

Date

Tuesday 25 September 2018

To

Nikolas Muhllechner
Principal Planner

Address

Planning Department
City of Yarra
PO Box 168
Richmond 3121

Sent

Electronically to: mbx.PlanningAdmin@yarracity.vic.gov.au & Nikolas.Muhllechner@yarracity.vic.gov.au

Dear Nikolas,

Response to Request for Further Information

Planning Permit Application Ref: PLN18/0442

291-295 Swan Street, Richmond (Central Club Hotel)

We continue to act for Mangomero Pty Ltd (the Applicant) as town planning consultants, and reference is made to Council's letter dated 20 July 2018 that sets out a request for further information pursuant to Section 54 of the *Planning and Environment Act 1987*.

In response to Council's request, we provide the following on behalf of our client:

- Amended Plans prepared by David Edelman Architects dated 24 August 2018;
- A Traffic Report prepared by Grojan including swept paths;
- An Acoustic Report prepared by Audiometric & Acoustic Services;
- An Amended Waste Management Plan prepared by Leigh Design;
- A copy of the BESS report for the proposal;
- An Internal Daylight Assessment prepared by Ark Resources.

We note that the Council has provided an extension to the lapse date for providing all of the required information in its letter dated 19 September 2018, and the information must now be provided by 4 October 2018.

With regard to the information requested in Council's letter, we note the following in relation to each of the matters raised (using the same numbering as Council's letter):

1. The proposed food and drinks premises and rooftop bar will operate under the existing liquor license and will be managed by the existing proprietor. The existing liquor license includes the following restrictions on the hours of operation and maximum capacity:



Licensed Premises Hours

Sunday	10am-11pm
Good Friday	12noon-11pm
Anzac Day (not being a Sunday)	12noon-1am the following morning
Any other day	7am-1am the following morning (except for Good Friday morning)

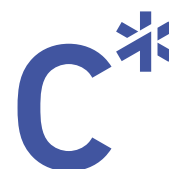
Maximum Capacity

300 persons.

Staff

The existing liquor license does not include a restriction on the number of staff. Staff numbers associated with the existing operations varies depending on whether the premises is being used for private functions and events, live music or regular trading. The use of the proposed food and drinks spaces is not anticipated to generate any additional staffing requirements.

2. The application does not propose any changes to the existing liquor license in terms of the hours of operation or patron capacity. Any revisions to the existing license and / or red line plan that may be required as a result of this proposal will be the subject of a separate application.
3. The existing premises includes a band room and accommodates occasional live music performances, the frequency of which varies. It is proposed that live music performances will continue as part of the use of the new proposal and any live music performances will continue to be required to comply with the terms of the existing liquor license and applicable EPA noise level requirements.
4. Amended floorplans are enclosed and show:
 - a. Title boundary dimensions on all levels.
 - b. Both ground level retail tenancies as 'shop'.
 - c. The location of habitable room windows and secluded private open space areas on adjoining lots.
 - d. A 9m overlooking arc to adjoining properties to the north from first floor and above.
 - e. The depth of the Swan Street entry (2.1m).
 - f. The width of corridors.
 - g. The location of mail boxes and other site services.
5. Amended elevation plans are enclosed and show:
 - a. Wall heights measured from ground level.
 - b. Headroom clearance within car parking areas.
 - c. Operable and fixed windows.
6. The enclosed amended plans include a schedule of materials, colours and finishes (Refer TP-210). Our office regularly provides Council with a schedule of materials and colours within the architectural drawing package at lodgement or further information stage without physical samples, with the expectation that this will be addressed as a permit condition, and this has been deemed satisfactory by the Council. We request that this application be dealt with in the manner.



7. 3D montages of the proposal are included within the revised architectural package (Refer TP600-TP602).
8. Indicative details of landscaping is provided on the amended architectural package. Landscaping within the proposal is limited to roof planting above the podium to Swan Street and at rooftop level, and is not considered influential in the assessment of the application at this stage. We request that further details of landscaping be required by way of condition as necessary.
9. Detailed drawings showing the method of screening are provided within the amended architectural package (Refer TP-500).
10. A Traffic Report which includes swept path diagrams for car spaces and loading / unloading arrangements is enclosed.
11. An Acoustic Report prepared by Audiometric & Acoustic Services is enclosed.
12. Sight line diagrams from opposite the site on Swan Street and Coppin Street are included within the amended architectural package (Refer TP501).
13. Sight line diagrams from the secluded private open space areas for the adjoining properties to the north are included within the amended architectural package (Refer TP500 & TP501).
14. An amended Waste Management Plan prepared by Leigh Design is enclosed which includes swept path diagrams demonstrating that the proposed waste collection vehicle can access the waste collection area.
15. A full copy of the BESS report referred to in Appendix 4 of the Sustainable Management Plan prepared by Ark Resources is enclosed and has previously been published online for Council to view.
16. An Internal Daylight Assessment has been prepared by Ark Resources and is enclosed. The report demonstrates that the bedrooms meet the City of Yarra's best practice standard for residential development for bedrooms and the living zones are only marginally below the residential standard, noting that there are no formally established benchmarks for a residential hotel.
17. The land to the east of car space 7 is not proposed to be altered and will remain vacant hardstand, however vehicular access to car space 7 will not rely on the existing crossover to Duke Street.
18. A single-sided copy of the plans at A3 scale is enclosed.
19. An electronic copy of all plans and documents has been provided.
20. There are no changes to sub-consultant reports other than those that are enclosed with this correspondence.

In addition to the above, we note that the Council has provided comments in relation to a range of matters following a preliminary assessment of the application. A response to each point is provided below (again using the same numbering as Council's letter):

1. Our client is aware that Council has prepared Amendment C191 to the Yarra Planning Scheme and that interim controls have been requested to implement the requirements of draft Design and Development Overlay – Schedule 17.

2. The proposed building envelope, including new built form, has been informed having regard to advice from the appointed heritage architect, Lovell Chen.

In this regard, the single storey addition above the existing building is set back from the existing parapet, which is to be reconstructed and increased in height, and will be substantially concealed. The more substantial built form is set back even further, with new elements set back from the existing building parapet to Coppin Street and Swan Street by 10.43m and 8.09m-11.96m respectively.

These setbacks are substantial, and as demonstrated by the sight line diagrams which form part of the amended architectural package, ensure that new elements will be highly recessive and substantially concealed.

Further discussion in relation to heritage considerations is set out in the Heritage Impact Statement prepared by Lovell Chen which accompanies the application.

3. The western elevation has been amended to incorporate further colour, texture and articulation.
4. The proposed awning has been amended, and is set back from the kerb line by 750mm and does not project beyond the eastern wall of the existing building.
5. The proposal incorporates screening measures to prevent views towards the two adjoining properties to the north, both of which are owned by our client.
6. We await receipt of internal referral comments.

We trust that the submitted information is to the Council's satisfaction. Should the information provided be deemed by Council to be unsatisfactory, we request to be notified immediately to determine whether a further extension to the lapse date pursuant to Section 54a of the Planning and Environment Act 1987 is required. Otherwise, should you have any questions, do not hesitate to contact our office.

Yours sincerely,



Patrick Brennan
Associate
Encl.

cc. Mangomero Pty Ltd