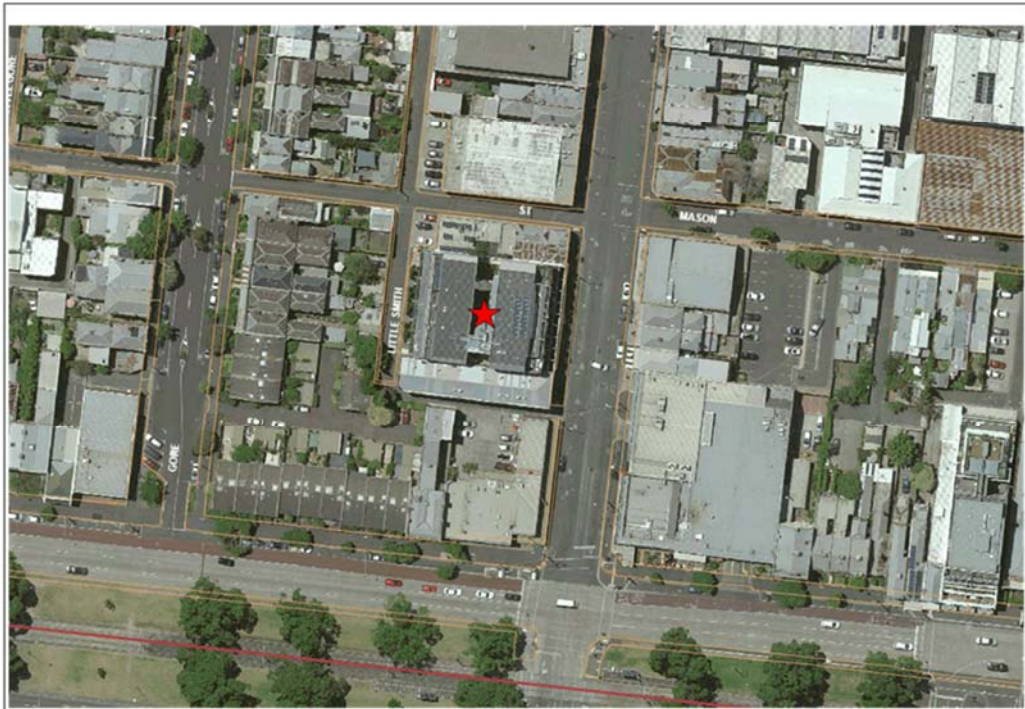


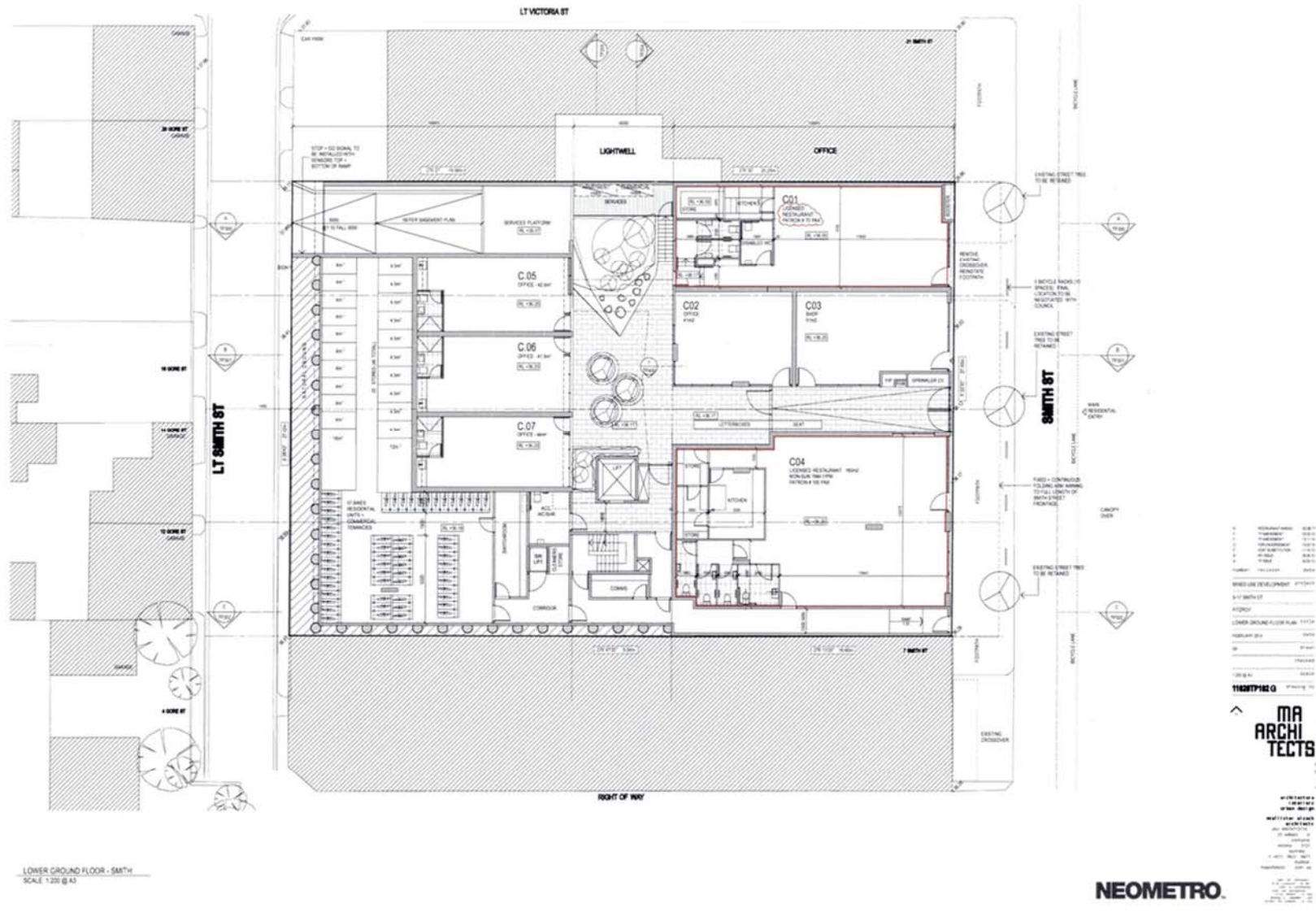
Attachment 1 - PLN13/0212.03 - 9 - 17 Smith Street Fitzroy - Location map

SUBJECT LAND: 9-17 Smith Street, Fitzroy



★ Subject Site

Attachment 2 - PLN13/0212.03 - 9 - 17 Smith Street Fitzroy - Decision Plan



Attachment 3 - PLN13/0212.03 - 9 - 17 Smith Street Fitzroy - Engineering comments



MEMO

To: Patrick Sutton
From: Artemis Bacani
Date: 5 December 2017
Subject: Application No: PLN13/0212.03
 Description: Change of Use to a Restaurant
 Site Address: 9-17 Smith Street, Fitzroy

I refer to the above Planning Application received on 10 November 2017 and the accompanying Traffic Impact report prepared by Ratio Consultants Pty Ltd in relation to the proposed development at 9-17 Smith Street, Fitzroy. Council's Engineering Services 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	No. of Patrons	Statutory Parking Rate	No. of Spaces Required
Restaurant	70	0.4 spaces to each patron permitted	28 spaces

Since one car space will be provided on-site, a reduction of 27 spaces in the car parking requirement is sought by the applicant. 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 Restaurant.*
The proposed restaurant use would have a car parking demand of 28 spaces. Travel mode surveys we have reviewed in the past for tavern/licensed venue applications typically generate 0.10 to 0.20 spaces per patron. Adopting the more conservative rate of 0.20 spaces per patron for the proposed restaurant would equate to 14 spaces (on the assumption that the venue was operating at full capacity of 70 patrons).

By comparison, the nearby development at 236-238 Smith Street, Collingwood (Town Planning Application No.PLN16/0056) was approved with 140 patrons and no on-site parking. The development would have had a car parking demand of 56 spaces which is twice the parking demand of the proposed restaurant.

Given the area's coverage of short-stay parking spaces, patrons who choose to drive to the site should be able to find an on-street parking space in the surrounding streets.

Attachment 3 - PLN13/0212.03 - 9 - 17 Smith Street Fitzroy - Engineering comments

Some businesses in the area are unlikely to be operating after 5pm. This would free-up some of the on-street spaces in the area and allow patrons to find an on-street parking space near the site.

- *Multi-purpose Trips to the Area.*
The restaurant is positioned within the Smith Street Activity Centre. It is highly likely that patrons to the restaurant would already have parked in the area and be engaged in other activities or business.
- *Availability of Public Transport in the Locality of the Land.*
The site is within walking distance of tram services operating along Gertrude Street-Smith Street and Victoria Parade. Buses are available along Victoria Parade also within walking distance of the site. Rail services can be obtained from Parliament railway station.
- *Convenience of Pedestrian and Cyclist Access.*
The catchment area surrounding the site includes residential properties and local businesses that would provide a source of local patrons. The site has excellent exposure to high pedestrian numbers and much of the restaurant's source of patrons would be pedestrians. 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.*
On-street parking along and near the Smith Street activity centre is generally very high. The streets in the area contain time restricted parking controls which ensure that short-stay car parking frequently turns over.
- *Access to or Provision of Alternative Transport Modes.*
The site has very good access to public transport and the on-road bicycle network. Car share pods are located within walking distance of the site and provide an alternative option of transport for both staff and patrons. A Flexicar car share pod is located in Langridge Street, Collingwood, west of Oxford Street, approximately 200 metres north-east of the site. A second Flexicar car share pod is located in Victoria Parade, East Melbourne, west of Clarendon Street, approximately 120 metres south-west of the site.
- *Other Relevant Considerations*
The stringent enforcement of drink-driving laws would be a disincentive for patrons to drive to the restaurant, particularly if they intend to consume alcohol. Patrons would be inclined to travel to and from the site with public transport, taxis and private driver services.

Adequacy of Car Parking

From a traffic engineering perspective, the waiver of car parking spaces associated with the restaurant is considered appropriate in the context of the site and the surrounding area. The operation of this restaurant would not be dissimilar to that of several small scale shop-front businesses that are already operating (and without on-site car parking).

Engineering Services has no objection 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.

Attachment 3 - PLN13/0212.03 - 9 - 17 Smith Street Fitzroy - Engineering comments

Regards

Artemis Bacani
Roads Engineer
Engineering Services Unit

Attachment 4 - PLN13/0212.03 - 9 - 17 Smith Street Collingwood - Community Amenity Unit comments

MeMO

TO: Patrick Sutton
cc:
FROM: Steve Alexander
DATE: 13/11/2017
APPLICATION: PLN 13 0212.03
SUBJECT: Amenity Enforcement Referral

Dear Patrick,

Thank you for your referral PLN13 0212.03 dated 10 November 2017 in relation to 9 – 17 Smith Street, Fitzroy.

Planning Enforcement has not received any complaints in relation to the above mentioned address. Given the total numbers will not exceed 70 patrons with the use being a restaurant, the Compliance branch does not have any concerns in relation to the proposed hours being 7am – 11pm Monday to Sunday.

Should you wish to discuss the application further, please feel free to contact me on 9205-5166.

Regards,



Steve Alexander
Coordinator Civic Compliance