

**Attachment 1 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Application Form**

<b>NOTICE OF AN APPLICATION FOR A PLANNING PERMIT</b> Pursuant To Section 52(1) Of The Planning And Environment Act 1987	
The land affected by the application is located at:	188-196 Gertrude St Fitzroy VIC 3065
The application is for a permit to:	USE AND DEVELOPMENT OF THE LAND FOR A RESTRICTED RECREATION FACILITY (GYM; OPERATING HOURS: 24 HOURS A DAY, 7 DAYS A WEEK; MAXIMUM 30 PATRONS AT ANY ONE TIME), PARTIAL DEMOLITION, EXTERNAL ALTERATIONS AND THE DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE.
The applicant for the permit is:	TRUDESMTIH PTY LTD METROPOL PLANNING SOLUTIONS PTY LTD
The application reference number is:	PLN17/1070
You may look at the application and any documents that support the application at the office of the responsible authority or alternatively at  <a href="http://www.yarracity.vic.gov.au/planning--building/advertised-planning-applications/">http://www.yarracity.vic.gov.au/planning--building/advertised-planning-applications/</a>	Statutory Planning Department City Of Yarra Richmond Town Hall 333 Bridge Road Richmond 3121  <i>Office Hours: 8.30 am - 5.00 pm Weekdays</i>
<p>This can be done during office hours and is free of charge.</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>	
<b>An objection must:</b>	<ul style="list-style-type: none"> <li>• <b>Be sent to the responsible authority in writing</b></li> <li>• <b>Include the reasons for the objection, and</b></li> <li>• <b>State how the objector would be affected</b></li> </ul>
<b>The responsible authority will not decide on the application before:</b>	<b>26 Mar 2018</b>
If you object, the responsible authority will tell you its decision.	

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Planning Enquiries  
 Phone: 03 9205 5555  
 Web: <http://www.yarracity.vic.gov.au>

Office Use Only

Application No: \_\_\_\_\_ Date Lodged: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Application for  
**Planning Permit**

**FILE COPY**

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#)

- ☛ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.
- ☛ Questions marked with an asterisk (\*) are mandatory and must be completed.
- ☛ If the space provided on the form is insufficient, attach a separate sheet.

**The Land**

① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address \*

Unit No:	St No: 188-196	St Name: Gertrude Street
Suburb/Locality: Fitzroy		Postcode: 3065

Formal Land Description \*  
 Complete either A or B

A   Lodged Plan  Title Plan  Plan of Subdivision

OR

B

☛ This information can be found on the Certificate of Title

**The Proposal**

☛ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

② For what use, development or other matter do you require a permit? \*

If you need help about the proposal, read:  
[How to Complete the Application for Planning Permit Form](#)

To use of land for Restricted Recreation Facility (Gymnasium) and car parking consent under Clause 52.06 associated with this use and to display Business Identification Signage

☛ Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

③ Estimated cost of development for which the permit is required \*

☛ You may be required to verify this estimate.

Insert '0' if no development is proposed (e.g. change of use, subdivision, removal of covenant, liquor licence).

**Existing Conditions**

④ Describe how the land is used and developed now \*

e.g. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats.

Retail Premises (art supplies) and vacant first floor.

☛ Provide a plan of the existing conditions. Photos are also helpful.

PLN 17/1070

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**Title Information**

⑤ **Encumbrances on title**

If you need help about the title, read:  
[How to Complete the Application for Planning Permit Form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application).  
 No  
 Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', e.g. restrictive covenants.)

**Applicant & Owner Details**

⑥ Provide details of the applicant and the owner of the land.

**Applicant \***

The person who wants the permit.

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Please provide at least one contact phone number and email address \*

**Owner \***

The person or organisation who owns the land

Where the owner is different from the applicant, provide details of that person or organisation.


Title:	First Name:	Surname:
Organisation (if applicable): Trudessmith Pty Ltd		
Postal Address		If it is a PO Box, enter the details here:
Unit No:	St No: 737	St Name: Burwood Road
Suburb/Locality: Hawthorn	State: VIC	Postcode: 3122
<b>Contact person's details*</b>		If same as applicant go to 'contact information' <input type="checkbox"/>
Name:		
Title:	First Name: Michael	Surname: Dunn
Organisation (if applicable): Metropol Planning Solutions Pty Ltd		
Postal Address		If it is a PO Box, enter the details here:
Unit No:	St No:	St Name: PO Box 478
Suburb/Locality: Camberwell	State: VIC	Postcode: 3124
<b>Contact information</b>		
Business Phone: 9882 3900	Email: michael@metropolplanning.com.au	
Mobile Phone:	Fax:	
Name:		Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:
Organisation (if applicable): Trudessmith Pty Ltd		
Postal Address:		If it is a PO Box, enter the details here*
Unit No:	St No: 737	St Name: Burwood Road
Suburb/Locality: Hawthorn	State: VIC	Postcode: 3122
Owner's Signature (Optional):	Date:	
	Day / month / year	

**Declaration**

⑦ This form must be signed by the applicant \*

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: 

Date: 30/1/18  
Day / month / year

# Attachment 1 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Application Form

## Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit Form](#)  
 General information about the planning process is available at <http://www.dpcd.vic.gov.au/planning>

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

⑧ Has there been a pre-application meeting with a Council planning officer?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="text" value="If 'yes', with whom?"/>
			Date: <input type="text"/> day / month / year

## Checklist

⑨ Have you:	<input checked="" type="checkbox"/>	Filled in the form completely	
	<input checked="" type="checkbox"/>	Paid or included the application fee	Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
		Provided all necessary supporting information and documents	
	<input checked="" type="checkbox"/>	A Full, current copy of the title information for each individual parcel of land, forming the subject site.	
	<input checked="" type="checkbox"/>	A plan of the existing conditions	
	<input checked="" type="checkbox"/>	Plans showing the layout and details of the proposal	
	<input checked="" type="checkbox"/>	Any information required by the planning scheme, requested by the council or outlined in a council planning permit check list.	
	<input checked="" type="checkbox"/>	If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).	
	<input checked="" type="checkbox"/>	Completed the relevant Council planning permit checklist	
	<input checked="" type="checkbox"/>	Signed the declaration (Section 7)	
<input checked="" type="checkbox"/>	Provide a contact phone number and email address		

## Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

City of Yarra PO Box 168 Richmond VIC 3121 333 Bridge Road Richmond  <b>Contact information:</b>  Telephone: 61 03 9205 5555 Email: <a href="mailto:info@yarracity.vic.gov.au">info@yarracity.vic.gov.au</a> DX: 30205
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**Attachment 2 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Copy of Title**



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958**

Page 1 of 1

VOLUME 02715 FOLIO 987

Security no : 124069542585M  
Produced 13/12/2017 12:27 pm

**LAND DESCRIPTION**

Lot 1 on Title Plan 683813F.  
PARENT TITLE Volume 01497 Folio 368  
Created by instrument 898198R 19/01/1899

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
TRUDES MITH PTY LTD of 737 BURWOOD ROAD HAWTHORN VIC 3122  
AK128304H 10/01/2013

**ENCUMBRANCES, CAVEATS AND NOTICES**

CAVEAT AH976807X 27/05/2011  
Caveator  
GERTRUDE CONTEMPORARY ARTSPACES INC  
Capacity SEE CAVEAT  
Lodged by  
MADDOCKS - LAWYERS  
Notices to  
MADDOCKS - LAWYERS of 140 WILLIAM STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP683813F FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 188-196 GERTRUDE STREET FITZROY VIC 3065

DOCUMENT END



## Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Use Victoria.

Document Type	<b>plan</b>
Document Identification	<b>TP683813F</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>13/12/2017 12:29</b>

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The document is invalid if this cover sheet is removed or altered.

**Attachment 2 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Copy of Title**

Delivered by LANDATA® Land Use Victoria timestamp 13/12/2017 12:29 Page 1 of 1

<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 683813F</b>						
<b>Location of Land</b> Parish: AT FITZROY PARISH OF JIKA JIKA Township: Crown Section: 51 (PT) Crown Allotment: Crown Portion:		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN						
<b>Last Plan Reference</b> Derived From: VOL 2715 FOL 987 Depth Limitation: NIL		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 10/11/2000 VERIFIED: AK						
<b>Description of Land / Easement Information</b>								
<p style="font-family: cursive; font-size: small;">All that piece of Land, delineated and coloured red on the Map in the margin, being part of Crown Section Fifty one at Fitzroy parish of Jika Jika County of Bourke Together with a right of carriage way over the roads delineated and coloured brown on the said map.</p>		<b>COLOUR CODE</b> BR = BROWN R = RED						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: x-small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962.</td> </tr> <tr> <td colspan="2" style="font-size: x-small;">PARCEL 1 = CROWN SEC 51 (PT)</td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962.		PARCEL 1 = CROWN SEC 51 (PT)	
TABLE OF PARCEL IDENTIFIERS								
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962.								
PARCEL 1 = CROWN SEC 51 (PT)								
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

# Attachment 3 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Acoustic Report



Cogent Acoustics Pty Ltd  
11/27 Thornton Crescent  
Mitcham, VIC 3132  
T: +61 3 8814 3250  
www.cogentacoustics.com.au  
ABN 13 610 344 986

Patrick Armstrong  
Peac Developments  
192 Gertrude Street  
Fitzroy VIC 3065  
p.armstrong@peacdevelopments.com.au

Ref: 17219-LTR01-R1

Date: 15 February 2018

Dear Patrick,

**Re: 188-196 Gertrude Street, Fitzroy**

Further to your request we have performed an acoustic review of the proposed Plus Fitness Gym at 188-196 Gertrude Street, Fitzroy. We present the following advice for your consideration:

### Scope of Review

This review comprises a high-level acoustic assessment of the proposed use, based on the following input information:

- City of Yarra Request for Information (Ref No. PLN17/1070) dated 9 January 2018.
- Plus Fitness letter from Craig Schulman dated 22 January 2018, responding to request for information from City of Yarra.
- Site visit conducted by Cogent Acoustics on 5 October 2017.

Detailed acoustic predictions have not been performed as part of this assessment. The advice presented in this document is subject to the appended Limitations of Advice.

### Acoustic Requirements

Noise emissions from the proposed gym will need to comply with the statutory environmental noise requirements of:

- State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1); and
- State Environment Protection Policy (Music Noise from Public Premises) No. N-2 (SEPP N-2)

In addition to the above, City of Yarra has requested assessment of the use in relation to sleep disturbance criteria such as the World Health Organisation Guidelines for Community Noise, 1999 (WHO Guidelines).



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**Noise Sensitive Areas**

The potentially most affected Noise Sensitive Areas as defined by SEPP N-1 and SEPP N-2 are residences located along George Street to the south of the site. The residence at 70 George Street is the closest residence and is located immediately adjacent to the southern wall of the subject building.

**Noise Criteria**

SEPP N-1 and SEPP N-1

The noise limits presented in Table 1 and Table 2 have been determined for 70 George Street in accordance with SEPP N-1 and SEPP N-2, based on background noise measurements conducted near to the rear (southern end) of the site between 27 September 2017 and 2 October 2017.

**Table 1 SEPP N-1 Noise Limits**

Period	Applicable Times	Noise Limit, dB(A) $L_{Aeq}$
Day	<ul style="list-style-type: none"> <li>7am to 6pm Monday to Friday</li> <li>7am to 1pm Saturday</li> </ul>	54
Evening	<ul style="list-style-type: none"> <li>6pm to 10pm Monday to Friday</li> <li>1pm to 10pm Saturdays</li> <li>7am to 10pm Sundays and Public Holidays</li> </ul>	47
Night	<ul style="list-style-type: none"> <li>10pm to 7am All Days</li> </ul>	45

**Table 2 SEPP N-2 Noise Limits**

Period	Applicable Times	Noise Limit*																
Day / Evening	<ul style="list-style-type: none"> <li>10am to 10pm Saturday</li> <li>12pm to 9pm Sunday</li> <li>9am to 10pm All other days</li> </ul>	45 dB(A) $L_{Aeq}$																
Night	<ul style="list-style-type: none"> <li>All other times during proposed opening hours</li> </ul>	<table border="1"> <thead> <tr> <th>Frequency, Hz</th> <th><math>L_{OCT10}</math>, dB</th> </tr> </thead> <tbody> <tr> <td>63</td> <td>49</td> </tr> <tr> <td>125</td> <td>51</td> </tr> <tr> <td>250</td> <td>48</td> </tr> <tr> <td>500</td> <td>47</td> </tr> <tr> <td>1k</td> <td>42</td> </tr> <tr> <td>2k</td> <td>37</td> </tr> <tr> <td>4k</td> <td>30</td> </tr> </tbody> </table>	Frequency, Hz	$L_{OCT10}$ , dB	63	49	125	51	250	48	500	47	1k	42	2k	37	4k	30
Frequency, Hz	$L_{OCT10}$ , dB																	
63	49																	
125	51																	
250	48																	
500	47																	
1k	42																	
2k	37																	
4k	30																	

\* Note: SEPP N-2 noise limits are based on minimum measured  $L_{90,15min}$  background noise levels during each period.

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WHO Guidelines

The WHO Guidelines recommend the following noise criteria for avoiding sleep disturbance at night:

**Table 3 WHO Guidelines**

Environment	Noise Criterion for Avoidance of Sleep Disturbance During Night-Time, dB(A)
	L <sub>AFmax</sub>
Inside Bedrooms	45
Outside Bedrooms, Window Open	60

Review of Proposed Use

**Table 4 Review of Proposed Use**

Noise Source	Review Comments
Patron Arrival and Departure	<p><b><u>Noise Criteria:</u></b> There are no statutory criteria for noise due to patron arrival and departure. As the noise will be of short term nature, the sleep disturbance criteria presented by the WHO Guidelines are relevant.</p> <p><b><u>Plus Fitness Proposed Key Control Measures:</u></b></p> <ul style="list-style-type: none"> <li>▪ Access to the gym will be restricted to Gertrude Street.</li> <li>▪ Members will be advised upon joining to ensure noise levels are kept to a minimum when entering or leaving the premises.</li> <li>▪ Signage will be erected at each exit requesting patrons to leave quietly.</li> </ul> <p><b><u>Cogent Acoustics Comment:</u></b> The closest residential premises to the Gertrude Street entrance are understood to be located at 166 Gertrude Street (to the west) and 70 George Street (to the south). Both of these premises are located more than 30 metres from the entrance and would be acoustically screened from the gym entrance. Sound attenuation over this distance would be at least 30 decibels.</p> <p>Based on the above, a sound level of more than 90 dB(A) L<sub>AFmax</sub> would be required at the gym entrance to result in noise levels exceeding the WHO sleep disturbance criteria outside the closest residences. The expected level of voice noise due to patron conversations on arrival or departure would be no more than 65 to 70 dB(A) based on typical conversational speech levels.</p> <p>Therefore, with entry restricted to Gertrude Street patron arrival and departure noise is not expected to exceed the sleep disturbance criteria at either of these locations.</p>

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Noise Source	Review Comments
Music Noise	<p><b><u>Noise Criteria:</u></b> SEPP N-2</p> <p><b><u>Plus Fitness Proposed Key Control Measures:</u></b></p> <ul style="list-style-type: none"> <li>▪ A stereo will not be installed in the gym.</li> <li>▪ The only music will be background music from a single television, with a pre-set volume level.</li> </ul> <p><b><u>Cogent Acoustics Comment:</u></b> Noise due to ‘background music’ generated by a television is highly unlikely to exceed the SEPP N-2 music noise limits given the solid brick construction of the building and limited glazing at the southern end closest to the potentially most-affected residences.</p> <p>To provide additional protection to nearby residences from music noise due to the gym, it is also recommended that:</p> <ul style="list-style-type: none"> <li>▪ The conditions of entry should restrict patrons and trainers from bringing their own music players, other than personal music devices that play through headphones /earplugs.</li> <li>▪ Windows and external doors to the gym should be kept closed outside of staffed hours (i.e. outside daytime trading hours).</li> <li>▪ Patrons should be restricted from opening windows and external doors (other than for entry or exit) outside of staffed hours.</li> </ul>
Gym Activity Noise – Airborne	<p><b><u>Noise Criteria:</u></b> Noise due to general activity within the gym must comply with SEPP N-1 at nearby residences. Some activity noise is likely to be transient in nature and may occur during night-time hours, therefore the WHO sleep disturbance guidelines are also relevant.</p> <p><b><u>Plus Fitness Proposed Key Control Measures:</u></b></p> <ul style="list-style-type: none"> <li>▪ No structured training or group fitness classes</li> <li>▪ Rubber flooring provided to minimise impact noise from footfall, weight drops, etc.</li> </ul> <p><b><u>Cogent Acoustics Comment:</u></b> Noise due voices, gym equipment, weight drops and other general gym activities is highly unlikely to exceed the SEPP N-1 noise limits or WHO guidelines given the solid brick construction of the building and limited glazing at the southern end closest to the potentially most-affected residences.</p> <p>To provide additional protection to nearby residences from general activity noise due to the gym, it is recommended that:</p> <ul style="list-style-type: none"> <li>▪ Windows and external doors to the gym should be kept closed outside of staffed hours (i.e. outside daytime trading hours).</li> <li>▪ Patrons should be restricted from opening windows and external doors (other than for entry or exit) outside of staffed hours.</li> </ul>

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Noise Source	Review Comments
<p>Gym Activity Noise – Structure-borne</p>	<p><b>Noise Criteria:</b> Noise due to general activity within the gym must comply with SEPP N-1 at nearby residences. Some structure-borne noise is likely to be transient in nature and may occur during night-time hours, therefore the WHO sleep disturbance guidelines are also relevant.</p> <p><b>Plus Fitness Proposed Key Control Measures:</b></p> <ul style="list-style-type: none"> <li>▪ Rubber flooring provided to minimise impact noise from footfall, weight drops, etc.</li> <li>▪ Use of predominantly pin-loaded machine weights rather than free weights.</li> </ul> <p><b>Cogent Acoustics Comment:</b> Activities that would be most likely to generate structure-borne noise are weights being dropped and operation of treadmills. As the proposed gym does not share a common wall or any other part of the building structure with any of the nearby residential dwellings, there are not expected to be any structure-borne noise impacts to nearby residences. The proposed use of rubber flooring will assist to reduce structure-borne noise transfer to other commercial tenancies within the same building.</p>
<p>Mechanical Plant Noise (Air-Conditioning, Toilet / Bathroom Exhaust Fans, etc)</p>	<p><b>Noise Criteria:</b> Mechanical plant noise must comply with SEPP N-1. As the plant may operate at any time of the day, the 'Night' period noise limit of 45 dB(A) will be the controlling noise limit for mechanical plant operation.</p> <p><b>Plus Fitness Proposed Control Measures:</b> Plant operation will be thermostatically controlled and will only operate outside regular trading hours when activated by gym patrons.</p> <p><b>Cogent Acoustics Comment:</b> It is understood that details of proposed mechanical plant installations are not available at this stage of the project. Based on the range of sound power levels that would typically be expected for mechanical plant associated with this type of use, we would expect compliance with SEPP N-1 to be achieved for any new mechanical plant located above the canopy on the front (northern) façade of the building or on the northern half of the roof. Mechanical plant installed at other locations will require further acoustic assessment and may require acoustic treatment. Nevertheless, there are no matters of significance that we consider would prevent compliance with SEPP N-1 being practicably achieved.</p>

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### Conclusion

Based on the above review we consider that noise due to the proposed gym will be of an acceptable level at nearby residential premises with inclusion of the following measures:

- The operational parameters and noise management measures for the gym should be generally as proposed in Plus Fitness's letter dated 22 January 2018.
- Once the volume of the television has been set to an appropriate level, the volume controls on the television should be disabled to prevent volume levels being changed by gym patrons.
- The conditions of entry should restrict patrons and trainers from bringing their own music players, other than personal music devices that play through headphones /earplugs.
- Windows and external doors to the gym should be kept closed outside of staffed hours.
- The conditions of entry should restrict patrons from opening windows and external doors (other than for entry or exit) outside of staffed hours.
- If any new mechanical plant such as air-conditioning units, toilet / bathroom exhaust fans, or the like is to be installed, it should be designed to comply with the requirements of SEPP N-1.

Please do not hesitate to contact us if you have any queries or wish to discuss this matter further.

Yours sincerely,

A handwritten signature in black ink, appearing to read "A Mitchell".

Andrew Mitchell  
Director  
0488 221 951  
andrew@cogentacoustics.com.au

## Attachment 3 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Acoustic Report



### Limitations of Advice

The following limitations are applicable with respect to the acoustic advice presented in this letter:

- Cogent Acoustics has prepared this document for the sole use of the Client and for the specific purpose expressly stated in the document. No other party should rely on this document without the prior written consent of Cogent Acoustics. Cogent Acoustics undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document.
- The information contained in this document provides advice in relation to acoustics and vibration only. No claims are made and no liability is accepted in respect of design and construction issues falling outside of the specialist field of acoustics and vibration engineering including and not limited to structural integrity, fire rating, architectural buildability and fitness-for-purpose, waterproofing and the like. Supplementary professional advice should be sought in respect of these issues.
- Reports marked 'Not for Construction' or 'Draft' may be subject to change and are not released as final reports. Cogent Acoustics accepts no liability pending release of the final version of the report.
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- The recommendations, data and methodology documented in this assessment are based on the listed reference documentation. The recommendations apply specifically to the project under consideration, and must not be utilised for any other purpose. Any modifications or changes to the project from that described in the listed reference documentation may invalidate the advice provided in this document, necessitating a revision.
- Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.

**Attachment 4 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Management Plan**



22 January 2018

Chris Stathis  
Senior Statutory Planner  
City of Yarra  
Statutory Planning Branch  
PO BOX 168  
Richmond VIC 3121

**ADDITIONAL INFORMATION**

**PLANNING APPLICATION No: PLN17/1070**  
**ADDRESS: 188-196 GERTRUDE STREET, FITZROY VIC 3065**

Dear Chris

The following information has been provided on behalf of Metropol Planning Solutions Pty Ltd in response in part of Council’s request for additional information dated 9 January 2018.

A Plus Fitness 24/7 Studio is designed to operate differently to a traditional gym whereby the premises are generally smaller in nature and do not offer services such as group fitness classes, child minding, pool facilities, steam or sauna rooms or any other services typically associated with a traditional gym. Overall, the nature of its operation is to service those who are unable to attend typical gyms during regular business hours or those with strict time constraints.

Using state-of-the-art security systems, members are able to come and go whenever they please. Members simply let themselves in with a Personal Access Card with the peace of mind that outside of standard staffed hours, a 24 hour audio and visual remote guard monitoring and communication system is there for their safety and security.

Plus Fitness currently operate more than 130 fitness studios around Australia including one on Flinders Street, Bayswater, Cranbourne, Endeavour Hills, Pakenham, Shepparton as well as several other areas in Victoria.

A summary of Council’s requested information and the responses are provide in the following table.

Council’s Request	Response
The maximum number of patrons proposed at any one time;	Based on usage from similar sized studios, the maximum expected number of patrons at any one time is 30. However, the average attendance during peak times is expected to be no more than 15 at any one time.  Attendance is generally self regulating where members will seek other times to visit if the premises are notably full at certain times.
The maximum number of staff proposed at any one time;	The premise will generally operate with 1 staff member/manager and up to 2 personal fitness trainers at any one time during regular business hours and will otherwise be unstaffed. The gym will typically be staffed between the hours of 8:30am to12:30pm and then 3:30pm-7:30pm Monday to Thursday and between 7:30am and 11:30am Friday and Saturday.

**PO Box 76 Camden NSW 2570**  
**P 02 4648 2099 F 02 8572 8222**  
**[www.plusfitness.com.au](http://www.plusfitness.com.au) [info@plusfitness.com.au](mailto:info@plusfitness.com.au)**  
**ABN. 88 126 140 181**

**Attachment 4 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Management Plan**

<p>Details of any music (or other noise generating activities) proposed in association with the proposed use and what times during the day these impacts would relate to:</p> <ul style="list-style-type: none"> <li>If music is proposed within the premises, details must be provided to demonstrate that it would not unreasonably impact on the surrounding area with particular regard to adjoining residential land uses.</li> </ul>	<p>The following measures will be undertaken to manage and mitigate noise.</p> <p><u>Operational</u></p> <p>The fitness studio will not have a stereo and speakers system installed. The low level background music that is played inside the business will come from a single television with the remaining one or two televisions having no sound ability, only visual. The television provides the low level background music and is pre set at an acceptable volume no higher than that experienced in any household.</p> <p>Outside of regular trading hours the air-conditioning is activated by the patrons as required. On activation, if the temperature is warmer than that depicted by the thermostat (of which members do not have access to), the air-conditioning will start and run for 20 minutes.</p> <p>No structured or group training classes will be offered in order to minimise noise and vibration from group activities.</p> <p><u>Gym Equipment and Flooring</u></p> <p>The majority of weights used will be "Pin Loaded" machines and not "Free Weights" which means that the weights are controlled by a system of Pulleys and Cables which allow control over the movement of such weights and therefore cannot be dropped.</p> <p>The premises will be fitted out with rubber style flooring in the areas where the equipment and limited weights equipment are located. This flooring has a high load and impact resistance and is a preferred choice for gyms and any other noise sensitive businesses and areas. The flooring absorbs in excess of 95% of the sound made by the dropping of 'heavy weights equipment' and comfortably satisfies any related noise concerns.</p> <p><u>Patron Behaviour</u></p> <p>The size of the premises is relatively small and is not anticipated to generate large volumes of patronage at any one time and the use is considered to be a low intensity use that will not attract or result in unruly or noisy patrons nor result in any antisocial behaviour.</p> <p>Nonetheless, all members will be advised upon joining to ensure that noise levels are kept to a minimum when entering and leaving the premises. Furthermore, the premises will have signs at each exit requesting patrons to leave quietly.</p> <p><u>Complaints</u></p> <p>Management will endeavour to fully address any reasonable concerns of people in the surrounding area or other third parties without the involvement of the Council or the Victorian Police Service.</p> <p>Management will meet with any complainants and endeavour to fully address reasonable concerns. Details of the owner/franchisee will be available on the front.</p>
<p>Details of how the premises would be made secure (i.e. is security swipe access proposed, would the general public have access to the premises);</p>	<p><u>Access</u></p> <p>Only patrons registered to access the premises will be authorised to do so. This will be controlled by way of an automated entry system activated only by a unique 'swipe card' issued to each member. This card has a unique identity that allows the business to track the attendance of all members and prevents access to all non members.</p> <p>Any member providing access to the gym for a non-member or member who has lost their member card, will have their membership cancelled immediately and be charged a penalty of \$250 which will be automatically debited from their account or credit card. This policy applies to all persons whether exercising or not.</p> <p><u>CCTV</u></p> <p>Hemispheric CCTV security system will be installed strategically throughout the premises. As well as continually recording, these CCTV cameras are managed by a Remote Guard Monitoring Service control centre during any unstaffed hours. In addition to this, the franchisee and franchisor are also able to view these CCTV cameras remotely at all</p>

**PO Box 76 Camden NSW 2570**  
**P 02 4648 2099 F 02 8572 8222**  
[www.plusfitness.com.au](http://www.plusfitness.com.au) [info@plusfitness.com.au](mailto:info@plusfitness.com.au)  
**ABN. 88 126 140 181**



**Attachment 4 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Management Plan**

	<p>times.</p> <p>The CCTV cameras are backed by a two way audio communication system. This system enables the control centre to communicate with members, and vice versa, through highly sensitive microphones and speakers located in the fitness studio.</p> <p><u>Personal Safety and Security</u></p> <p>The security system also includes 'Help Buttons' and pendants. The emergency help buttons will provide direct back-to-base assistance to the 24 hour security monitoring system. The pendants will allow members to wear an emergency help button should they feel the need for extra safety.</p> <p>The pendants will be located close to the entrance of the premises and will be made available for patrons who wish to use them. The use of the pendants will provide individuals with security and assurance that assistance can be obtained in areas where it is forbidden to install CCTV cameras (i.e. bathrooms and change rooms).</p> <p>Additional emergency help buttons will be fixed to either side of the fitness studio interior and be clearly identifiable and accessible. Once a duress or pendant panic button has been pressed, an alert will be sent to the Remote Guard Monitoring Service who can then remotely view and communicate with patrons at the premises. Remote Guard can then call for police/ambulance/fire assistance and unlock the doors to the premises, providing access to emergency services.</p>
<p>How would customers access the premises – would access be limited to Gertrude Street only;</p>	<p>Access to the premises will be restricted to Gertrude Street.</p>
<p>Confirmation as to whether any signage is proposed as part of this application;</p>	<p>Signage details will be provided.</p>

Should you have any queries or require clarification on any matters please do not hesitate to contact me on 0414402203.

Yours sincerely,



Craig Schulman

**Planning Approvals Manager**

PO Box 76 Camden NSW 2570  
 P 02 4648 2099 F 02 8572 8222  
[www.plusfitness.com.au](http://www.plusfitness.com.au) [info@plusfitness.com.au](mailto:info@plusfitness.com.au)  
 ABN. 88 126 140 181

Attachment 5 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Plans



Proposed minor facade and access upgrade to existing heritage building  
188-196 Gertrude Street  
Fitzroy Victoria 3065

STAGE: DEVELOPMENT APPLICATION ISSUE

BUILDING & WORKS

NO.	AMDT.	DRAWING TITLE
DA00	-	COVER PAGE/DRAWING SET INDEX
EC001	-	EXISTING GROUND FLOOR PLAN
EC002	-	EXISTING FIRST FLOOR PLAN
EC003	-	EXISTING NORTH ELEVATION
DA01	-	PROPOSED GROUND FLOOR PLAN
DA02	-	PROPOSED FIRST FLOOR PLAN
DA03	-	PROPOSED NORTH ELEVATION

DECISION PLANS

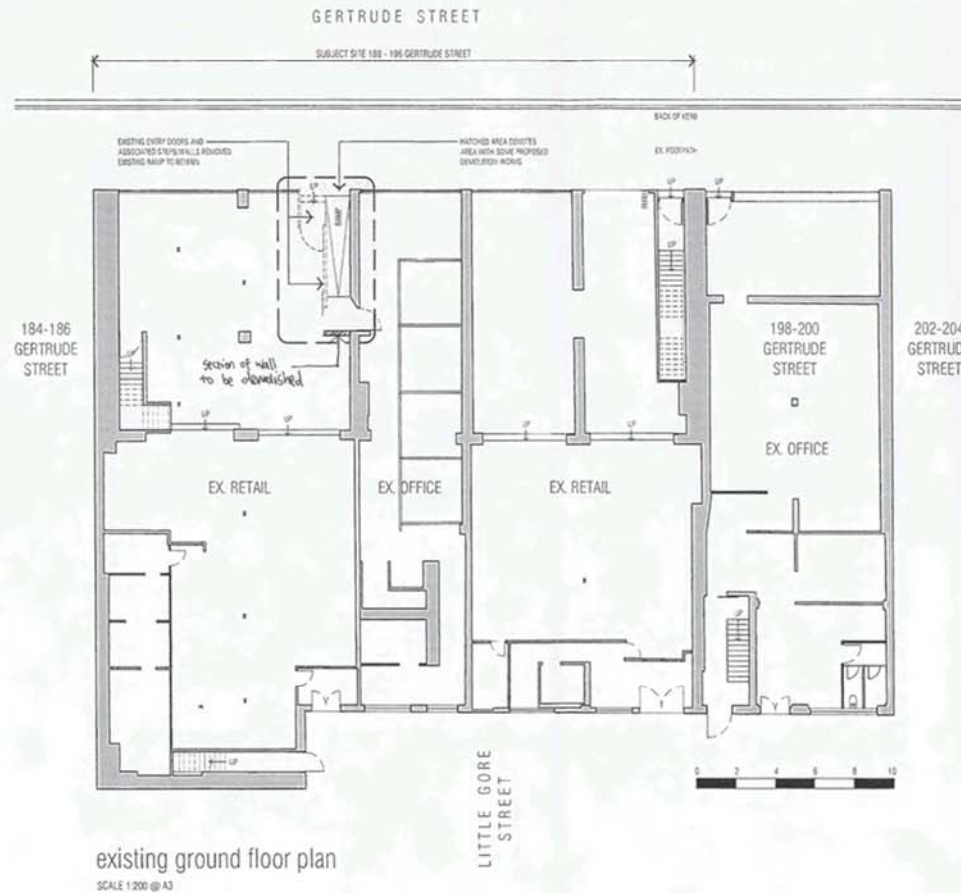
ADVERTISED PLANS

RECEIVED  
13 DEC 2017

TAMMINS+WHYTE  
ARCHITECTURE+DESIGN  
LEVEL 1, 42 JARVIS STREET  
COLLINGWOOD VIC 3066  
VIC/QLD ARCH/PLAN  
PH: (03) 9417 1211  
FAX: (03) 9417 1211  
E: info@tamminswhyte.com.au



Attachment 5 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Plans



edits to plan made 02/03/2018

DECISION PLANS

ADVERTISED PLANS

Existing Conditions  
Ground Floor plan  
188-196 Gertrude Street  
Fitzroy VIC 3065

Date: 05.12.2017  
Drawing: EC001  
Scale: 1:200 @ A3

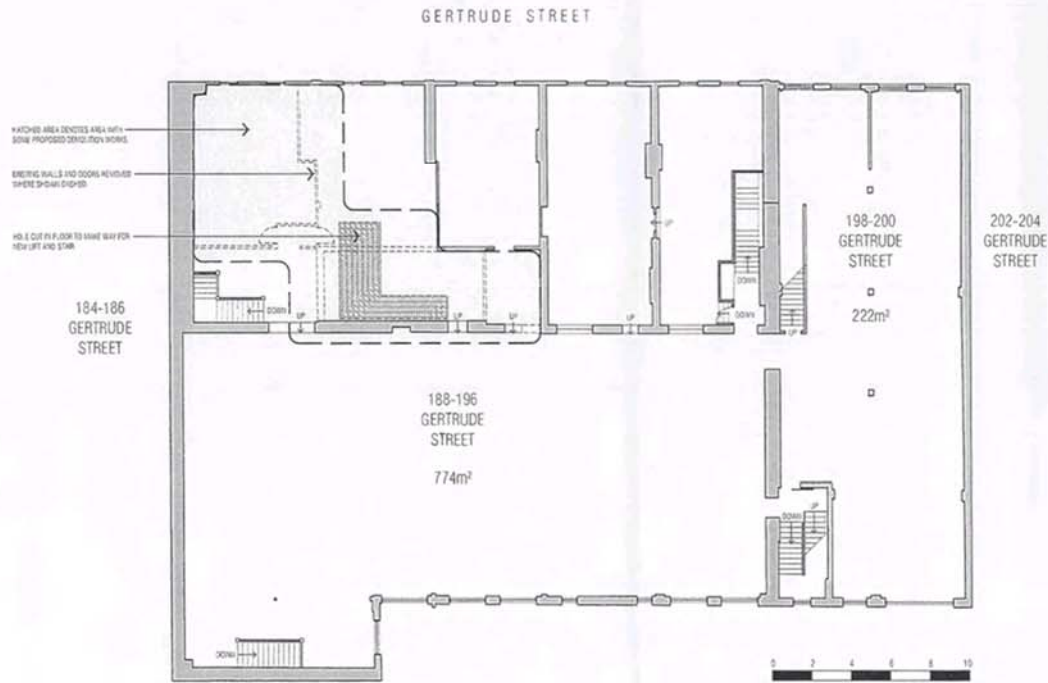
RECEIVED  
13 DEC 2017



TIMMINS+WHITE  
ARCHITECTURE+DESIGN  
LEVEL 1, 45 BUCK STREET  
COLLINGWOOD VIC 3066  
VIC 3066 Australia  
PH: 041 35 8417 2111  
FAX: 041 35 8417 1515  
E: info@timminswhite.com.au



Attachment 5 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Plans



existing first floor plan  
SCALE 1:200 @ A3

DECISION PLANS

ADVERTISED PLANS

Existing Conditions  
First Floor  
188-196 Gertrude Street  
Fitzroy VIC 3065

Date: 06.12.2017  
Drawing: EC002  
Scale: 1:200 @ A3

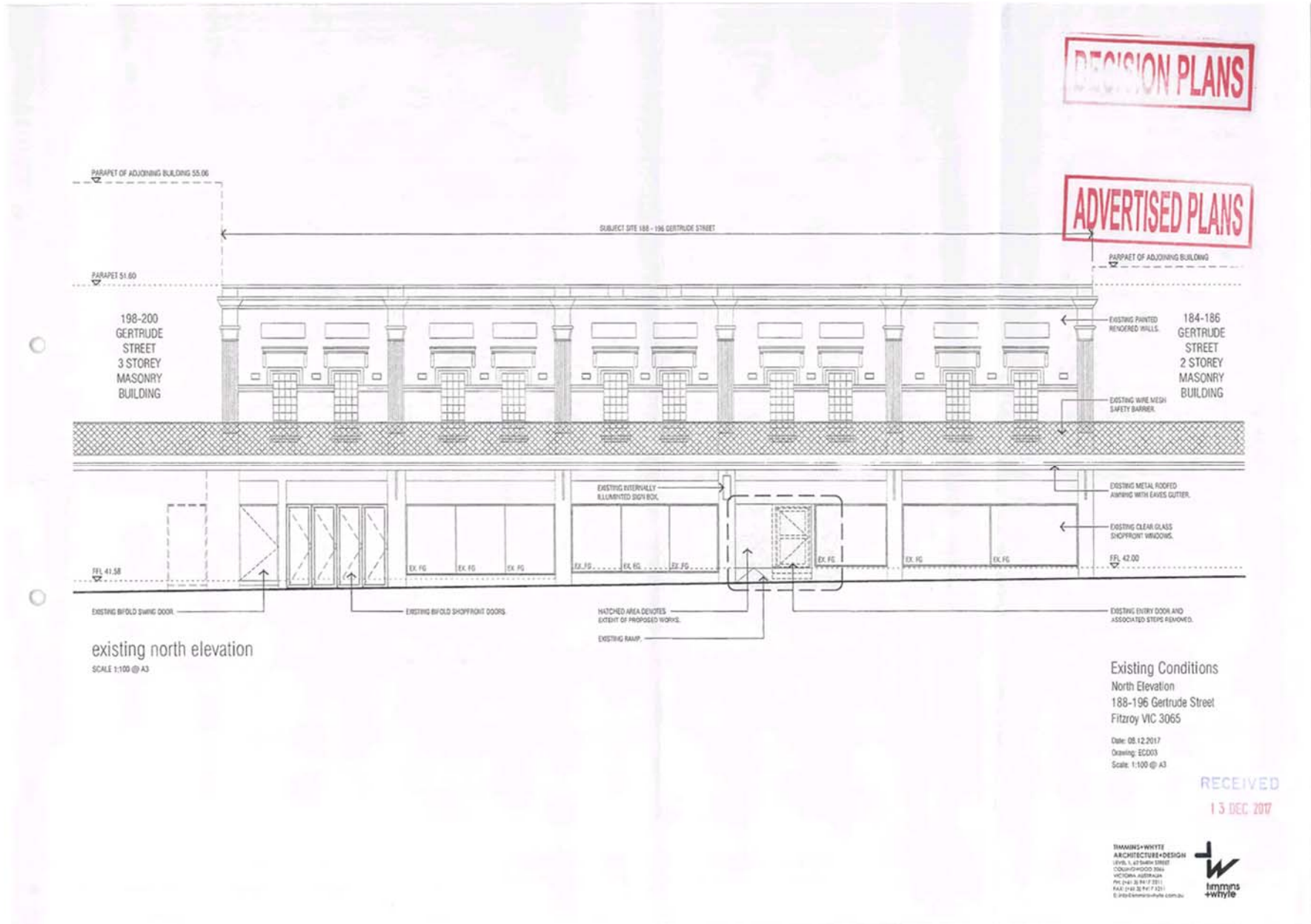
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13 DEC 2017



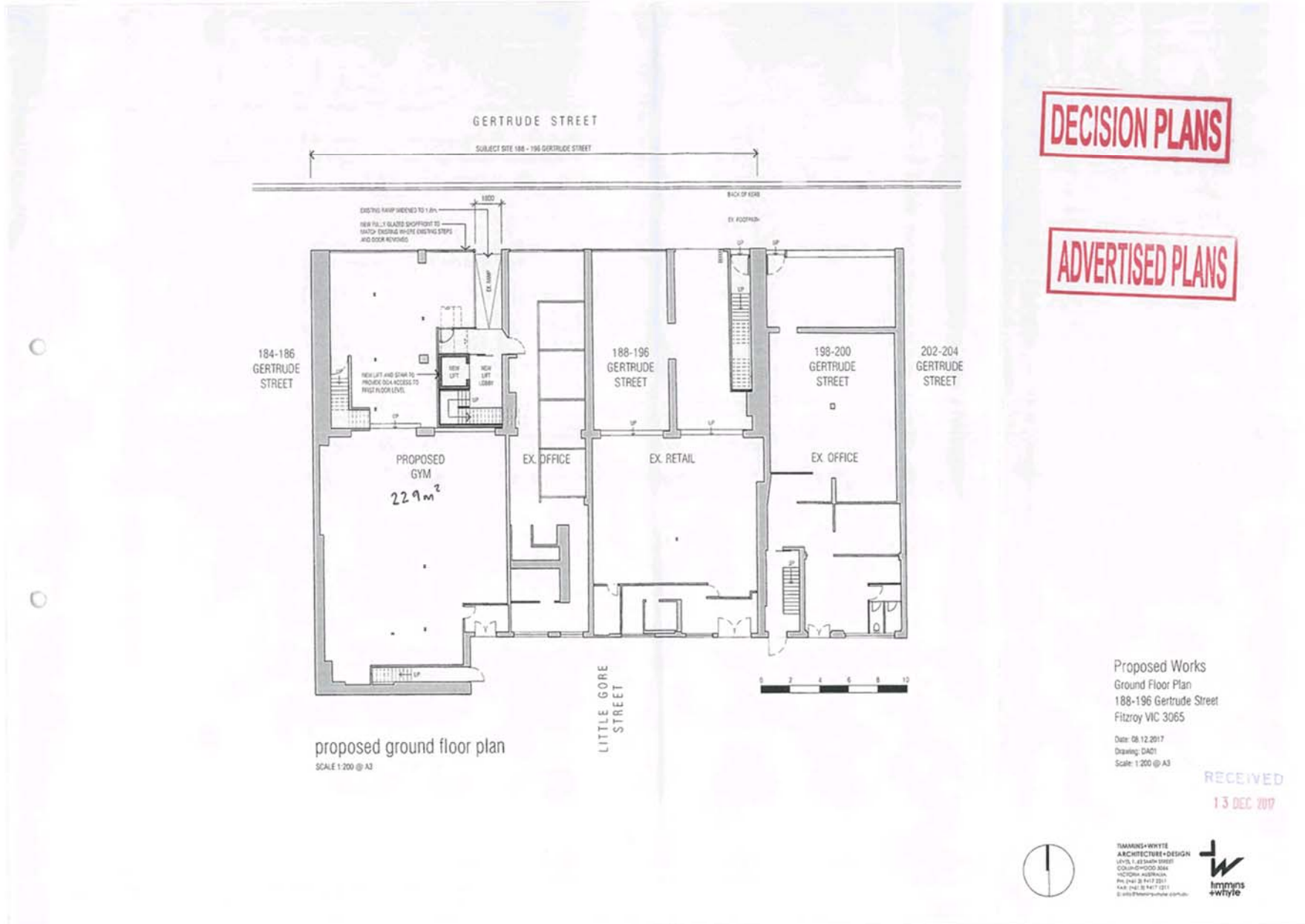
TAMMINS+WHYTE  
ARCHITECTURE+DESIGN  
LEVEL 1, 43 SOUTH STREET  
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VICtoria AUSTRALIA  
Ph: (04) 38 847 211  
Fax: (04) 38 847 211  
E: info@tamminsandwhyte.com.au



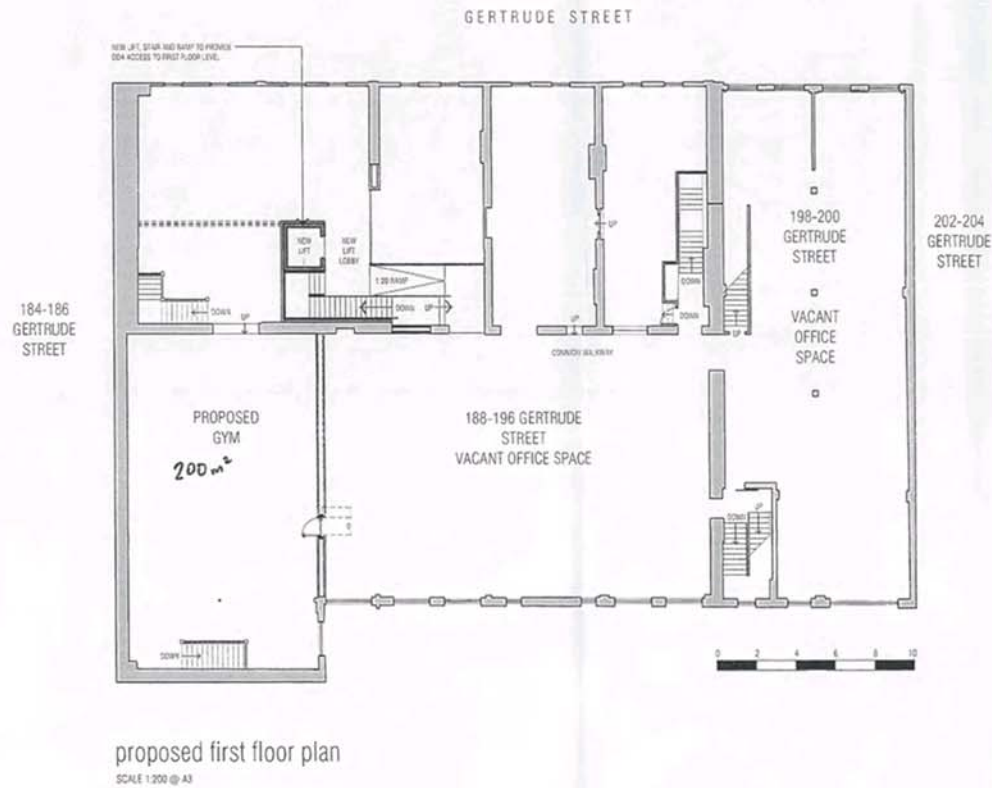
Attachment 5 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Plans



Attachment 5 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Plans



Attachment 5 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Plans



DECISION PLANS

ADVERTISED PLANS

Proposed Works  
First Floor Plan  
188-196 Gertrude Street  
Fitzroy VIC 3065

Date: 08.12.2017  
Drawing: 0402  
Scale: 1:200 @ A3

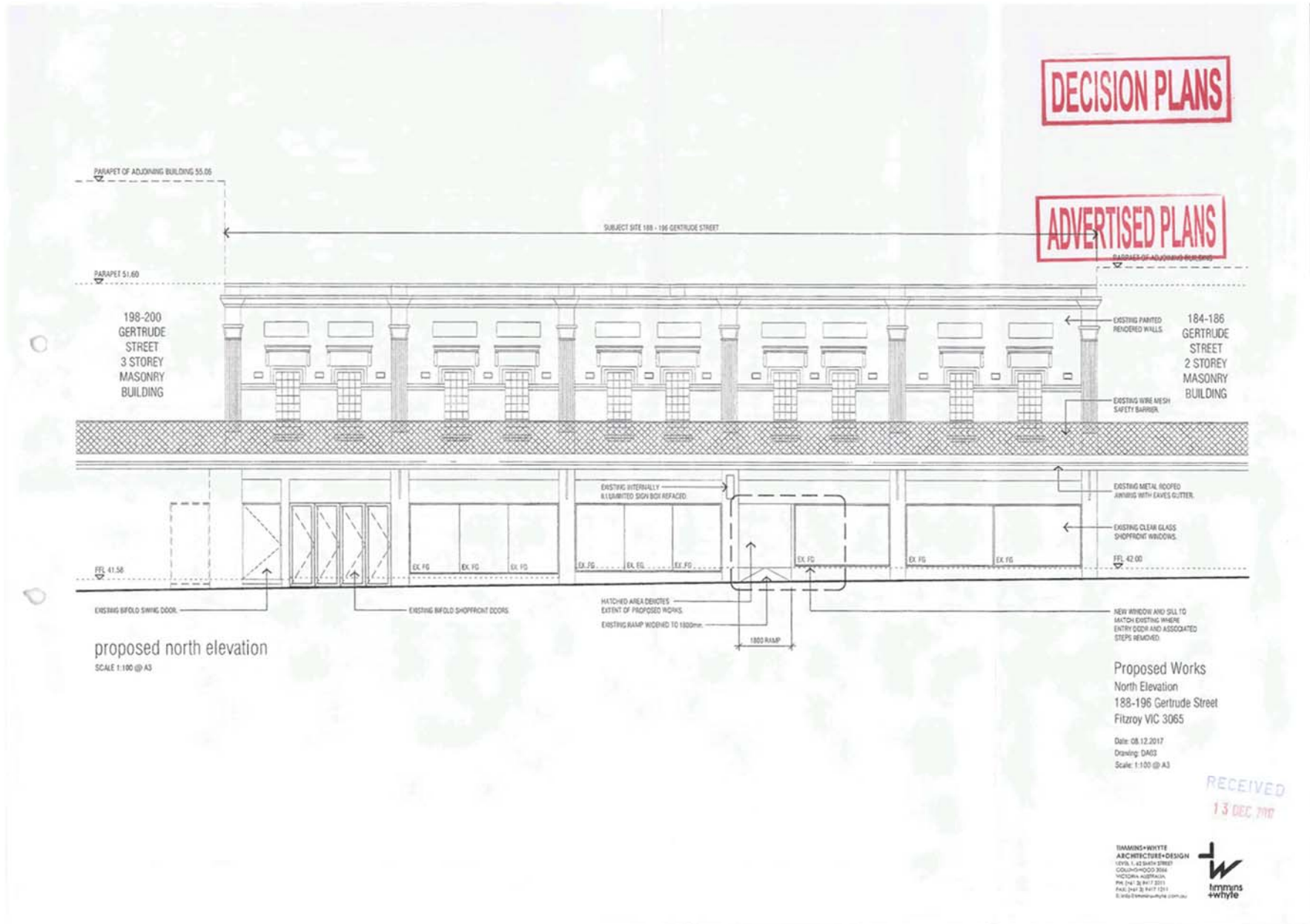
RECEIVED  
13 DEC 2017



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VIC 3068 AUSTRALIA  
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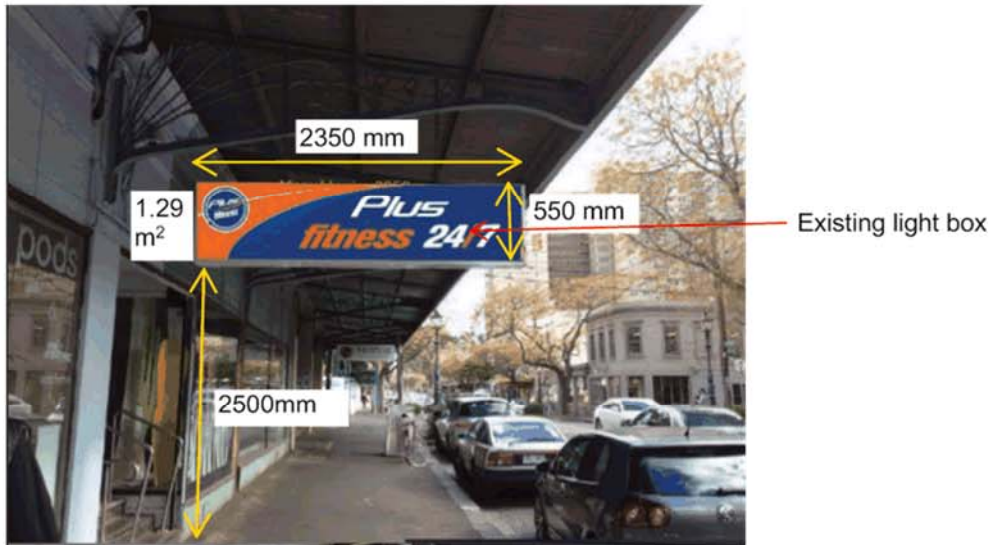
Attachment 5 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Plans





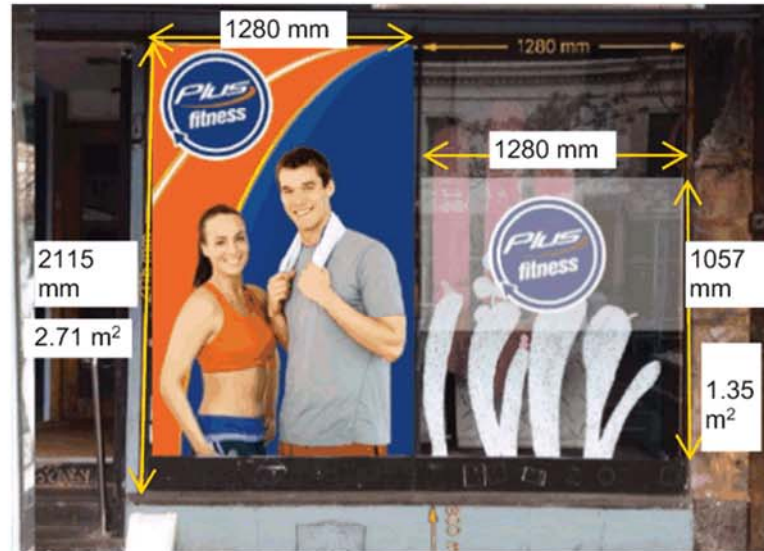
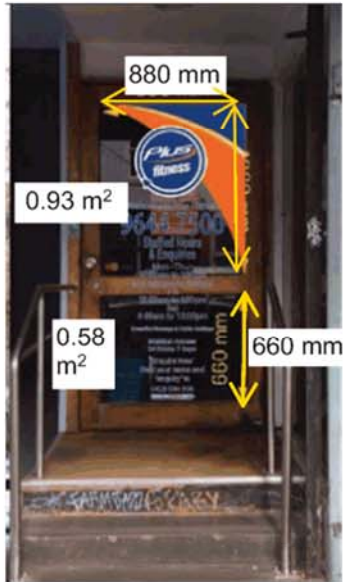
Attachment 6 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Signage Plans

Proposed Business Identification Signage - 188 - 196 Gertrude Street, Fitzroy



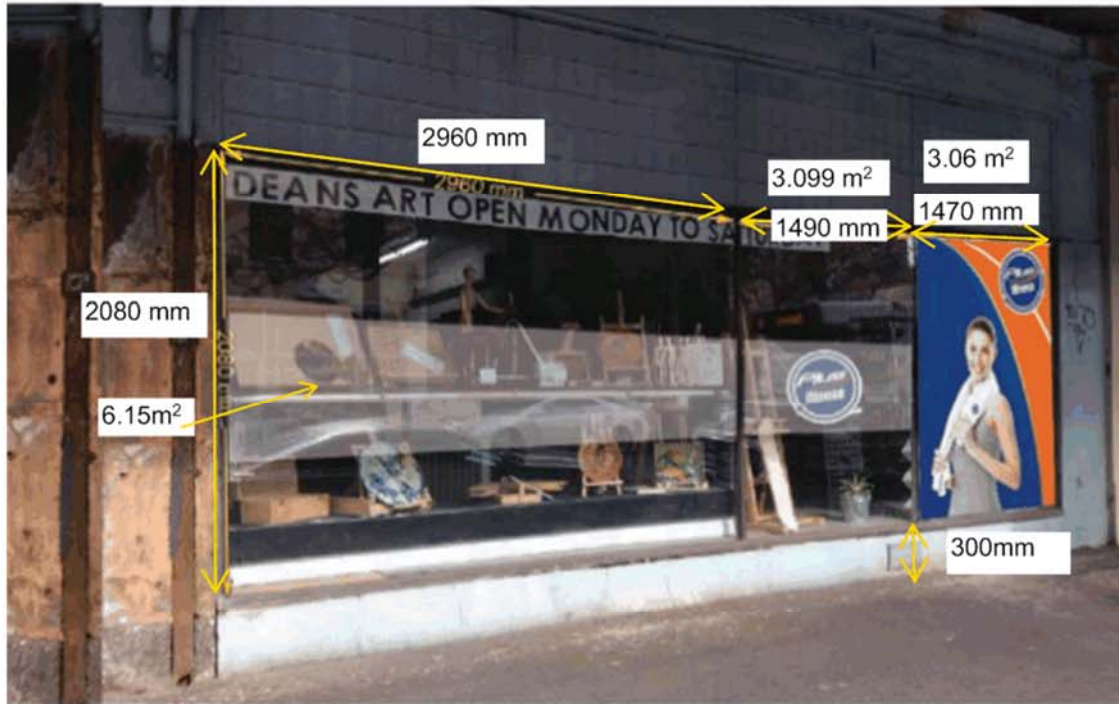
Attachment 6 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Signage Plans

Proposed Business Identification Signage - 188 - 196 Gertrude Street, Fitzroy

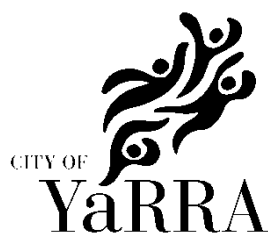


Attachment 6 - PLN17/1070 - 188-196 Gertrude Street Fitzroy - Advertising S52 - Signage Plans

Proposed Business Identification Signage - 188 - 196 Gertrude Street, Fitzroy



## Attachment 7 - PLN17/1070 - 188 - 196 Gertrude Street Fitzroy - Engineering comments



## MEMO

**To:** Chris Stathis  
**From:** Artemis Bacani  
**Date:** 5 June 2018  
**Subject:** Application No: PLN17/1070  
 Description: Restricted Recreation Facility (Gymnasium)  
 Site Address: 188-196 Gertrude Street, Fitzroy

I refer to the above Planning Application received on 30 April 2018 in relation to the proposed development at 188-196 Gertrude Street, Fitzroy. Council's Civil Engineering unit provides the following information:

### CAR PARKING PROVISION

#### Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Restricted Recreation Facility (Gymnasium)	30 Patrons 1 Staff 2 Personal Trainers	Not Specified in 52.06-5	To the satisfaction of the Responsible Authority	0

The car parking assessment for the proposed restricted recreation facility use will be to Council's satisfaction as there is no specific parking rate for this particular use in the Planning Scheme. To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

#### Car Parking Demand Assessment

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

- Parking Demand for the Gymnasium Use.*  
 To assess the car parking demand for the gymnasium, traffic impact assessment reports we have reviewed in the past have sourced the NSW Road & Maritime Services' Guide to Traffic Generating Developments which provides a gymnasium parking rate of 4.5 spaces per 100 square metres of gross floor area. Applying this rate for gymnasium's floor area of 429 square metres would equate to 19 spaces. This parking rate is considered a little high, and the actual parking demand may be lower. It is possible that some of the patronage to the gymnasium would be drawn from the offices and residences within the development.
- Availability of Public Transport in the Locality of the Land.*  
 The site is within walking distance of tram services operating along Gertude Street-Smith Street and Victoria Parade. Bus services can also be obtained from Victoria Parade and Johnston Street.

## **Attachment 7 - PLN17/1070 - 188 - 196 Gertrude Street Fitzroy - Engineering comments**

- *Convenience of Pedestrian and Cyclist Access.*

The site has very good walking accessibility to public transport nodes and is within walking distance of shops, businesses, essential facilities and amenities. The site also has good connectivity to the on-road bicycle network.

### **Appropriateness of Providing Fewer Spaces than the Likely Parking Demand**

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

- *Availability of Car Parking.*

The on-street parking in the Fitzroy area is very high during business hours. The majority of streets in the Fitzroy area contain time based parking restrictions. The high parking demand would be a disincentive to patrons, visitors, or employees to drive.

- *Access to or Provision of Alternative Transport Modes.*

The site has very good accessibility to public transport and connectivity to the on-road bicycle network. The site is also in proximity to on-street car share pods. A Flexicar car share pod is located in Gertrude Street, a few metres west of the site.

- *Relevant Local Policy or Incorporated Document.*

The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the lack of on-site car parking would discourage private motor vehicle use.

### **Adequacy of Car Parking**

From a traffic engineering perspective, the waiver of parking for this site is considered appropriate in the context of the development and the surrounding area. The site can easily be reached by public transport services.

The Civil Engineering Unit has no objections to the reduction in the car parking requirement for this site.

### **Capital Works Programme**

A check of the Capital Works Programme for 2017/18 indicates that no infrastructure works have been approved or proposed within the area of the site at this time.

Regards

Artemis Bacani  
Road Development Engineer  
Civil Engineering Unit

---

**Attachment 8 - PLN17/1070 - 188 - 196 Gertrude Street Fitzroy - IDAC Attachments - Acoustic Report Peer Review (SLR Referral)**



16 April 2018

640.10090.05360 188-196 Gertrude St Collingwood 20180416.docx

City of Yarra  
P.O. Box 168  
Richmond VIC 3121

**Attention: Chris Stathis**

Dear Chris

**188-196 Gertrude Street, Collingwood  
Development Application Acoustical Review  
PLN 17/1070**

SLR Consulting Pty Ltd (SLR) were requested by the City of Yarra to provide a review of the acoustic report prepared to support the application for the gymnasium proposed for 188-196 Gertrude Street, Collingwood.

Details of the report are as follows:

- Title: 188-196 Gertrude Street, Fitzroy
- Date: 21 February 2018
- Prepared for: Peac Developments
- Prepared by: Cogent Acoustics Pty Ltd

The report was prepared to address noise impacts to potentially affected residential receivers.

***The Application***

The application is for a 24 hour access gymnasium, to be located in an existing building on Gertrude Street, Fitzroy. The relevant details of the application from an acoustic perspective are as follows:

- The gymnasium is set up for individual training, and does not propose to host structured group classes.
- Background music only is proposed to be played within the gym.
- The gym is proposed to be accessed from Gertrude Street only.
- The building proposed to house the gymnasium is solid brick and is not physically connected to any residential dwellings.
- Rubber floor coverings are proposed for the gym area.

***Residential Receivers***

The nearest potentially impacted residential receivers are identified in the report as being 70 George Street (south of the gym) and apartments at 166 Gertrude Street (to the west).

## Attachment 8 - PLN17/1070 - 188 - 196 Gertrude Street Fitzroy - IDAC Attachments - Acoustic Report Peer Review (SLR Referral)

City of Yarra  
188-196 Gertrude Street, Collingwood  
Development Application Acoustical Review  
PLN 17/1070

Job No: 640.10090.05360  
Filename: 640.10090.05360 188-196 Gertrude St  
Fitzroy 20180416.docx  
Date: 16 April 2018

### Noise Impacts and Recommended Control Measures

A summary of the potential noise impacts from the gym as identified by Cogent, and their conclusions and recommended mitigation measures, is provided below:

- **Patron arrival and departure:** Noise from patrons arriving and departing from the gym is identified as being unlikely to cause nuisance because the entrance of the gym is reasonably remote from the nearest noise sensitive receivers, and because patrons are unlikely to arrive or depart in groups. We agree with these conclusions. We also note that some pedestrian traffic could be expected in Gertrude Street during the night period (i.e. the gym is unlikely to introduce an appreciable change in pedestrian traffic noise).
- **Music noise:** Music above background noise level is not proposed to be provided in the gym. Cogent also recommend that administrative controls be put in place to prevent patrons from bringing their own amplified music. This approach to managing impacts is in our opinion reasonable.
- **Gym Noise (airborne):** Cogent propose that gym noise should be assessed to SEPP N-1 and sleep disturbance targets of 60 dBA Lmax outside openable windows. They observe that noise from the gym is very unlikely to exceed these targets provided that windows and doors are kept closed outside normal business hours. We agree with their conclusion and recommendation for administrative controls to address the issue of potentially open windows.
- **Gym Noise (structureborne):** The gym is noted to be physically separated from residential dwellings. Given this, we agree that structureborne sound impacts to residences are unlikely.
- **Mechanical Plant:** Mechanical plant noise is proposed to be assessed to SEPP N-1 and SEPP N-1 noise limits have been identified in the report. A full assessment of noise from mechanical plant is not provided on the grounds that the mechanical design is incomplete. Cogent recommend that any mechanical plant proposed to be located in close proximity to 70 George Street be reviewed to ensure that it is compliant with SEPP N-1. Any equipment proposed to be installed towards the northern end of the site is deemed likely to comply.

The approach taken by Cogent is considered reasonable and appropriate.

### Summary

The acoustic report for the gym proposed for 188-196 Gertrude Street adequately addresses potential noise impacts to dwellings from a fairly straightforward and, from an acoustic perspective, low risk application. On these grounds we are of the opinion that a detailed review is not warranted.

Regards,



Dianne Williams  
Associate - Acoustics

Checked/  
Authorised by: JA

Attachment 9 - PLN17/1070 - 188 - 196 Gertrude Street Fitzroy - IDAC Attachment - Sketch Plans (Signage)

Layout



Client: \_\_\_\_\_

Project: \_\_\_\_\_





**Attachment 10 - PLN17/1070 - 188 - 196 Gertrude Street Fitzroy - IDAC Attachment - Engineering Comments - Empirical Evidence**

**Town Planning Application File Note**

**Application No:** PLN17/1070  
**Property Address:** 31 Leslie Street, Richmond  
**Subject:** Additional Engineering Comments – Empirical Evidence  
**Date:** 02/07/2018  
**Planner:** Chris Stathis

---

Hi Chris

In recent times, Council had approved a number of restricted recreation facilities with little or no parking. The following table provides a list of sites throughout the municipality that are currently active:

Development Site	Approved Parking
<b>Fitzroy</b>	
Gymnasium (24 hour) 224 Brunswick Street PLN14/0892 issued 14 January 2015	No on-site car parking (40 patrons)
<b>Collingwood</b>	
Fitness Studio 157-159 Langridge Street PLN16/0019 issued 20 March 2017	1 on-site space (20 patrons)
<b>Richmond</b>	
Gymnasium 377-379 Bridge Road PLN17/0568 issued 12 October 2017	No on-site car parking (16 patrons)
Personal Training Studio Floor 1, 446 Church Street PLN14/0397 issued 8 August 2014	No on-site car parking (25 patrons)
Gymnasium 66-68 Blazey Street PLN16/0211 issued 28 June 2016	3 on-site spaces (50 patrons)
Gymnasium and Personal Training Studio 9-11 Rooney Street PLN15/0810 issued 5 March 2016	No on-site car parking (45 patrons)
<b>Abbotsford</b>	
Gymnasium (24 hour) 563 Victoria Street PLN16/0948 issued 3 February 2017	No on-site car parking (40 patrons)

I hope this information is helpful.

Regards  
Mark

**Attachment 10 - PLN17/1070 - 188 - 196 Gertrude Street Fitzroy - IDAC Attachment - Engineering Comments - Empirical Evidence**

**Mark Pisani**

Senior Development Engineer

City of Yarra

Level 2, 31 Gleadell Street

Richmond 3121

T (03) 9205 5746

E [Mark.Pisani@yarracity.vic.gov.au](mailto:Mark.Pisani@yarracity.vic.gov.au)

W [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)



Please consider the environment before printing this email

**Attachment 11 - PLN17/1070 - 188 - 196 Gertrude Street Fitzroy - IDAC  
Attachment - Heritage Advice**

**Town Planning Application File Note**

**Application No:** PLN17/1070  
**Property Address:** 188 – 196 Gertrude Street, Fitzroy  
**Subject:** Heritage Advice  
**Date:** March and April 2018  
**Planner:** Chris Stathis

---

**Advice provided on 29 March 2018 (Original Assessment):**

Hi Chris,

I've had a look at the plans (date stamped as received by Council 13 Dec 2017) and signage elevations (produced 30/1/2018), and make the following comments and recommendations.

*Regarding adjustments to the ramp and entry*

1800mm is a very wide opening and not in keeping with the traditional appearance of a Victorian-era shopfront (usually 600-900mm wide). My understanding of DDA regulations is that a minimum of 1000mm is required for clear DDA access. If the opening was 1500mm wide, then there would be room for essential fixtures and fittings (e.g. hose reel, fire extinguisher etc). Accordingly, the proposed 1800mm wide opening is not supported. The opening should be reduced to 1200-1500mm max.

*Regarding signage*

The extent of window signage is excessive. Not only will it block views to the commercial interior (making the shop window look more like a wall), but the extent of advertising would overwhelmingly detract from the historic character of the row.

Accordingly, the extent of signage is not supported. Signage should be restricted to:

- 1 x new decal in existing under-awning light box
- No more than 1/3 of principal glass windows
- No signage above principal glass windows (i.e. no signage in transom window area, which appears to have been concealed with sheeting or painted).

See attached image for clarification.

Please do not hesitate to contact me if you require further comments or clarification on the above.

Regards,  
Ruth Redden  
Heritage Advisor (Thursday and Friday, 9am-3pm)

**Attachment 11 - PLN17/1070 - 188 - 196 Gertrude Street Fitzroy - IDAC  
Attachment - Heritage Advice**



**Appropriate zone for signage. Will be supported.**



**Inappropriate zone for signage. Will not be supported.**

**Subsequent Advice on the revised signage scheme shown on sketch plans  
(provided 27 April 2018):**

Hi Chris,

Yes! The revised signage proposal is much better (supported).

Regards,  
Ruth