

Tuesday, 20 September 2022

City of Vincent
244 Vincent Street (cnr Loftus Street)
Leederville, WA, 6007

RE: Car Parking for new premises

Applicant: Sneh Lata Pty Ltd
Location: 123 Oxford Street, Leederville WA 6007
Premises: JAGGA DAKU
Premises size: 340m² FOH and 117m² BOH
Licence Type: Tavern Restricted Licence application
Patron capacity: 200 (maximum)
Operating Hours: Hours of operation will be in accordance with the provisions of Section 98C of the Liquor Control Act;

Introduction

1. We hereby submit on behalf of Sneh Lata Pty Ltd (The Applicant), the following submissions relating to the parking amenity required for the DA application for the proposed Jagga Daku, to be located at 123 Oxford Street in Leederville.
2. The premises is currently a vacant, unused tenancy in central Leederville, in the heart of the dining and entertainment precinct.
3. These submissions outline how parking for the premises (operating under a Tavern Restricted Licence) is well catered for.
4. The Applicant intends to develop a contemporary amenity that will cater to the diverse requirements of consumers in the locality, and make a positive contribution to the Leederville Entertainment Precinct.

City of Vincent Parking Policy 7.7.1 - NON-RESIDENTIAL DEVELOPMENT PARKING REQUIREMENTS

5. The City of Vincent has designed a table to identify the parking requirement for a premises operating under a Tavern Licence, and submits that the formal requirements is 0.15 parking bays for every person:

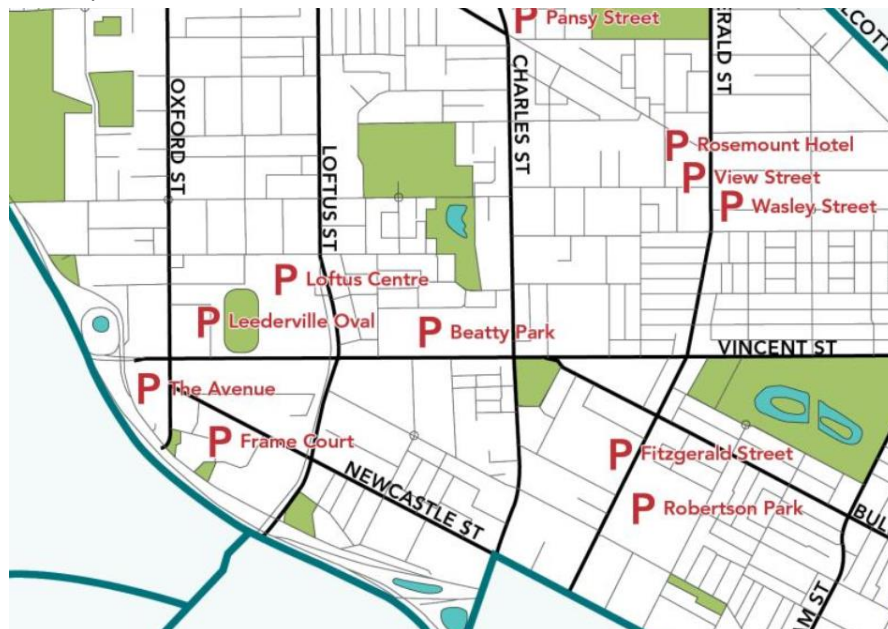
Restaurant/cafe, Small Bar, Tavern	0.15	0.25	0.22	0.2	0.25	0.019	0.042	spaces per persons
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6. The Applicant submits that given the maximum capacity of 200 persons, the parking requirements would be 30 bays. The Applicant does not have the 30 bays required included with the tenancy, and respectfully requests that the City of Vincent consider waiving the parking requirements, based on these submissions and as afforded to other similar businesses.

7. The City of Vincent policy on car parking also states the following:
“Where a proposal does not meet the standards set out in Clauses 2, 3 or 4 of this Policy, the decision maker is required to exercise judgement to determine the proposal. The decision maker is to exercise its judgement to consider the merits of the proposal having regard to the objectives of this Policy and one or more of the following requirements:
1.2.1. The development provides adequate parking and/or transport infrastructure to service the needs of its users;
1.2.2. 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;
1.2.3. Reciprocal car parking, bicycle parking and/or end of trip facilities are provided in accordance with Clause 5;
1.2.4. Alternative transport modes are convenient and adequate enough to meet the demand of the development during the hours of operation;
1.2.5. Cash-in-lieu of parking is provided in accordance with Clause 6;
1.2.6. An alternative arrangement is agreed in writing between the applicant and the City, through an approved Parking Management Plan.”¹
8. The Applicant has reviewed the policy in detail and submits the following to satisfy the requirement for parking bays for the proposed Jagga Daku premises.

Existing Car Parking

9. The Applicant submits that as there are multiple transport option (including public and private parking amenity), located in close proximity to the premises.
10. The City provides a range of public parking amenity in the locality, much of it in close proximity to the proposed Jagga Daku. Please find below a map showing the council parking available in close proximity to the premises:



11. In accordance with the map above, the closest parking amenity to the proposed premises² are:

¹ <https://www.vincent.wa.gov.au/documents/776/771-non-residential-development-parking-requirements>

² <https://www.vincent.wa.gov.au/residents/parking-services/car-parks.aspx>

The Avenue Car Park

284 Parking Bays

Ticket Parking 7am to Midnight Mon - Sun

Frame Court Car Park

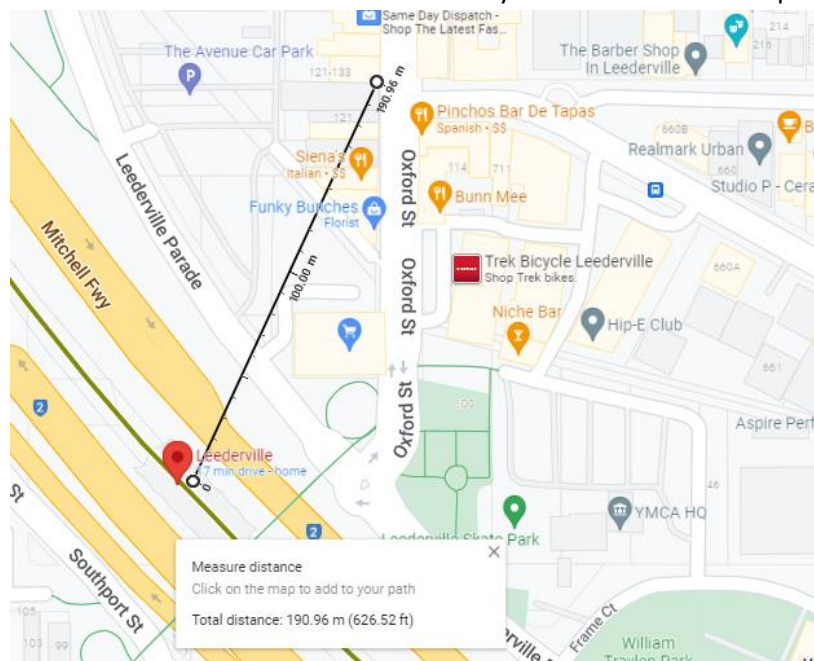
202 Parking Bays

Ticket Parking 7am to Midnight Mon - Sun

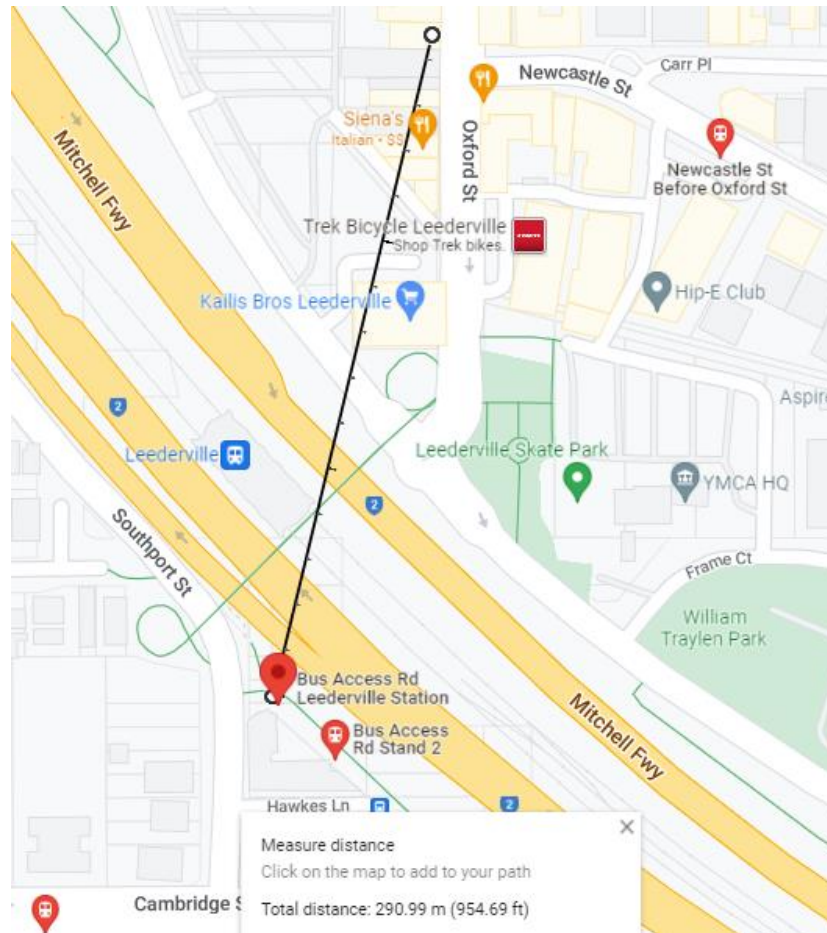
- 12. Along with the public parking available, there is also private parking amenity in Leederville that patrons can utilise, should they choose to drive to the premises. The closest privately owned parking amenity is located at 301 Vincent Street, and is also open until 12 midnight, making it suitable for patrons of Jagga Daku.

Public Transport Amenity

- 13. Along with the parking amenity available, there are multiple Public Transport options also located in close proximity to the premises. For example, the Joondalup train line stops at the Leederville Train Station, which is located less than 200 meters away as reflected in the map below:



- 14. Also, the number 15 bus regularly travels up and down Oxford Street, directly past the premises, and terminates at the Glendalough Train Station. This bus service has high frequency, and can be used by some patrons resorting to the premises.
- 15. Along with the number 15 bus, the Green CAT (Central Area Transit) service terminates on Southport Street, just over the Mitchell Freeway from the top of Oxford Street. This can be taken, and then the Leederville overpass used by pedestrians to access Oxford Street safely. Please find below a map showing the proximity of the Green Cat bus stop in the context of the premises:



Summary

16. The Applicant submits that given the:

- Existing public parking
- Existing private parking
- Train station located in close proximity, and
- Bus routes (including the Green CAT) located in close proximity, the Applicant believes there is sufficient parking for the proposed F & B operation.

Thank you for your time. Should you require further information, please contact our office.

Yours in Hospitality

Mario Sequeira G.C.CorpMgt, F.C.S.I.
Director
Hospitality Total Services (Aus) Pty Ltd
On behalf of Sneh Lata Pty Ltd