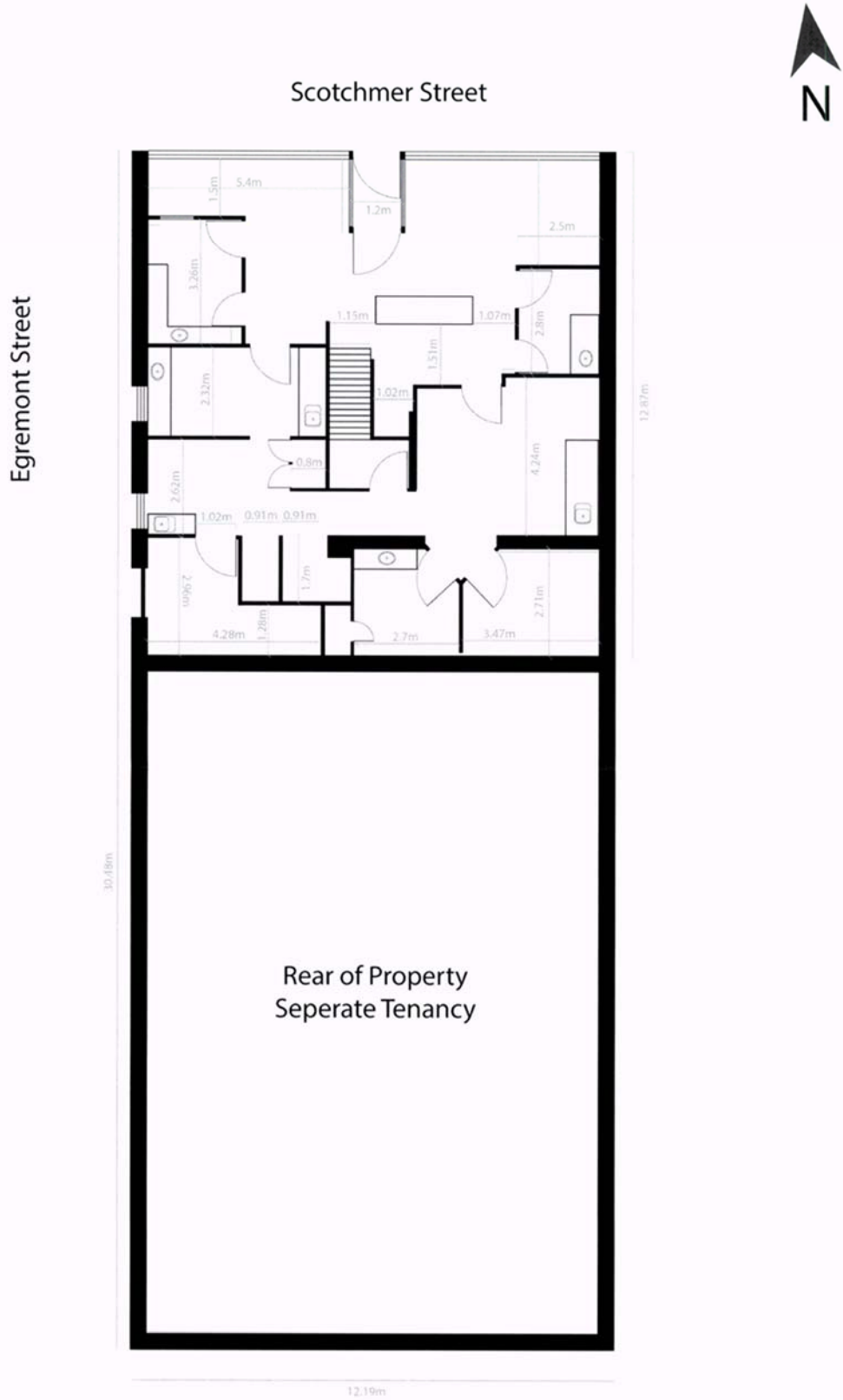


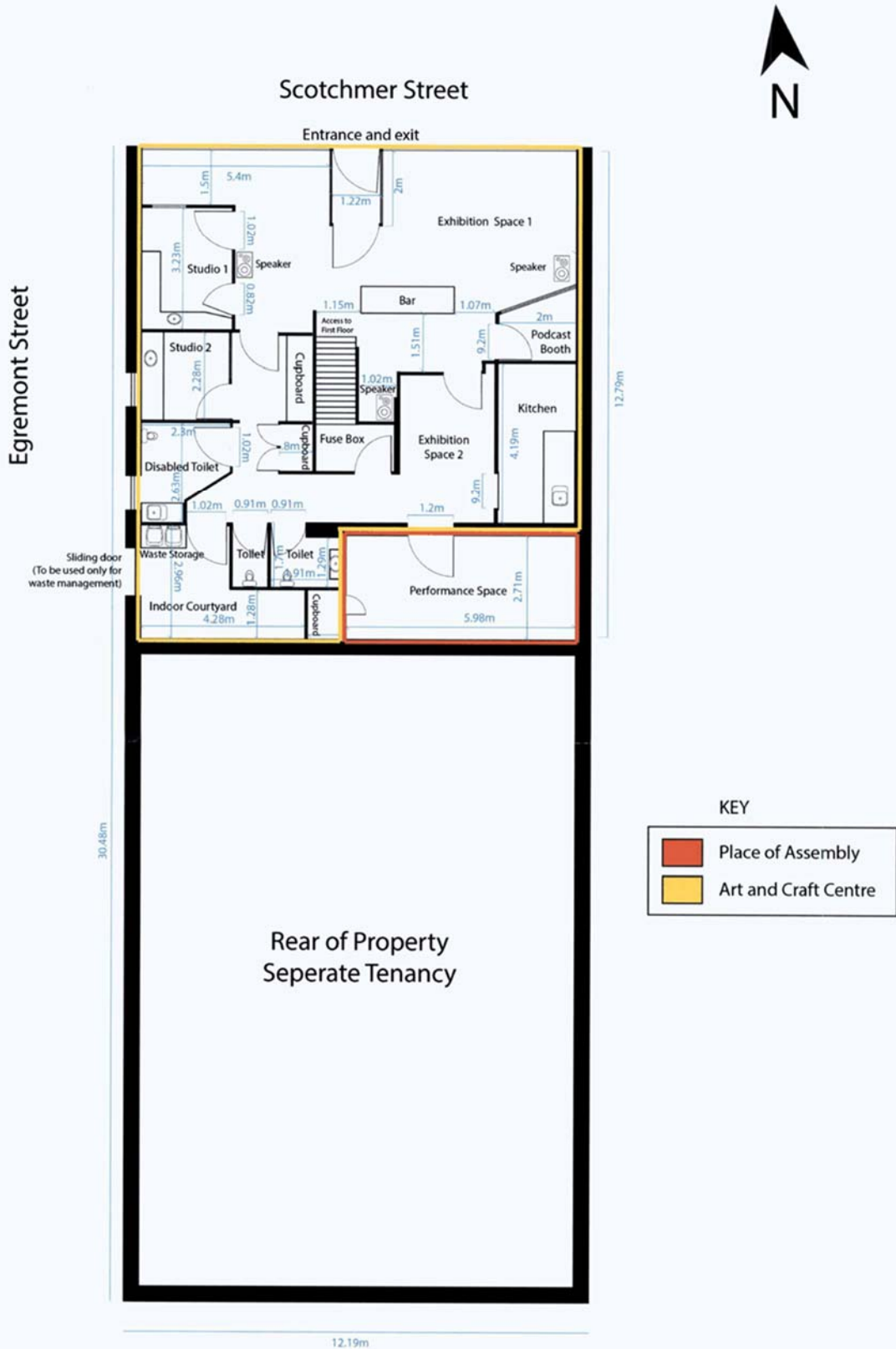
**Attachment 1 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Plans**



**102 - 106 Scotchmer Street, Fitzroy North, 3068.**  
Current Plans

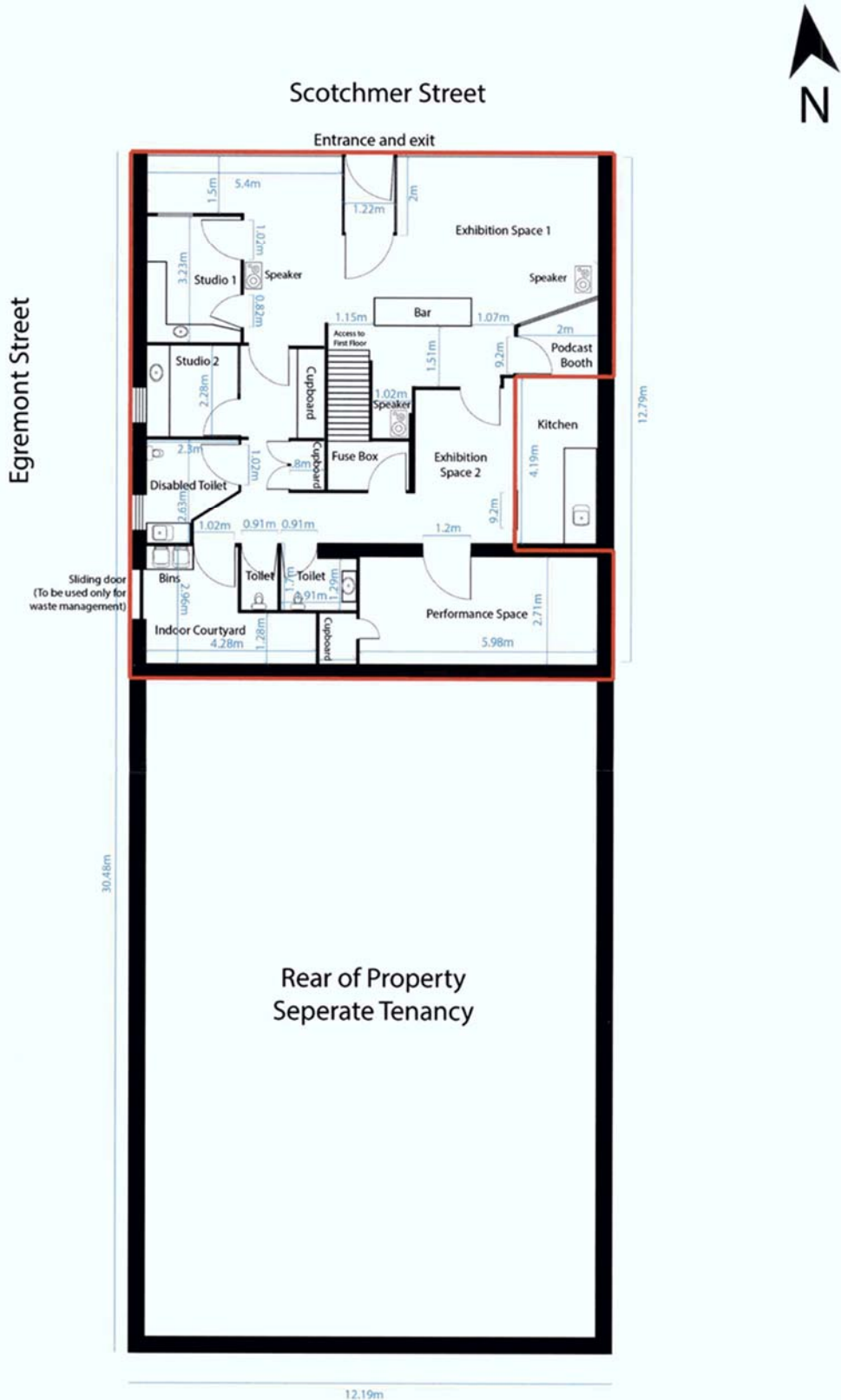


Attachment 1 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Plans



102 - 106 Scotchmer Street, Fitzroy North, 3068.  
Proposed Plans

**Attachment 1 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Plans**

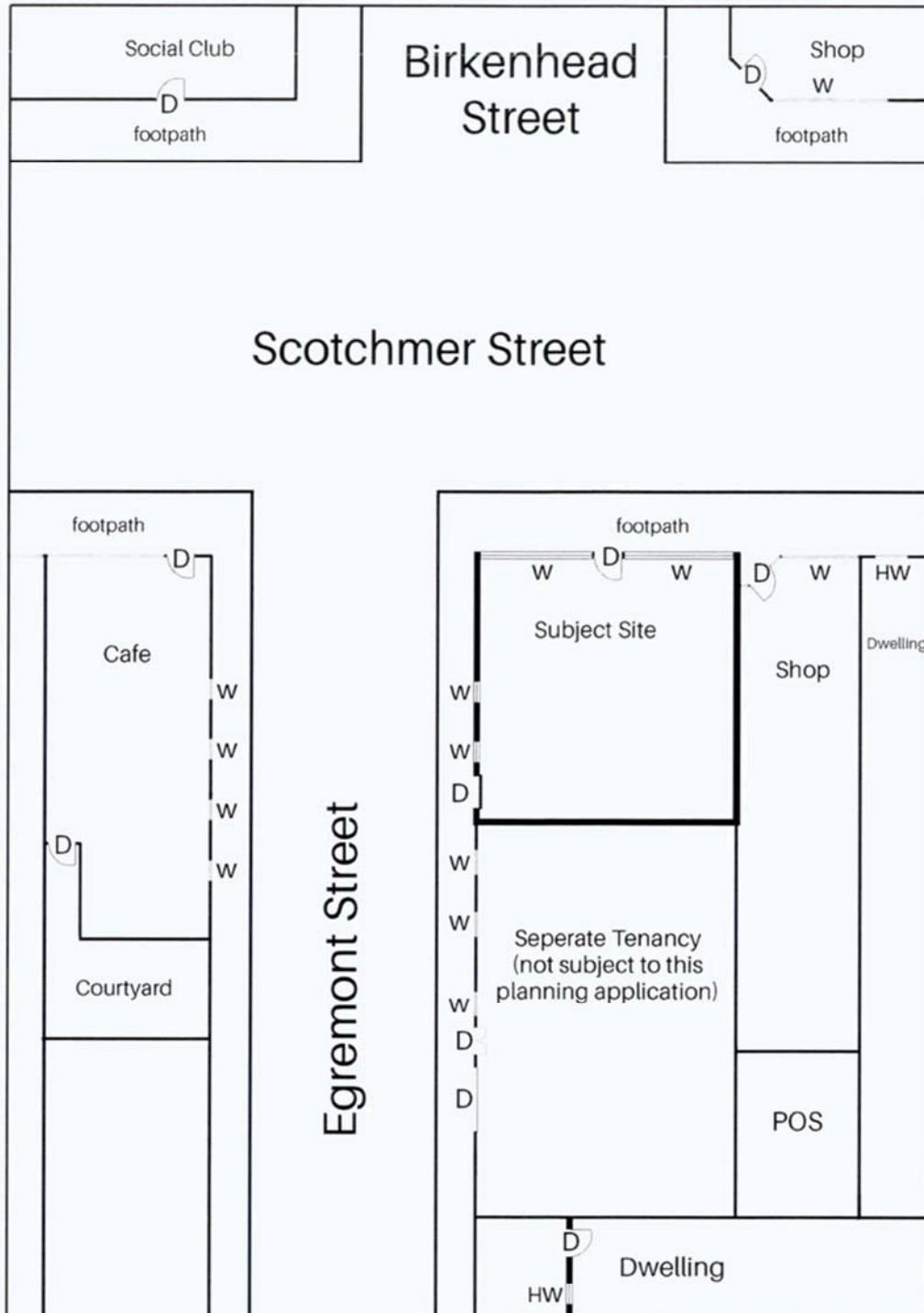


**102 - 106 Scotchmer Street, Fitzroy North, 3068.  
Red Line Plan**



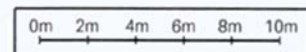
Attachment 1 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Plans

# Site Analysis Plan



**Legend**

- HW - Habitable Window
- W - Non-habitable Window
- POS - Private Open Space
- D - Door



**Attachment 2 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Use Schedule**

**Example Performance/Exhibition Schedule**

\*Please note the following is an example of a particularly busy week of scheduling in the space. It is not to be treated literally, but rather provide a hypothetical example giving the maximum number of patrons expected on the premises at any one time.

Event	Time	Location	Maximum Patrons
<b>MONDAY</b>			
Display of art and craft	10:00 - 23:00	Exhibition Space 1	40
Film Screening	18:00 - 19:30	Performance Space	19
Stand up Poetry reading	19:30 - 22:30	Performance Space	19
<b>TUESDAY</b>			
Art and craft workshop	11:00 - 13:00	Exhibition Space 2	15
Visual Art Opening (There will be no art included in this exhibition that was not created on site and all art in this exhibition will be for sale. To clarify it is the display of art that was produced on site and is for sale as per the Yarra Council definition of art and craft centre.)	18:30 - 22:30	Exhibition Space 1 and 2	80
<b>WEDNESDAY</b>			
Display of art and craft	10:00 - 23:00	Exhibition Space 1+2	20
Art and craft workshop	18:00 - 19:00	Exhibition Space 1	40
Art and craft workshop	15:30 - 17:30	Podcasting Booth	30
Live Performance	19:00 - 21:00	Performance Space	19
<b>THURSDAY</b>			
Art and craft workshop	13:00 - 14:00	Exhibition Space 1	40
Display of art and craft	10:00 - 23:00	Exhibition Space 1+2	10
Play Reading	19:00 - 21:00	Performance Space	19
<b>FRIDAY</b>			
Display of art and craft	10:00 - 23:00	Exhibition Space 1+2	20
Art and craft workshop	18:00 - 20:00	Exhibition Space 1	60
Live Music	19:00 - 22:30	Performance Space	20
<b>SATURDAY</b>			
Display of art and craft	10:00 - 23:00	Exhibition Space 1+2	20
Art and craft workshop	18:00 - 21:00	Exhibition Space 1	50
Live Performance	18:00 - 20:00	Performance Space	19
Live Music	20:30 - 21:30	Performance Space	19
<b>SUNDAY</b>			
Display of art and craft	10:00 - 23:00	Exhibition Space 1+2	20
Live Performance	13:00 - 15:00	Performance Space	19
Live Music	16:00 - 20:30	Performance Space	19

**Attachment 3 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Venue Capacity Report**

## Patron Capacity Assessment

Planning Application Number                      PLN18/0066

Project:    102-106 Scotchmer Street, Fitzroy North. 3068

**Attachment 3 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Venue Capacity Report**

**TABLE OF CONTENTS**

1.0	INTRODUCTION .....	3
2.0	SQUARE METERAGE OF PREMISES .....	3
3.0	ASSESSMENT 1 (BUILDING CODE OF AUSTRALIA).....	3
3.1	Sanitary Facilities .....	3
3.2	Exit Widths .....	3
3.3	Ventilation .....	3
3.4	Floor Area .....	3
4.0	ASSESSMENT 2 (LIQUOR CONTROL REFORM REGULATIONS 2009) .....	3
5.0	SUMMARY OF ASSESSMENTS.....	4
6.0	CONCLUSION .....	4

**Attachment 3 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Venue Capacity Report**

**1.0 INTRODUCTION**

The purpose of this report is to determine occupancy numbers compliance based on the redline plan supplied with this application.

There are a number of calculations used to determine occupancy numbers which will be discussed throughout this document.

**2.0 SQUARE METERAGE OF PREMISES**

Based on the redline plan, I have calculated that the floor area of the premises to be approximately 147m<sup>2</sup> (ground floor only).

**3.0 ASSESSMENT 1 (BUILDING CODE OF AUSTRALIA)**

The NCC allows for occupant numbers to be calculated based on a number of criteria such as sanitary facilities, egress widths, natural and mechanical Ventilation and the floor area.

Therefore, Assessment 1 must be segregated for clarity so each relevant section of the NCC is assessed.

**3.1 Sanitary Facilities**

Part F of the NCC (BCA) as calculated based on the following facilities and the proposed use.

Given the tenancy has 1 female toilet and 1 male toilet, and 1 disabled, unisex toilet Part F of the BCA therefore allows 150 Patrons.

**3.2 Exit widths**

Part D1.6 of the NCC (BCA) nominates the required egress widths for 100 people and less be no less than 1m.

The premises is provided with an egress width of approximately 1.2m. Therefore, this width is satisfactory for 100 Patrons.

**3.3 Ventilation**

Mechanical/Natural ventilation has been provided through the centralised system. There is also borrowed ventilation via the exit doors. This is appropriate for all other venue numbers identified as part of this assessment.

**3.4 Floor area**

Under the NCC, part D1.13, with an internal floor area of 147 m<sup>2</sup> the maximum capacity is 119 people.

**4.0 ASSESSMENT 2 (LIQUOR CONTROL REFORM REGULATIONS 2009)**

Calculations are based on a ratio of one person per 0.75m<sup>2</sup>. At this rate the maximum patron numbers are:

107 people

This figure is based on the redline plan and is exclusive of the kitchen area.

**5.0 SUMMARY OF ASSESSMENTS**



**Attachment 3 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Venue Capacity Report**

ASSESSMENT 1.1	150
ASSESSMENT 1.2	100
ASSESSMENT 1.3	150
ASSESSMENT 1.4	138
ASSESSMENT 2	107

**6.0 CONCLUSION**

The proposed capacity of 100 patrons, including 3 employees fits with all the relevant assessments, which works out as:

22 person maximum capacity in the performance space

75 person capacity in the Art and Craft Centre

3 employees.

**Attachment 3 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Venue Capacity Report**

ASSESSMENT 1.1	150
ASSESSMENT 1.2	100
ASSESSMENT 1.3	150
ASSESSMENT 1.4	138
ASSESSMENT 2	107

**6.0 CONCLUSION**

The proposed capacity of 100 patrons, including 3 employees fits with all the relevant assessments, which works out as:

- 19 person maximum capacity in the performance space
- 78 person capacity in the Art and Craft Centre
- 3 employees.

**Attachment 4 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 -  
Noise and Amenity Action Plan**

## Noise and Amenity Action Plan

Project: 102-106 Scotchmer Street, Fitzroy North. 3068

Planning Application number PLN18/0066

**Attachment 4 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Noise and Amenity Action Plan**

**Identify all noise sources associated with the venue.**

- Patrons entering or leaving the premises
- Patrons smoking outside the venue
- Live music played within the venue
- Pre recorded music played within the venue

**Measures undertaken to address all noise sources identified.**

- **Patrons entering or leaving the premises**
  - The patron numbers will be kept to 100 people or under (including employees), which is an appropriate level for the size of the premises.
  - As our closing times are staggered with other local businesses we are minimizing any potential impact from a large amount of people leaving at once (as little as I anticipate that happening).
  - The premises has a dual door exit, creating a sound lock between the inside and outside of the venue. So as people are entering and exiting the premises we are minimizing the environmental noise impact.
  - We will put a sign on the door asking patrons to respect the neighbors when leaving the premises.
  - The type of activity to be conducted in the gallery will not attract a particularly rowdy crowd.
  - The hours of operation limits any adverse impact from loud patrons during unsociable hours.
- **Patrons Smoking outside the venue**
  - The staff will actively monitor sound level outside the venue particularly between 9-11pm
  - The only entrance in use on the premises is the front entrance which opens onto Scotchmer street- a busy road with other pre existing noises sources, and surrounded by commercial properties, thus limiting the impact on local residents.
  - The door has an automatic closing mechanism to help ensure sound from inside the venue stays inside when people are entering and exiting the premises.
  - We will put a sign on the door asking patrons to respect the neighbors when leaving the premises.
  - Staff will be educated on sound management principles, such as monitoring on-stage sound levels, managing patron noise in outdoor areas, and disposing of recycling quietly
- **Live music played within the venue**
  - The solid build of the premises, the double door entry and exit and the nature of my proposed business will minimize any impact on the local area in relation to music within the venue.
  - All noise emissions will comply with the standards specified in the State Environmental Protection Policy.
  - Noise levels will be monitored inside and outside the venue to keep it to an appropriate volume.
  - Musicians will be informed at time of booking the sound management practices are in place at the venue.

## **Attachment 4 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Noise and Amenity Action Plan**

- A sound level meter will be on premises to taken regular measurements of the sound inside and outside the venue
- Staff will be educated on sound management principles, such as monitoring on-stage sound levels, managing patron noise in outdoor areas, and disposing of recycling quietly.
- For further information please see the attached acoustic report
- **Pre recorded music played within the venue**
  - The solid build of the premises, the double door entry and exit and the nature of my proposed business will minimize any impact on the local area in relation to music within the venue.
  - All noise emissions will comply with the standards specified in the State Environmental Protection Policy.
  - Noise levels will be monitored inside and outside the venue to keep it to an appropriate volume.
  - An appropriate sound level will be established with pre recorded music and there will be a policy in place to never go above that level.
  - For further information please see the attached acoustic report

### **Standard procedures to be undertaken by staff in the event of complaints.**

- Staff will identify if immediate action needs to be taken to rectify the problem.
- Staff will be trained in how to handle complaints and if immediate action is required then staff will be enfranchised to take any necessary steps to pacify the situation.
- After hours contact numbers will be available for myself and the venue manager, should we be needed immediately to deal with any situation that might arise.
- A record of the incident will be recorded including day, date and time the complaint was made, contact details of the complainant, specifics of the complaint, and appropriate time frame within which to respond, and any immediate action taken.
- If the problem can't be immediately rectified, staff will make sure the complainant knows their complaint has been recorded and will be dealt with in a timely fashion.
- This will then be followed up by myself or the manager to ascertain what further action is required.
- Contact will be made with the complainant within the appropriate time frame, presenting potential steps that have or will be taken to rectify the situation.
- All best effort will be made to maintain active communication until an equitable solution has been found and implemented.
- As a final step notes will be added to the original complaint to record what steps where taken and how a resolution was found in order to improve systems for the future.

### **Details of staffing arrangements.**

- I will be employing the following people to work on premises:
  - 2 Bar staff/gallery attendant - responsible for attending to patrons
  - 1 cook grade one - meal preparation
- There will be a maximum of 3 staff (aside from myself) working on the premises at any time, comprised of 2 bar staff/gallery attendants, and 1 cook.

**Attachment 4 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Noise and Amenity Action Plan**

- From the hours of 10:00am - 6:00pm it is expected that patron numbers will be low and food and drink requirements will be minimal. At these times there will be either just the manager or up to 1 employee present.
- From the hours of 6:00pm - 11:00pm Monday - Thursday (and 6:00pm - 10:00pm on Sunday) I will expect there will be 1-2 employees including a cook if needed and 1 bar staff/gallery attendant. Patronage on these nights are expected to be low except in the case of special events such as openings.
- During openings and Friday - Saturday 6:00pm - 11:00pm I will expect there will be all 3 staff members working.

**Training provided for bar staff.**

- There will be a 1 week training program for all staff.
- All staff will be required to have all appropriate certificates including 'food handling' and 'responsible service of alcohol'.

**Hours of operation.**

Whilst I expect most days we will not open to our maximum hours the hours of operation I am applying for are:

Monday - Saturday	10:00am - 11:00pm
Sunday	10:00am - 10:00pm

**Lighting within boundaries of the site.**

- There are fluoro lights fitted throughout the building to be utilized when needed.
- There is dimmable lighting being fitted throughout the building, separate to these in order to give us the ability to create appropriate lighting states.
- There are also lighting rigs being set up in order to provide lights for exhibitions and performances.

**Security lighting outside premises.**

- We have two lights fitted outside the entrance to the venue.
- The street is also very well lit.

**Details of any music provided by live bands or dj's.**

- At times performance artists and dj's will be engaged to perform at the venue.
- This will be limited to 3 nights per week.
- Live music will finish no later than 10:30pm on all nights.

**Details of a waste management plan.**

- Staff will be responsible for collecting and disposing of waste within the venue
- All bins are kept internally within the premises so as to minimize any impact on neighbors.
- Staff will be trained in waste management during their training week.

**Other measures taken to ensure minimal impact from the proposed liquor license.**

As I anticipate this liquor license to have little - no impact on the local community I believe the steps already undertaken is enough to mitigate any potential problems.

**Attachment 5 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Live Music Venue Report**

## Written Response to 52.43

Planning Application Number                      PLN18/0066

Project:    102-106 Scotchmer Street, Fitzroy North. 3068

**Attachment 5 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Live Music Venue Report**

**1. Site Analysis Plan**

A Site Analysis Plan has been included with the application

**2. Location of noise sensitive residential properties within 50 metres of the site.**

The following is a list of residential properties within 50metres of the site:

1. 90 Scotchmer Street
2. 91 Scotchmer Street
3. 92 Scotchmer Street
4. 93 Scotchmer Street
5. 94 Scotchmer Street
6. 95 Scotchmer Street
7. 96 Scotchmer Street
8. 97 Scotchmer Street
9. 110 Scotchmer Street
10. 112 Scotchmer Street
11. 114 Scotchmer Street
12. 17 Egremont Street
13. 18 Egremont Street
14. 19 Egremont Street
15. 20 Egremont Street
16. 21 Egremont Street
17. 22 Egremont Street
18. 23 Egremont Street
19. 24 Egremont Street
20. 25 Egremont Street
21. 27 Egremont Street
22. 28 Egremont Street
23. 29 Egremont Street
24. 30 Egremont Street
25. 31 Egremont Street
26. 32 Egremont Street
27. 33 Egremont Street
28. 34 Egremont Street
29. 35 Egremont Street
30. 36 Egremont Street
31. 2 Birkenhead Street

**3. Days and Hours of Operation**

Monday - Saturday 10:00am - 11:00pm

Sunday 10:00am - 10:00pm

**4. Times during which live music will be performed**

Thursday - Sunday 6pm-10pm (no more than 3 times per week)

**5. Details od Existing and Proposed Acoustic Attenuation Measures**

Please refer to acoustic report.



**Attachment 6 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 -  
Liquor Licence Report**

## Sale or Consumption of Liquor Written Submission

Project: 102-106 Scotchmer Street, Fitzroy North. 3068

Planning Application number PLN18/0066

## **Attachment 6 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Liquor Licence Report**

I am proposing to open an art and craft centre and small performance space at 102 -106 Scotchmer Street, Fitzroy North, and for an on premises liquor license to be attached to this venue. The space will be called The Motley.

The premises is located on the ground floor of 102-106 Scotchmer street and does not extend into the rear of the property. The 1<sup>st</sup> floor and rear of the site are not subject to this application in any way.

The Motley's aim will be to form a greater connection between artists and audiences by putting a focus on the creation of work and inviting patrons along to be witness to the creation wherever possible. In this way the space aims not simply to present finished work, but also put the creation of that work also on display.

To this ends we are providing both passive and focused spaces in order to provide a wide scope of different possibilities for artists of all backgrounds.

The space will include 2 dedicated exhibition spaces throughout the building in order to have either one large sprawling exhibition or various smaller spaces for group shows.

There is also to be a podcasting booth which offers a unique space for people to record live podcasts. New media obviously accounts for an increasingly large area of artistic production. Providing a space for digital broadcasters to record in a more public space subverts the passive nature in which this media is usually consumed to create more of a community driven, active experience.

The ultimate idea with the podcasting booth, as with the rest of the space, is that by putting the creation of the work on display, as one would usually put a finished work on display, we create a larger commitment to and connection with the work that is being produced.

This same idea is the driving force behind having two 'open studios' at the other side of the building. By having large windows looking into the studios, visitors to the space have the opportunity to watch the resident artists creating work that will later be on display in the 'exhibition' spaces.

The front studio is initially to be my working space. The second studio will be used to offer visual artists one month residencies. Initially this will be primarily offered to local artists, with the possibility down the track of opening this up to international artists, depending on the popularity of the program and available funding.

The performance space at the rear of the building provides an intimate black box, primarily for performance artists, musicians and film makers to display works for a small audience of 22 .

The venue will have a maximum capacity of 100 people throughout (which includes 78 people in the art and craft centre, 19 people in the performance space and 3 employees) and opening hours will be contained to between 10:00 am and 11:00pm most days and 10:00am until 10:00pm on Sundays.

I will have up to 3 employees working on premises.

### **Cumulative Impact Assessment**

#### **1. Planning Policy Context**

## **Attachment 6 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Liquor Licence Report**

There are no planning policy outcomes relevant to this application as set out in the Yarra Planning Scheme section 21.08-8

In a broader context; as set out in The City of Yarra planning scheme - 'Commercial 1 Zone', section 34.01-1, my proposed usage would be listed primarily as 'art and craft centre' with a smaller performance space/place of assembly included in the rear of the premises.

### **2. Surrounding Land Use and Amenity**

My proposed usage as an art and craft centre will be a welcomed and unique addition to the local landscape. The nature of the space is in keeping with the sensibilities of the area, whilst offering a unique type of venue that will positively contribute to the local businesses, as well as the local art scene.

The rear of 102-106 Scotchmer Street is a separate tenancy, unrelated to this proposal. The rear tenancy stretches back around 18m down Egremont Street. On the right side of the property there is a clothing and craft shop, to the left side of the building is Egremont Street and across the road is a café. Directly opposite the building is the start of Birkenhead Street and on those two corners are a private club (The Sortino Club), and an upmarket clothing store.

As such there are no adjoining residential properties on any side of the building. The nearest residential is 2 doors away at 110 Scotchmer street.

There is one local venue that is open after 11 which is The Parkview Hotel. As I will be closing no later than 11 I don't expect that patrons from either establishment will be leaving in great numbers at similar times.

In summary, I believe the pre existing arts related businesses in the area, as well as the wide variety of different licensed premises will be positively complimented by the inclusion of my business. Further to this, given the various opening hours and differing nature of all these businesses, there is a reasonable expectation that people will be frequenting these businesses at different times, and as such avoiding any negative local impact caused by large numbers of patrons going to and from the various businesses.

### **3. Nearest Dwellings.**

There are 8 dwellings within a 30metre radius of the subject of this proposal- 102 -106 Scotchmer Street. They are as follows:

1. 96 Scotchmer Street
2. 110 Scotchmer Street
3. 112 Scotchmer Street
4. 114 Scotchmer Street
5. 33 Egremont Street
6. 34 Egremont Street
7. 35 Egremont Street
8. 36 Egremont Street

### **4. The Mix of Licensed Premises**

Please refer to the attached map of the area showing the location of all licensed venues within a 500m radius. On this map you will find the following:

- 5 cafés
- 8 bars
- 4 restaurants

## Attachment 6 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Liquor Licence Report

3 liquor stores  
1 wine shop

There are two licensed premises within a 100m radius. The wine store 'Black Hearts and Sparrows', and the liquor store attached to Piedemonties Supermarket. There is also a pending application on a café across the road on the corner of Egremont and Scotchmer st. All of these are very different in nature and the addition of my business will only serve to compliment these pre existing licensed venues.

Within a 200m radius there is also, The Pinnacle, Montys Bar, The Parkview Hotel and a number of restaurants and cafés. All of these serve to illustrate that there is a desire for licensed venues in the area, and given the alternate nature of the business I am proposing (it's focus on the presentation and exhibition of art), it is my assertion that The Motley will be a welcome contribution to this mix.

The Parkview Hotel is the only venue in the area that might possibly be licensed for over 200 people, although to my best knowledge it rarely has more than 60 people there at any time.

Whilst the Parkview Hotel operates later than 11pm, my venue will not so my application should be unaffected by this.

To my knowledge the few licensed venues in the area operate largely without incident. The exception to this might be The Parkview Hotel, which I believe has had a number of incidents in the last couple of years. As these were all late night (post 11pm) incidents I believe this should also not affect this application.

### 5. Transport and Dispersal

As discussed previously the other businesses and licensed venues in the area all have different uses and different opening times. The café across the road and the wine store both close early. The café's pending license (if granted) will enable them to open until 10pm. The wine store closes most nights around 6-8pm. The Parkview is open until 3am every night with the main bar closes at around 10-11pm on quiet nights and 1am on busier nights. Therefore an 11pm closing time for my venue is ideal as it successfully staggers the closing times.

The public transport options are very good at 11pm, with trams and trains and buses still running in both directions. A lot of patrons will live locally and inner city and as such will likely taxi, uber, take public transport or walk home. The exit is on a brightly lit main road providing a safe environment for patrons to exit the venue. There is also plenty of room directly out the front for vehicles to safely pull over in order to make pickups. In order to view routes from the venue to the main forms of public transportation please refer to the attached map "transport routes".

As the closing times of nearby venues are staggered, the street brightly lit, there are plenty of spots for taxi's and Ubers to pull over safely, the public transport is plentiful and close by and also on main roads, and there is not a large amount of road or foot traffic in the area at the time, there are no issues that I can identify with patrons getting home after leaving the premises.

### 6. Impact Mitigation

For all the reasons I have discussed previously, it is reasonable to expect there will be very little negative impact on the surrounding area. However we also have the following precautions in place.

As you will see on the floor plan the proposed venue already has a dual door exit, creating a sound lock between the inside and outside of the venue. What this means is that as people are

## Attachment 6 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Liquor Licence Report

coming into or leaving the premises, we are minimizing the sound bleed from the premises. This along with the thick glazing and solid double brick walls encasing the building means that there is very little chance of any significant level of sound escaping the venue. As there are also no immediate residential neighbours, I cannot foresee there being any issue with sound emissions.

This is backed up by the findings of the acoustic report.

As I am also a local resident (34 Egremont street) with personal relationships with most of the other nearby residents, if there are any issues, I feel confident I can resolve such matters arising in an efficient, equitable and reasonable manner.

Also by limiting by opening hours to between 10am-11pm I am eliminating the potential for any such problems to occur in unsociable hours.

To summarise, as there is already minimal potential for problems to arise, and we have various mechanisms in place to help mitigate any potential impact, along with a strong personal desire to keep peace with the neighbours, I think it is reasonable to expect there to be no issues arising from the granting of this application.

### Assessment of Application pursuant to Clause 22.09

#### Location and Access

- The proposed venue is in a Commercial 1 zone
- The premises will be predominantly open in daylight hours and does not interrupt continuous active retail frontage.
- There are appropriate steps in place to manage patrons including enough street frontage to allow patrons entering the venue to queue without blocking neighboring businesses, a zero tolerance approach to anti social behavior, and there are no neighboring residential properties.
- There are security cameras already in place inside the venue and two more will be fitted to the exterior. Scotchmer Street is very well lit.
- The footpath outside is 2.8m wide and the frontage of the property is over 12m long, providing plenty of room for people to smoke without blocking passers by.
- There are an appropriate amount of toilets inside the venue to handle a capacity of 100 people.

#### Hours of Operation

- The proposed use fits within the permitted usages in the area.
- The zoning of the property is commercial zone 1 and is adjacent to residential zoning. The property immediately across the road in the residential zone is a café.
- There are 958 car parks within a 200m radius of the venue along with many public transport options.
- The hours of operation are staggered with the surrounding businesses and a closing time of 11 means the proposed business would not be the latest to close within a 100m radius.
- There are sufficient safeguards in place to mitigate any potential noise emissions from the venue (please refer to acoustic report).

## **Attachment 6 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Liquor Licence Report**

- The brightly lit street, wide footpath, plentiful parking and safe egress to public transport minimize as much as possible any undue impact on patrons arriving at and leaving from the premises.
- We are not operating past 11pm on any day and closing at 10am on Sundays.

### **Patron Numbers**

- The patron numbers will be kept to 100 people or under (including employees), which is an appropriate level for the size of the premises.
- As this business will have a positive impact on the local community as well as help attract local business to the surrounding area the impact our patrons will have to the area will be largely positive.
- As our closing times are staggered with other local businesses we are minimizing any potential impact from a large amount of people leaving at once (as little as we anticipate that happening)

### **Noise**

- The solid build of the premises, the double door entry and exit and the nature of my proposed business will minimize any noise impact on the local area.
- All noise emissions will comply with the standards specified in the State Environmental Protection Policy.
- Noise levels will be monitored inside the venue to keep it to an appropriate volume.

For further information on this please refer to the acoustic report.

### **Car Parking**

- There is plenty of available car parking in the area, as well as public transport options.
- There are permit areas in front of residential properties so as to maintain enough parking for local residents. We are able to advise patrons of where appropriate car parks might exist in the local vicinity.
- There are no traffic bottlenecks created by the premises, so no impact on the flow of traffic is anticipated.

For further information on this please refer to the 'parking assessment'.

### **Demolition and external works.**

The only walls that are to be removed are internal temporary walls that currently do not extend all the way to the roof. As such there are no demolition works planned and no external works of any nature.

### **Assessment of Application pursuant to Clause 22.05**

- This application does not involve any external works.
- The proposed business does not cause overlooking, overshadowing, noise, fumes and air emissions, light spillage, waste management or any other operational disturbances to surrounding businesses.
- For details about our waste management, please refer to the waste management plan.

**Attachment 6 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Liquor Licence Report**

- For details about our proposed acoustic attenuation measures please refer to the attached acoustic report.
- There are no fumes, air emissions, or significant light spillage created by the proposed use.

**Attachment 7 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Waste Management Plan**

## Waste Management Plan

Project: 102-106 Scotchmer Street, Fitzroy North. 3068

Planning Application number PLN18/0066



**Attachment 7 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Advertising S52 - Waste Management Plan**

- It is anticipated that the full extent of waste created by the venue will fit into the council bins already provided to the premises.
- Council collections occur every Friday morning.
- Bins will be stored inside the side door of the premises in the area designated on the plans.
- On Thursday evening, at the venue closing time the bins will be wheeled out of the side door and left for collection.
- On Friday afternoon the bins will be taken back in and kept on the premises in their designate area at all other times.
- Bottles will only be put into the bins whilst they are inside the venue so as to minimize the impact on the surrounding area.
- If and when the council bins no longer provide a sufficient amount of space to dispose of all the weekly waste created within the venue then a private collection will be booked. In this case the waste management plan remains mostly unchanged except that the bins will be wheeled to the corner of Scotchmer street to avoid sending an extra truck down Egremont Street.
- It is anticipated that the council bins provided will be capable of sufficiently managing the waste created by the venue for the foreseeable future.

**Attachment 8 - PLN16/0088 - 102-106 Scotchmer St, Nth Fitzroy SLR consulting peer reviewed advice.**



3 May 2018

640.10090.05370 102-104 Scotchmer St, Nth Fitzroy 20180502.docx

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

**Attention: Tamina-Loan Vy**

Dear Tamina-Loan

**102-106 Scotchmer Street, North Fitzroy  
Development Application Acoustical Review**

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report to support the application for a bar and live music performance space at 102-106 Scotchmer Street, North Fitzroy.

Details of the report are as follows:

- Title: 102-106 Scotchmer Street, Acoustic Assessment
- Reference: Revision 3
- Date: 14 March 2018
- Prepared for: Jason Cavanagh
- Prepared by: Norman Disney & Young (NDY)

**1 Preliminary**

*(Sections 1 to 3 of the report)*

The project and proposed operating conditions are described in these sections of the report. The acoustically significant information is summarised below:

- The project is a bar, exhibition and performance space
  - The venue will be located on the ground floor of an existing commercial building.
  - The front bar opens onto Scotchmer Street and is entered via a double door system (sound lock). Recorded music will be played in the front bar. From our discussion with NDY it is understood that live bands are not currently proposed to play in the front bar.
  - The performance space is small (approximately 6 m x 3 m) and is shown located at the rear of the building. There are no external windows proposed for this room. The performance space will be used for small live music performances up to three times a week.
  - An area entitled 'indoor courtyard' is shown on the plans. NDY have clarified that this is not proposed to be used by patrons, and that the external door is proposed to be kept closed.

---

SLR Consulting Australia Pty Ltd Suite 2, 2 Domville Avenue Hawthorn VIC 3122 Australia  
T: +61 3 9249 9400 F: +61 3 9249 9499 E: melbourne@slrconsulting.com  
www.slrconsulting.com ABN 29 001 584 612

## Attachment 8 - PLN16/0088 - 102-106 Scotchmer St, Nth Fitzroy SLR consulting peer reviewed advice.

City of Yarra  
102-106 Scotchmer Street, North Fitzroy  
Development Application Acoustical Review

Job No: 640.10090.05370  
Filename: 640.10090.05370 102-104 Scotchmer St,  
Nth Fitzroy 20180502.docx  
Date: 3 May 2018

- Potential noise impacts from the proposed use are identified as live and recorded music. Consideration is also given to mechanical plant noise.
- The nearest noise sensitive receivers are identified as 110 Scotchmer Street and 35 Egremont Street.

**SLR Comments:** *The proposal is clearly described.*

- *The proposed maximum number of patrons and hours of operation are not provided in the acoustic report, however the City of Yarra have indicated that the application is for 100 patrons, and that the hours of operation are:*
  - *10 am to 11 pm Monday to Saturday, and*
  - *10 am to 10 pm Sunday*
- *From our previous involvement with projects in the area we understand that the first floor of 100 Scotchmer Street (above the café) is also residential. Windows in the eastern façade of this dwelling overlook the west wall of the subject development.*

## 2 Existing Background Noise Levels

*(Section 4.3 of the acoustic report)*

Attended measurements of background noise were conducted from 10 pm on Wednesday 7 March 2018 outside 110 Scotchmer and 35 Egremont Street. The results are presented in Table 3, and were equal to 50 dBA L90 (Scotchmer Street) and 40 dBA L90 (Egremont Street).

**SLR Comments:** *The times and locations of the background measurements are appropriate for quantifying ambient noise levels in the area when impacts from the proposed use are likely to be greatest.*

## 3 Music Noise

### 3.1 Noise Limits

*(Section 4 of the report)*

Music is proposed to be assessed to SEPP N-2 day/evening limits as defined for venues that operate two or three times a week on the grounds that live bands are not proposed for more than three nights a week. The noise limits are identified in Table 3 of the report, and are equal to 55 dBA Leq at the north façade of 110 Scotchmer Street, and 45 dBA Leq at 35 Egremont Street.

**SLR Comments:** *The number of venue operations per week is defined in SEPP N-2 as the number of days when music and associated noise can be heard in a noise sensitive area. By implication, if music at any level is audible in a noise sensitive area more than three nights a week, the day/evening and night limits should be applied in accordance with the requirements for venues that operate more regularly.*

*To design for background music to be inaudible in the residential area, we would recommend setting the internal music level such that music in the residential area does not exceed the octave band background noise level at any time.*

## Attachment 8 - PLN16/0088 - 102-106 Scotchmer St, Nth Fitzroy SLR consulting peer reviewed advice.

City of Yarra  
102-106 Scotchmer Street, North Fitzroy  
Development Application Acoustical Review

Job No: 640.10090.05370  
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*Given that live bands are not currently proposed for the front bar, and that music from the rear performance space is unlikely to drive the assessment, we recommend the day/evening and night periods be defined in accordance with EPA guidelines for venues that operate more than three days a week. This definition is likely to provide less restriction for music emissions from the front bar.*

*Our calculations of the day/evening limits are consistent with NDY's.*

*SEPP N-2 noise limits have not been identified for 100 Scotchmer Street. The limits at this location would seem likely to be equal to those those provided for 110 Scotchmer Street on the northern façade and lower along the eastern façade (i.e. in the order of 50 dBA).*

### 3.2 Noise Predictions and Noise Control (Main Bar)

*(Sections 3.3 and 4 of the report)*

Indicative measurements have been conducted by NDY to quantify the noise reduction between the front bar and the street. The results are noted to be limited by road traffic noise, but they nevertheless confirm that the sound insulation is not obviously compromised by leakage via the soundlock doors.

Predictions of music emissions from the front bar to residential receivers have been carried out taking into consideration representative internal music levels and predictive transmission loss data for the building façade.

Calculations have been conducted for two scenarios: music played at a level of 90 dBA within the front bar, and a live band playing at 101 dBA in the front bar.

The predicted levels assuming the lower levels of music are at least 9 dB below the identified noise limits. With live bands playing in the front bar the predicted level at the closest dwelling is equal to the noise limit.

**SLR Comments:** *The assessment approach is representative of good practice and our indicative calculations agree with those provided in the acoustic report.*

*Given that live bands are not proposed to be played within the front bar, clear compliance with the day/evening limits can be expected. An assessment to the SEPP N-2 octave band night limits has not been provided, however based on the compliance margin for the day/evening, we would expect the venue to comply with the night limits when music is played at up to 90 dBA in the front bar.*

*Music has not been predicted to 100 Scotchmer Street however based on the information provided it is also likely to comply at this location.*

*Advice for managing noise emissions is not provided in the report on the grounds that compliance is predicted for the levels of music likely to be played within the venue. We agree that specific controls are unlikely to be required for the operations proposed. However, if this changes and live bands play in the bar after 10 pm, we would recommend more onerous controls to ensure that either:*

- *The SEPP N-2 night noise limits were not exceeded, or*
- *The venue met the definition of having two or three operations per week (such that the day/evening limits applied until 11 pm). This would require demonstrating that music was inaudible in the surrounding area when recorded music only was playing.*

## Attachment 8 - PLN16/0088 - 102-106 Scotchmer St, Nth Fitzroy SLR consulting peer reviewed advice.

City of Yarra  
102-106 Scotchmer Street, North Fitzroy  
Development Application Acoustical Review

Job No: 640.10090.05370  
Filename: 640.10090.05370 102-104 Scotchmer St,  
Nth Fitzroy 20180502.docx  
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### 3.3 Noise Predictions (Performance Space)

*(Section 4.5.2 of the report)*

NDY indicate that music emissions from the rear performance space could be expected to be considerably lower than from the main bar, due to the external building shell and the location of internal partitions. As such, if compliance is achieved due to music in the front bar, it should also be achieved for the performance space.

**SLR Comments:** *Agreed.*

### 3.4 Clause 52.43 of the Planning Scheme

*(Section 5 of the acoustic report)*

This section of the report provides a summary of the venue and proposed operating conditions in order to address the requirements of 'Clause 52.43 Live Music and Entertainment Noise', of the City of Yarra planning scheme.

**SLR Comments:** *Agreed / no comments*

## 4 SEPP N-1 (Mechanical Plant Noise Emissions)

*(Section 6 of the acoustic report)*

Based on their review of the project NDY conclude that noise impacts from new and existing mechanical plant are unlikely.

**SLR Comments:** *Agreed.*

## 5 SLR Summary

A summary of our findings and recommendations with respect to the acoustic report prepared to support the application for a bar and live music venue are provided below.

### Project Information

- From our understanding there is a noise sensitive receiver at Level 1, 100 Scotchmer Street. If this receiver is confirmed the report should ideally be updated to assess noise to that location.

### Music Noise

- The SEPP N-2 limits have been applied in accordance with venues that operate two or three times a week. We do not recommend adopting this definition if live music is not proposed for the front bar because it effectively imposes very strict limits on music noise emissions at other times that the venue is open (i.e. they are required to be inaudible at sensitive receiver locations).
- We recommend that the report is updated to provide SEPP N-2 night limits for the 10 pm to 11 pm period, and that an assessment of music from the bar is assessed to the night limits after 10 pm.

**Attachment 8 - PLN16/0088 - 102-106 Scotchmer St, Nth Fitzroy SLR consulting peer reviewed advice.**

City of Yarra  
102-106 Scotchmer Street, North Fitzroy  
Development Application Acoustical Review

Job No: 640.10090.05370  
Filename: 640.10090.05370 102-104 Scotchmer St,  
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Date: 3 May 2018

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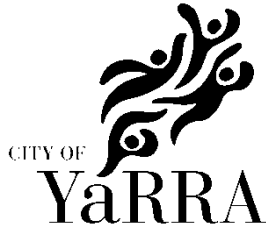
Regards,



Dianne Williams  
Associate - Acoustics

Checked/  
Authorised by: JA

**Attachment 9 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Engineering comments**



# MEMO

**To:** Tamina Loan Vy  
**From:** Artemis Bacani  
**Date:** 1 June 2018  
**Subject:** Application No: PLN18/0066  
 Description: Place of Assembly and Art & Craft Centre  
 Site Address: 102-106 Scotchmer Street, Fitzroy North

I refer to the above Planning Application received on 27 April 2018 in relation to the proposed development at 102-106 Scotchmer Street, Fitzroy North. 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
Place of Assembly	19	0.3 spaces to each patron permitted	5	0
Art & Craft Centre	132.4 m <sup>2</sup>	4 spaces 10 each 100 m <sup>2</sup> of net floor area	5	
<b>Total</b>			<b>10 Spaces</b>	<b>0 Spaces</b>

The development would have a parking shortfall of five spaces each for the place of assembly and art & craft centre uses. 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 Place of Assembly Use*  
 Car parking associated with a place of assembly type premises is essentially short-stay parking for patrons and long-stay parking for staff. Since the site will not contain any on-site car spaces, the site's parking shortfall would be accommodated off-site (in the surrounding road network or any off-street car park).

In addition, some of the businesses in the area are unlikely to be operating after 5pm. This would free-up some of the on-street car spaces in the area and improve opportunities for patrons to find an on-street car parking space near the site.

**Attachment 9 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Engineering comments**

- *Parking Demand for Art & Craft Centre Use.*  
Using the parking rate specified in Clause 52.06-5, the art and craft use would have a car parking demand of five spaces. Since the development will not contain off-street parking, staff and visitor parking would be accommodated off-site. The area's coverage of short-stay parking restrictions should provide regular turnover of parking throughout the day and create opportunities for visitors to park near the site.
- *Availability of Public Transport in the Locality of the Land.*  
The site is within walking distance of tram services operating along St Georges Road and bus services operating along Scotchmer Street. Tram services operating along Nicholson Street can also be accessed by foot.
- *Multi-Purpose Trips within the Area.*  
Visitors and patrons to the site who choose to drive might combine their visit by engaging in other business or activities whilst in the area.
- *Convenience of Pedestrian and Cyclist Access.*  
The site has very good walking accessibility to public transport nodes and to other shops, businesses, essential facilities and amenities. The site also has good connectivity to the on- and off-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.*  
Although the level of on-street parking in the area is very high, the streets surrounding the site contain time restricted parking controls which ensure that parking turns over frequently. Visitors and patrons to the site during business hours should be able to park on-street in the surrounding area.
- *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 reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.
- *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. There are numerous Flexicar and GoGet car share pods located within a 250 metre radius to the site in Scotchmer Street, Best Street, and Alfred Crescent.
- *Car Parking Deficiency Associated with Existing Land Use.*  
According to the applicant, the previous veterinary clinic with two practitioners had a parking credit of eight car parking spaces. This parking credit could potentially be transferrable to the new development since the existing site does not have on-site parking for visitors and patrons and that this parking would be accommodated off-site.
- *Other Relevant Considerations*  
The stringent enforcement of drink-driving laws would be a disincentive for patrons to drive to the site, particularly if they intend to imbibe alcohol. Patrons would be inclined to travel to and from the site with public transport, taxis and private driver services.



**Attachment 9 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North - Engineering comments**

**Adequacy of Car Parking**

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

The Civil Engineering unit has no objection to the reduction in the car parking requirement for this development.

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**Attachment 10 - PLN18/0066 - 102 -106 Scotchmer Street, Fitzry North. City Works (waste management) advice.**

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**Vy, Tamina Loan**

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**From:** Orr, Patrick  
**Sent:** Wednesday, 2 May 2018 11:27 AM  
**To:** Vy, Tamina Loan  
**Subject:** TRIM: RE: PLN17/0970 - 5 Duke Street Abbotsford - Waste Management Plan

**HP TRIM Record Number:** D18/79060

Hi Tamina,

The waste management plan supplied on 2/05/2018 and dated on the plan as 14/04/2018 by an unknown author for 5 Duke St, Abbotsford is unsatisfactory from a City Works branch's perspective. The required detail is not evident in the plan and it is recommended that a waste management professional is engaged to rewrite this plan.

Regards,

Patrick Orr  
Contract Management Officer  
City Works  
Yarra Operations Depot, Clifton Hill

City of Yarra PO Box 168 Richmond 3121  
T:(03) 9205 5554 F:(03) 8417 6666  
E: [patrick.orr@yarracity.vic.gov.au](mailto:patrick.orr@yarracity.vic.gov.au)

☑ Please consider the environment before you print this email!

-----Original Message-----

**From:** Vy, Tamina Loan  
**Sent:** Wednesday, 2 May 2018 10:14 AM  
**To:** Orr, Patrick  
**Subject:** PLN17/0970 - 5 Duke Street Abbotsford - Waste Management Plan

Hi Patrick,

Would you please review the attached WMP for the above planning permit. I have attached a copy of the permit and the advertising/decision plans. Please let me know if you need anything else.

Kind Regards,

Tamina-Loan Vy  
Statutory Planner

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

**Attachment 11 - PLN18/0066 - 102 - 106 Scotchmer Street Fitzroy North. Civic Compliance advice.**

**TO:** Tamina Loan Vy  
**FROM:** Steve Alexander  
**DATE:** 30/04/18  
**APPLICATION:**  
**SUBJECT:** Amenity Enforcement Referral

---

Dear Tamina,

Thank you for your referral PLN180066 dated 27 April 2018 in relation to 102-106 Scotchmer Street Fitzroy.

I note this is a new application with a maximum number of 100 people proposed. I've had an opportunity to review the NAAP and the Live Music Report. There appears to be a contradiction as to the latest time any live music will be played. (NAAP states 10.30pm, Live Music report 10pm).

However, given the proximity to the number of residential dwellings the Compliance branch does not support live music at this location.

In order to support live music I'd recommend a detailed report demonstrating how the premises would be completely sound proof.

In relation to the hours proposed and the use, the Compliance branch doesn't have any concern. Please contact me on 9205-5143 if you wish to discuss further.

Regards,

**Steve Alexander**  
**Coordinator – Civic Compliance**