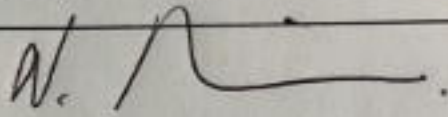


CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO: 7.7.1
NON-RESIDENTIAL DEVELOPMENT PARKING REQUIREMENTS

APPENDIX 2 – PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applicant Details	
Name:	Nunzio Mondia
Address:	9 Baker Avenue Perth WA 6000
Phone:	0414 647 599
Email:	nunziomondia@gmail.com
Applicant Signature:	

Property Details	
Lot Number:	22
Address:	9 Baker Avenue Perth WA 6000

Parking Allocation:

The following table should be prepared for inclusion in this Parking Management Plan to outline the parking available for the different users of this development application.

Parking Allocation	
Total Number Car Parking Spaces:	2 internal spaces (inside property line)
Total Number Short Term Bicycle Parking Spaces:	2 x bicycle spaces in an enclosed area. Private, non-viewable from public street, away from car driveway, 24 hour surveillance with 2 x camera positions, security entry/exit (with swipe electronic keycard only)
Total Number Long Term Bicycle Parking Spaces:	N/A all visitors to house, studio, concert club events will only

	stay for 2-3 hour periods only. Concert club events are formal and in the evening - highly unlikely that formally dressed concert visitors will ride their bike to the event!!
Total Number Other Bays:	4 x extra bays. 2 x car bays on drive way (used most of the time for usual daily activity) and 2 x verge (most house visitors along baker Avenue use the verge and/or driveway for most of their parking requirements.

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
E.g. Private Recreation Town Centre	Staff	Employee (> 3 hours)	2	1	-
	Customers	Visitor (< 3 hours)	7	2	-
	Other	Service (15 minute)	-	-	1
	Other	Disabled	-	-	1
Residential	1 x resident (same for 20+ years) Nunzio Mondia	1 x residential required only Studio Owner and	1 fully enclosed garage parking	2	5 internal/verge/driveway/ and 3 visitor passes

		only full time studio staff membe r			
non-residential (as per above 90% of calender year) accept for concert club (10% of year) PLs read the 'music parking management plan' prepared separately	staff	1	1	2	5 internal/ verge/ driveway/ and 3 visitor passes
	Musician/Visitors 1- 4 usually	1-3 hours	1	2	5 internal/ verge/ driveway/ and 3 visitor passes

Note: In a mixed use development the parking allocation for residential and non-residential portions must be provided separately in the above table.

Alternative Transport:

The following table should be prepared for inclusion in this Parking Management Plan to outline the alternative transport options available to users of this development application.

Transport Option	Type & Level of Service
Public Transport	

Train	main city station less than 1km from venue
Bus	main bus routes surrounding venue: Brisbane + Beaufort + Bulwer streets Minutes walking distance
Pedestrian	
Paths	inner city pathways, upgraded recently in the the last 10 years
Facilities	Public Park across from Baker avenue: easy access to venue crossing the park from main bus route on Beaufort street.
Cycling	
Paths	Recently upgraded in the area eg Bulwer street
Facilities	Recently upgraded in the area eg Bulwer street and new trial 40 zone for bike friendly ambience.
Secure Bicycle Parking	2 x secure parking bays within property line - with 24 camera security and electronic card swipe entry/exit points only.
Lockers	N/A to our situation, but for any emergencies studio owner / operator can use his home 9 Baker Avenue house facilities.
Showers/Change Room	N/A to our situation, but for any emergencies studio owner / operator can use his home 9 Baker Avenue house facilities.

Public Parking:

Identify the number of on street and off street public parking in the vicinity in the following table.

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	25+ bays on Baker Avenue	Baker Avenue	2 hour limit (will work for our concerts which will mostly run within 2 hour period.

Off Street Parking	214 (?) vincent Public carpark facility adjacent to the Brisbane hotel opposite the venue. Much unrestricted parking esp after 6pm when concert club event will be held.	Beaufort Street adjacent to the Brisbane hotel. Parking along Brisbane and Bulwer streets.	Ticketed Parking and free street parking after 6pm.
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Parking Management Strategies

Parking management strategies providing implementation details must be provided to ensure that the 'Parking Allocation' is used as demonstrated in this Parking Management Plan.

The allocation of bays as specified in the Parking Management Plan shall be included in the development application and planning approval.

The following information shall be provided, where applicable, within the Parking Management Plan:

1. Details of who will be responsible for management, operation and maintenance of parking (inclusive of car stackers);
2. Management of allocation of parking bays as specified in this Parking Management Plan including signage and enforcement;
3. Management of Tandem Parking for staff/tenants;
4. Way finding measures to ensure efficient use of parking facilities; and
5. Promotion of alternative transport modes such as the provision of well-maintained bicycle and end of trip facilities, use of active transport initiatives or public transport promotion.

Music Studio: Parking Management Plan

9 Baker Avenue Perth 6000

Re: City's Policy 7.7.1 Non-Residential parking Requirements

The change of Use application for 9 Baker Avenue is a unique context and has functioned and continues to function as a residential home (home at front of property) and as a private music studio at the extended back portion of the property.

Residential Home/Music Studio:

1 x resident Nunzio Mondia (living here for 20+ years) 1 vehicle only (on-site garage parking)

Promoting Live – Work – Play in the City of Vincent.

- Car usage minimal.
- Promoting living-working-playing within community therefore contributing towards raising ESC levels within Perth area.
- Nunzio is the studio manager/only staff member.
- Other assistants are usually administrators and work from their own home environments via computer/internet i.e. reducing travel time/congestions.
- Colleagues/visitors to the studio are usually very small in numbers (1-4) and stay time is less than 1-3 hours.
- Most high level visitors are usually from interstate or overseas. These visitors do not have vehicles, they usually enjoy a walk up to the studio from their hotel accommodation. Most accommodation is located in the Perth CBD/Northbridge area. Many usually engage Uber transport services. Nunzio occasionally transports studio artists to/from studio.
- Many visitors use the public transport system. Bus/train into city and walk/bus to Baker Avenue. The centrally located position encourages individuals to utilise our public transportation services.
- Baker Avenue boasts more than 25 bays (2-hour parking). These bays are rarely occupied at the 100% capacity rate.

- The 3 x internal parking areas (includes an enclosed garage area) and residential parking permits have proven to be more than adequate resources for meeting the demands of the above 9 Baker Avenue Residential/Studio requirements. This work/live/play process has been ongoing for many years and has had no impact on our local parking facilities.
- In addition to the internal parking areas, Nunzio invested in the widening of the driveway when Vincent council upgraded the footpaths along Baker Avenue. This widening generously accommodates 2 x vehicles.
- The 9 Baker Avenue verge can also accommodate an additional 2 x vehicles. These extra options are rarely required but provide a useful overflow area. This verge usage is adopted by most Baker Avenue residents and adds significantly to the reduction of parking congestion.
- In complete contrast, Lane street (behind Baker Avenue) parking congestion is at an all-time high and the off-street back-of-home parking option available from Astone Lane (for Lane street residents) is yet to be properly utilised.
- The 7 x bays off-street parking potential (resources which do exist and have already been utilised for many years – similar with most other Baker Avenue residents) merits consideration/credit towards the Concert Club part of this application.
- In addition to the 7 x off-street parking options, we also have available the usual residential parking permit allowances for 9 Baker Avenue.
- Vincent Public Carpark 214 x bays opposite the venue on Beaufort street. This carpark sits empty most days. This will be the main parking resource promoted to all visitors.

Music Studio: Community Concert Club Venue (10% of the Year)

- Please consider that this concept was initiated following wider community interest, 2017 Imagine Vincent Document feedback significant request for community based. Hence why the prescribed 'Unlisted Use' application category.
- The community concert club would allow members of the public to visit this venue (by joining our exclusive concert club) for 35 possible x concert days in one calendar year.
- A concert day is not an all-day event. Members of the public will only come to the venue at the specified concert start time: usually within a restricted 2 hour time frame: 12.5% (@ 3 hours max.) of any concert day.
- $35 \text{ days} \times 24 \text{ hours} = 840 \text{ hours} \times 12.5\% \text{ (3-hour visit)} = 105 \text{ hours (1.19\% of the entire calendar year)}$

- 1.19% of the entire year will have no impact on our local area public parking resources when comparing against the thousands visiting NIB for sports and music events on a regular basis, hundreds visiting the Brisbane Hotel weekly, and many more visiting surrounding restaurants and Wine bars. Our expected numbers will be under 100 in total. On concert nights, we anticipate 60 – 80 concert club members, plus performers (numbers can vary – usually 1 to 4 performers), plus assisting staff (2), production personal (2). Total numbers are capped at 100.
- Club members will be instructed to share vehicle transportation (estimated 50%) usually in groups of 2's. Based on 80 x members = 40 persons (20 – 25 vehicles). Members will be encouraged to utilise the Vincent public carpark opposite the venue on Beaufort Street adjacent to the Brisbane hotel (discouraged to use the available parking facilities on Baker Avenue).
- For short duration concerts (under 2 hours), attendees using Baker Avenue will not be staying in the Baker Avenue Bays for a long time period, due to the 2 hour parking time limit.
- Persons will be in the venue at the same time, leave the venue at the same time and most will walk away from the venue to the main parking area on the opposite side of Birdwood Square.
- Some members will use:
 - Uber/Taxi transport into the city/back home. (approx. 20%)
16 x persons.
 - Public Bus transport system (approx. 5%)
4 x persons. Bus stops conveniently located on Beaufort and Brisbane street.
 - Locals walking to venue. (approx. 25%)
16 x persons.

Our projections estimate that 20 vehicles will come into the area for the concert evenings. These vehicle numbers and more can easily be accommodated at the Vincent public carpark opposite the venue (within 500 Metres of the venue) and the parking bays on Brisbane Street.

We intend to promote and provide incentives (to locals) so to positively shift the above statistics towards more localised member basis (walking to venue) and using public transport and Uber/Taxi services.

In any case, less than 2% usage for concert club activity in a full calendar year is insignificant, especially when weighing up any minimal impact implications against significant demand, as indicated in the Imagine Vincent 2017 document, which reports for more recreational services (Performing Arts/music) to be available within the community. Currently, Vincent does not have a Performing Arts Centre available within Vincent boundaries.

In addition to the above parking management plan, please refer back to the Studio Venue Application Rationale booklet (included) for more details. I anticipate that Parking department will cross reference and work closely with other departments to help activate this much needed, community arts initiative.

Kind regards,

Nunzio Mondia

9 Baker Avenue