parking spaces, this proposal also seeks approval for the installation of five (5) short term and two (2) long term bicycle parking spaces to meet the demands of the development. End of trip facilities are provided to serve users of the building, including a disabled toilet, shower, changing facilities and lockers.

In light of the above, the proposal is considered to meet a number of the abovementioned objectives. It is considered that the existing car parking provision, bicycle parking, end of trip facilities and surrounding public parking and transport facilities are sufficient to meet the demands of the development.

5. NOISE CONSIDERATIONS

An acoustic assessment of the subject site was undertaken by Herring Storer Acoustics to review the noise emissions associated with the proposed private club on the building's roof terrace area.

The acoustic assessment noted that the noise levels associated with the private club have been calculated to comply with the relevant assigned noise levels under the following conditions:

- ▲ The louvred door and screen are to be replaced with a solid construction (i.e. solid door and barrier). Door is to remain normally closed (i.e. self-closer and not to be propped open).
- ▲ Music, if any, is to be played through the existing speaker system on the roof terrace and be played at background noise levels only.
- ▲ Given the decrease in calculated noise levels attained by the increase in the balustrading height by 1 metre, it is recommended to implement this noise control measure.
- ▲ Whilst it is understood that the private club is not proposed to be operated past 10pm on any night, given the calculated noise levels, no time restrictions on operations are required – from a compliance with the Environmental Protection (Noise) Regulations 1997 perspective.

The noise mitigation measures detailed in the Acoustic Report have been included in the proposed development. We confirm that the club premises proposes glass balustrading to be a total height of 1 metre, the louvred door is to be replaced by a solid, self-closing door and the use of amplified music will not be permitted. On this basis, the proposal satisfies noise requirements for the proposed private club on the roof terrace.

Refer **Attachment Three – Acoustic Assessment**.

6. SUMMARY

The Private Club Premises and modifications to the roof terrace area of the existing building proposed at Lot 1 (No. 201-203) Oxford Street, Leederville are considered to be consistent with the relevant provisions of LPS 2 and the relevant policies of the City of Vincent. The proposed use will provide a facility that is consistent with the objectives of the 'Regional Centre' zone and will contribute to the desired evolution of the locality as an activated hub.

We trust the information contained within this report is satisfactory to enable the City to issue an approval for the proposed club premises development at the subject site.

