

NOTICE OF MEETING

PLANNING AND COMMUNITY CONSULTATION COMMITTEE

Members of the Planning and Community Consultation Committee are advised that a meeting of the Committee will be held in the Council Chambers, 83 Mandurah Terrace, Mandurah on:

**Tuesday 8 October 2024
at 5.30pm**

JAMES CAMPBELL-SLOAN
Acting Chief Executive Officer
3 October 2024

Committee Members

Councillor R Burns
Councillor A Kearns
Councillor B Pond
Councillor J Smith
Mayor R Williams
Councillor A Zilani

Councillor J Cumberworth
Councillor C Knight
Councillor D Schumacher
Councillor D Wilkins
Councillor S Wright

AGENDA

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

2. ACKNOWLEDGEMENT TO COUNTRY

3. APOLOGIES

Leave of Absence
Councillor B Pond

Apologies
Mayor R Williams

4. IMPORTANT NOTE:

Members of the public are advised that the decisions of this Committee are referred to Council Meetings for consideration and cannot be implemented until approval by Council. Therefore, members of the public should not rely on any decisions of this Committee until Council has formally considered the resolutions agreed at this meeting.

5. RESPONSES TO QUESTIONS TAKEN ON NOTICE

Nil

6. PUBLIC QUESTION TIME

Public Question Time provides an opportunity for members of the public to ask a question of Council. For more information regarding Public Question Time please visit the City's website mandurah.wa.gov.au or telephone 9550 3787.

7. PRESENTATIONS

8. DEPUTATIONS

Any person or group wishing to make a Deputation to the Committee meeting regarding a matter listed on this agenda for consideration must complete an application form. For more information regarding making a deputation please visit the City's website mandurah.wa.gov.au or telephone 9550 3787.

NB: Persons making a deputation to this Committee meeting will not be permitted to make a further deputation on the same matter at the successive Council meeting, unless it is demonstrated there is new, relevant material which may impact upon the Council's understanding of the facts of the matter.

9. CONFIRMATION OF MINUTES: 20 AUGUST 2024

Minutes available on the City’s website via mandurah.wa.gov.au/council/council-meetings/agendas-and-minutes

10. DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS

11. QUESTIONS FROM COMMITTEE MEMBERS WITHOUT DISCUSSION

11.1 Questions of which due notice has been given

11.2 Questions of which notice has not been given

12. BUSINESS LEFT OVER FROM PREVIOUS MEETING

Nil

13. REPORTS:

<i>No.</i>	<i>Item</i>	<i>Page No</i>	<i>Note</i>
1	Proposed Car Park – Lot 521 Marina Quay Drive ERSKINE	3 - 22	

14. LATE AND URGENT BUSINESS ITEMS

15. CONFIDENTIAL ITEMS

Nil

16. CLOSE OF MEETING

1 SUBJECT: Proposed Car Park – Lot 521 Marina Quay Drive ERSKINE
DIRECTOR: Strategy and Economic Development
MEETING: Planning and Community Consultation Committee
MEETING DATE: 8 October 2024

Summary

The City has received an application for the development of a Car Park, consisting of thirty (30) car bays to be utilised by Boundary Island Brewery (Lot 2002, 21 Marina Quay Drive, Erskine) staff and patrons. There has been a noted lack of formalised parking servicing the brewery and improvements are required. The land use “Car Park” is a discretionary land use on the “Residential” zoning of the site.

The proposal notes the following:

- Surface to be finished with sealed asphalt and appropriate drainage.
- Identification of bays 15-30 as “Staff Only” to limit vehicular movements adjacent to the existing dividing fence.
- Installation of “wheel stops” to deter vehicles from damaging the existing dividing fence.
- Installation of bollards to provide boundary delineation and prevent informal access.
- Provision of a landscape bed around the base of the existing native tree.

Following advertising to 150 surrounding landowners, 19 submissions were received including 1 from the Mandurah Quay Homeowners Association. The Association noted in principle support for the proposal, subject to appropriate surface and fencing treatments.

It is recommended that the proposed car park be approved, subject to conditions.

Disclosure of Interest

Nil

Location



Property Details

Applicant:	BIB Freehold Pty Ltd
Owner:	BIB Freehold Pty Ltd
Scheme 12 Zoning:	Residential
Peel Region Scheme Zoning:	Urban
Lot Size:	1,047m ²
Topography:	Flat
Land Use:	Vacant site

Previous Relevant Documentation

- G.8/7/21 27 July 2021 Council resolved to approve a change of use to Hotel ('Microbrewery').

Background

In July 2021, Council approved a development application for a change of use to Hotel, facilitating the operation of a 328-patron microbrewery (i.e. Boundary Island Brewery). There are currently 82 car bays on Lot 2002, 21 Marina Quay Drive, Erskine servicing the microbrewery, which at the time of the development approval was deemed to be compliant with the Town Planning Scheme No. 3 (Scheme 3) car parking ratio of 1 bay per 4 seats.

Officers considered the level of parking to be sufficient for the following reasons:

- The venue predominantly operates as a fully seated venue similar to a restaurant, with a seating plan and condition requiring a minimum of 75% of the seating to be in place for the approved number of patrons and is required to offer substantial meals up until 30 minutes before closing.
- A portion of patrons were anticipated to travel to the site by taxi / uber;
- The site is surrounded by established residential properties and an established walking network, therefore it was anticipated that a portion of patrons will walk / cycle to the venue;
- The site is accessible by boat – a portion of patrons were anticipated to arrive via boat (similar to Dolphin Quay) whilst the operator expressed interest in developing partnerships with tour / boat operators to bring visitors to the site by boat.

Since the commencement of operations of the brewery, City officers have received ongoing complaints and noted the extensive parking of vehicles in local streets and within private vacant land in the area. The applicant has proactively sought to increase their parking capacity by purchasing the subject site.

A Parking Management Plan was requested by the City and provided by the operators of the Boundary Island Brewery. The plan detailed the following measures designed to assist in reducing parking congestion in the area:

- Implementation of an improved booking system, involving an increase in crossover period for sessions and automated messaging relating to parking upon booking confirmation.
- Increase in the visibility and number of bike racks.
- Review of communications to customers including social media and website messaging, encouraging alternative forms of transport to the venue.

While the implementation of these measures have been of assistance, it is considered that additional formalised parking supply would reduce the impact of overflow parking on the amenity of the area. There has been a view expressed by complainants relating to the parking that the venue capacity should be reduced to reduce parking demand.

The City has contacted the Office of Racing Gaming and Liquor who advised that historically, changes to liquor licence conditions would normally be associated with the impact of the patrons with the venue such as hooning, damage etc and would not generally be linked with the lack of car parking of itself.

Based on the behaviour of patrons with suitable evidence of the impact on amenity (associated with patron behaviour) a local government has the option to seek changes to liquor licence conditions by the Director of Liquor Licencing.

The City has taken the view that implementation of the Parking Management Plan and progression of additional parking supply would be appropriate at this time. The option to seek intervention with suitable evidence from the Director of Liquor Licencing may be appropriate in the future.

The City also has the option to seek to apply the provisions of the *Planning and Development Act 2005* to an unapproved land use. The City could seek to take enforcement action that demonstrates the use of alternative vacant land for parking to service the brewery is not an approved land use. City officers recommend that this option progressed following an assessment of the effectiveness of the additional supply together with the implementation of the Parking Management Plan.

Comment

Proposed Development

The City has received an application for the development of a Car Park, consisting of thirty (30) car bays to be utilised by Boundary Island Brewery staff and patrons. The proposal notes the following:

- Surface to be finished with sealed asphalt and appropriate drainage.
- Identification of bays 15-30 as “Staff Only” to limit vehicular movements adjacent to the existing dividing fence.
- Installation of “wheel stops” to deter vehicles from damaging the existing dividing fence.
- Installation of bollards to provide boundary delineation and prevent informal access.
- Provision of a landscape bed around the base of the existing native tree.

Design

The car park design proposes a sealed surface (i.e. asphalt paved surface), drained using appropriate soakwells, painted line marking and vehicle wheel stops to reduce the risk of vehicles parking against the adjacent colorbond fence.

The dimensions of car bays and aisle widths / circulation areas satisfy the relevant Australian Standards (AS/NZS 2890.1:2004 Parking Facilities – Off-street car parking).

The car park accommodates an existing native tree within a landscaped area and provides opportunities for landscaping to soften the development when viewed from the street.

Timber bollards are proposed to delineate the boundary of the site, providing a restriction on vehicular access. It is recommended that the applicant provides details as a condition of approval, with further design detail to be provided to the satisfaction of the City. It is intended that the bollards be in keeping with the character of the surrounding area. There has been some concern raised about the robustness of rope fencing as is positioned on the brewery site. This style of barrier will not be permitted.

Assessment

The subject site is zoned “Residential.” A Car Park is a discretionary land use.

The brewery is limited (via condition) to a maximum of 328 patrons and are required to provide seating for a minimum of 75% of the maximum occupancy. As per the Scheme, a parking ratio of 1 bay per 4 seats / patrons is applied with a total of 82 bays provided on site. It should be noted that these calculations incorporate the staff required to service this number of patrons.

Fifteen (15) bays have been allocated to service staff of the brewery and given employment numbers during peak periods this number of bays will be utilised. This approach also reduces vehicular movements and noise of patrons leaving parking bays close to residential properties. Staff are expected to utilise the parking for the duration of their shift. Bays adjacent to the dividing fence are to be marked for “Staff Only”.

It is evident that the business is seeing a higher demand for parking than the Scheme provisions provided for. Notwithstanding the business’s success, the habits of patrons travelling to the venue is contributing to this pressure on parking supply.

The provision of an additional 30 bays results in an overall parking supply of 112 bays for the exclusive use of the brewery. While City officers have noted more than 50 cars on vacant land in the vicinity, with the alternative operations measures and education of patrons, it is considered the proposed increased supply will reduce the amenity impacts on the area through the informal use of vacant land.

The City would then utilise other enforcement measures as previously detailed to further reduce persisting amenity impacts.

MEAG Comment

This item does not have any impact on the natural environment and therefore has not been referred to Mandurah Environmental Advisory Group for comment.

Consultation

The application was advertised to approximately 150 surrounding landowners, as well as directly to the Mandurah Quay Homeowners Association (MQHOA). A total 19 submissions were received, including 1 from the MQHOA. All submissions have been summarised and responded to in the attached Schedule of Submissions (refer Attachment 1.2).

The MQHOA are the representative body for around 400 landowners in Mandurah Quay and collected feedback from their members in response to the proposal. Notwithstanding that the MQHOA acknowledge ongoing concerns relating to the brewery, they support the proposal in principle subject to the following issues being addressed:

- *The proposed surface of reconstituted asphalt is unsuitable in this location due to ongoing dust and maintenance concerns.*

Officer comment:

The applicant has confirmed that the finish is intended to be a sealed, paved asphalt which would remove ongoing dust and maintenance concerns. This is reinforced through the recommended conditions of approval.

- *The use of rope for boundary and car bay delineation is a cheap and unattractive option, which can be easily vandalised and destroyed.*

Officer comment:

The applicant has revised their proposal and committed to painted line marking and a timber fence to provide a more attractive treatment. This is reinforced through the recommended conditions of approval.

Statutory Environment

Should the applicant feel aggrieved by Council's decision, they have the opportunity to seek a review of the decision under the provisions of the *Planning and Development Act 2005* to the State Administrative Tribunal.

Policy Implications

Nil

Financial Implications

Nil

Economic Implications

The proposed car park is considered to enhance the trading conditions of the Boundary Island Brewery by providing additional parking facilities within short walking distance of the site.

Environmental Implications

The site contains one (1) tree within the site, the car park design provides space for the tree to be retained.

Risk Analysis

The proposed car park is considered to enhance parking facilities within the locality and improves ongoing parking management issues. Given the existing residential properties adjacent, if the car park is not managed or treated appropriately then there is the potential to impact on the amenity of residents. City officers consider the recommended conditions and design proposed to be appropriate for the reasons discussed above.

The current practice of using vacant blocks as overflow parking is not sustainable and appropriately designed additional supply is necessary.

Strategic Implications

The following community outcomes from the City of Mandurah Strategic Community Plan 2024 – 2044 are relevant to this report:

Economy:

Community outcomes:

- A thriving city that residents are proud to call home and people want to visit
- A supportive business environment where investment is encouraged, and entrepreneurship prospers

Leadership:

Community outcomes:

- Sound decisions based on evidence and meaningful engagement

Conclusion

It is recommended that Council resolves to approve the proposal subject to appropriate conditions.

NOTE:

- Refer ***Attachment 1.1*** ***Development Plans***
Attachment 1.2 ***Schedule of Submissions***

RECOMMENDATION

That the Planning and Community Consultation Committee recommend that Council:

APPROVE the development application seeking to develop a Car Park at Lot 521 Marina Quay Drive ERSKINE, subject to the following conditions:

- 1. The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the City of Mandurah.**
- 2. Prior to the commencement of the development, details of the timber bollards to be installed along the street boundary shall be submitted to and approved by the City of Mandurah, and shall thereafter be implemented in accordance with the approved details.**
- 3. Prior to the commencement of the use, the applicant shall submit and have approved to the satisfaction of the City of Mandurah, a detailed car park management plan indicating how the carpark will be managed to reflect intended usage of the car park (i.e. predominantly for staff parking), security and anti-social behaviour, litter and cleaning procedures.**
- 4. All uncovered car parking bays to be in accordance with Australian Standard AS2890.1. Any bays adjacent to kerbs or for those bays that are to be used for disabled parking, shall be in accordance with Australian Standards AS1428.1.**
- 5. Prior to the commencement of the use, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked, and thereafter maintained to the specification and satisfaction of the City of Mandurah.**
- 6. Prior to the commencement of site works, a detailed landscaping plan for the subject site and road verge(s) must be submitted to, and approved to the satisfaction of the City of Mandurah, and must include the following:**
 - **The location, number and type of proposed trees and shrubs;**
 - **Any existing vegetation and/or landscaped areas to be retained;**
 - **Pedestrian, paving and lighting treatments;**
 - **An implementation schedule; and,**
 - **Maintenance/management responsibilities.**

The plan, once approved, shall be implemented and maintained to the satisfaction of the City of Mandurah.

- 7. All vegetation identified on the approved plan shall be retained to the satisfaction of the City of Mandurah.**



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 PO Box 16111, Osborne Park Business Centre WA 6917
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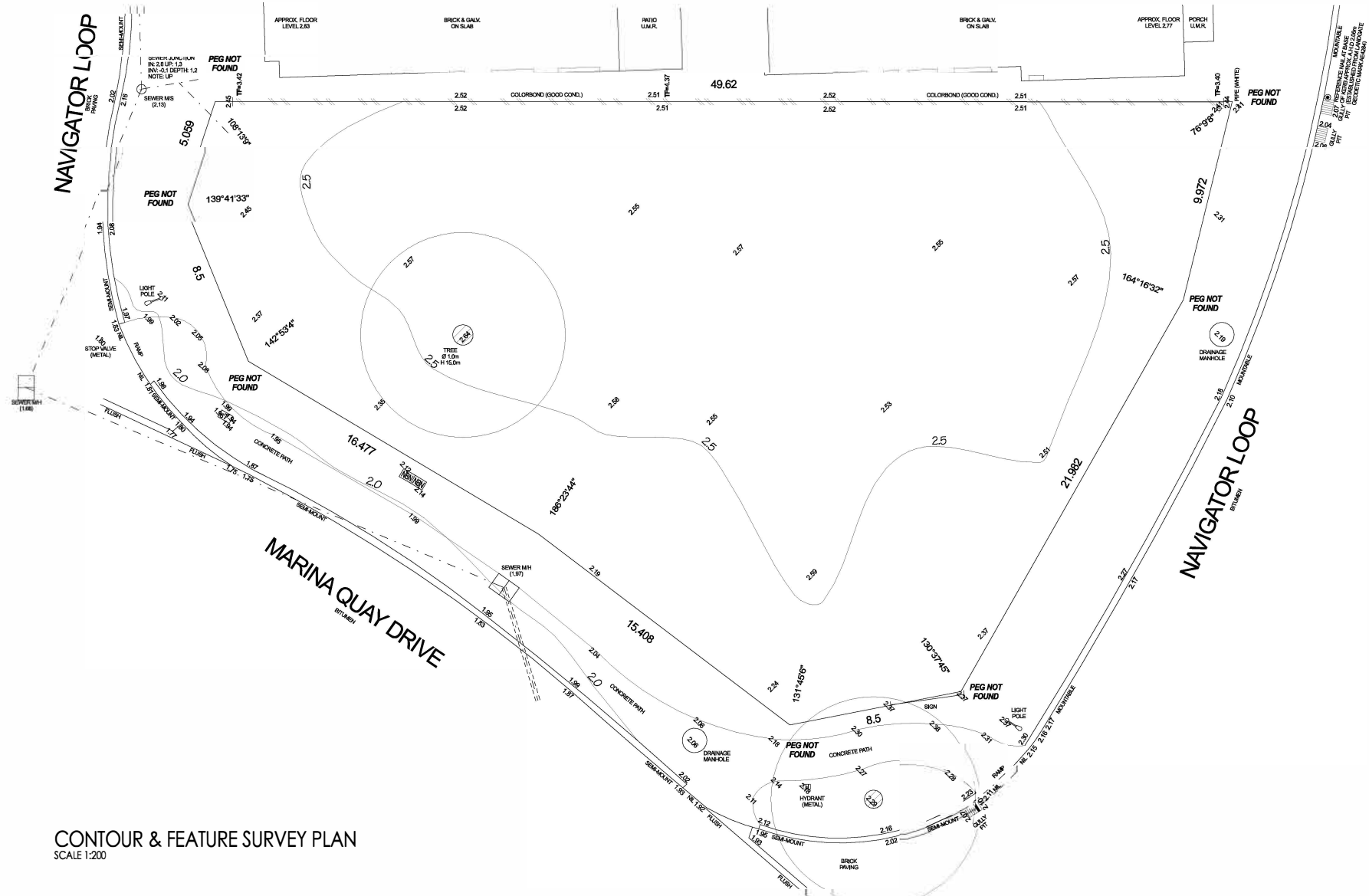
J/N: 576266 | DATE: 17 May 2024 | SCALE: As Shown | DRAWN: B. Hiskins

LEG. NO.	⊙	Power Dome
	⊙	Power Pole
	⊙	Phone / Comms.
	⊙	Water Conn.
	⊙	Top Pillar/Post
	TP= 10.00	Top Wall
	TW= 10.00	Top Retaining
	TR= 10.00	Top Fence
	TF= 10.00	Top Fence

SOIL DESCRIPTION	LATITUDE
Sand - Light Grass Cover	-32.558263
LOT MISCLOSE	LONGITUDE
(0.000 m)	115.708237

ROADS:	Bitumen / Brick	ELEC.:	U/Ground
KERBS:	See Survey	COMMS.:	Yes
FOOTPATH:	Concrete	WATER:	Yes
DRAINAGE:	Good	SEWER:	Yes
COASTAL:	100m To Ocean	GAS:	CheckAlinta

- DISCLAIMER**
1. Cottage Surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey.
 2. Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.
 3. Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features location verified in relation to the true boundary.
 4. Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.
 5. All Sewer details plotted from information supplied by Water Corporation.



CONTOUR & FEATURE SURVEY PLAN
 SCALE 1:200

NOTE : THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS | ALL NEW WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, & OR BUILDING CODES OF AUSTRALIA | MAKE GOOD EXISTING SURROUNDS TO SUIT NEW WORKS | CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS



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architectural building design & drafting | residential | commercial | industrial

PROPOSED CARPARK LAYOUT : LOT 521 MARINA QUAY DRIVE, ERSKINE WA 6210

Job #: 23-31 | Drawing: wd-01 | Sheet #: A01 | Scale: As Shown @ A3 | Date: 26/08/2024 | Issued for COUNCIL APPROVAL
 Local Authority: City of Mandurah | Deposited Plan #: 408029 | Volume / Folio: 2912 / 367 | Bushfire Prone Area: No | Site Area: 1047m²

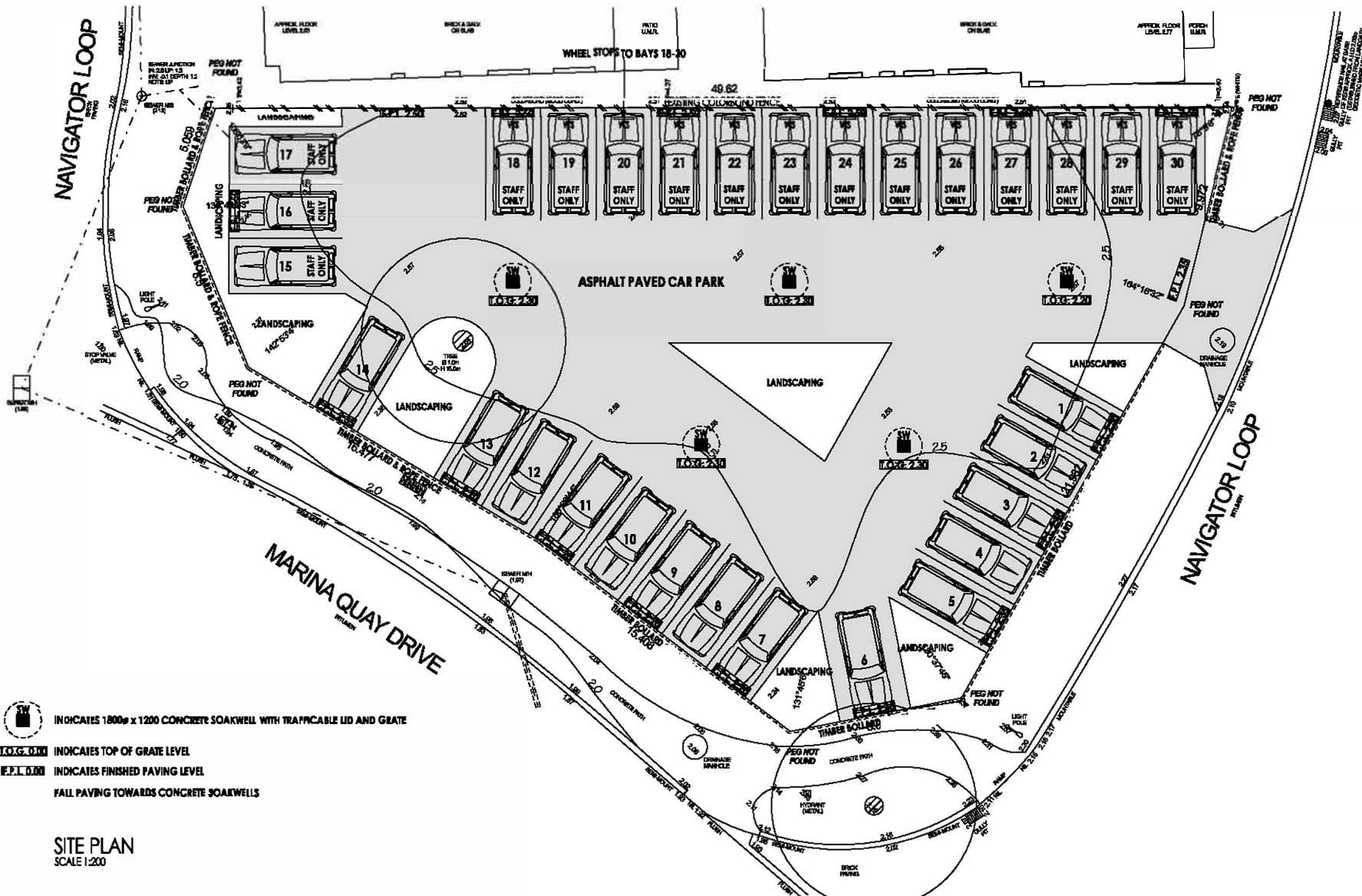
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LEGEND:		Power Dome
		Power Pole
		Phone / Comms
		Water Conn.
		Top Plier/Post
		Top Wall
		Top Retaining
	Top Fence	

SOIL DESCRIPTION	LATITUDE
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ROADS:	Bitumen / Brick	ELEC.:	U/Ground
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FOOTPATH:	Concrete	WATER:	Yes
DRAINAGE:	Good	SEWER:	Yes
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 - Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.
 - All Sewer details plotted from information supplied by Water Corporation.



- INDICATES 1800# x 1200 CONCRETE SOAKWELL WITH TRAFFICABLE LID AND GRATE
- I.O.G. 0.00** INDICATES TOP OF GRATE LEVEL
- F.F.L. 0.00** INDICATES FINISHED PAVING LEVEL
- FALL PAVING TOWARDS CONCRETE SOAKWELLS

SITE PLAN
SCALE 1:200

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS | ALL NEW WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, & OR BUILDING CODES OF AUSTRALIA | MAKE GOOD EXISTING SURROUNDS TO SUIT NEW WORKS | CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

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Planning and Community
 Architectural Building design & drafting | residential | commercial | industrial

PROPOSED CARPARK LAYOUT : LOT 521 MARINA QUAY DRIVE, ERSKINE WA 6210

Job #: 23-31 | Drawing: wd-01 | Sheet #: A02 | Scale: As Shown @ A3 | Date: 26/08/2024 | Issued for COUNCIL APPROVAL
 Local Authority: City of Mandurah | Deposited Plan #: 408029 | Volume / Folio: 2912 / 367 | Bushfire Prone Area: No | Site Area: 1047m²

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Owner / Address	Submission (Summarised comments)	Comment
<p>1. J Geoghegan Marina Quay Drive, Erskine</p>	<p>Does not support the proposal:</p> <ul style="list-style-type: none"> a. Appreciate the application is a reaction to add extra parking to what has become a chaotic and overcrowded issue because of the traffic congestion the brewery has created in a residential area. b. Brewery has been responsible for increase in noise and traffic from patrons using the car park and streets. The proposal increases this disturbance. c. Recommended that the northern section of Lot 2002 be turned into a car park. d. The parking ratio (1 bay / 4 patrons) is considered to be the root of the problem. 	<ul style="list-style-type: none"> a. Noted, the brewery was assessed and occupancy conditioned based on a ratio of 1 bay per 4 patrons given its operating conditions. The site is zoned Special Use and has long been identified for tourism uses. b. Noted, the proposal is expected to provide additional parking capacity, and improve parking issues in the area. c. City officers understand the brewery operators have explored a number of options, however the landowner continues to progress a residential subdivision for this portion of the site in accordance with previous WAPC approvals. d. The ratio was applied to the business based on its operating conditions being similar to that of a restaurant (i.e. predominantly seated and availability of food). Furthermore, parking ratios originate from the State Planning Framework.

Schedule of Submissions
Proposed Car Park – Lot 521 Marina Quay Drive ERSKINE

<p>2. K & J Barron Navigator Loop, Erskine</p>	<p>Does not support the proposal:</p> <p>a. Against any more development of the brewery, this would increase traffic visiting this business.</p>	<p>a. Noted, recommended conditions seek to minimise disruption to the amenity of residents. The proposal improves parking availability in the area, and does not seek to increase the maximum occupancy number which is restricted to 328 patrons.</p>
<p>3. J Ball Sticks Blvd, Erskine</p>	<p>Does not support the proposal:</p> <p>a. Increased traffic along Sticks Blvd since the brewery opened.</p> <p>b. The proposed car park will increase noise that we already have to put up with.</p>	<p>a. Noted, City officers can investigate traffic conditions along Sticks Blvd as a separate matter, however the proposed car park improves parking availability in the area and does not seek to increase the maximum accommodation number of the brewery.</p> <p>b. The car park is considered to cater predominantly for staff who will park for longer periods during their shifts, this is considered to reduce the number of vehicular trips and likelihood of anti-social behaviour.</p>
<p>4. J Seveso</p>	<p>Supports the proposal:</p> <p>a. Assists with traffic congestion.</p>	<p>a. Noted.</p>
<p>5. S Brown Sticks Blvd, Erskine</p>	<p>a. Does not support the proposal.</p>	<p>a. Noted</p>

Schedule of Submissions
Proposed Car Park – Lot 521 Marina Quay Drive ERSKINE

<p>6. G & A Grieve Navigator Loop, Erskine</p>	<p>Does not support the proposal:</p> <ul style="list-style-type: none"> a. Area is residential and not commercial, the development of Lot 2002 is only going to exacerbate the lack of parking facilities. b. Brewery is victim of its own success. Licence should not have been granted for 328 patrons, expectation that customers arrive four per car is ludicrous. c. Impact on residents amenity as a result of living adjacent to brewery. d. Allowing this change from residential to commercial will set a precedent in our area. e. If the number of patrons was reduced and a robust booking system put in place, this could improve the situation – without the need for additional parking. 	<ul style="list-style-type: none"> a. Area has long been identified for tourism related uses, whilst the subdivision of Lot 2002 is being undertaken in accordance with WAPC approvals. b. The applied car parking ratio of 1 bay per 4 patrons originates from the State Planning Framework, and is a long standing planning provision. c. Noted, the ongoing amenity concerns relating to noise, odour and anti-social behaviour are subject to separate legislation / laws and/or conditions. d. The site will remain Residentially zoned, and does not prohibit it from being development for residential purposes in the future. e. Noted, the operator has committed to amending their booking system to allow for a greater change over period.
<p>7. R Heilbronn Mandurah Quay Drive, Erskine</p>	<ul style="list-style-type: none"> a. Impact on adjacent landowners and area in terms of amenity – close proximity to residents, late night noise, anti-social behaviour, and inconsistent aesthetic character. b. Parking issue is the result of inadequate facilities on-site – whether it is more people visiting the site than approved, or more cars with fewer people 	<ul style="list-style-type: none"> a. Noted, recommended conditions seek to mitigate potential amenity concerns. The car park is intended to cater predominantly for staff who are likely to remain parked during their shift, and are likely to leave in a respectable manner. b. Noted, City officers as well as RGL undertake compliance checks of the venue. The parking ratio

Schedule of Submissions
Proposed Car Park – Lot 521 Marina Quay Drive ERSKINE

	<p>this needs to be urgently reviewed. Management measures are likely to be ineffective. Development of Lot 2002 will exacerbate parking congestion.</p>	<p>applied to the venue is based on a long standing formula applied through the State Planning Framework.</p>
<p>8. R & S Rummer Marina Quay Drive, Erskine</p>	<p>Does not support the proposal:</p> <ul style="list-style-type: none"> a. Increased anti-social behaviour and noise associated with the use of the car park. b. Residents should have been notified of the purchase and rezoning. c. Design should include metal guard rail adjacent to fence, solid bitumen paving, painted lines and solid fencing (to prohibit access). d. Brewery should be forced to reduce numbers – they are breaking laws with patron numbers. e. Impact on property values. 	<ul style="list-style-type: none"> a. Noted, recommended conditions seek to mitigate potential amenity concerns. The car park is intended to cater predominantly for staff who are likely to remain parked during their shift, and are likely to leave in a respectable manner. b. The purchasing of the subject site by the brewery is not a material planning consideration. The site will remain Residential zone, and may be developed for residential purposes in the future. c. The use of wheel stops to prevent cars from parking up to the fence is considered satisfactory, the use of wooden bollards and verge landscaping is proposed to soften the appearance of the car park. d. City officers as well as RGL undertake compliance checks of the venue. The parking ratio applied to the venue is based on a long standing formula applied through the State Planning Framework. e. Property values are not a material planning consideration.

Schedule of Submissions
Proposed Car Park – Lot 521 Marina Quay Drive ERSKINE

<p>9. C & S Brown Marina Quay Drive, Erskine</p>	<p>Does not support the proposal:</p> <ul style="list-style-type: none"> a. Reason for application is due to excessive patronage which originates from an error of the City in failing to provide a realistic assessment of parking and brewery capacity. b. A car park on a residential lot provides further blight on the area. c. Additional spaces will not resolve parking on road, verges and vacant lots. d. Application will set a precedent, resulting in potential for other vacant sites to be changed to car parks. e. Landowner of brewery site should have provided additional parking within Lot 2002 rather than maximise profit by developing residential lots. 	<ul style="list-style-type: none"> a. City officers as well as RGL undertake compliance checks of the venue. The parking was assessed based on a long standing parking ratio, and on the basis that the venue is predominantly seated, similar to a restaurant. The maximum accommodation number is conditioned. b. Recommended conditions relating to landscaping and bollards seek to soften the appearance of the car park. c. The proposal will increase parking supply to 112 car bays, which is expected to alleviate parking congestion in the area given that an increase to maximum occupancy is not being contemplated. d. Development applications are considered on their individual merit against the relevant planning framework. e. Noted, it is understood that the brewery operators have explored a number of opportunities, the purchase of Lot 521 and approval of a car park would provide them with the exclusive rights to additional bays.
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Schedule of Submissions
Proposed Car Park – Lot 521 Marina Quay Drive ERSKINE

	<p>f. At what stage does the City take a holistic view of the problem and take action to stop the impact. Further consideration should be given to use of additional area on Lot 2002 and under utilised parking at the resort.</p> <p>g. Should this matter also be referred to the WAPC as a change of land use.</p>	<p>f. City officers have considered the issue of parking congestion in the area as part of the current development application, and on an ongoing basis resulting in the brewery developing a parking management plan.</p> <p>g. The local government is the appropriate decision maker with respect to a change of use.</p>
<p>10. I Readwin</p>	<p>Does not support the proposal:</p> <p>a. Late night noise (e.g. car doors, music and engines running).</p> <p>b. Litter from the car park (e.g. staff takeaways, cans, bottles).</p> <p>c. Antisocial behaviour from staff and others driving 4WD's in dangerous manner.</p> <p>d. Brewery management offering lip service to the Council, as Council is too busy to police.</p> <p>e. Brewery management have show disregard for the environment and residents.</p>	<p>a. The car park is intended to cater predominantly for staff parking who are expected to be parked on-site for the duration of their shift, and leave in a respectable manner.</p> <p>b. Through the management of the site the operator is expected to maintain it.</p> <p>c. The presence of bollards and verge landscaping is expected to encourage access via the designated crossover.</p> <p>d. City officers as well as RGL undertake compliance checks.</p> <p>e. The site is zoned Special Use and has a history of use as a tourist related venue. The brewery approval</p>

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	<p>f. Residents were under the impression vacant land was for residential development, will Council offer any form of compensation.</p> <p>g. Car application appears to be panic management by the Council given brewery approved without proper parking and amenity impact.</p>	<p>contains harm minimisation measures seeking to protect the amenity of the area.</p> <p>f. The site is zoned Residential which contemplates a range of land uses as per the Scheme. The site will remain Residential, and may be developed for residential purposes in the future.</p> <p>g. Parking was assessed on the basis that the brewery operates as a predominantly seated venue and occupancy is restricted (conditions apply). The brewery approval contains amenity related conditions.</p>
11. G Morris	<p>Does not support the proposal:</p> <p>a. Increased traffic will increase the noise of the brewery.</p>	<p>a. No increase to maximum occupancy is being contemplated, the provision of additional parking alleviates street, verge and vacant land parking.</p>
12. B Wilkerson Conservation Loop, Erskine	<p>Does not support the proposal:</p> <p>a. Impact on property values.</p> <p>b. Dangerous precedent to allow car park in a wholly residential area.</p> <p>c. Parking congestion and associated noise will increase as Lot 2002 is developed.</p>	<p>a. Property values are not a material planning consideration.</p> <p>b. Development applications are considered on their individual merit and assessed against the relevant planning framework.</p> <p>c. Noted, the provision of additional parking will alleviate future pressures when Lot 2002 is fully developed –</p>

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	d. Brewery may be seeking to increase their maximum occupancy given the increase in parking.	given informal parking is currently occurring on vacant land. d. There is no increase to the maximum occupancy number being contemplated.
13. J Hewison	Does not support the proposal: a. More parking and less dwellings should have been approved. b. There is no walkway to the quay and pedestrians / cyclists must navigate the car park and brewery.	a. This is not considered to be material to the subject application. It is noted that the City did not support the subdivision application at the time, and requested the preparation of a Structure Plan to consider Lot 2002 holistically - ultimately, the WAPC approved the subdivision. b. Refer comment 13a.
14. S Tischler	a. No Council or operator consideration of future parking challenges if the business proved successful. b. Pleasing that the brewery encourage alternative forms of transport, however further opportunities should be considered (e.g. water taxi, courtesy bus).	a. The previous parking assessment was undertaken as per the City's Scheme based on the venue proposed. The operator has explored options and is seeking to provide exclusive parking. b. Noted, through the parking management plan the operator is exploring other opportunities such as water taxi.
15. J Sangster	a. Impact on the character of Mandurah Quay.	a. The provision of additional parking is considered necessary to alleviate parking congestion. The existing brewery site is zoned Special Use and has long been identified for tourism related uses.

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	<p>b. Impact on residents of Navigator Loop living next to a car park.</p>	<p>b. Noted, recommended conditions seek to alleviate amenity impacts on surrounding landowners, through the provision of landscaping, bollards and parking management.</p>
<p>16. R Oxley</p>	<p>Does not support the proposal:</p> <p>a. Impact on the residential amenity of Mandurah Quay.</p> <p>b. Alternatives should first be explored. Landowner of Lot 2002 and brewery operator should negotiate extension of car park into undeveloped portion of Lot 2002.</p> <p>c. City and RGL grossly erred in allowing brewery to accommodate 328 patrons in such a dense residential location – approval could be revisited and the number reduced hence the demand for parking.</p> <p>d. The car park will accommodate 30 bays, however brewery may have as many as 50 employees on site so not much left for patron parking.</p>	<p>a. The provision of additional parking is considered necessary to alleviate parking congestion. Recommended conditions (i.e. landscaping, bollards and management plan), as well as existing brewery conditions, are applied to alleviate amenity concerns.</p> <p>b. The City is considering an application to develop the subject site and provides exclusive parking.</p> <p>c. It is considered that decisions to reduce numbers should come after options to improve the parking management have been fully explored.</p> <p>d. Refer comment 16c.</p>
<p>17. G Leach Navigator Loop, Erskine</p>	<p>Does not support the proposal:</p>	

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	<ul style="list-style-type: none"> a. Reconstituted asphalt will do nothing to alleviate dust and hooning issues. b. Timber and rope delineation has proven inadequate – damaged due to dangerous driving. c. Wheel stops adjacent to fence line are inadequate. d. Access should be from the north to improve safety and decrease headlight nuisance. e. Emergency infrastructure on the NE corner should be readily accessible. f. Landscape bed around the existing tree could be better protected with wheel stops. 	<ul style="list-style-type: none"> a. The City requires a solid surface treatment which is expected to discourage hooning behaviour and reduce dust – this forms part of the recommended conditions. b. The provision of timber bollards, similar to those used elsewhere in the area, forms part of the recommended conditions. c. The wheel stops discourage vehicles from being parked directly adjacent to the fence line. d. Noted, access is proposed from the north. e. Noted, any landscaping within the verge is required to be in accordance with a future landscaping plan. f. The landscaped planting is considered to provide the necessary deterrent.
<p>18. Mandurah Quay Homeowners Association</p>	<p>Supports the proposal:</p> <ul style="list-style-type: none"> a. MQHOA is the representative body for some 400 owners in Mandurah Quay. b. Acknowledge the concerns of residents that a car park adjacent to residences is not ideal and understand their anger at the previous planning decisions. This has resulted in inadequate parking, 	<ul style="list-style-type: none"> a. Noted. b. Noted, the provision of additional parking supply is considered to be necessary at this time.

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	<p>given the capacity and success of the brewery and the fact the existing car park is also used by members accessing the boat ramp.</p> <p>c. The proposed surface is unsuitable as it will create a dust problem, will encourage hooning and become an ongoing maintenance issue. Recommend a solid surface, such as hotmix.</p> <p>d. The use of rope for boundaries and parking bay delineation is a cheap and unattractive option, which is easily vandalised. Recommended properly marked bays and vertical timber posts.</p> <p>e. MQHOA encourages the City to explore all options to improve parking congestion, and feel that the addressing the above issues will allay some concerns.</p>	<p>c. Noted, the City requires a solid surface treatment which is expected to discourage hooning behaviour and reduce dust – this forms part of the recommended conditions.</p> <p>d. Noted, the provision of timber bollards, similar to those used elsewhere in the area, forms part of the recommended conditions.</p> <p>e. Noted, the provision of additional parking supply is considered to be necessary at this time.</p>
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