



Agenda Briefing Forum

18/05/21

Item 6.1 (12.7) refers

Tabled Attachment 2

**Proposed Amendment to
Condition of Development
Approval – Café/Restaurant
Tenancy Seating Capacity,
Belmont Hub – Lot 33(213)
Wright Street, Cloverdale
Presentation**

Creating opportunities



City of Belmont

Agenda Briefing Forum

18 May 2021

Item No 12.7

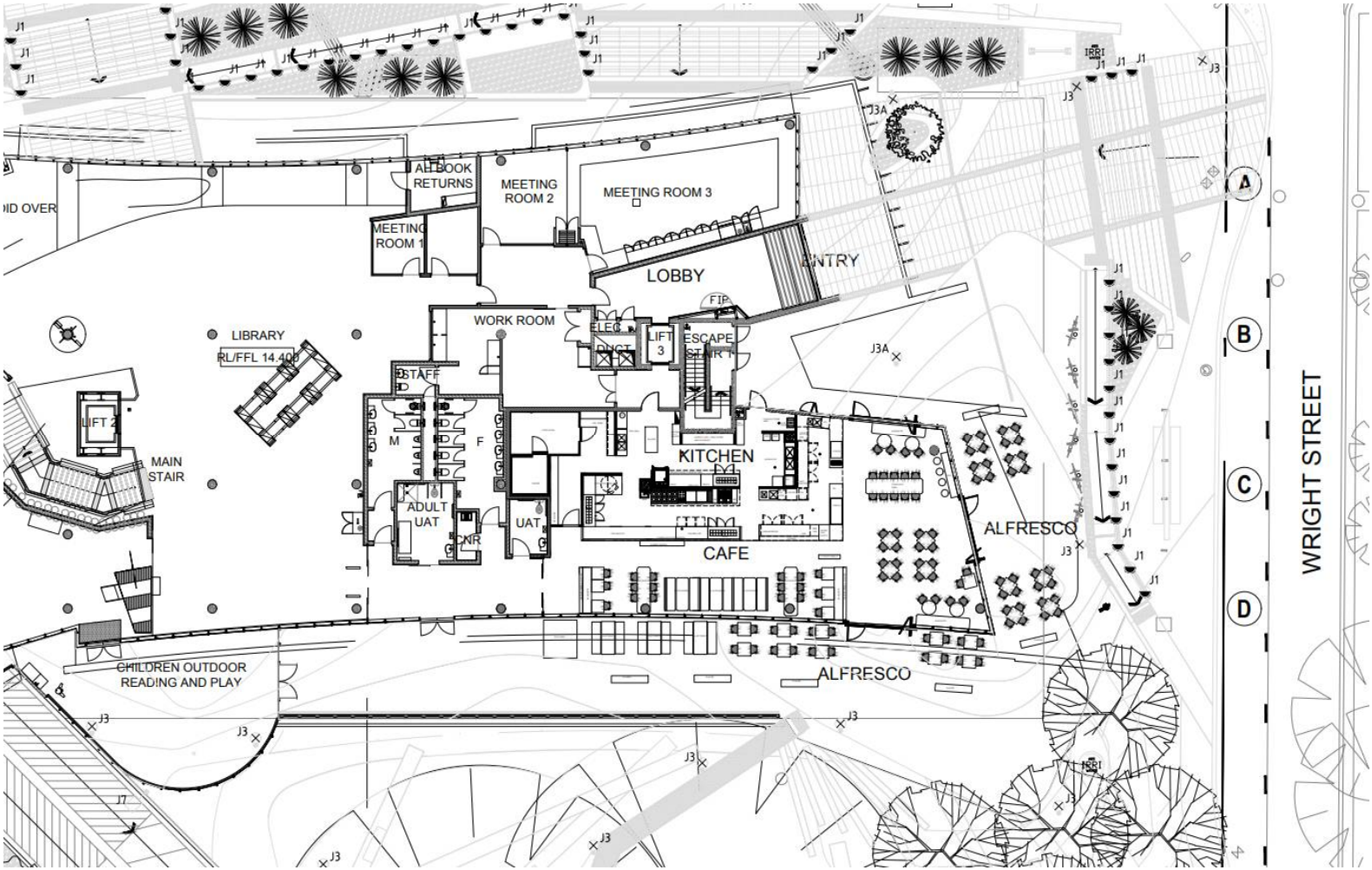
**Proposed Amendment to Condition of Development Approval –
Café/Restaurant Tenancy Seating Capacity, Belmont Hub – Lot 33 (213)
Wright Street, Cloverdale**



Location



Café



Car Parking

Land Use	Required Car Bays
Civic Centre Administration Building	140
Belmont Hub	157
TOTAL	297 Bays

Car parking attributed to Civic Centre and Belmont Hub

Land Use	Required Car Bays
Library and Museum	60
Senior Citizens	28
Offices (not-for-profit)	45
Crèche	3
Café	21
TOTAL	157 bays

Car parking attributed to each land use within Belmont Hub

Comparison for Increase Seating Capacity

Parking Demand Attributed to Café Land Use			
LPS15 Standard	Number of Seats	Standard Requirement	Concessional Requirement
1 bay for every 4 seats	120	120 seats divided by a bay per 4 seats = 30 bays	21 bays
	178	178 seats divided by a bay per 4 seats = 45 bays	32 bays

2017 Assessment



Car Parking Assessment



Number of bays required for Café

- 179-seats = 32 bays
- 120-seats = 21 bays

Additional bays required = 11

Number of bays in the precinct

- 2017 = 225 bays
- 2020 = 264 bays

Additional bays provided = 39