



Job Ref: 9500
22 December 2021

TOWN OF VICTORIA PARK
Received: 04/02/2022

Chief Executive Officer
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Attention: Planning Services

Dear Sir/Madam

DEVELOPMENT APPLICATION
LOTS 1-5 (NOS. 98-104) GOODWOOD PARADE, BURSWOOD

Rowe Group acts on behalf of Blasta Brewing Co. Pty Ltd, the prospective lessee of Lots 1-5 (Nos. 98-104) Goodwood Parade, Burswood ('subject site'). We have been instructed to prepare and lodge a Development Application ('Application') to the Town of Victoria Park ('Town') to obtain approval for the use of the existing premises at Nos. 102-104 as a 'Restaurant/Café' and 'Brewery' and patron car parking and alfresco dining at Nos. 98-100. The application also proposes the development of the subject site to accommodate the intended use and associated car parking.

In addition to this Application, Rowe Group will lodge a request for Council to amend its Local Planning Scheme No. 1 ('LPS 1') to include the additional use of 'Tavern' at the subject site.

To progress this Application please find enclosed:

- Completed and signed MRS Form 1 and Town of Victoria Park Development Application Form;
- A copy of the Certificates of Title;
- A copy of the Development Plans; and
- A copy of the Waste Management Plan.

DESCRIPTION OF SUBJECT SITE

The subject site is located within the municipality of the Town of Victoria Park ('Town') and in the suburb of Burswood. The subject site is situated approximately four (4) kilometres east of the Perth Central Area and is located approximately 300 metres southwest of Graham Farmer Freeway and 250 metres north of Great Eastern Highway.

Refer **Figure 1 and 2 – Local Location and Site Plan.**

The subject site is legally described as:

- Lot 1 on Diagram 3983 Certificate of Title Volume 1776 Folio 802;
- Lot 2 on Diagram 3983 Certificate of Title Volume 1776 Folio 803;
- Lot 3 on Diagram 3983 Certificate of Title Volume 1230 Folio 279;
- Lot 4 on Diagram 3983 Certificate of Title Volume 1882 Folio 80; and
- Lot 5 on Diagram 3983 Certificate of Title Volume 1082 Folio 142.

Refer **Attachment One – Certificates of Title.**

The subject site has a total area of approximately 3380m².

Refer **Site Plan** contained in **Attachment Two – Development Plans.**

BACKGROUND

In 2017, Blasta Brewing Company lodged a Development Application with the Town seeking approval for the change of existing Non-Conforming Uses at Lots 99-101 (No. 84-88) Goodwood Parade, Burswood from 'Showroom' and 'Light Industry (Factory)' to 'Tavern' and 'Light Industry (Micro Brewery)'. Council approved the proposed change of use at its October 2017 meeting and following the granting of approval, arrangements associated with the lease of the site were finalised. Despite the operators' aspirations to lease the site for the duration of the approval period as a minimum (ie: 10 years), the lessor only agreed to a lease for a maximum of six (6) years, which is to expire at the end of June 2023. Discussions with the landowner to extend the lease have been unsuccessful and it is not to be renewed.

In response to the above and to ensure the continued operation of the venue for the long term, the proponent has sought to secure an alternative site. This process has resulted in an agreement being reached with the owners of the subject Lots 1-5 which provides for the following:

- The immediate relocation and operation of Blasta Brewing Co in the short-term, subject to modifications as proposed within the subject application; and
- The retention and inclusion of Blasta Brewing Co within the landowners' intended development aspirations, which is anticipated to be in a form consistent with the future development envisaged for the Burswood Station East Precinct as administered through the Town's Local Planning Policy No.40.

Blasta Brewing Co has demonstrated a proven track record as a responsible and successful venue, which has made a substantial contribution to the regeneration of the Burswood Station East Precinct. It is anticipated that this will continue within the new location, with a broader offering including a roastery and patisserie together with additional activities in future, such as weekend markets and other community events.

PROPOSED DEVELOPMENT

This Application seeks approval from the Town for the use of the existing premises at Nos. 102-104 as a 'Restaurant/Café' and 'Brewery', and approval for patron car parking and alfresco dining at Nos. 98-100. The Application also seeks to obtain approval for the subsequent physical modifications to the existing buildings at the subject site.

We provide a breakdown of the proposed development below:

No. 98

- Incorporates the proposed patron car parking area which is to be accessible from Goodwood Parade.

No. 100

- Incorporates additional car parking.
- Contains the proposed outdoor dining/alfresco area which includes a kids play area.

No. 102

- Incorporates the Beer Hall which includes: bar, cool room, brewery production area containing four (4) beer tanks and areas for patron seating.
- Retention of an existing space between the buildings accommodating the proposed 'Bistro' and 'Beer Hall', described as an alley in the southern portion adjacent to No. 104 which will provide further patron seating and help facilitate patron movement through the development.

No. 104

- The northern and middle section of No. 104 incorporates the main bistro area with patron seating, amenity facilities, main restaurant area, kitchen, cool room, dry storeroom, freezer, bar and a second brewery production area containing six (6) beer tanks.
- The southern section incorporates a café, takeaway window, a staff room with an additional storeroom and more amenity facilities.

Refer **Attachment Two - Development Plans.**

Operation Details

Trading Hours

The proposed hours of operations are:

1. Cafe- which includes a Roastery/ Patisserie will be predominantly operated from the hours of 7am - 2pm Monday - Friday & 8am - 12 midday Saturday & Sunday
2. Bistro - to operate between 10.30am - 21:00 LAST ORDERS Monday- Wednesday & 10.30am - late up to and including midnight Thursday - Saturday & 10.30am - 10pm Sunday
3. Beerhall & adjacent alfresco - 10.30am - 21:00 Monday- Wednesday & 10.30am - late, late up to and including midnight Thursday - Saturday & 10.30am - 10pm Sunday

Brew House Production

The premises will produce approximately 2000 barrels of product per year based on the current forecasts which

would result in deliveries to local wholesalers and authorised liquor merchants. Blasta Brewing Company propose to employ three (3) staff at the premises on production days when the site is closed to the public and up to 12 staff on days of normal service. There will be at least two (2) staff members operating in the brewery area at any one time. Beers sold through distribution will be collected in bulk at no more than two (2) pickups per week. The pickup and delivery of goods will be facilitated via a ute or a small truck at the southern portion of the subject site from the existing delivery dock.

Responsible Service of Alcohol

Blasta Brewing Company requires the responsible service of alcohol. In addition to the RSA accredited training, all staff members will receive additional training to improve their knowledge on the companies beer products. The premises will provide for a wide range of non-alcoholic beverages and low alcoholic options.

TOWN PLANNING CONSIDERATIONS

Zoning

Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme ('MRS'). The proposed uses are consistent with the 'Urban' Zone.

Refer **Figure 3 - MRS Zoning Plan.**

Town of Victoria Park Local Planning Scheme No. 1

The subject site is zoned 'Office/Residential' under the provisions of LPS 1. 'Precinct Plan P2 - Burswood Precinct' under the Town's Town Planning Scheme No.1 'Precinct Plans' ('Precinct Plans') explains the vision and objectives of the 'Office/Residential' Zone, as read:

This area should be redeveloped from industrial use to an area of mixed office and residential activities together with other uses which serve the immediate needs of the work force and residents. Residential and office uses may be developed independently.

The office component of a mixed-use development will be compatible with all residential uses and will provide for a wide range of business activities. Mixed use developments proposing the integration of, or close relationship between workplace and residence are strongly encouraged where acceptable levels of residential amenity can be maintained.

The proposed development and 'Restaurant/Café' and 'Brewery' uses are consistent with the abovementioned vision and objectives of the 'Office/Residential' Zone for the following reasons:

- The proposed development serves the needs of the work force and residents of the locality.
- The proposed development does not have an adverse effect on the existing residential amenity of the locality.

Refer **Figure 4 - TPS 1 Zoning Plan.**

Precinct 2 – Burswood Precinct

The subject site is situated within the Burswood Precinct which envisages the redevelopment of the Precinct from industrial uses to an area of mixed office and residential activities, with mixed use activities being strongly encouraged. 'Precinct Plan P2 – Burswood Precinct' under the Precinct Plans explains the Statement of Intent for the Burswood Precinct, as read:

The Burswood Precinct should be redeveloped primarily as an area of mixed office and residential uses east of the railway and for residential uses with integrated mixed-use development west of the railway.

Redevelopment in the Precinct should acknowledge the prominence of Burswood Peninsula. In keeping with the location of the Precinct, buildings and surrounding landscaping should be of a high visual standard to complement a key entry route to the city, and contribute to reducing the visual impact of the Graham Farmer Freeway.

Development adjacent to the Burswood Resort Complex should have regard for the proximity of this area to the Complex, and acknowledge the importance of the Precinct as a backdrop to the river setting and views of the Peninsula from various vantage points. New development will contribute to the development of a well-integrated pedestrian network, through site layout and building design, which would encompass links to the adjoining Burswood Peninsula Precinct. Public places such as parks, reserves and streets will be used, maintained and enhanced so that they contribute to a pleasant environment in the Precinct.

The proposed 'Restaurant/Café' and 'Brewery' uses are consistent with the abovementioned Statement of Intent for the Burswood Precinct for the following reasons:

- The proposed development is to be of a high visual standard and would contribute to reducing the visual impact of the Graham Farmer Freeway.
- The proposed development will contribute to the growth of a well-integrated pedestrian network within the locality.
- The proposed development will not detract from or adversely affect any surrounding public parks, reserves and streets.

Burswood Peninsula District Structure Plan

The District Structure Plan was approved in March 2015 by the Western Australian Planning Commission, with the long-term vision to create an attractive, vibrant and sustainable urban setting, with a diverse mix of housing, recreation, entertainment, tourism and employment opportunities. The subject site is located within the 'Burswood Station East' neighbourhood which is identified as a *planned regeneration of the ageing and underutilised service industrial area immediately east of Burswood Station, into a new residential and mixed-use neighbourhood.*

Local Planning Policy 'Burswood Station East Precinct Guidelines and Public Realm' ('LPP40')

The Draft Local Planning Policy 'Burswood Station East Precinct Guidelines and Public Realm' ('LPP40') was endorsed by Council in March 2021, subject to gazettal of Scheme Amendment 82 to TPS 1 which is expected to

be finalised in the latter half of 2021. At this time, adopted Local Planning Policy 35 'Policy Relating to Development in Burswood Station East' ('LPP35') will also be revoked.

The Statement of Intent for the draft LPP40 is as read:

The Burswood Station East Precinct should be redeveloped primarily as an area of high-quality medium to high density residential, office and commercial uses, reflective of an eclectic urban village that fosters activity, connections and vibrant public life for residents.

The draft LPP40 provides guidance for building design, laneway design, public open space provision and streetscape improvements in the Burswood Station East precinct. Within LPP40, multiple dwellings and mixed-use development shall be subject to a density coding of R-AC3. Associated development controls would result in built form with a height of 6 storeys or potentially higher, subject to compliance with relevant provisions of the policy and not exceeding an absolute maximum height of 22 storeys and plot ratio of 6.0.

The proposed 'Restaurant/Café' and 'Brewery' uses are consistent with the abovementioned objectives of the Burswood Peninsula District Structure Plan and the Draft LPP40 Statement of Intent for the following reasons:

- The proposed development will facilitate the regeneration of the ageing and underutilised service industrial area immediately east of Burswood Station.
- The proposed development is of a high structural and visual quality which will improve the amenity of the locality.
- The proposed development will help the locality become an electric urban village that fosters activity, connections and vibrant public life for residents.

LPP40 indicates that the subject site fronts an 'Urban Avenue'. Section 4.1 of LPP 40 'Objectives for Development Fronting Urban Avenues' outlines the vision for development within these areas. We are of the view that the proposed development addresses the objectives of development fronting 'Urban Avenues' for the following reasons:

- Propose an intense commercial use on the ground floor.
- Propose a dynamic street environment with fine grain façade design.
- Propose a development façade which encourages lively interaction with the streetscape.
- Propose alfresco dining areas and appropriate building awnings to facilitate these areas.
- The proposed height, bulk and scale of the development does not adversely affect the streetscape, rather it encourages pedestrian movement and accessibility.
- The proposed vehicle access points at the subject site do not detract from or adversely affect the visual impact of Stiles-Griffiths Reserve and Lane 133a.
- The proposed street-facing development enhances the amenity of the locality.
- The proposed location of the car parking area encourages active uses, surveillance and architectural design interest on the facades of the building.

- The proposed building facades include a multitude of architectural elements to strengthen the aesthetic of the development and facilitate a vibrant streetscape.
- The proposed location of vehicle access points, and service and utility facilities do not impede pedestrian priority.
- Proposing to use existing buildings so as to not prejudice future redevelopment of adjacent sites.

On the basis of the above, the proposed development satisfies the objectives of Section 4.1 under LPP 40 and should therefore be supported by the Town as an appropriate 'Urban Avenue' fronting development.

LPP 40 also indicates that the proposed development abuts Lane 133a. Section 4.4 of LPP 40 'Objectives for Development Fronting Laneways' outlines the vision and desired outcomes for development located within these areas. The proposed development addresses the objectives of Section 4.4 for the following reasons:

- The laneway can still adequately and safely service vehicle movement.
- The proposed development offers a façade design that helps to activate and encourage vehicle movement along with pedestrian movement through the laneway.
- The existing laneway provides sufficient width for easy access.
- The proposed development provides opportunities for casual surveillance.
- The proposed location of vehicle access points, waste collection and servicing areas do not adversely affect the laneway.
- The proposed development is setback appropriately from the existing laneway.
- The proposed development does not detract from the laneways ability to interact with and enhance the abutting Stiles-Griffiths Reserve.

Land Use Permissibility

In accordance with the Zoning Table under LPS 1, the proposed 'Restaurant/Café' and 'Brewery' (which would be the subject of a Producer's liquor licence which allows the production, sale and consumption of liquor on the premises, with or without a meal) uses at the subject site are both capable of approval. These two (2) uses are the most appropriate uses listed in LPS 1 to identify the operations at the subject site. A 'Restaurant/Café' use is a 'P' (permitted) use and a 'Brewery' is an 'AA' (discretionary use) in the 'Office/Residential' Zone.

On this basis of the above, the proposed 'Restaurant/Café' and 'Brewery' uses should be approved by the Town.

DEVELOPMENT STANDARDS

Parking

Local Planning Policy 23 'Parking Policy' ('LPP 23') consolidates the Town's parking requirements. The Objectives of LPP 23 are as read:

- *To ensure the adequate provision of parking for various services, facilities and residential developments and to efficiently manage parking supply and demand.*

- To ensure that the environmental and amenity objectives of the Town Planning Scheme, as outlined in the Scheme Text, are not prejudiced.
- To maintain a high standard of secure and attractive parking facilities.
- To provide guidance on the development and design of parking facilities.

The proposed development and 'Restaurant/Café' and 'Brewery' uses are consistent with the abovementioned Objectives for the following reasons:

- Ensures the adequate provision of parking for various services, facilities and residential developments.
- The environmental and amenity objectives are not prejudiced.
- The proposed parking facilities are of a high design standard.

Clause 7 of the 'Development Standards' under 'Precinct Plan P2 – Burswood Precinct' contains the car parking provision for the Burswood Precinct. Clause seven (7) states:

The provision of car parking should be approached in a manner that will avoid reduction in the amenity of the public and private environment. Car parking should preferably be located at the rear of buildings or beneath developments. All car parking areas are to be screened from the street and adjoining residential.

Further information on parking provision and demand is detailed below.

Clause 6.2 'Land Use Parking Requirements' of LPP 23 outlines the Town's parking requirements for 'Restaurant' and 'Licensed drinking areas'. The following table provides an assessment of the parking requirements for the proposal:

AREAS	ACTIVITY/USE IN LPP 23	USE CLASSIFICATION IN TPS 1	REQUIREMENT OF TPS 1	PARKING BAYS REQUIRED	PARKING BAYS PROPOSED
Bistro	Licensed drinking areas: Lounge and Outdoor areas/Restaurant	Restaurant/Café	One (1) for every 4.5m ² of sit down dining area.	71	
Beer Hall with adjoining Alfresco area	Licensed drinking areas: Lounge and Outdoor areas/Restaurant	Brewery	One (1) for every 4.5m ² of sit down dining area.	81	

Café	Restaurant	Restaurant/Café	One (1) for every 4.5m ² of sit down dining area.	12	
Total				164	32

With respect to the Beer Hall with Alfresco, this is intended to operate as a seated venue with no bar stools at the bar / no bar standing / sports bar "stereotypical bar" configuration. It is to offer a predominantly full restaurant/cafe type setting, meaning that the car parking standard associated with lounge/outdoor areas rather than bar areas would be applicable to this use.

The above table represents the highest number of car parking bays that will be required at the subject site at any given time. However, it is important to note that the peak operating times for use of the café will not align with the peak times for the Bistro area and Beer Hall with adjoining alfresco area. The estimated peak days/times for each of the identified areas is described below:

CAFE

- Monday - Thursday: 09.30 - 10.30am
- Friday - Sunday: 08.30-10.30am

BISTRO

- Friday: 11.30am - 1.30pm
- Saturday: 11.30-2pm & 5pm -8pm
- Sunday: 11.30am - 3pm

BEERHALL & ALFRESCO

- Friday: 11.30am - 1.30pm
- Saturday: 11.30am - 2pm & 5pm - 8pm
- Sunday: 11.30am - 3pm

The opening hours along with the peak operating times for both the Bistro area and Beerhall with the adjoining alfresco area is identical. This represents a peak parking demand of 152 parking bays and based upon the on-site parking provision of 32 parking bays, it represents a shortfall of 119 car parking bays during the busiest periods of operation at the premises. Notwithstanding this, we are of the view that this shortfall will not detrimentally affect patron accessibility at the subject site nor adversely affect the surrounding locality, for the following reasons:

1. Given the nature of the proposed use involves the consumption of alcohol, many patrons will choose responsible methods of travel to and from the venue which would consist of:
 - a) Public transport options, including Burswood Station which is approximately 100m from the site.
 - b) Use of a taxi or car share service (such as Uber, Ola, DiDi etc);
 - c) Walking to the venue (ie: residents of surrounding apartments);
 - d) Carpooling/use of a designated driver.

With respect to a) above it is the experience of Blasta that during the sporting season and when events are held at Optus Stadium, a very high number of patrons will attend the venue prior to/following the event, with these patrons generally utilising public transport and specifically the train service to attend the venue.

With respect to b) above, based upon it's experience of operating at the current existing venue the management of Blasta confirm that a very high percentage of people utilise rideshare options to access the premises during all operation hours.

2. There is considerable public parking available in the following locations:
 - a) Goodwood Parade, Griffiths Street, Stiles Avenue and also within the railway reserve adjacent to Goodwood Parade which is not utilised by other businesses during weekend peak periods; and
 - b) Parking is available at Crown, for patrons who intend visiting multiple venues during their outing.

For the reasons outlined in 1. above, it is envisaged that the actual parking demand associated with the development will be considerably less than prescribed within the Town's parking standards, with sufficient parking to be available on site and through other public parking options.

Plot Ratio

Clause 1 of the 'Development Standards' under 'Precinct Plan P2 – Burswood Precinct' contains the plot ratio requirements for the Burswood Precinct. Clause one (1) (i) states:

Where a building is used solely for office/commercial purposes it shall not have a plot ratio exceeding 1.33.

The proposed development has a plot ratio of 0.54, thereby demonstrating that this provision is satisfied.

Building Height

Clause 3 of the 'Development Standards' under 'Precinct Plan P2 – Burswood Precinct' contains the building height requirements for the Burswood Precinct. Clause two (2) states:

In the Office/Residential Zone the height of a building shall not exceed 15 metres.

The proposed development has a maximum height of less than 15 metres and does not include any additions to the height of the building. Consequently this provision is satisfied within the proposal.

Residential Density

Clause 3 of the 'Development Standards' under 'Precinct Plan P2 – Burswood Precinct' contains the residential

density requirements for the Burswood Precinct. Given no residential development is proposed this requirement is not applicable.

Setbacks

Clause 4 of the 'Development Standards' under 'Precinct Plan P2 – Burswood Precinct' contains the setback requirements for the Burswood Precinct. Clause four (4) states:

The setback distance shall have regard to scale and intensity of adjoining development and street layout and width. Parking and access requirements will also be taken into consideration. Where a setback is provided it will be largely landscaped.

The proposal does not include any modifications to the existing building setbacks other than at the northern end of the development, where it is proposed to extend the outdoor dining area into the existing vacant lot (Lot 4). The proposed setback of the dining area from Lot 6 has regard for existing scale intensity of the adjoining development and layout.

On the basis of the above, the setback associated with the outdoor dining and parking areas associated with the development are consistent with Clause 4 and should be supported.

Landscaping

Clause 5 (i) of the 'Development Standards' under 'Precinct Plan P2 – Burswood Precinct' contains the landscaping requirements for the Burswood Precinct. Clause 5 (i) indicates that a minimum of 25% of the subject site is to be landscaped.

Given that the proposal represents the redevelopment and re-use of an existing premises, it is not practicable to accommodate the full provision of landscaping within the site. It is anticipated that the development would incorporate landscaping to provide visual relief to the built form and parking area when viewed from public locations, with the ultimate landscaping provision to be addressed within any major redevelopment of the site in accordance with Local Planning Policy No.40.

Signage

Clause 6 of the 'Development Standards' under 'Precinct Plan P2 – Burswood Precinct' contains the signage requirements for the Burswood Precinct. Clause six (6) reads:

Structural supports for signs should be concealed or the visual impact of the supports minimised. Any sign which is visible from the Graham Farmer Freeway or other major roads should be of a high standard of materials, construction and graphics.

The proposed signage is consistent with clause 6 of the 'Development Standards' for the following reasons:

- All of the proposed signs are located on the external walls of the buildings, meaning they do not require any kind of structural support.
- None of the proposed signs are visible from Graham Farmer Freeway.

In addition, Clause 6.14 of Local Planning Policy No. 17 – ‘Street Frontage Design Guidelines for District Centres and Commercial Areas along Albany Highway’ (‘LPP 17’) contains development standards relating to signage.

The proposed signage is consistent with the requirements under clause 6.14 of LPP 17.

Furthermore, Local Planning Policy No. 38 ‘Signs’ (‘LPP 38’) outlines the general guidelines for signage throughout the entire local government area. LPP 38 outlines the general requirements for all signs which include:

- *The sign is not erected or installed within 1.5m of any part of a crossover or street truncation;*
- *Advertisements shall not contain any obscene or offensive information or illustration;*
- *Advertisements shall not obstruct pedestrian or vehicle movements; and*
- *Advertisements are not to extend beyond the boundary of the lot unless located on an existing awning or canopy.*

The proposed external wall signs at the subject site are consistent with all of the above-mentioned general requirements of LPP 38 and should therefore not require development approval from the Town.

Building Facades

The proposed development is consistent with the policy provisions contained under Clause 6 of LPP 17 (being Clauses 6.2 - 6.9 and 6.12 - 6.17). The proposal will introduce an active land use into a predominantly commercial/office area, and the streetscape will be enhanced through the following improvement initiatives to the façade;

- Proposed upgrades to the building façade including illumination;
- Installation of security lighting to provide pedestrian safety;
- Painting of the building including the addition of corporate colours and branding;
- Innovative modernisation of building to reflect the business / future vision of locality; and
- Landscaping of immediate areas surrounding the lots.

Additionally, some of the existing façade features are proposed to be removed and replaced, which include:

- Removing and replacing existing windows on the east and west elevations;
- Demolishing and replacing the existing door on the southern and western elevations;
- Demolishing the existing breezeway and awning along with a portion of the brick wall to replace it with a timber clad pivot door.

In relation to Clause 6.10 and 6.11 of LPP 17, we provide the following:

- No bollards are proposed;
- The existing building is not identified as a heritage building;

The proposed development will make a welcomed improvement to the streetscape and enhance the surrounding locality. On the basis of the above, the proposed improvements to the building facades are consistent with LPP 17 and should therefore be supported and approved by the City.

Local Planning Policy No. 24 'Loading and Unloading' ('LPP 24') contains provisions relating to the design and location of loading areas. As the proposal occupies existing buildings, which includes an existing loading area on the south elevation, the proposal should not have to be held to these provisions (so long as the loading area has been located and constructed in accordance with the previous Development Approval).

ACOUSTIC CONSIDERATIONS

State Planning Policy 5.4 'Road Rail and Noise'

It is noted that the subject site is located within close proximity to the Burswood train station. Therefore, the subject site is affected by the provisions of State Planning Policy 5.4 'Road Rail and Noise' ('SPP 54.').

The purpose of SPP 5.4 is "...to minimise the adverse impact of road and rail noise on noise-sensitive land-use and/ or development within the specified trigger distance of strategic freight and major traffic routes and other significant freight and traffic routes."

In accordance with Clause 4.1.3 of SPP 5.4, noise-sensitive land uses are generally uses which are occupied or designed for occupation or use for residential purposes (including dwellings, residential buildings or short-stay accommodation), caravan park, camping ground, educational establishment, child care premises, hospital, nursing home, corrective institution; or place of worship.

Given that entertainment uses such as a café, restaurant or brewery are not identified within the SPP, the policy is not considered to be applicable to the proposal.

Environmental Protection (Noise) Regulations 1997

The operation of the proposed Restaurant, Brewery and Café is to occur in compliance with the relevant standards from the *Environmental Protection (Noise) Regulations 1997* ('Regulations').

Blasta Brewing Company takes the role of a responsible neighbour seriously and will have a strict management plan in regard to noise in the venue. Music within regular operating hours will be kept to a normal talking level. When live music is being played at the premises it will cease by 10pm on any given night. The noise policy for the site is governed to comply with the Regulations.

The proponent would be prepared to engage a consultant to prepare an Acoustic Assessment of the proposal, to demonstrate compliance with the relevant provisions of the Noise Regulations, which would ideally be imposed as a condition of Development Approval.

ENVIRONMENTAL CONSIDERATIONS

Waste Considerations

Waste materials generated at the subject site include the following:

- Litter including food and drink packaging from the restaurant, bar, café and brewery operations;

- General Waste from patrons;
- Recyclable waste from patrons;
- Maintenance works waste; and
- Office equipment paper, cardboard from packaging, etc.

The Waste Management Plan outlines how the above-mentioned waste materials produced at the subject site will be reduced and managed in an efficient manner. The Waste Management Plan highlights the importance of constraining all the litter and waste generated by the on-site activities within the subject site. On this basis, the waste produced at the subject site will not adversely affect the employees, patrons and immediate locality.

Refer **Attachment Three – Waste Management Plan.**

SUMMARY

This Development Application ('Application') seeks to obtain approval for the use of the existing premises at Nos. 102-104 as a 'Restaurant/Café' and 'Brewery' and patron car parking and alfresco dining at Nos. 98-100. The application also proposes the development of the subject site to accommodate the intended use and associated car parking.

We respectfully request the Town of Victoria Park approve this Application for the following reasons:

- The proposed development and uses are consistent with the intent of the 'Urban' Zone under the provisions of the 'MRS'.
- The proposed development and uses are consistent with the objectives and vision of the 'Office/Residential' Zone.
- The proposed development and uses are consistent with the Statement of Intent for 'Precinct Plan P2 – Burswood Precinct'
- The proposed development and uses are consistent with the objectives of the Burswood Peninsula District Structure Plan and the Draft LPP40 Statement of Intent.
- The proposed 'Restaurant/Café' and 'Brewery' uses are 'P' (permitted) and 'AA' (discretionary) uses in the 'Office/Residential' Zone.
- The proposed development is consistent with the objectives of LPP 23 and complies with the parking requirements.
- The proposed building modifications are consistent with the relevant design guidelines and Local Planning Policies.
- The proposed development and uses would not result in any adverse traffic surrounding the local road network.
- The proposed development and uses would not result in any adverse noise impacts affecting the locality.
- The proposed development and uses would not result in any adverse environmental impacts affecting the surrounding locality.



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Should you require any further information or clarification in relation to this matter, please contact Jeremy Hofland on 9221 1991.

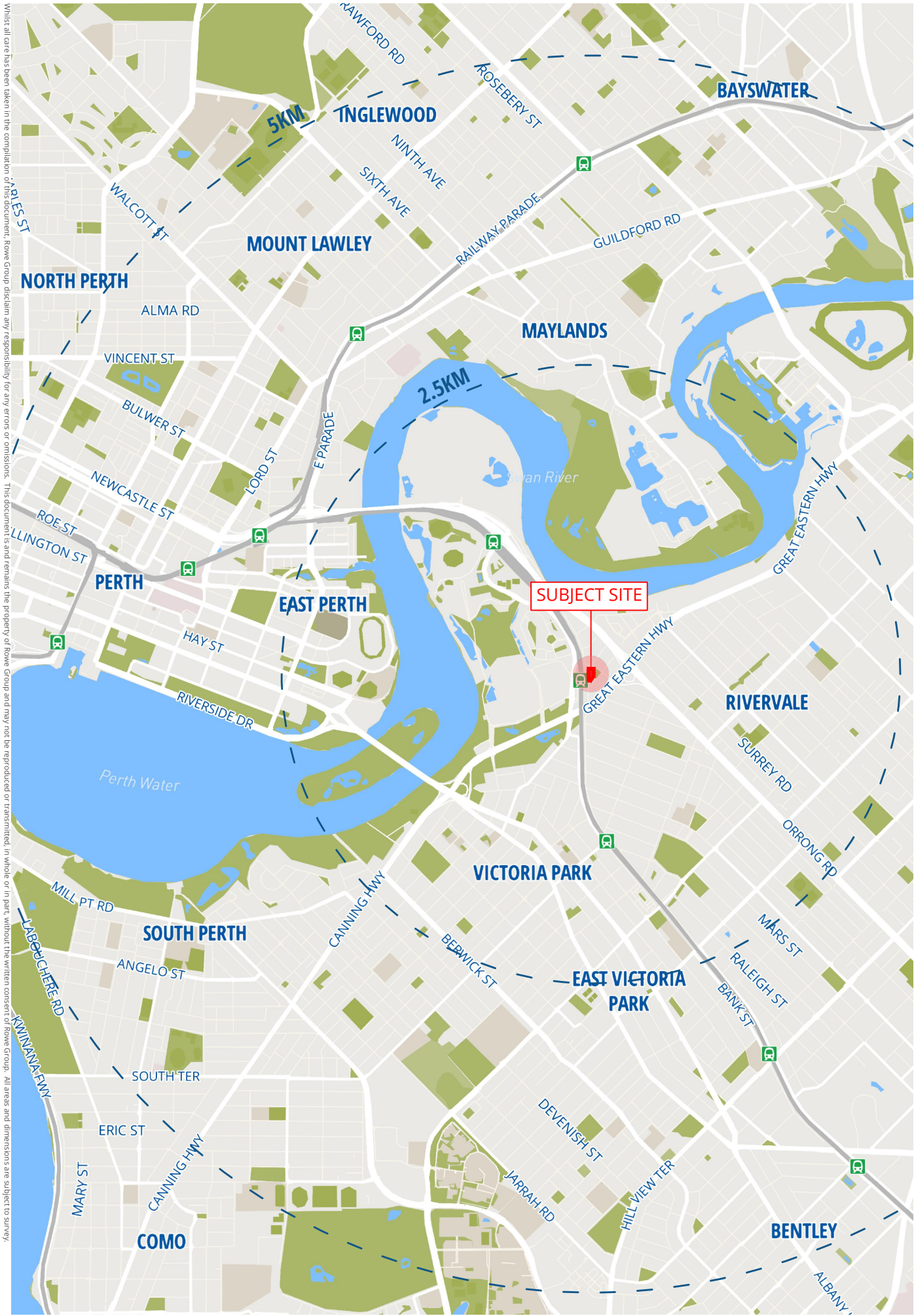
Yours faithfully,

Jeremy Hofland
Rowe Group



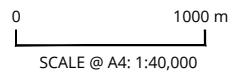
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Figures



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9500_FIG01A_20211111_Burswood (Local) - DRAWN: WILLIAM CLEMENTS - DATE CREATED: 2021.11.11 - PROJECTION: MGA50_GDA94 - CADASTRE: LANDGATE -



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 Received: 04/02/2022

FIGURE 1
LOCATION PLAN

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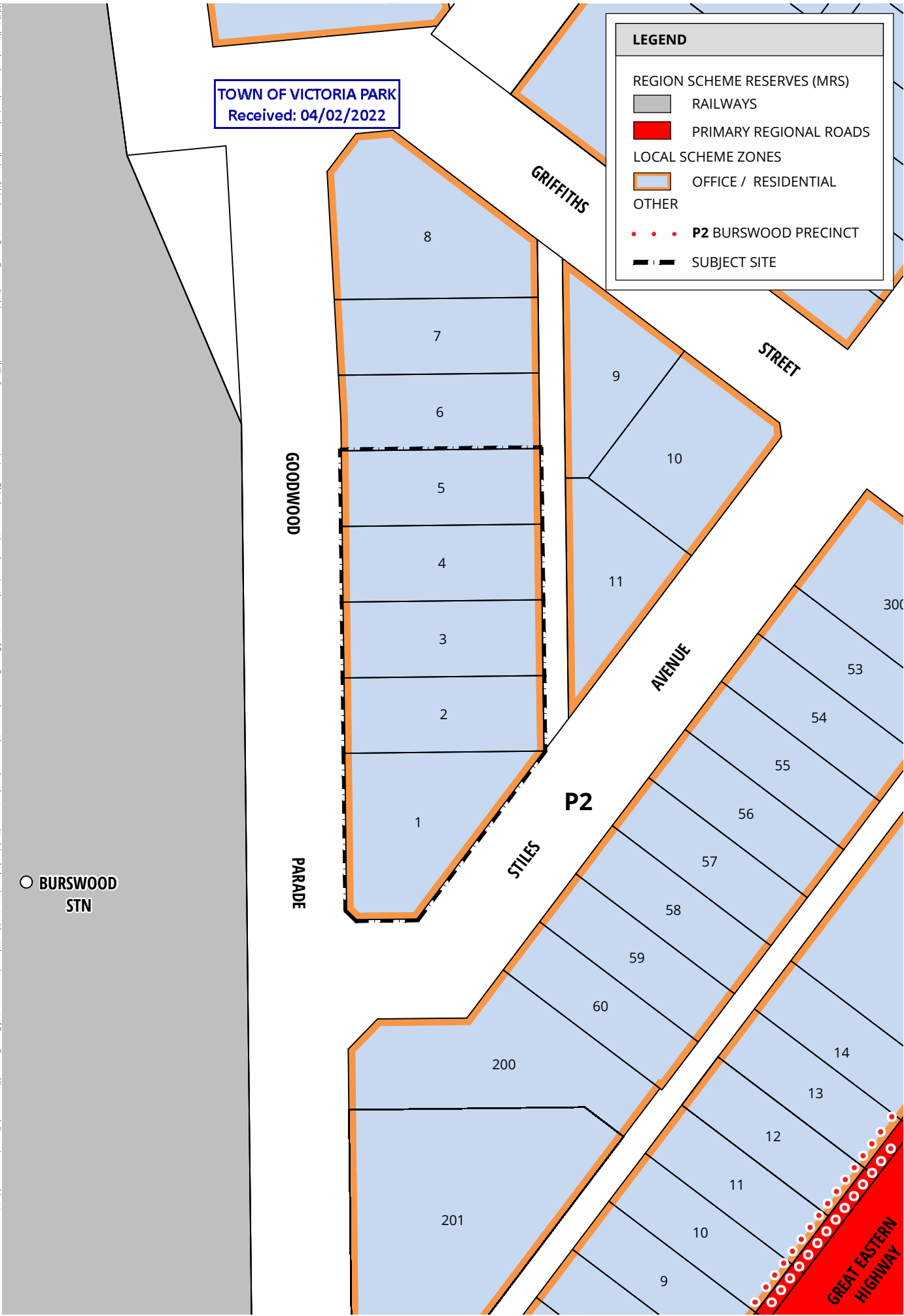
NATOWN PLANNING\9000-9999\9500\DRAWING\CAO - WILLIAM CLEMENTS - 2021.11.15

9500_FIG04A_20211111_Burswood (LPS) - DRAWN: WILLIAM CLEMENTS - DATE CREATED: 2021.11.11 - PROJECTION: MGA50 GD94 - CADASTRE: LANDGATE - MAP DATA: DPLH

TOWN OF VICTORIA PARK
Received: 04/02/2022

LEGEND

- REGION SCHEME RESERVES (MRS)
- RAILWAYS
- PRIMARY REGIONAL ROADS
- LOCAL SCHEME ZONES
- OFFICE / RESIDENTIAL
- OTHER
- P2 BURSWOOD PRECINCT
- SUBJECT SITE



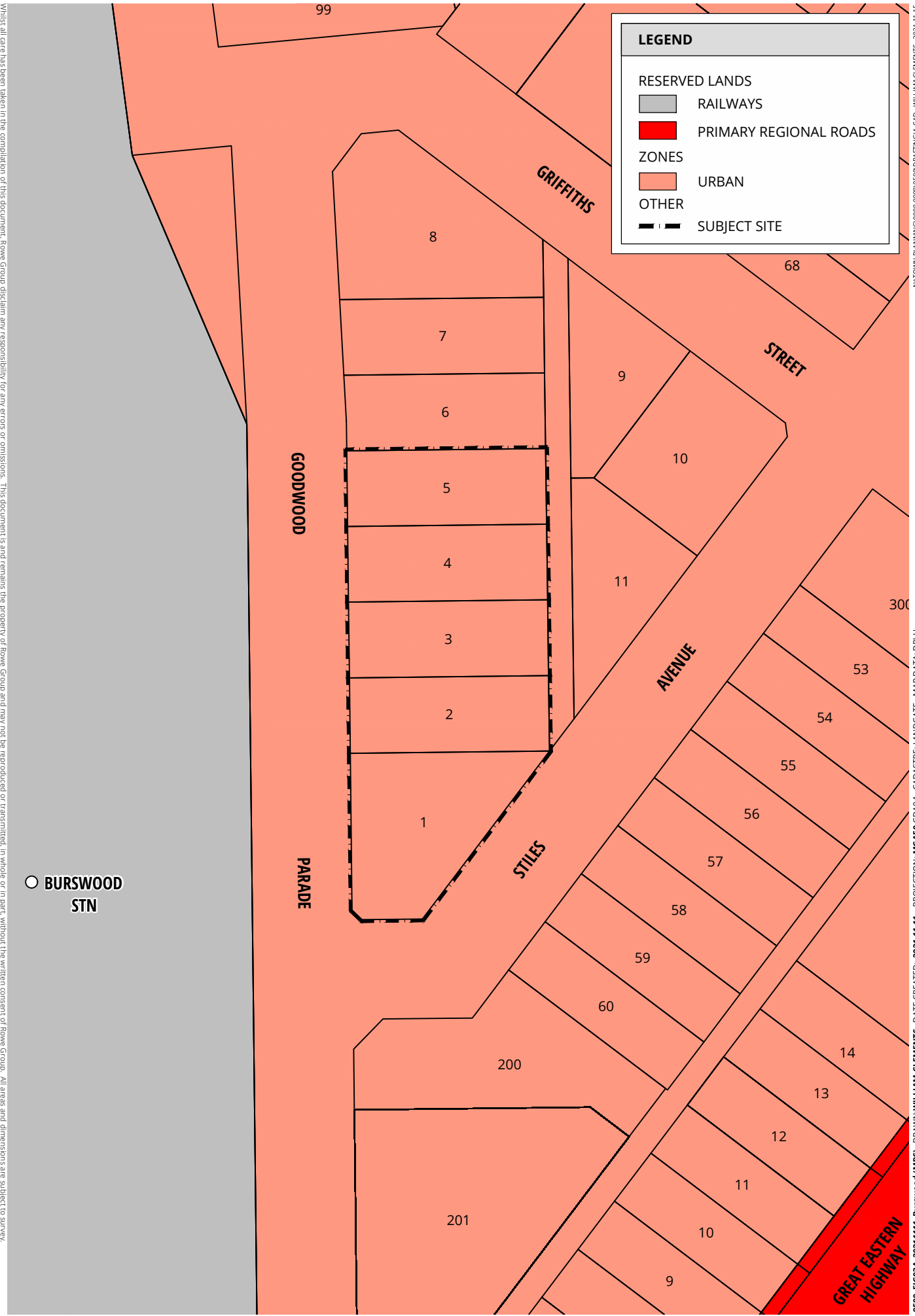
0 25 m
SCALE @ A4: 1:1000



FIGURE 4
TOWN OF VICTORIA PARK TOWN PLANNING SCHEME NO. 1 ZONING

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9500_FIG03A_20211111_Burswood (MRS) - DRAWN: WILLIAM CLEMENTS - DATE CREATED: 2021.11.11 - PROJECTION: MGA50 GDA94 - CADASTRE: LANDGATE - MAP DATA: DPLH



○ BURSWOOD STN



0 25 m
SCALE @ A4: 1:1000



TOWN OF VICTORIA PARK
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FIGURE 3
METROPOLITAN REGION SCHEME ZONING

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9500_FIG02A_20211111_Burswood (Site) · DRAWN: WILLIAM CLEMENTS · DATE CREATED: 2021.11.11 · PROJECTION: MGA50 GD94 · CADASTRE: LANDGATE ·



LEGEND

- SUBJECT SITE
- LOT BOUNDARIES
- 7 LOT NUMBERS



0 25 m
SCALE @ A4: 1:1000



TOWN OF VICTORIA PARK
Received: 04/02/2022

FIGURE 2
SITE PLAN



TOWN OF VICTORIA PARK
Received: 04/02/2022

Attachment 1

Certificates of Title

WESTERN



AUSTRALIA

REGISTER NUMBER 1/D3983	
DUPLICATE EDITION 4	DATE DUPLICATE ISSUED 9/3/2020

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1776 FOLIO 802

TOWN OF VICTORIA PARK
Received: 04/02/2022

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON DIAGRAM 3983

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

GOODWOOD SKY PTY LTD OF SUITE 101 118 GOODWOOD PARADE BURSWOOD WA 6100
(T O357492) REGISTERED 3/3/2020

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1776-802 (1/D3983)
PREVIOUS TITLE: 1075-853
PROPERTY STREET ADDRESS: 104 GOODWOOD PDE, BURSWOOD.
LOCAL GOVERNMENT AUTHORITY: TOWN OF VICTORIA PARK

WESTERN



AUSTRALIA

REGISTER NUMBER 2/D3983	
DUPLICATE EDITION 4	DATE DUPLICATE ISSUED 9/3/2020

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1776 FOLIO 803

TOWN OF VICTORIA PARK
Received: 04/02/2022

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BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 2 ON DIAGRAM 3983

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

GOODWOOD SKY PTY LTD OF SUITE 101 118 GOODWOOD PARADE BURSWOOD WA 6100
(T O357492) REGISTERED 3/3/2020

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. EASEMENT BENEFIT - SEE DIAGRAM 3983 AND SECTION 167A OF TLA.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND: 1776-803 (2/D3983)
PREVIOUS TITLE: 1075-854
PROPERTY STREET ADDRESS: 104 GOODWOOD PDE, BURSWOOD.
LOCAL GOVERNMENT AUTHORITY: TOWN OF VICTORIA PARK

WESTERN



AUSTRALIA

REGISTER NUMBER 3/D3983	
DUPLICATE EDITION 4	DATE DUPLICATE ISSUED 12/10/2011

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1230 FOLIO 279

TOWN OF VICTORIA PARK
 Received: 04/02/2022

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
 REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 3 ON DIAGRAM 3983

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

THE UNIVERSAL ZONE PTY LTD OF POST OFFICE BOX 2446, HIGH WYCOMBE

(T L752641) REGISTERED 6/10/2011

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

1. EASEMENT BENEFIT - SEE DIAGRAM 3983 AND SECTION 167A TLA.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1230-279 (3/D3983)
 PREVIOUS TITLE: 1082-93
 PROPERTY STREET ADDRESS: 102 GOODWOOD PDE, BURSWOOD.
 LOCAL GOVERNMENT AUTHORITY: TOWN OF VICTORIA PARK

WESTERN



AUSTRALIA

REGISTER NUMBER 4/D3983	
DUPLICATE EDITION 5	DATE DUPLICATE ISSUED 12/10/2011

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1882 FOLIO 80

TOWN OF VICTORIA PARK
 Received: 04/02/2022

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
 REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 4 ON DIAGRAM 3983

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

THE UNIVERSAL ZONE PTY LTD OF POST OFFICE BOX 2446, HIGH WYCOMBE

(T L752641) REGISTERED 6/10/2011

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

1. EASEMENT BENEFIT - SEE DIAGRAM 3983 AND SECTION 167A TLA.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND: 1882-80 (4/D3983)
 PREVIOUS TITLE: 1230-278
 PROPERTY STREET ADDRESS: 100 GOODWOOD PDE, BURSWOOD.
 LOCAL GOVERNMENT AUTHORITY: TOWN OF VICTORIA PARK

WESTERN



AUSTRALIA

REGISTER NUMBER 5/D3983	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 12/10/2011

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1082 FOLIO 142

TOWN OF VICTORIA PARK
Received: 04/02/2022

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
 REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 5 ON DIAGRAM 3983

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

THE UNIVERSAL ZONE PTY LTD OF POST OFFICE BOX 2446, HIGH WYCOMBE

(T L752641) REGISTERED 6/10/2011

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

1. EASEMENT BENEFIT - SEE DIAGRAM 3983 AND SECTION 167A TLA.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1082-142 (5/D3983)
 PREVIOUS TITLE: 1075-855
 PROPERTY STREET ADDRESS: 98 GOODWOOD PDE, BURSWOOD.
 LOCAL GOVERNMENT AUTHORITY: TOWN OF VICTORIA PARK