

ATTACHMENT 1

SUBJECT LAND: 298-300 Brunswick Street, Fitzroy



↑ North

★ Subject Site

Attachment 2 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Advertised plans



Attachment 2 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Advertised plans



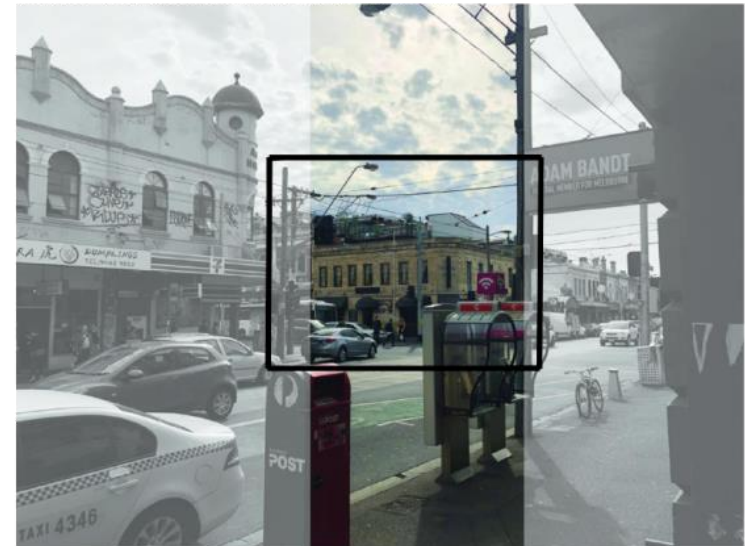
PROVINCIAL HOTEL FROM NORTHEAST SIDE OF BRUNSWICK EAST



PROVINCIAL HOTEL FROM NORTH-EAST SIDE OF BRUNSWICK EAST



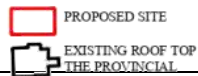
SITE PLAN OF PROVINCIAL HOTEL AND STONE HOTEL



PROVINCIAL HOTEL FROM SOUTH/EAST SIDE OF BRUNSWICK EAST

BAGNOLI ARCHITECTS

178 Stewart St
Brunswick East VIC3056
info@bagnoli.co



Client
The Stone Hotel

Project
Roof top bar

Drawing Title
EXISTING PHOTOS

Job# 1710-01
Scale NA @ A3
Date 05.08.2018

Drawing
TP 02

Issue 3



Contractor to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling. All drawings and written materials appearing herein constitute original and unpublished work of the designer and/or Architect and may not be duplicated used or disclosed without written consent of the designer and/or Architect.

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BRUNSWICK EAST



SOUTHERN ELEVATION OF JOHNSTON ST



NORTHERN ELEVATION OF JOHNSTON ST



JOHNSTON ST



THE PROVINCIAL PRIOR ROOFTOP

EASTERN ELEVATION OF BRUNSWICK ST



JOHNSTON ST



WESTERN ELEVATION OF BRUNSWICK ST

BAGNOLI ARCHITECTS
178 Stewart St
Brunswick East VIC3056
info@bagnoli.co

Client
The Stone Hotel

Project
Roof top bar

Drawing Title
EXISTING SITE PHOTO
ELEVATIONS

Job# 1710-01
Scale NA @ A3
Date 05.08.2018

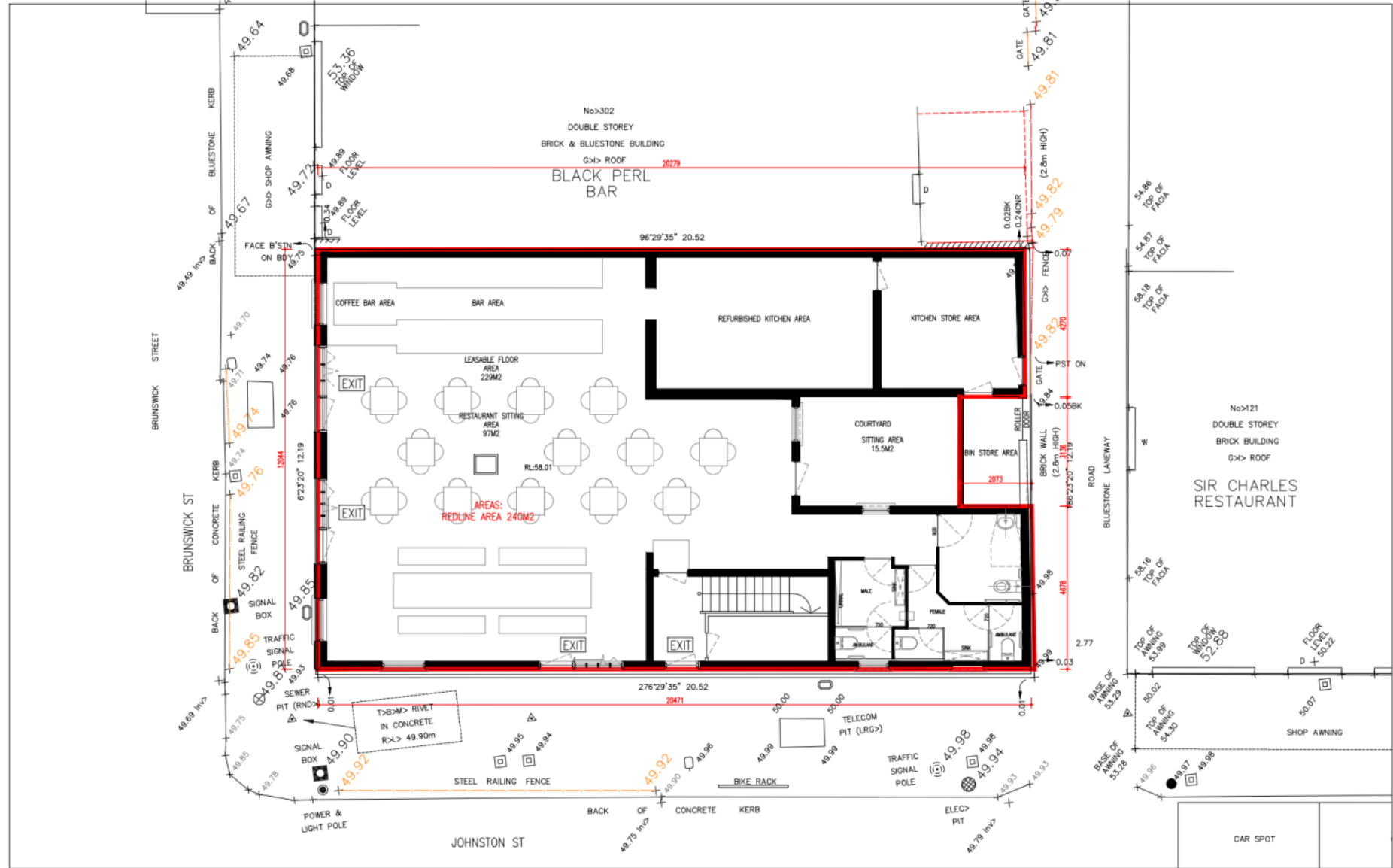
Drawing TP 03

Issue 3



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BAGNOLI ARCHITECTS

178 Stewart St
Brunswick East VIC3056
info@bagnoli.co

Client
The Stone Hotel

Project
Roof top bar

Drawing Title
GROUND FLOOR PLAN
EXISTING

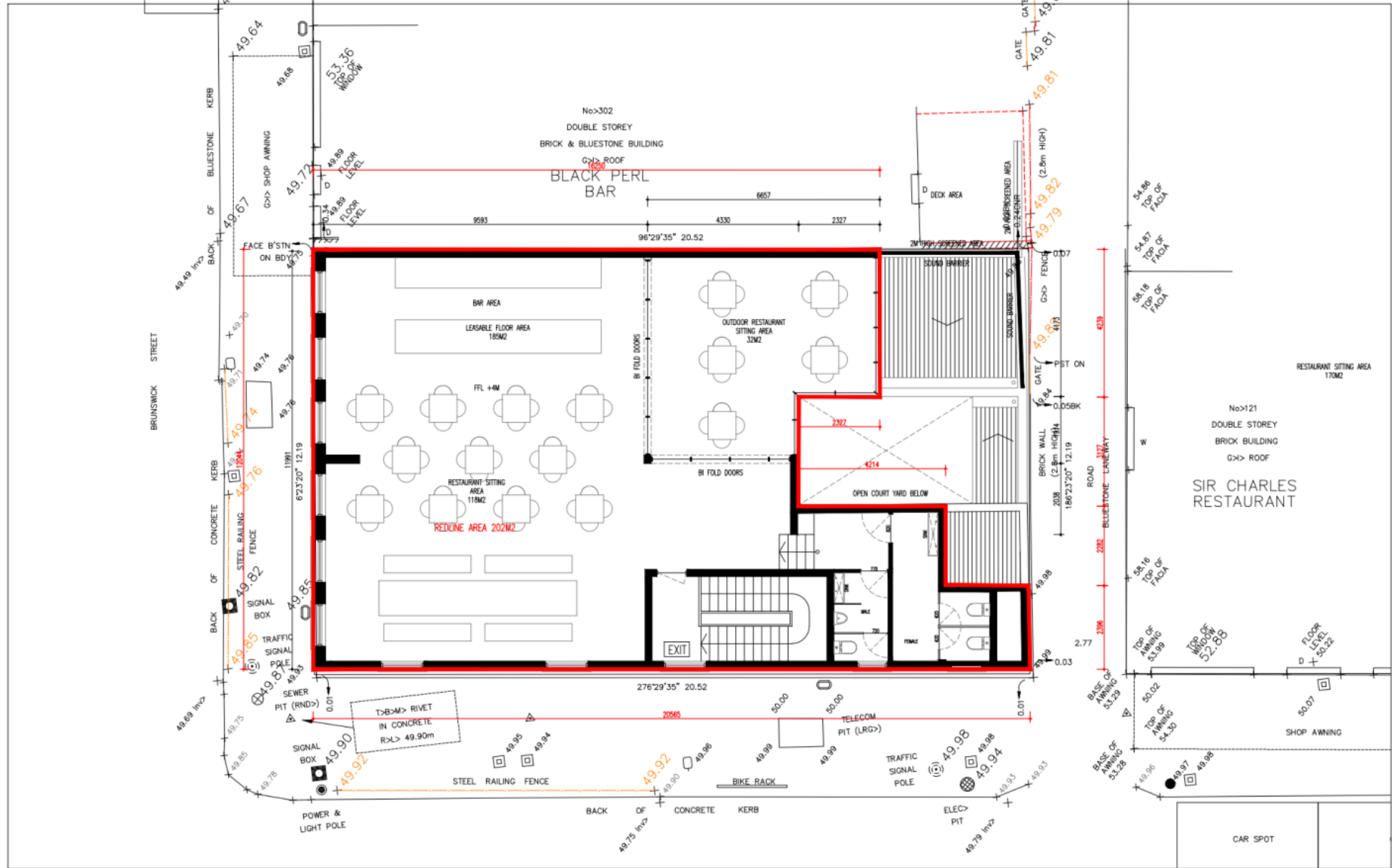
Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
TP 04

Issue 3

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BAGNOLI ARCHITECTS

178 Stewart St
Brunswick East VIC3056
info@bagnoli.co

Client
The Stone Hotel

Project
Roof top bar

Drawing Title
EXISTING
1ST FLOOR PLAN

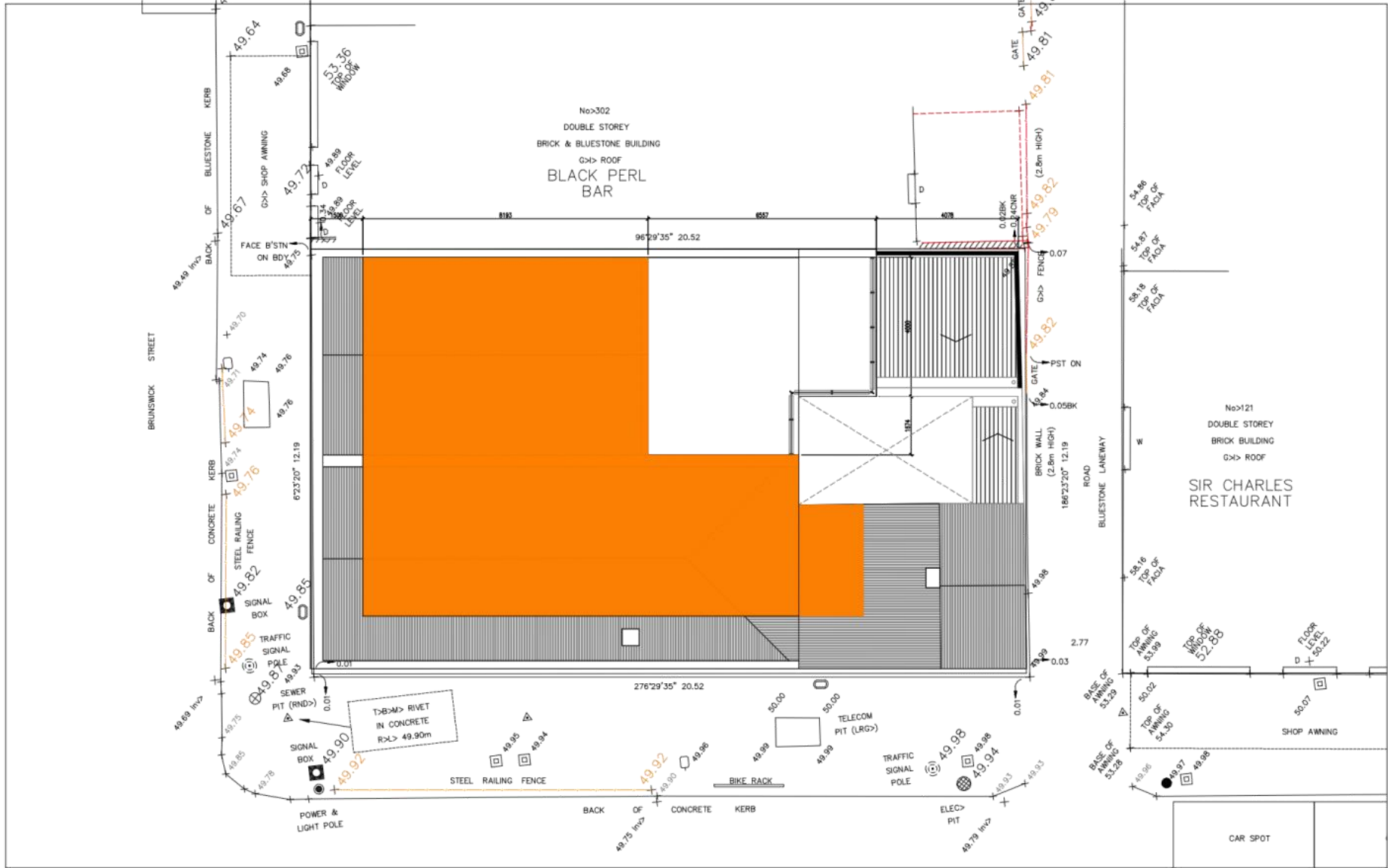
Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing TP 05

Issue 3

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BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

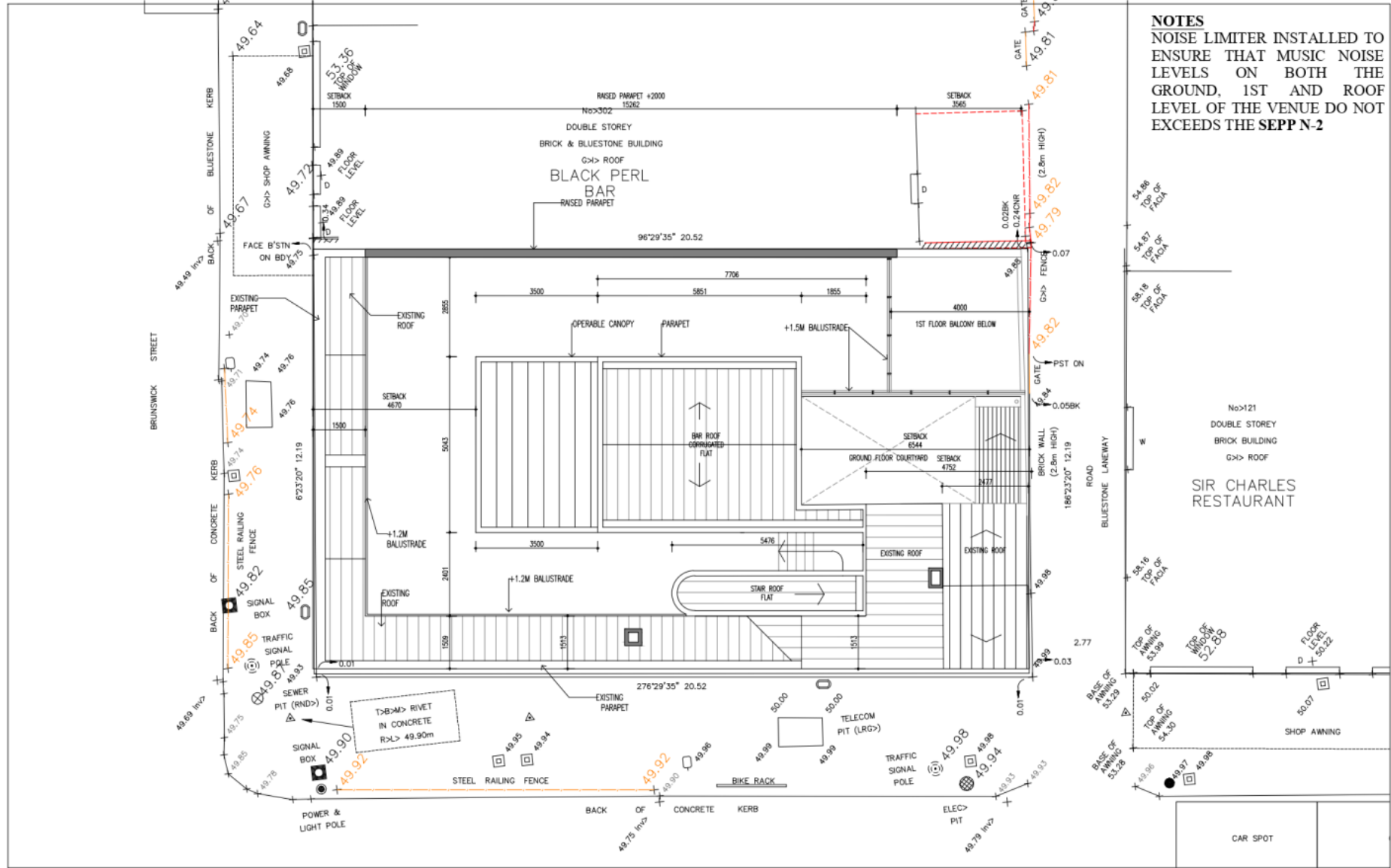
Drawing Title
 EXISTING
 ROOF & DEMOLITION PLAN

Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
 TP 06

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BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 PROPOSED SITE PLAN

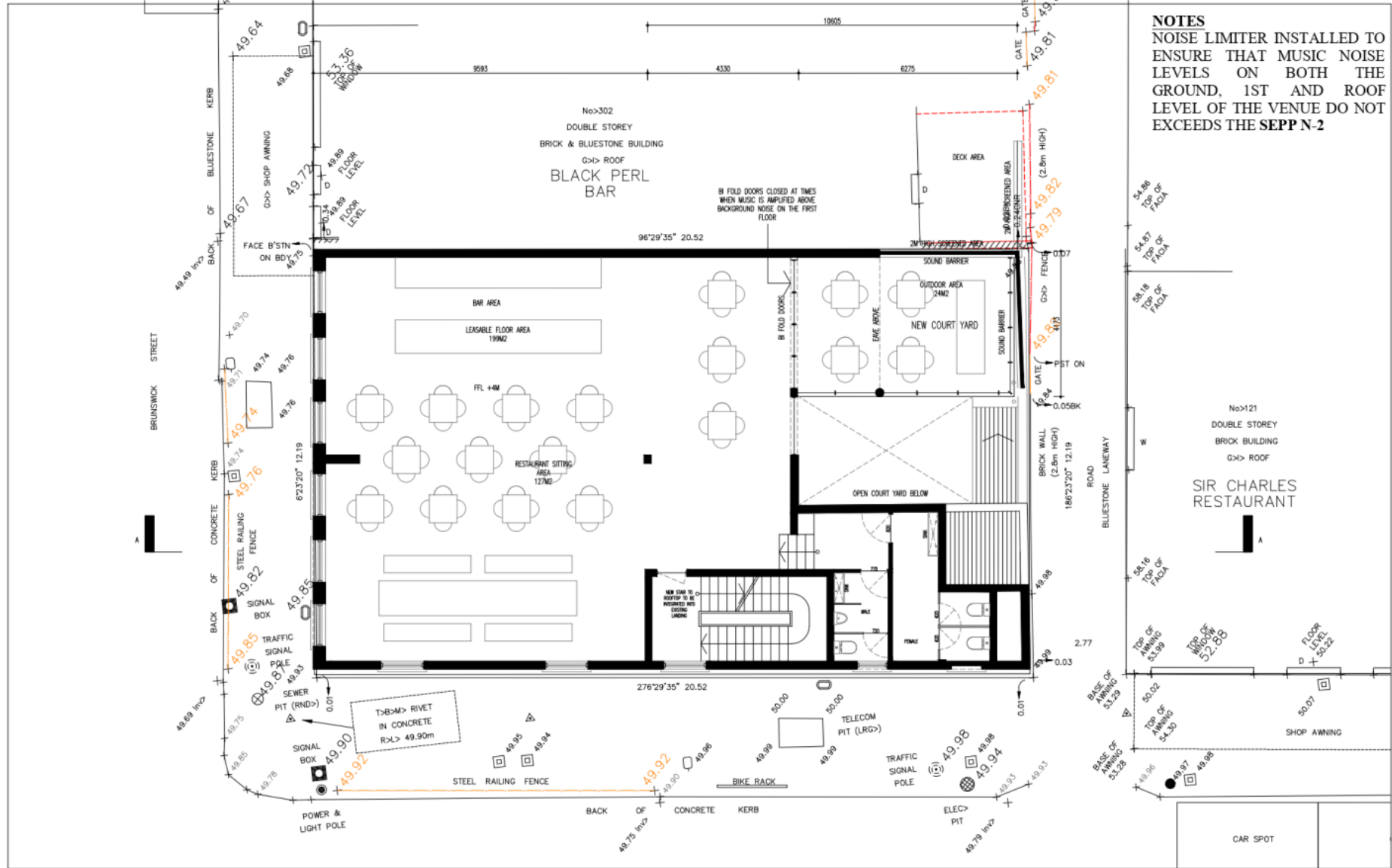
Job# 1710-01
Scale 1:200 @ A3
Date 05.08.2018

Drawing TP 07

Issue 3

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NOTES
 NOISE LIMITER INSTALLED TO ENSURE THAT MUSIC NOISE LEVELS ON BOTH THE GROUND, 1ST AND ROOF LEVEL OF THE VENUE DO NOT EXCEEDS THE SEPP N-2

BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

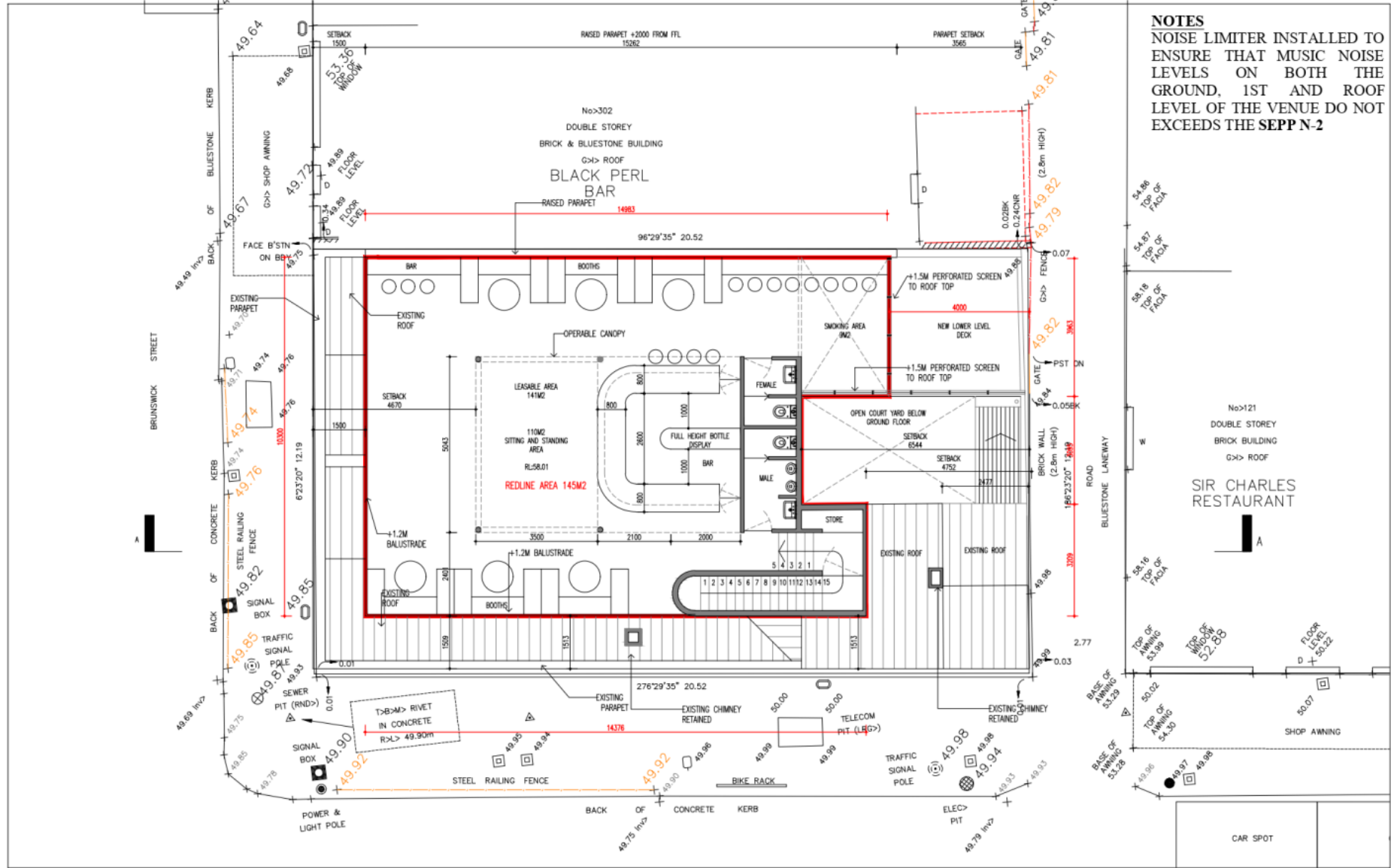
Drawing Title
 PROPOSED 1ST FLOOR PLAN

Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
 TP 08

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No>121
 DOUBLE STOREY
 BRICK BUILDING
 G>> ROOF
 SIR CHARLES RESTAURANT

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BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

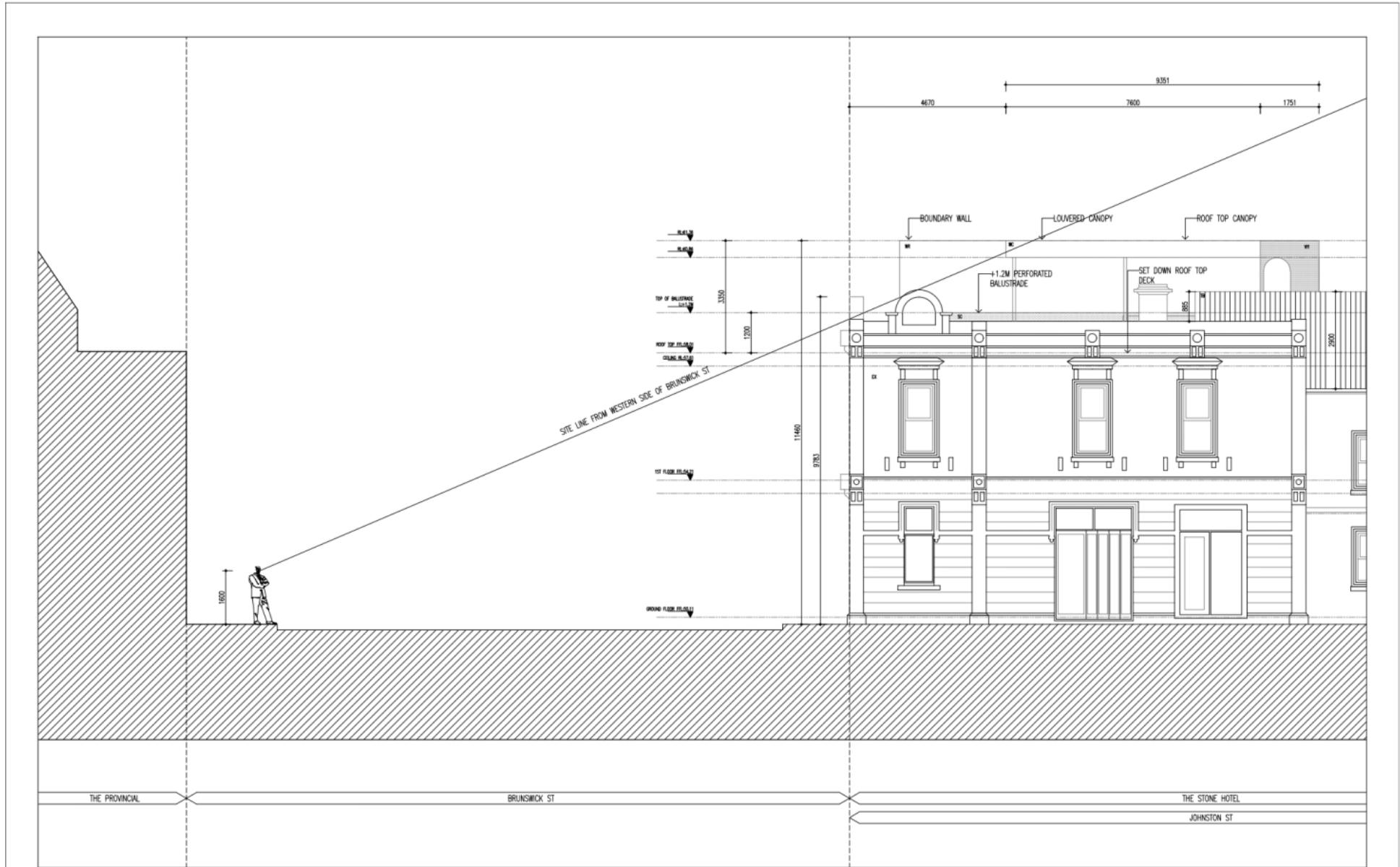
Drawing Title
 PROPOSED ROOF PLAN

Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
 TP 09

Issue 3

Attachment 2 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Advertised plans



BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 PROPOSED
 SOUTH ELEVATION-A
 (JOHNSTON ST)

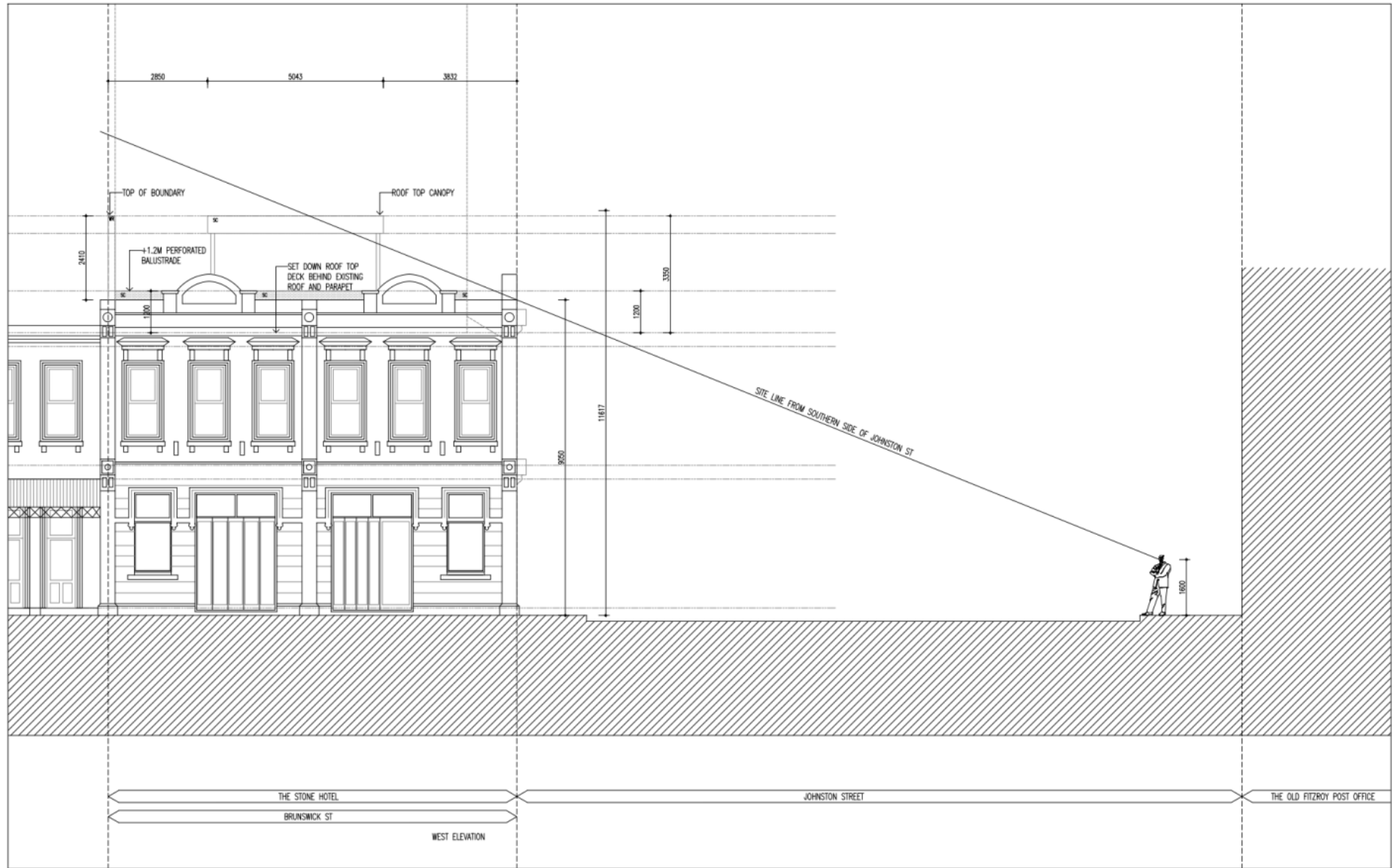
Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
 TP 10

Issue 3

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Attachment 2 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Advertised plans



BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 WEST ELEVATION
 BRUNSWICK ST

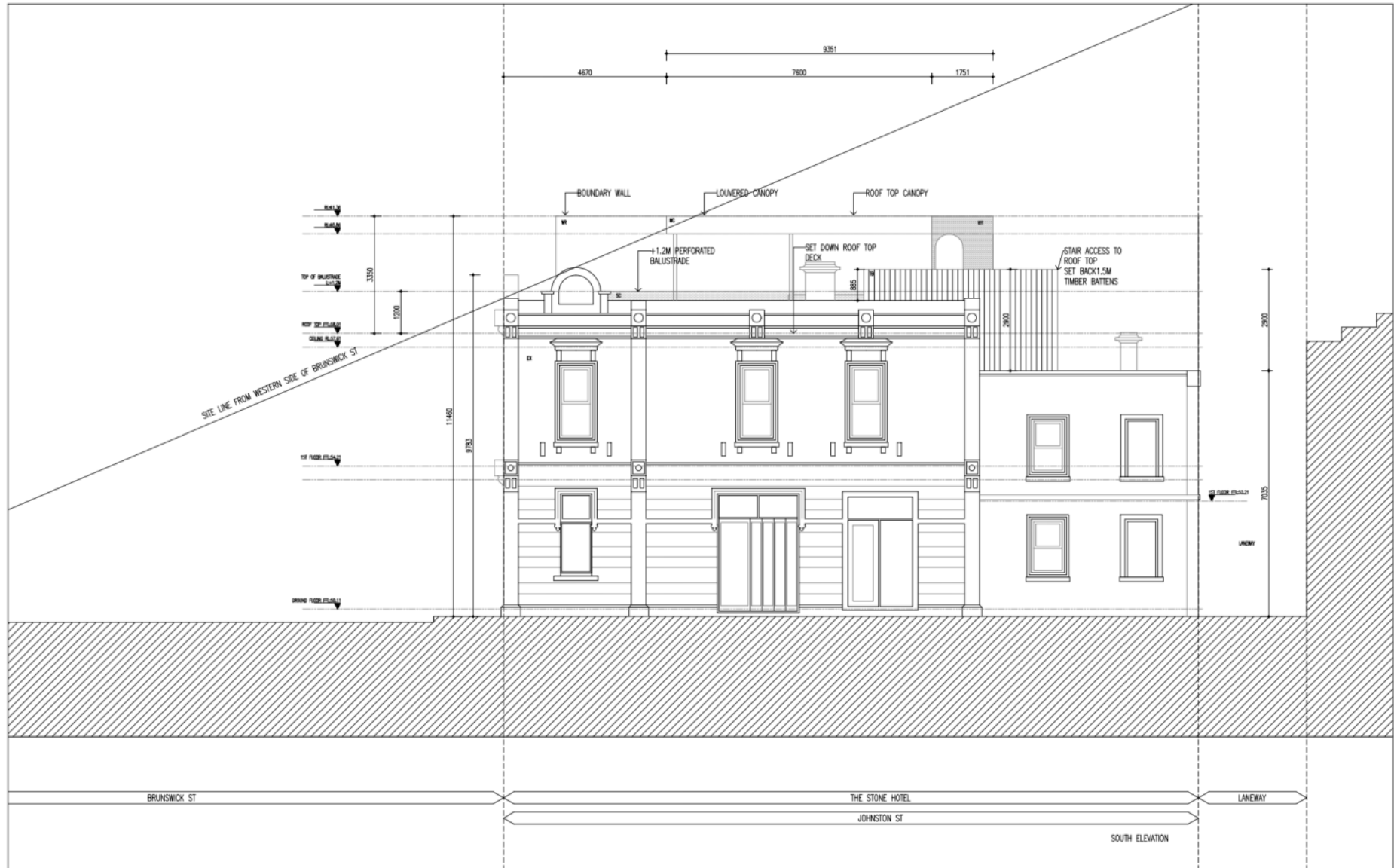
Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
 TP 11

Issue 3

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Attachment 2 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Advertised plans



BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC 3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 PROPOSED
 SOUTH ELEVATION
 JOHNSTON ST

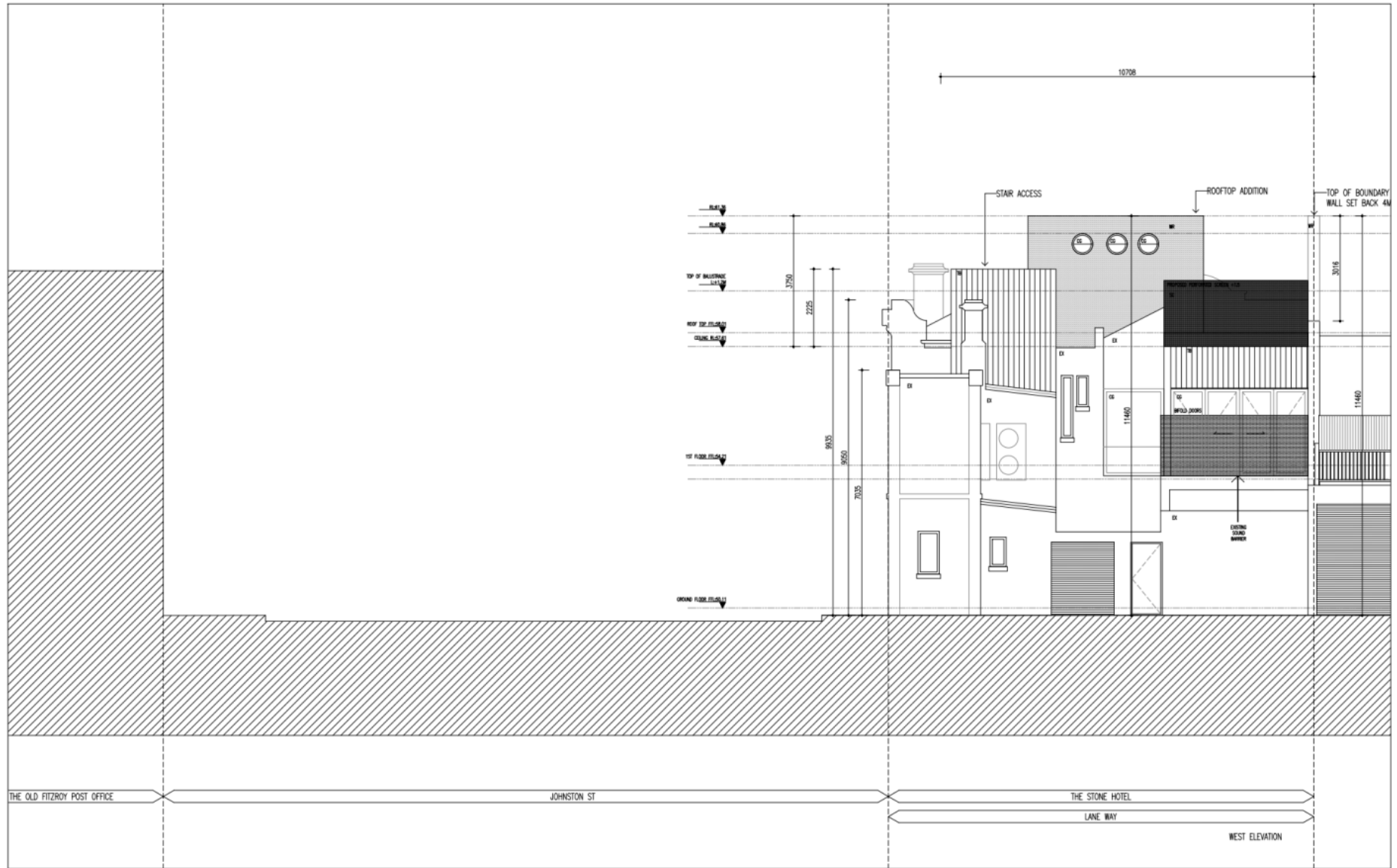
Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
 TP 11

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Attachment 2 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Advertised plans



BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 PROPOSED
 EAST ELEVATION

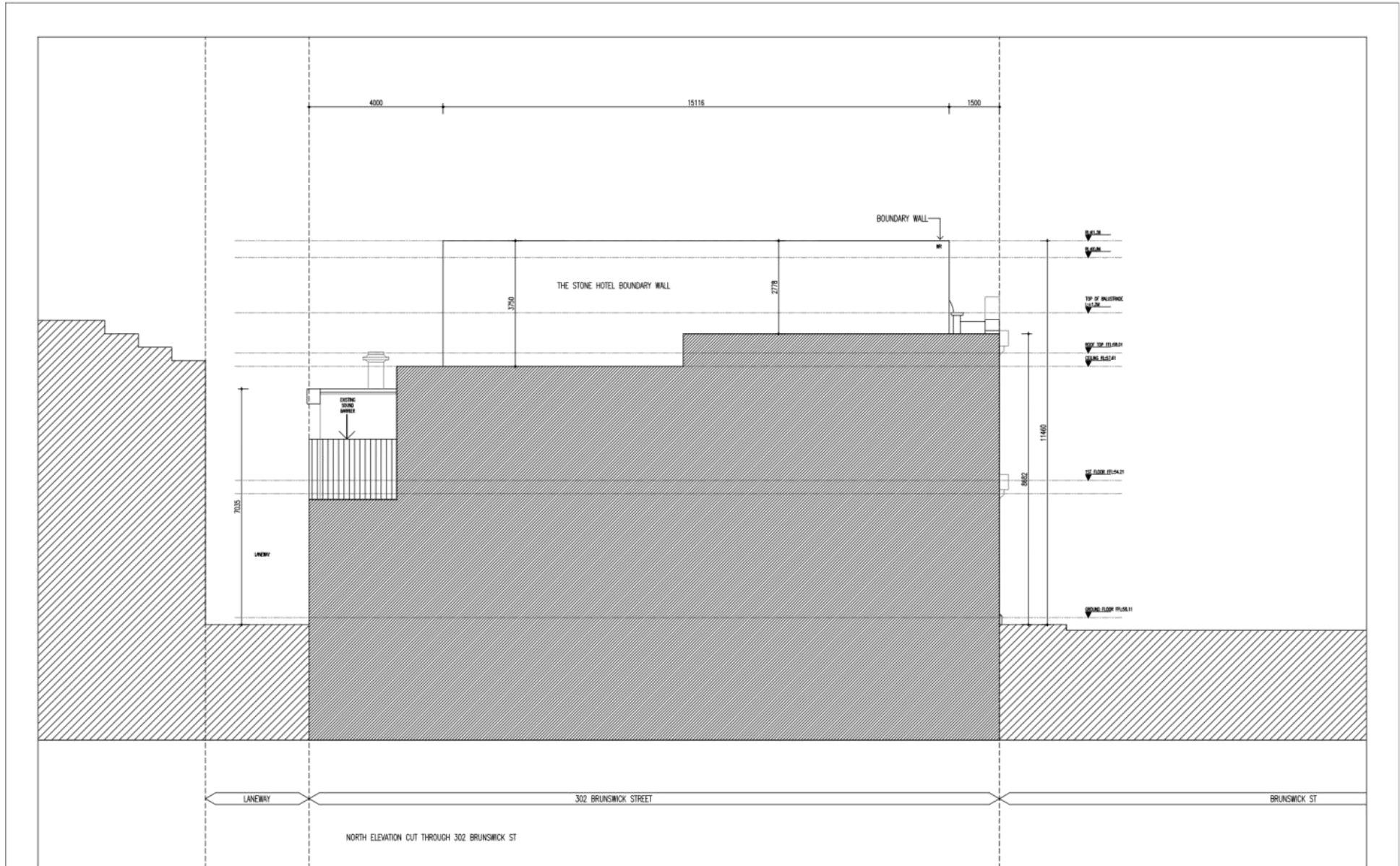
Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
 TP 12

Issue 3

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BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 PROPOSED
 NORTH ELEVATION

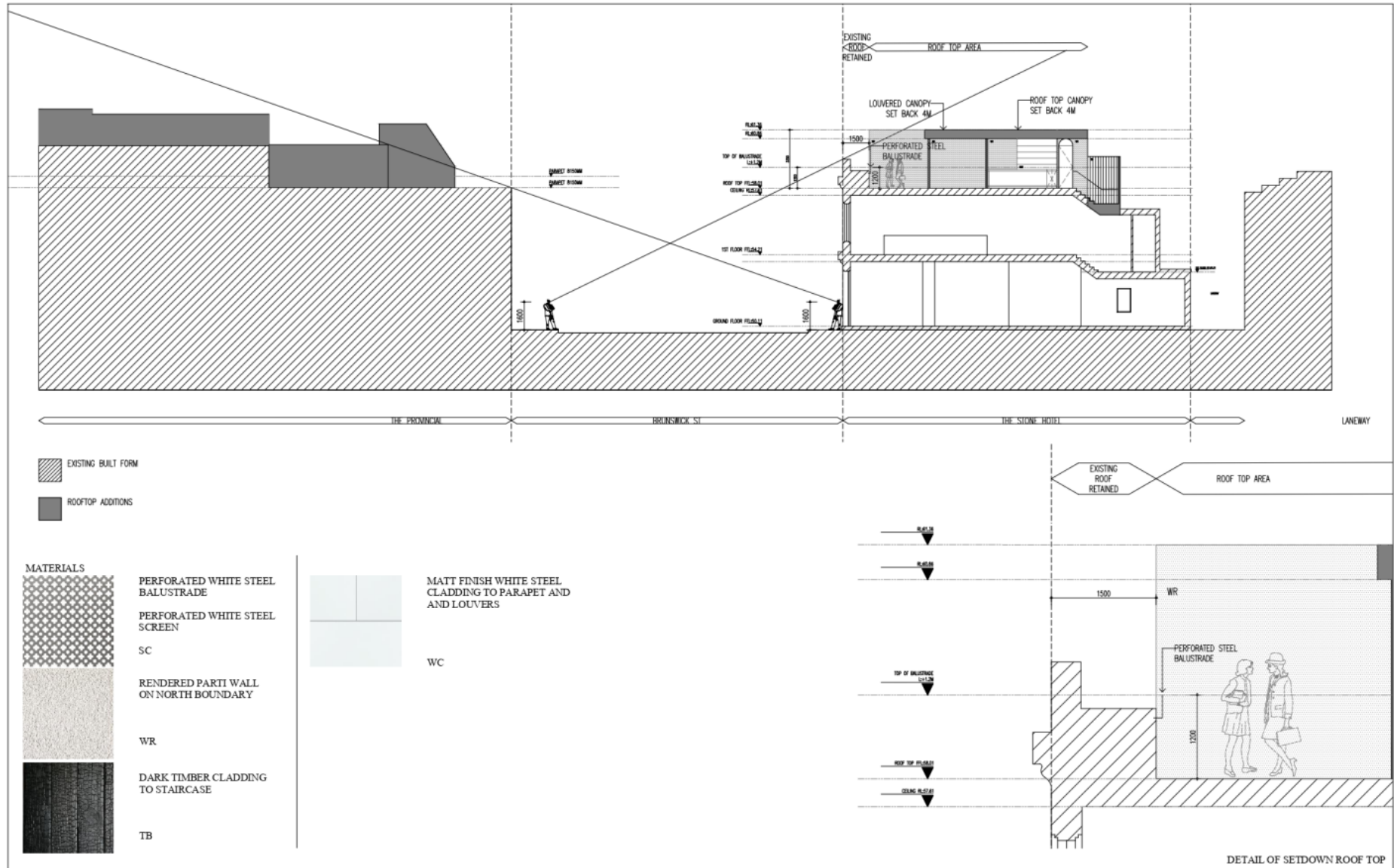
Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
 TP 12

Issue 3

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BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 SECTION A
 SITE SECTION THROUGH
 BRUNSWICK ST

Job# 1710-01
Scale 1:200 @ A3
Date 05.08.2018

Drawing
 TP 13

Issue 3

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Attachment 2 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Advertised plans



BAGNOLI ARCHITECTS
178 Stewart St
Brunswick East VIC3056
info@bagnoli.co

Client
The Stone Hotel

Project
Roof top bar

Drawing Title
PERSPECTIVE

Job# 1710-01
Scale N/A @ A3
Date 05.08.2018

Drawing
TP 14

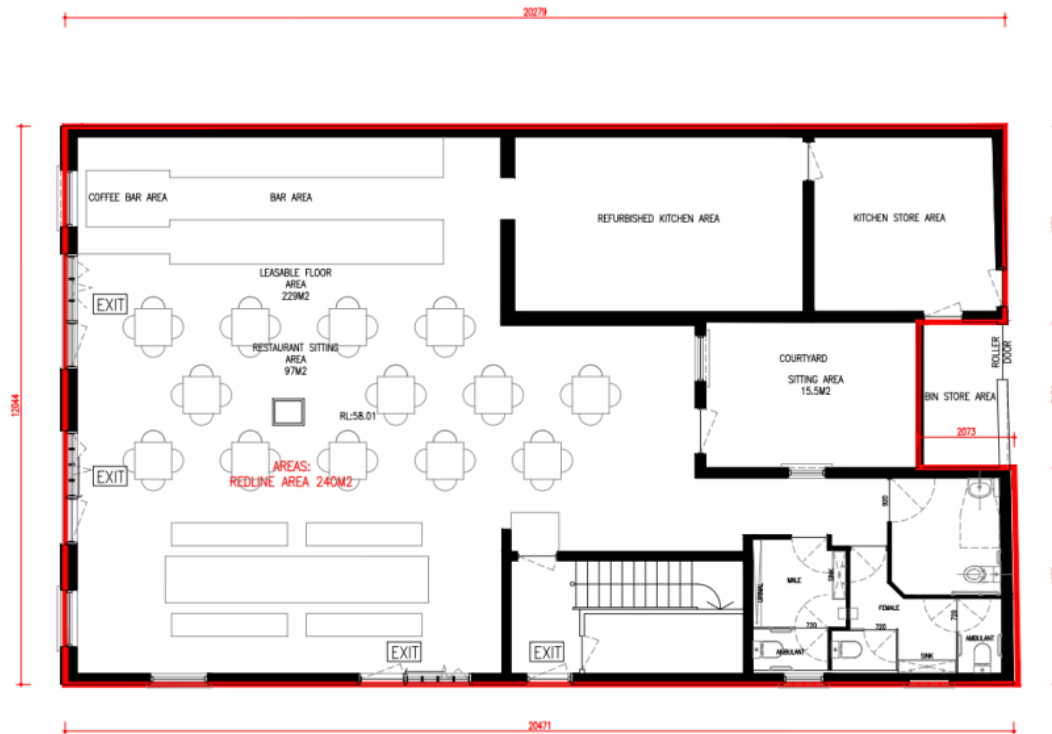
Issue 3



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Attachment 2 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Advertised plans

NOTES
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EXISTING
 GROUND FLOOR
 REDLINE PLAN
 240M2

BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 EXISTING
 RED LINE PLAN

Job # 1710-01
 Scale 1:100 @ A3
 Date 05.08.2018

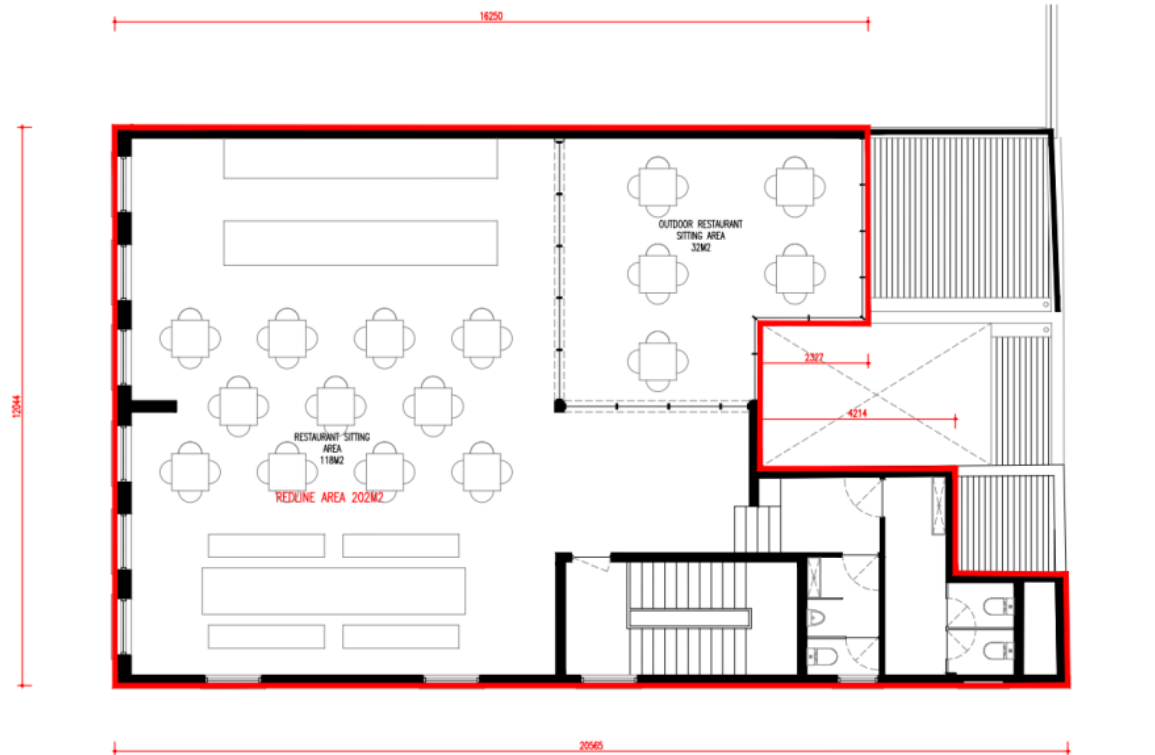
Drawing TP 20

Issue 3

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Attachment 2 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Advertised plans

NOTES
 NOISE LIMITER INSTALLED TO ENSURE THAT MUSIC NOISE LEVELS ON BOTH THE GROUND, 1ST AND ROOF LEVEL OF THE VENUE DO NOT EXCEEDS THE SEPP N-2



EXISTING 1ST FLOOR REDLINE PLAN 202M2

BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 EXISTING
 RED LINE PLAN

Job # 1710-01
Scale 1:100 @ A3
Date 05.08.2018

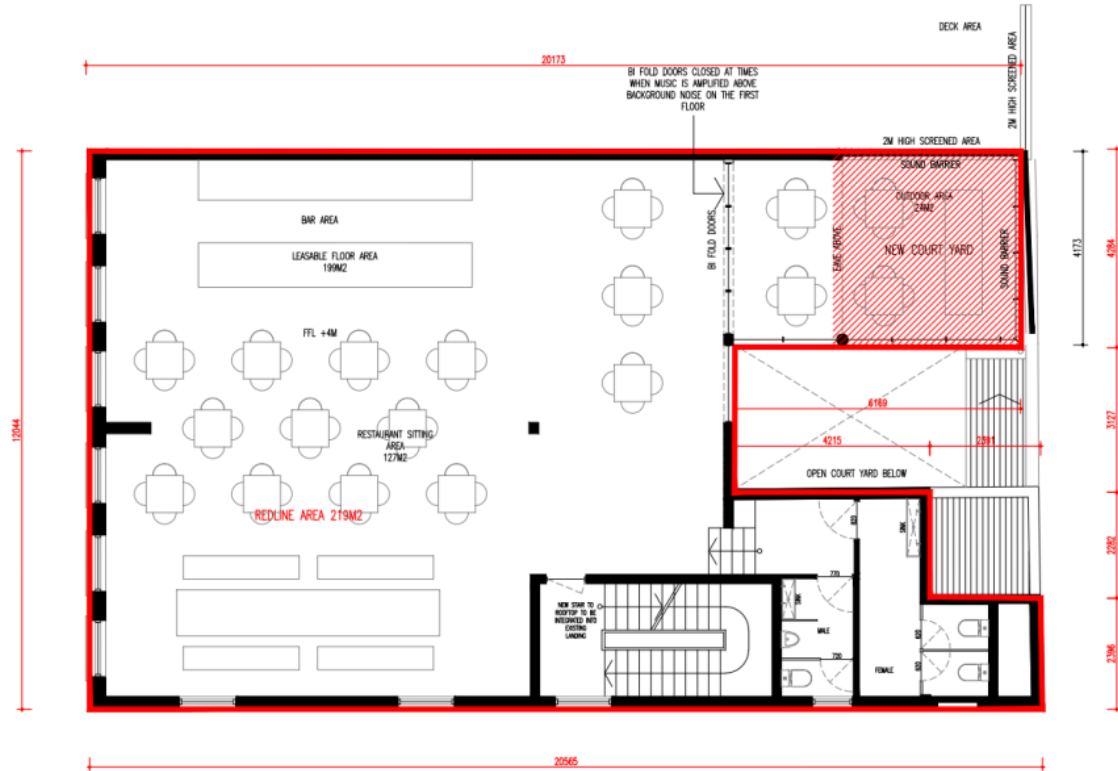
Drawing TP 21

Issue 3

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Attachment 2 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Advertised plans

NOTES
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ADDITIONAL AREA
17M2



PROPOSED 1ST FLOOR
 REDLINE PLAN
 219M2

BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 PROPOSED 1ST FLOOR
 RED LINE PLAN

Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
 TP 22

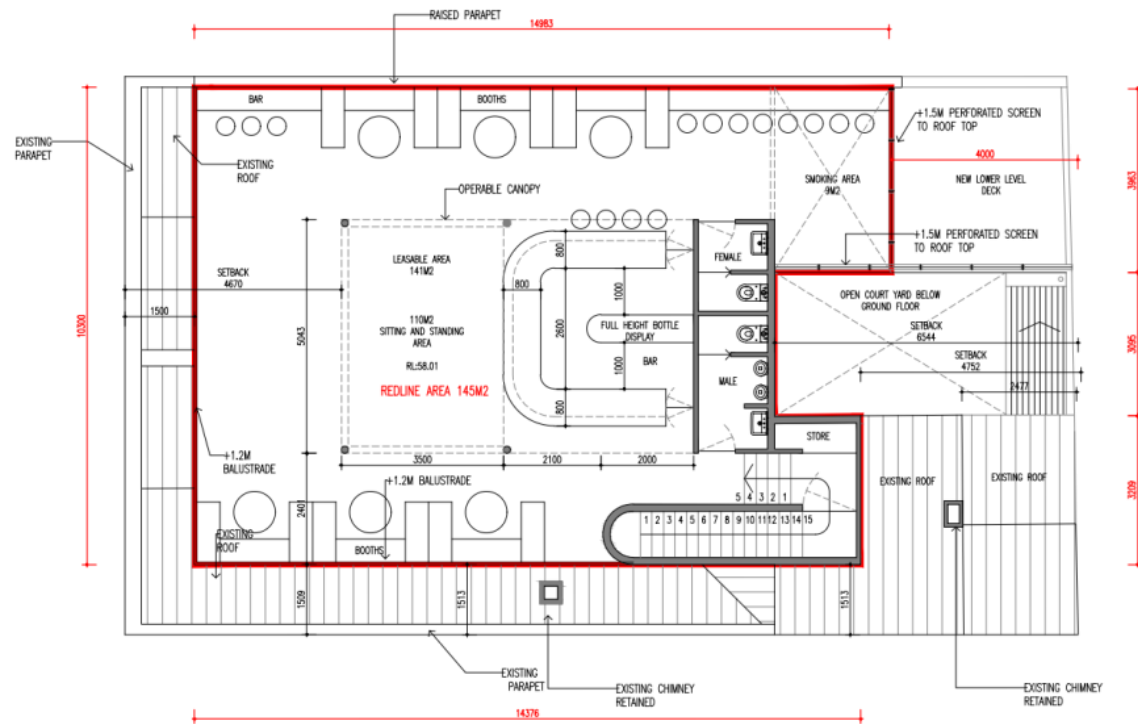
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Attachment 2 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Advertised plans

NOTES
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PROPOSED ROOFTOP FLOOR REDLINE PLAN 145M2

BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 PROPOSED ROOFTOP
 RED LINE PLAN

Job# 1710-01
 Scale 1:100 @ A3
 Date 05.08.2018

Drawing TP 23

Issue 3

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9 July 2020

640.10090.04110 298-300 Brunswick St Fitzroy 20200709.docx

Yarra City Council
PO Box 168
RICHMOND 3121

Attention: Gary O'Reilly

Dear Gary

**298-300 Brunswick Street, Fitzroy
Development Application Acoustic Review
PLN 99039.002**

SLR Consulting Australia Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report prepared to support the application for a changes to the bar at 298-300 Brunswick Street, Fitzroy.

Details of the report are as follows.

- Title: The Stone Hotel, 298-300 Brunswick St, Fitzroy, Acoustic Report
- Date: 17 November 2019
- Reference: REF: V223-02-P Acoustic Report RO)
- Prepared for: Chooley Pty Ltd C/- BSP Lawyers Pty Ltd
- Prepared by: Enfield Acoustics Pty Ltd (Enfield)

1 Background Information

(Sections 1, of the acoustic report)

The acoustically significant aspects of the proposal are as follows:

- A new rooftop terrace is proposed to be constructed
 - Hours of operation are proposed to be to 1 am, 7 days a week
 - Live and amplified music is proposed to be played on the new terrace
 - Application is for 133 patrons on the terrace
- The existing level 1 terrace is proposed to be reduced in size
- The nearest noise sensitive receiver is treated as the first floor dwelling at 306 Brunswick Street (~20 m north). However, Enfield state that they could not confirm that the premises was residential.
- Potential noise impacts from the proposal are identified in subsequent sections of the report as patron and music noise from the proposed new outdoor area

Attachment 3 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic referral advice - 9 July 2020

Yarra City Council
298-300 Brunswick Street, Fitzroy
Development Application Acoustic Review
PLN 99039.002

SLR Ref: 640.10090.04110 298-300 Brunswick St
Fitzroy 20200709.docx
Date: 9 July 2020

SLR Comments: *The proposal, potential noise impacts and the nearest noise sensitive receivers have generally been identified. However, real estate websites suggest that the upper levels of the building at 120 Johnston Street, which is approximately 40 m southeast of the venue, are also residential. While this building is further from the subject site than 306 Brunswick Street, it may have a more direct line of sight to the proposed roof deck.*

While the existing first floor outdoor area is proposed to be decreased in size, it will be located close to the rear lane, and potentially to the receiver at 306 Brunswick Street. However we are satisfied that the current planning condition 12, which requires a 2 m high barrier along the northern and eastern sides of the first floor outdoor deck, and for bi-fold doors to be closed when music is played above background level, address the changes in this area.

2 Background Noise Levels

(Section 4.1 and 4.2 of the report)

Background noise testing was conducted in order to determine noise limits for the project. The measurement/s was undertaken at a derived location to avoid the contribution of mechanical plant noise to the overall level. The measurement results are provided in Section 4.2 of the report, and are equal to 49 dBA L₉₀ (octave band data also provided).

SLR Comments: *The use of a derived point for measuring background noise is reasonable however the report should include details of where the derived point is, and the time and day that the measurement/s were undertaken. Without this information it is not possible to provide a technical review of the data.*

3 Music and Patron Noise Limits

(Section 4.2 of the report)

Music noise is proposed to be assessed to SEPP N-2, and patron noise is proposed to be assessed to targets of 'background + 5 dB' at night. Noise limits have been calculated from the measured background noise levels.

SLR Comments: *The policies and guidelines used to determine noise limits are appropriate. We would like further information regarding the background noise data used to determine the limits.*

4 Assessment Methodology

(Section 4.3 of the report)

Benchmark testing of patron noise levels at the Provincial Hotel, which has a similar size outdoor patron area and is in the same local area, was conducted by Enfield to obtain reference data for their assessment. The measured level of patron and music was 89 dBA (spectrum provided). Music was noted to be well above background levels.

Enfield have also measured the noise reduction between the roof of the Stone Hotel (approximately where the patron area is proposed to be located) and the rear lane, with the lane measurement location being a conservative representation of the nearest receiver location. The octave band noise reduction levels are provided in Section 4.4.

Attachment 3 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic referral advice - 9 July 2020

Yarra City Council
298-300 Brunswick Street, Fitzroy
Development Application Acoustic Review
PLN 99039.002

SLR Ref: 640.10090.04110 298-300 Brunswick St
Fitzroy 20200709.docx
Date: 9 July 2020

Compliant music levels in the outdoor deck have been calculated taking into consideration the measured noise reduction and the identified noise limits. The compliant music level within the outdoor patron area is noted to be equal to 95 dBA (spectrum provided). This level is observed to be below the level measured at the Provincial Hotel.

Enfield state that live acoustic performances are typically in the range 80 dBA to 90 dBA, and are therefore also within the range likely to comply with SEPP N-2. Music with greater low frequency components (e.g. DJ's) is noted to have potential to exceed noise limits. However, this issue is said to be addressed by the venue's current planning requirement for music limiters.

Patron noise has been calculated to the reference location using the same methodology as used for music, and is stated to comply with the identified limits.

SLR Comments: *Enfield's assessment methodology is representative of best practice, and we are satisfied that the identified noise limits can be met at the identified noise sensitive receiver location.*

As indicated above, we would like further information in regard to both the background noise levels and potentially an assessment to 120 Johnston Street.

Our indicative calculations, which do not take into consideration any shielding potentially provided by the buildings, suggest that the identified levels of music and patron noise would exceed the nominated targets at upper levels of 120 Johnston Street, should this part of the building be residential.

5 Recommended Permit Conditions

(Section 5 of the report)

The report includes suggested permit conditions to manage music and patron noise impacts from the proposed new outdoor area. The existing permit condition 3 is indicated to satisfactorily address the requirement for a noise limiter.

SLR Comments: *Condition 3 is reproduced below.*

3. Before the use starts, the permit holder must install and maintain noise limitation equipment or sound attenuation equipment that ensures that the escape of noise from the premises is limited or restricted to comply with State Environment Protection Policy (Control of noise from Commerce, Industry and Trade) No. N-1 and State Environment Protection Policy (Control of Music Noise in Public Premises) No. N-2 or successive documents.

We suggest that condition 3 be updated in the new permit to help ensure ongoing control of music levels in the outdoor area, as follows:

All amplified music in the outdoor patron area is to be played through a suitable music noise limiter / limiter compressor. The limiter / compressor is to satisfy the following:

- Incorporate a frequency discriminating sound analyser and be able to be set to control octave band music levels.
- Be installed in a tamperproof box or have a software lock, not accessible to personnel other than the venue's management and acoustical consultant.
- The system is to be calibrated by the acoustical consultant to ensure that music levels played in the outdoor area/s comply with SEPP N-2.

Attachment 3 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic referral advice - 9 July 2020

Yarra City Council
298-300 Brunswick Street, Fitzroy
Development Application Acoustic Review
PLN 99039.002

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Fitzroy 20200709.docx
Date: 9 July 2020

- The device is to be recalibrated as necessary to maintain SEPP N-2 compliance when any changes are made to the audio equipment or to the venue generally, which have the potential to affect the SEPPN-2 compliance status of the venue.

It is also recommended that the revised permit include a condition limiting live performances in the outdoor patron area to acoustic music, noting that all such performances are to comply with SEPP N-2. If this restriction is in place, a music noise monitor with an external microphone may not be warranted.

6 Summary

A review of the acoustic report prepared to address noise from the rooftop outdoor patron area proposed for The Stone Hotel is provided above.

The report generally addresses noise from the proposal, however we request the following further information:

- Details of where and when the background noise measurements conducted to determine noise limits were made.
- Assessment of impacts to the upper levels of 120 Johnston Street, if this building is proved to have a residential component.

SLR has also recommended updating the planning permit condition with respect to the venue's obligations to install and maintain a music noise limiting device (See Section 5 of this review), and that a specific condition is included to limit the type of live music that can be played outdoors.

Regards,



Dianne Williams
Associate – Acoustics

Checked/Authorised by: JA

Attachment 4 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Heritage Advice

City of Yarra

Heritage Advice on Amendment Sec.72

Application No.:	990390.02
Address of Property:	298-300 Brunswick St Fitzroy
Planner:	Gary O'Reilly
Yarra Planning Scheme References:	<ul style="list-style-type: none">• Clause 15.03 Heritage• Clause 21.05-1 Built Form (Heritage)• Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay• Clause 43.01 Heritage Overlay• Clause 59.07 Applications Under A Heritage Overlay
Heritage Overlay No. & Precinct:	HO311 Brunswick Street Heritage Overlay Area, Fitzroy
Level of significance:	Former Union Bank, Shops & residences, Contributory, constructed 1880-1890 (City of Yarra Review of Heritage Areas 2007 Appendix 8 (as updated from time to time))
General description:	Section 72 amendment including part demolition, buildings and works to extend the first floor, construct a roof top terrace.
Drawing Nos.:	Set of 20 drawings, entitled "The Stone Hotel-Roof top bar ", prepared by Bagnoli Architects, received by Council

CONTEXT IMAGES:



Attachment 4 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Heritage Advice

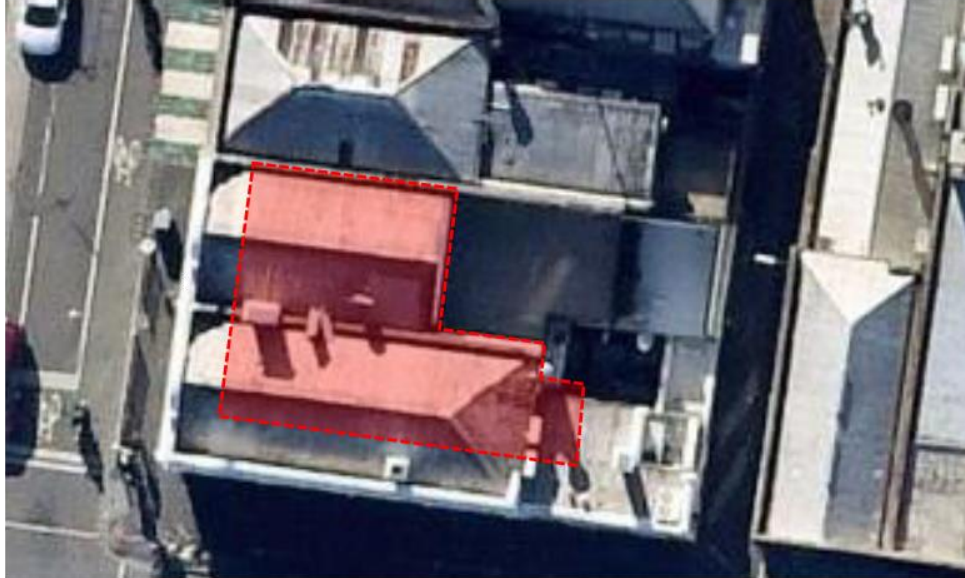


Attachment 4 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Heritage Advice

ASSESSMENT OF AMENDED WORKS:

Comments regarding proposed demolition:

The extent of demolition proposed by this application includes the demolition/removal of most of the original roof form.



Above: Extent of existing roof form proposed for removal shaded in red

The key consideration for assessing this aspect of the works is whether the proposed demolition will adversely affect the significance of the heritage building or the broader heritage precinct.

In accordance with Clause 22.02-5.1 of the Yarra Planning Scheme the extent of demolition is supported on the grounds that it is not visible from the street frontage. It does not however satisfy the requirement that the main building form including roof form is maintained. It is considered that more of the original roof form needs to be retained. It is considered that the two outside roof pitches should be fully retained for the purposes of maintaining the distant views and the front portion of the roof form should be retained at least to the depth of the rear of the chimney.

Furthermore, the extent of demolition proposed will involve removal of a large chimney that is visible from the street. The chimney is a contributory element (CI.22.02-3) and its demolition is not supported (CI.22.02-5.1).



Attachment 4 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Heritage Advice

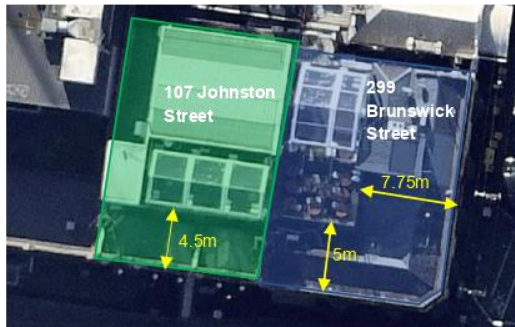
Comments regarding new development, alterations, and additions:

The extent of new works proposed by this application includes development of:

- Internal works to the first-floor level of the building with refurbishment of existing courtyard area
- Construction of a new staircase leading to the proposed new roof top level
- Construction of additional floor area on the roof top

Comparison of nearby roof deck at no. 299 Brunswick Street

Much comparison has been made between the proposed roof deck and the Provincial Hotel's existing roof deck on the opposite street corner of Johnson and Brunswick Streets.



Above: Setbacks of the existing roof deck at no.299 Brunswick Street

The roof deck constructed on the roof of the main heritage building at no. 299 Brunswick Street occupies about 33% of the original roof. The deck, which is only partially covered, is positioned in the rear north-west corner of the building.

The site areas of nos.299 and no. 298-300 Brunswick Street are essentially the same (~260m²). For the roof decks to be of comparative size and location, it is considered that the total floor area of the proposed deck at no.298-300 should be about 90m² and it should be located in the north-east corner of the site (as shown in blue on the diagram below). The area shown in yellow is well concealed from the surrounding public realm and may be added to the roof deck but must be open (uncovered).



Above: Blue area for roof terrace that may be partially covered. Yellow area is open roof terrace- no permanent covering allowed.

A small structure to provide housing for the access stairs to the roof terrace would be acceptable, in its proposed location, provided it is designed to be utilitarian in appearance (not designed to be a feature) and finished to blend in with the colouring of the surrounding existing roof cladding.

The proposed new parapet wall to the northern elevation will increase the apparent height of the heritage building to three-stories when travelling in a southward's direction along Brunswick Street. This will be inconsistent with the scale and character of the buildings that occupy other corners of the intersection. The raised parapet wall, if necessary, must be setback to be consistent with the location of the roof deck from Brunswick Street.

Attachment 4 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Heritage Advice

RECOMMENDATIONS:

1. On heritage grounds the works proposed in this application should be modified as follows prior to further consideration:

	Suggested condition	Explanation
1.	That the extent of original roof form to be demolished must be reduced	<i>The main building roof form is not being maintained</i>
2.	That the proposed roof deck must be positioned primarily in the north-east corner of the site	<i>Additions on a corner site should reflect the setbacks of buildings that occupy other corners of the intersection.</i>
3.	That the extent of covered floor area for the roof deck must not exceed 1/3 rd of the total site area of the property.	<i>The additional roof deck area should be generally consistent with the scale of the roof deck area on buildings that occupy other corners of the intersection</i>
4.	That all existing chimneys currently visible from the surrounding streets must be retained	<i>The chimneys are contributory elements that are visible from the public realm and must be retained</i>
5.	That the raised parapet to the north side boundary must be setback to be consistent with the location of the roof deck from Brunswick Street.	<i>The raised parapet will be a distracting new element clearly visible from the public realm.</i>
6.	That the proposed stair access structure must be utilitarian in design and finished to match the colour of the surround roof cladding.	<i>The proposed stair access structure must be discrete in appearance to avoid it being a distracting new element clearly visible from the public realm.</i>

SIGNED:



Diahnn McIntosh

DATED: 3 August 2020

Attachment 5 - 990390.02 - 298-300 Brunswick Street, Fitzroy - ESD referral advice



MeMO

TO: Gary O'Reilly
cc:
FROM: Gavin Ashley, ESD Advisor
DATE: 27.07.2020
SUBJECT: 298-300 Brunswick Street, Fitzroy VIC 3065

Dear Gary,

I have reviewed the amended ESD (LID – 06.04.20) and Stormwater Report/s (LID – 06.04.20) and plans (Bagnoli Architects – 05.08.18) against the previously endorsed material (Bagnoli Architects – 06.10.16) for the addition of a rooftop terrace at 298-300 Brunswick Street, with an assessment below. The assessment focuses on the areas that are subject to change under the amendment:

- **Stormwater Treatment:** The development performs poorly in terms of stormwater (32% STORM score). A Strategy to improve this outcome to reflect best practice is required.
- **Waste Management:** No mention of organic waste management in the ESD report. Clarify strategy (and provide facilities) for organic waste storage and collection.
- **Biodiversity:** Consider incorporating a green roof or other greenery to increase biodiversity value of the project.

The above matters are required to be addressed before the proposal is satisfactory from an ESD perspective.

Cheers,
Gavin

Gavin Ashley
Environmental Sustainable Development Advisor
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E gavin.ashley@yarracity.vic.gov.au
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Attachment 6 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Community Health and Safety referral advice



MEMO

TO: Gary O'Reilly, Senior Statutory Planner

FROM: Julia Bennett-Mitrovski, Senior Planner (Community Health and Safety)

DATE: 21 August 2020

ADDRESS: 298-300 Brunswick Street, Fitzroy VIC 3066

APPLICATION NO: 990390.02

DESCRIPTION: Sale and consumption of liquor (on and off the premises) in association with a convenience restaurant (as of right use) between the hours of 12midday - 12midnight and a maximum of 20 patrons.

Social Strategy and Community Development has been requested to comment on the proposal.

PROPOSAL

Key aspects of the site and proposal include:

- The subject site is located within the Commercial 1 Zone.
- The subject site is affected by Heritage Overlay Schedule 311.
- The application seeks an amendment to vary an existing liquor licence at the above address by constructing a rooftop terrace and increasing patron numbers (thereby altering conditions of permit). It is noted that existing planning permit conditions 7 and 9 are particularly affected.
- The total number of patrons is proposed to increase from 300 to 395 and it is intended that 113 of those patrons be permitted at any one time on the roof top (until 12.30am Mon-Sat). It is noted that after 1am, the maximum number of onsite patrons is proposed to remain as existing at 200 patrons.
- The existing operating hours for the existing sections of the venue are not sought to change and the proposed new roof top terrace operating hours are proposed as follows:
 - *Monday-Saturday: 10am and 12.30am the following morning.*
 - *Sunday: 10am and 11pm.*
 - *Sunday on Eve of Public Holiday and Sunday of Johnston Street, Fitzroy Spanish Festival: 10am and 12.30am the following morning.*
- The liquor licence category for the venue is proposed to remain as a *Late Night on-premises Liquor Licence*.

Attachment 6 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Community Health and Safety referral advice**COMMENTS**

- Brunswick Street is one of Yarra's key night-time entertainment precincts. Unfortunately, there have been numerous complaints made in regards to noise and patron behaviour within the area. While these issues are not unique to Brunswick Street (they are evident for other key activity centre streets in Yarra), complaints made to Council and crime data for Brunswick Street and Fitzroy more generally indicates that Brunswick Street is one of the main areas of concern in Yarra for alcohol-related harm and impacts. The site is located in an area of particular focus on Brunswick Street. At the intersection with Johnston Street.
- While infrastructure capacity problems including limited access to transport as outlined in Practice Note 61 would be unlikely (give the well-serviced location of the site), other considerations including nuisance such as noise and anti-social behaviour from intoxicated patrons, violence, road safety, perceived threats to safety, and crime including vandalism, trespass and property damage are relevant considerations. Higher risk proposals such as this should, at a minimum, mitigate proactively against these potential outcomes.
- It is noted that Clause 22.09 states that cumulative impact on the amenity of the area should be considered. It is equally acknowledged that Clause 22.09 states that for outdoor areas, including smoking areas, rooftops and open courtyards, the sale and consumption of liquor should not occur after 10pm, unless the responsible authority is satisfied that it will not adversely affect the amenity of the area. It is noted that the maximum number of patrons proposed on the rooftop at any one time is 113, and the rooftop is proposed to operate until 12.30am (Mon-Sat).
- Practice Note 61 identifies reducing patron numbers after 11pm as a means to reducing potential negative cumulative impacts. Given the venue is required (via existing permit condition) to have reduced its total patron numbers to 200 by 1am, it is considered appropriate to require that the rooftop close at 12midnight to ensure appropriate and safe patron dispersal from the site, and to avoid detrimental cumulative impacts in the surrounding area (where there are existing large venues in immediate proximity and which also close sections of their venue and reduce patron numbers at similar times). It provides an hour-long period (12midnight – 1am) to safely disperse at least 200 patrons from the venue (rather than half an hour, which may exacerbate bottleneck pressures and align with other large patron dispersal in the immediate proximity). It is noted that the site does not have nor seek a general liquor license and provides only a basic NAAP.
- It is recommended that suggested conditions of any approval granted stipulate that last drinks be called at 11.30pm on the rooftop, no new patrons be permitted entry (and no passouts provided after 11.30pm) and that the rooftop close at the reduced hour of 12midnight (rather than the proposed 12.30am). This is considered a necessity to avoid detrimental cumulative patron dispersal impacts with the balance of the venue unable to absorb all of the patrons from the rooftop into the internal areas which remain open until 1am. This is considered an acceptable requirement to reduce the bottle neck associated with mass patron dispersal, especially considering cumulative impact in the area. An additional way to address this may be to have multiple safe exit points (no passouts allowed) to reduce bottleneck crowding while exiting the premises and/or additional, nuanced security measures with the development of a detailed and sophisticated NAAP . Some examples of a nuanced NAAP may include details on

Attachment 6 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Community Health and Safety referral advice

numbers, timeframes and locations of stationed security guards in different 'sections' of the venues and/or to have a procedure in place when sections of the venue are at capacity; development of a staged/timed patron dispersal plan through the venue (when at capacity) including entry/exit points; pass out procedures for the rooftop; strategies in place to avoid glass transport through the venue (i.e. via imposing a 'last drinks' call at 11.30pm on the rooftop); all background music reduced/turned off on the rooftop at 11.50pm; etc.

- The applicant's submitted NAAP states that in the event of a queue forming for entry into the Hotel, that the primary queue will be located on the Brunswick Street frontage with the queue leading north. The queue is managed by staff to ensure the path is kept clear for pedestrians. They have also stated that direct access to the rooftop is available from Johnston Street. In the event of a queue forming patrons will line up to the east, with the queue to be managed by staff to ensure the path is kept clear for pedestrians. It remains unclear as to whether the same entry on Johnston Street will become an exit used to disperse of rooftop patrons upon closing. As previously mentioned, an additional way to address this may be to have multiple exit points to reduce crowding/bottleneck exit, but only if secure and managed at all times after 12midnight at a minimum.
- The maximum number of patrons has been specified as 395 until 1am (including 113 patrons proposed for the rooftop). In accordance with Clause 22.09, an assessment of the maximum number of patrons that can be physically accommodated within a venue should be based on the VCGLR *Liquor Licensing Fact Sheet – Maximum Patron Capacity (2016)*. The maximum number of patrons that may be accommodated on the premises could be based on a ratio of 0.75 square metres per person, as per the *Victorian Commission for Gambling and Liquor Regulation (2018) Liquor Licensing Fact Sheet - Maximum Patron Capacity*. Based on this guideline the following table sets out the a maximum number of patrons:

Area Part of building	Use	Area (m2)	Liquor Licensing Ratio
Rooftop bar	Hotel	100.4	0.75m2 per person

- It is noted that the proposed maximum capacity of the rooftop of 113 patrons is in accordance with the *Victorian Commission for Gambling and Liquor Regulation (2018) Liquor Licensing Fact Sheet - Maximum Patron Capacity* i.e. $100.4m^2/0.75 = 133.8$. This is considered acceptable.
- It is recommended that the red line plan be amended to ensure it does not include amenities (i.e. toilets).
- Practice Note 61 notes that *Venues that serve food or meals are shown to be less at risk of excessive alcohol consumption. This does not include venues that only serve basic snacks*. The venue acknowledges the importance of a food offering as a measure to reduce alcohol intake and to reduce the risks of harm associated with excessive consumption of alcohol. A food menu that advertises the availability of food, consisting of more than pre-packaged snacks, will be available to patrons at all times alcohol may be consumed. This is supported and is recommended to be retained as a condition of permit.

Attachment 6 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Community Health and Safety referral advice

- It is recommended that amenity conditions as outlined in Clause 22.09 be included in any approval granted. Similarly, all acoustic matters must be referred to a suitably qualified independent acoustic engineer for review and comment on suitability.
- Given that this is an amendment application, in accordance with Clause 22.09 it is recommended that the Compliance Department be contacted to determine compliance of the site and any complaints arising related to noise, disturbance or otherwise.

Attachment 7 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Amenity Enforcement referral advice

MeMO

TO: Gary O'Reilly
cc:
FROM: Brad Speechley
DATE: 26 June 2020
APPLICATION: 99/0390.02
SUBJECT: Amenity Enforcement Referral

Dear Gary,

Thank you for your referral dated 26 June 2020, in relation to 298- 300 Brunswick Street FITZROY.

Planning Enforcement has received no recent complaints in relation to the 'use' of the land. I have reviewed the documentation to amend their existing permit to construct a roof terrace with a maximum number of 113 patrons to increase patron numbers by 95 (to 395). This proposal poses a low amenity risk.

However, although there are no recent complaints in relation to the use of the land the Compliance Branch is concerned about the amenity of the residents in the area in relation to live/amplified music noise coming from the rooftop terrace, because of the close proximity to residential properties. Compliance would support the recommendations from Council's contractor Acoustic Consultant.

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

Regards,



Brad Speechley
Senior Team Leader – Civic Compliance

Attachment 8 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Waste referral response - 9 July 2020

Waste Referral – 298-300 Brunswick Street, Fitzroy – 99/0390.02

9 July 2020

The waste management plan for 298-300 Brunswick Street, Fitzroy authored by Ratio consultants and dated 2/4/20 is not satisfactory from a City Works Branch's perspective. Issues to be rectified include, but may not be limited to the following:

1. Please provide the total size of the bin storage area by M²
2. Food waste diversion should be included as a requirement.
3. Please investigate minimising proposed collections per stream.

Attachment 9 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Engineering referral advice



MEMO

To: Gary O'Reilly
From: Artemis Bacani
Date: 24 July 2020
Subject: **Application No:** 990390.02
Description: Amendment - Tavern
Site Address: 298-300 Brunswick Street, Fitzroy

I refer to the above Planning Application received on 26 June 2020 in relation to the proposed development at 298-300 Brunswick Street, Fitzroy. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Issue	Dated
Bagnoli Architects	TP 20 <i>Existing Red Line Plan</i>	3	5 August 2018
	TP 21 <i>Existing Red Line Plan</i>	3	5 August 2018
	TP 22 <i>Proposed 1st Floor Red Line Plan</i>	3	5 August 2018
	TP 23 <i>Proposed Rooftop Red Line Plan</i>	3	5 August 2018
SJB Planning	<i>Planning Report</i>		April 2020

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
Tavern	162 m ² 95 Patrons	3.5 spaces to each 100 m ² of leasable floor area	5	0

* Since the site is located within the Principal Public Transport Network Area, the parking rates in Column B of Clause 52.06-5 now apply.

The amendment to the existing Planning Permit (990390.02) proposes to increase the patron numbers for the tavern use from 300 patrons to 395 and increase the leasable floor area by 162 square metres.

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.

Attachment 9 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Engineering referral advice

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 Tavern Use.*

Parking associated with taverns is generally long-stay parking for employees and short-stay parking (say up to two hours' duration) for patrons. The actual parking demand generated by the tavern is expected to be lower than the statutory parking rate of 3.5 spaces per 100 square metres of floor space, since the area has very good access to public transport services. Throughout the municipality, a number of developments have been approved with no car spaces or a reduced tavern rate, as shown in the following table:

Development Site	Approved Tavern Parking Rate
Collingwood	
173 Johnston Street PLN17/0014 issued 21 November 2017	No spaces; 160 m ²
414 Smith Street PLN17/1051 issued 10 August 2018	1 space; 250 m ² (0.4 spaces per 100 m ²)
Richmond	
270 Swan Street PLN17/0359 issued 10 November 2017	No spaces; 225.12 m ²
306-308 Victoria Street PLN17/1127 issued 3 September 2018	No spaces; 286 m ²

The provision of no on-site parking for the additional leasable floor area is considered appropriate, having regard to the site's very good accessibility to public transport services and its proximity to Melbourne. The scarcity of available unrestricted on-street parking in the area would be a disincentive for employees to drive to the site by private motor vehicle.

- *Availability of Public Transport in the Locality of the Land.*

The following public transport services can be accessed to and from the site by foot:

- Brunswick Street trams – 10 metre walk
- Johnston Street buses – 50 metre walk
- Nicholson Street trams – 320 metre walk
- Smith Street trams - 500 metre walk
- Alexandra Parade buses – 5300 metre walk

- *Multi-Purpose Trips within the Area.*

Patrons to the venue might combine their visit by engaging in other activities or business whilst in the area.

- *Convenience of Pedestrian and Cyclist Access.*

The site has good pedestrian access to public transport nodes and the Smith Street activity centre. The site also has good connectivity to the on-road bicycle network.

Attachment 9 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Engineering referral advice

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.*
To determine the car parking demand in the area, the on-street car parking occupancy survey for the site at 299 Brunswick Street and 103-105 Johnston Street, Fitzroy, (Planning Application PL05/1030.02) has been referenced. Ratio Consultants had commissioned on-street parking occupancy surveys in the surrounding area on Friday 2 March 2018 between 6.00pm and 12.00am, and Saturday 3 March 2018 between 12.00pm and 12.00am. The survey area encompassed sections of Brunswick Street, Fitzroy Street, Young Street, Kerr Street, Argyle Street, Johnston Street, Victoria Street, and Greeves Street. The occupancy survey had identified an inventory of up to 346 spaces in the study area. The results indicate that no fewer than 38 vacant spaces were recorded (at 1:00pm on the Saturday). Patrons to the site would be fully aware of the high parking demand in the surrounding streets and choose to commute to the site by more sustainable transportation modes such as catch public transport, ride a bicycle, or walk.
- *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.

Adequacy of Car Parking

From a Traffic Engineering perspective, the waiver of car parking for this amendment is considered appropriate in the context of the site and the surrounding area. Staff and patrons have access to a number of public transport services, which are located within walking distance of the site.

Attachment 10 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic memo - 23 July 2020

Enfield Acoustics Pty Ltd
ABN 15 628 634 391
PO Box 920
North Melbourne, VIC 3051
(03) 9111 0090



July 23, 2020

Chooey Pty Ltd c/- SJB Planning
Att: Tonia Chatterjee

Technical Memorandum

The Stone Hotel, 298-300 Brunswick Street, Fitzroy

Re: Response to Council Review of Acoustic Report

Enfield Acoustics was previously engaged by Chooey Pty Ltd to prepare an acoustic report for permit approval for the proposed licensed area extension of a new rooftop terrace at the Stone Hotel, 298-300 Brunswick Street (Hotel).

We understand that Council has internally reviewed the application, which includes comments from SLR Consulting. This technical memorandum is in response to the technical queries raised by the reviewing consultant and is submitted as an addendum to the report previously provided by our firm (Document No. V223-02-P Acoustic Report, dated 17 November 2019).

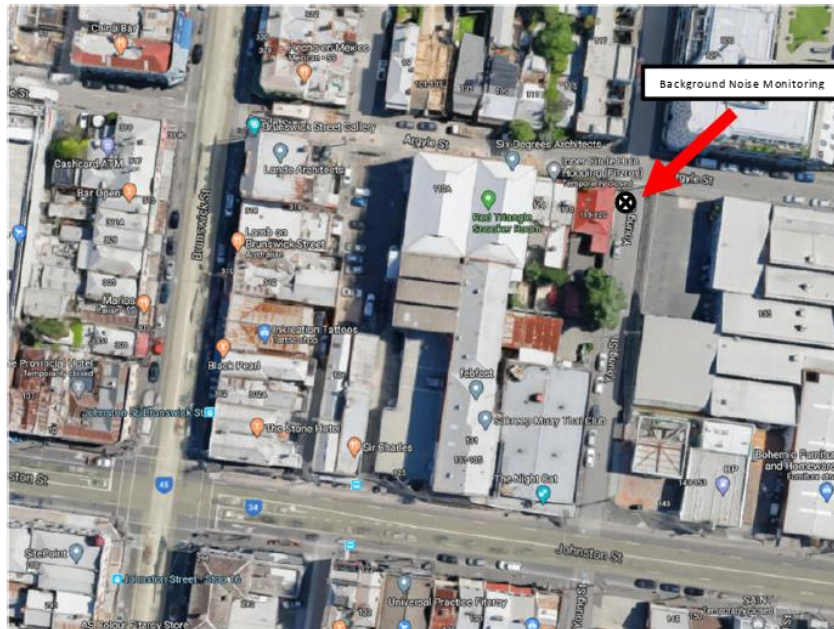
BACKGROUND NOISE MONITORING

SLR Comments: The use of a derived point for measuring background noise is reasonable however the report should include details of where the derived point is, and the time and day that the measurement/s were undertaken. Without this information is it not possible to provide a technical review of the data.

Background noise monitoring was conducted 30 October between 1am and 1:30am on the corner of Young and Argyle Street. This location was selected to avoid mechanical plant and public noise which is prevalent proximate to the corner of Brunswick and Johnston Streets, and the nearest sensitive receptor.

The Stone Hotel
Response to SLR Comments

V223-03-P Technical Memo.docm
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MUSIC & PATRON NOISE LIMITS

SLR Comments: The policies and guidelines used to determine noise limits are appropriate. We would like further information regarding the background noise data used to determine the limits.

Information on background noise measurements is provided above. No further action required.

ASSESSMENT AT 120 JOHNSTON STREET

SLR Comments: The proposal, potential noise impacts and the nearest noise sensitive receivers have generally been identified. However, real estate websites suggest that the upper levels of the building at 120 Johnston Street, which is approximately 40 m southeast of the venue, are also residential. While this building is further from the subject site than 306 Brunswick Street, it may have a more direct line of sight to the proposed roof deck.

A review of Google Street View and real estate websites confirms that a multi-level building with residential dwellings from level 1 and above exists on 120 Johnston Street. We note that the 120 Johnston Street is above a licensed venue and also directly opposite another licensed venue which includes an outdoor patron area at the rear of 296 Brunswick Street.

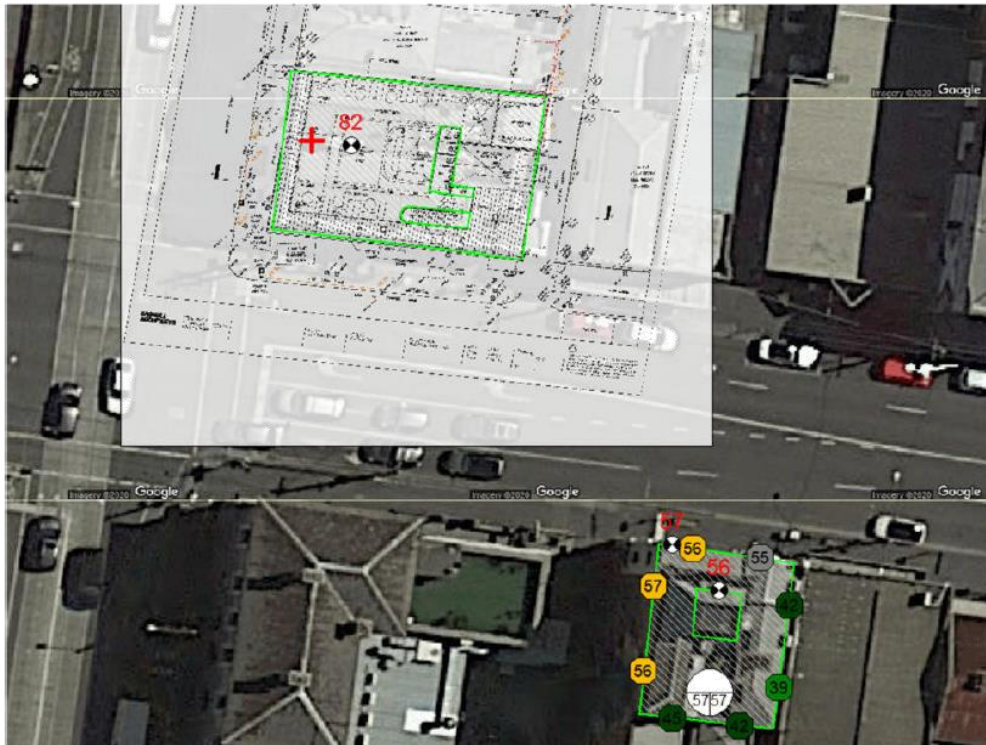
The Stone Hotel
Response to SLR Comments

V223-03-P Technical Memo.docm
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3D Computational modelling was carried out by our office to determine the noise reduction between the proposed rooftop terrace and 120 Johnston Street.

Music Noise Assessment



Our modelling assumes that live performances would be located to the west section of the rooftop terrace, as indicated above. Source noise levels (loudspeakers) were modelled at a height of 2m above floor level.

A sensitivity analysis was conducted to determine the maximum allowable noise levels permissible within the terrace area, with the following results:

Attachment 10 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic memo - 23 July 2020



Frequency Band	63Hz	125Hz	250Hz	500Hz	1000Hz	2000Hz	4000Hz
Approximate noise level (at a distance of 3m from noise source) allowable during 'Night' period under SEPP N-2, L ₁₀	96	88	83	79	76	71	64

The above results in overall allowable noise emissions of approximately 82dB(A) at 3m from loudspeakers, which is lower than the maximum allowable level of 95dB(A) in the previous report. However, we note that maximum allowable noise levels are still within the typical amplified acoustic music range of 80dB(A) to 90dB(A).

Our assessment is considered conservative as background noise (and resulting SEPP N-2 noise limits) would likely be higher at 120 Johnston Street, given its proximity to Johnston and Brunswick Street, which would typically carry much higher volumes of cars and foot traffic.

Further, the maximum allowable levels are based on noise limits derived from background noise levels at the most conservative assessment hour of 1am. In reality, it is expected that higher thresholds of music noise would apply to earlier hours of the day where background noise levels are expected to be higher.

Patron Noise Assessment

Using benchmark data from the Provincial (refer to acoustic report) and noise reduction values obtained from the 3D noise model, incident patron noise levels can be estimated (by excluding low frequency noise emissions below 250Hz in the benchmark data) at 120 Johnston Street.

Our assessment estimates that patron noise levels would be 52dB(A) L_{Aeq} and 60dB(A) L_{max} at 120 Johnston Street, resulting in compliance with the recommended patron noise targets of 54dB(A) L_{Aeq} and 65dB(A) L_{max} respectively.



UPDATE TO PERMIT CONDITION 3

SLR Comments: *Condition 3 is reproduced below.*

3. Before the use starts, the permit holder must install and maintain noise limitation equipment or sound attenuation equipment that ensures that the escape of noise from the premises is limited or restricted to comply with State Environment Protection Policy (Control of noise from Commerce, Industry and Trade) No. N-1 and State Environment Protection Policy (Control of Music Noise in Public Premises) No. N-2 or successive documents.

We suggest that condition 3 be updated in the new permit to help ensure ongoing control of music levels in the outdoor area, as follows:

All amplified music in the outdoor patron area is to be played through a suitable music noise limiter / limiter compressor. The limiter / compressor is to satisfy the following:

- Incorporate a frequency discriminating sound analyser and be able to be set to control octave band music levels.
- Be installed in a tamperproof box or have a software lock, not accessible to personnel other than the venue's management and acoustical consultant.
- The system is to be calibrated by the acoustical consultant to ensure that music levels played in the outdoor area/s comply with SEPP N-2.
- The device is to be recalibrated as necessary to maintain SEPP N-2 compliance when any changes are made to the audio equipment or to the venue generally, which have the potential to affect the SEPPN-2 compliance status of the venue.

It is also recommended that the revised permit include a condition limiting live performances in the outdoor patron area to acoustic music, noting that all such performances are to comply with SEPP N-2. If this restriction is in place, a music noise monitor with an external microphone may not be warranted.

With regard to Condition 3 of the planning permit, we accept SLR's suggestions relating to specific requirements for noise limiting equipment, as this is generally in accordance with our expectations in the acoustic report.

However, we disagree with the SLR's comment to restrict live performances to acoustic music (non-amplified), given that it is already a requirement that all amplified music be calibrated to ensure that the venue complies with SEPP N-2.

In our view, it is sufficient to require that all amplified music be played through the calibrated amplification system (noting that this would also prohibit the use of personal amplifiers or other non-calibrated amplification equipment). To this end, the analysis to date is also sufficient in determining the risk of non-compliance should the application be approved. The suggested calibration under Condition 3 would remove all practical doubt regarding compliance and resolve any potential inaccuracies in the modelling.



CONCLUSION AND RECOMMENDATIONS

With the adoption of the acoustic treatment above, our assessment concludes the following with respect to the noise sensitive use at 120 Johnston Street:

1. The background noise measurements carried out by our firm are expected to be conservative, noting that noise levels have been observed to be higher at the 120 Johnston Street interface, including existing plant noise in the area.
2. Music noise is expected to comply with SEPP N-2 noise limits if noise levels are controlled to the maximum allowable octave band levels in this report. Regardless, SLR's suggested condition with respect to noise limiting equipment and calibration removes all practical doubt on compliance, and this is acceptable in our opinion; and
3. Patron noise levels are expected to comply with the recommended patron noise targets on the basis of other benchmark noise data from similar venues.

We disagree with restricting the type of live performances on the permit to acoustic (non-amplified) music. Instead, our recommendation is that all amplified music is required to be played through the calibrated amplification system, inclusive of a noise limiting device in accordance with SLR's suggested condition.

A handwritten signature in blue ink, appearing to read "Mark Chew".

Mark Chew
Associate
Enfield Acoustics Pty Ltd
mark@enfieldacoustics.com.au

Attachment 11 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Amended Waste Management Plan - 29 July 2020



Attachment 11 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Amended Waste Management Plan - 29 July 2020

ratio:consultants
 8 Gwynne Street
 Cremorne VIC 3121
 ABN 93 983 380 225

Prepared for:
 Chooley Pty Ltd

Our reference:
 16966W REP02F01

Version	Date	Reason for Issue	Prepared By	Checked By
REP01D01	20/03/2020	Draft Issue	M Fairlie	T Chen
REP01F01	02/04/2020	Final Issue	M Fairlie	T Chen
REP02D01	27/07/2020	Updated to address Council's Waste Referral comments – Draft Issue	M Fairlie	T Chen
REP02F01	29/07/2020	Updated to address Council's Waste Referral comments – Final Issue	M Fairlie	T Chen

Directory Path	Y:\16501-17000\16966W - 298-300 Brunswick Street, Fitzroy\Work\Reports\16966W REP02F01.docx
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Attachment 11 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Amended Waste Management Plan - 29 July 2020

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Appendices:

- Appendix A : Plans Assessed**
- Appendix B : Proposed Bin Room Layout**



Attachment 11 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Amended Waste Management Plan - 29 July 2020

Executive Summary:

Project Address

298-300 Brunswick Street, Fitzroy

Local Council

Yarra City Council – Phone: (03) 9205 5555

Proposal

Land use type: Rooftop Bar Expansion

Number of levels: Two storeys + Rooftop bar

Planning Permit Number

990390.02

Waste Generation Estimates

General Garbage	Commingled Recycling	Food Organics
939 L/week	341 L/week	939 L/week

Proposed Bin Schedule

Waste Stream	Bin Quantity	Bin Size	Collection Frequency	Required Bin Storage Area
Garbage	2	240 L	Twice weekly	0.6 m ²
Recycling	1	240 L	Twice weekly	0.3 m ²
Food Organics	2	240 L	Twice weekly	0.6 m ²
Net Required Bin Storage Area (excluding circulation)				1.5 m²

Collection Summary

Waste collection shall be undertaken along Johnston Street by a private waste contractor, as per the existing arrangements.



1 Introduction:

1.1 The Proposal

The site of the proposed rooftop expansion is located at 298-300 Brunswick Street, Fitzroy (The Stone Hotel).

The proposal involves alterations to the first floor of the tavern and the addition of a rooftop bar.

A bin room is currently provided on ground level at the eastern end of the building.

Refer to Appendix A for a copy of the Architectural Plans used in the preparation of this Waste Management Plan.

1.2 Purpose

This Waste Management Plan has been updated to address Council's Waste Referral comments, which state the following:

1. *Please provide the total size of the bin storage area by m².*
2. *Food waste diversion should be included as a requirement.*
3. *Please investigate minimising proposed collections per stream.*

1.3 Applicable Standards and References

Relevant guidelines and publications considered as part of the preparation of this Waste Management Plan include:

- Existing waste and recycling volumes provided by The Stone Hotel.
- Sustainability Victoria – Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments (2018).
- NSW EPA – Reducing Business Waste Industry Fact Sheets.
- Environment Protection (Residential Noise) Regulations 2008.

1.4 Limitations

Waste management arrangements during the construction and fit-out stages of the development, and on-going monitoring of the waste management arrangements for the development following the occupation of the development are outside the scope of this Waste Management Plan.

The storage and collection arrangements of kegs associated with the subject site are outside the scope of this Waste Management Plan.



2 Waste Generation Estimates:

2.1 Existing Garbage and Recycling Generation

Empirical garbage and recycling generation rates based on information collected from The Stone Hotel have been used for the purposes of this assessment. The current weekly garbage and recycling volumes have been calculated based on observed weekly bin volumes and collection frequencies, as outlined in Table 2.1 below.

Table 2.1: Existing Garbage and Recycling Generation Estimates

Waste Stream	Bin Quantity	Bin Size	Collection Frequency	Waste Generation
General Garbage	1	660 L	Twice weekly	1,320 L/week
Commingled Recycling	1	240 L	Weekly	240 L/week

2.2 Expected Garbage and Recycling Generation

The proposed rooftop bar expansion involves a total increase in the floor area of 373.5 square metres (increase of 42.3%). Applying this percentage increase to the existing garbage and recycling generation estimates, the expected garbage and recycling generation estimates for the development are outlined below in Table 2.2.

Table 2.2: Expected Garbage and Recycling Generation Estimates

General Garbage	Commingled Recycling
1,878 L/week (1.423*1320)	341 L/week (1.423*240)

2.3 Food Organics Separation

In order to address Councils' Waste Referral comments, the development must consider the separation of food organics from the general garbage stream. NSW EPA's 'Reducing Business Waste Industry Fact Sheets' specify that in a typical food and beverage use's garbage bin, approximately 50% is observed to be food organics. Applying this percentage to the expected garbage estimate for the development outlined in Table 2.2 above, the expected food organics generation rate for the development is outlined in Table 2.3 below.

Table 2.3: Expected Food Organics Generation Estimate

Food Organics Generation Rate	Food Organics Generation
50% of 1,878	939 L/week



Attachment 11 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Amended Waste Management Plan - 29 July 2020

2.4 Expected Garbage, Recycling and Food Organics Generation

The expected garbage, recycling and food organics generation estimates are outlined in Table 2.4 below.

Table 2.4: Revised Expected Waste Generation Estimates

General Garbage	Commingled Recycling	Food Organics
939 L/week	341 L/week	939 L/week



3 Waste System and Storage Facilities:

3.1 System for Managing Waste

The collection arrangements for the various waste streams are summarised as follows:

- Garbage: for collection purposes, garbage shall be stored within garbage collection bins;
- Recycling: for collection purposes, recyclables shall be commingled into a recycling collection bin (for plastic coded 1-7, paper including magazines and newspaper, cardboard in small amounts and folded down, PET, glass, aluminium, tin cans, milk and juice cartons, steel and HDPE containers);
- Food Organics: for collection purposes, food organics shall be stored within food organics collection bins;
- Hard Waste & E-Waste: sufficient room has been provided within the ground floor bin room for the storage of hard waste and e-waste, which shall be collected by a private contractor on an as-required basis. It is understood that minimal hard waste and e-waste is currently generated by the development.

3.2 Waste Storage Facilities

The waste management system consists of the following components:

- Garbage, recycling and food organics receptacles located throughout all public areas and operational spaces; and
- A 6m² bin room located on ground level at the eastern end of the building.

Based on the current site layout, bin lifting equipment is not expected to be required, subject to the appointed waste collection contractor conducting a Safe Work Method Statement Assessment. Should additional equipment be deemed necessary, the appointed waste collection contractor can liaise with the Building Manager to arrange for the necessary equipment and storage arrangements.

It is understood that the ground floor bin room adheres to the following requirements:

General Requirements

- Complies with Building Code of Australia (BCA) and all relevant Australian Standards;
- Allows storage of all bins on site at all times;
- Allows easy access for users of the bins;
- Allows easy, direct and convenient transfer of bins to the collection point;
- Artificial light is provided where necessary outside the bin room to enable occupiers of the site to dispose of waste safely and appropriately at all times; and
- The path for transferring the bins between the bin room and the collection point is of adequate width, free of lips and other obstacles, smooth and without steps.

Space and Facilities Requirements

- The bin room is appropriately sized to accommodate all waste arising on the premises together with any associated equipment for handling the generated waste;



Attachment 11 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Amended Waste Management Plan - 29 July 2020

- The bin room shall be maintained to ensure that the aesthetics of the development are not compromised; and
- Each bin is accessible and manoeuvrable in and out of the bin room with minimum handling of other bins.

Ventilation and Bin Washing Requirements

- The bin room is ventilated in accordance with the requirements of the Building Code of Australia and AS1668.2;
- Ventilation openings are protected against flies and vermin;
- Doors to the bin room are tight fitting; and
- Bins are washed on-site by hotel management, with all waste-water transferred off-site.

3.3 Bin Colour and Signage

Bin Colour

- All bins shall be provided by a private supplier. The below bin colours are specified by Australian Standard AS4123.7 2006, however due to the private nature of the collection, these are only recommendations and are not mandatory:
 - Garbage bins with a dark green or black body and red lid;
 - Commingled recycling bins with a dark green or black body and yellow lid;
 - Organics bins with a dark green or black body and lime or burgundy lid; and
 - Glass recycling bins with a dark green or black body and purple lid.

NOTE: Private collection contractors often supply their own bins for collection.

Signage

The bins will be provided with signs showing correct disposal of each waste stream.

The typical Sustainability Victoria signage is shown in Figure 3.1.

Figure 3.1: Sustainability Victoria Signage



Source: Sustainability Victoria

4 Bin and Collection Details:

4.1 Bin Requirements and Collection Frequency

Based on the expected waste generation estimates calculated in Section 2, it is considered that 240L bins will be appropriate for the development.

It is noted that this will require the existing 660L general garbage bin to be exchanged for smaller 240L bins, we described below.

The dimensions of the bins provide are detailed in Table 4.1.

Table 4.1: Bin Dimensions

Bin Size (L)	Height (mm)	Width (mm)	Depth (mm)	Area (m ²)
240	1090	565	585	0.3

Based on JJ Richards dimensions

Table 4.2 summarises the number and size of bins required, proposed collection frequencies and bin storage area required.

Table 4.2: Proposed Bin Schedule

Waste Stream	Bin Quantity	Bin Size	Collection Frequency	Required Bin Storage Area
Garbage	2	240 L	Twice weekly	0.6 m ²
Recycling	1	240 L	Twice weekly	0.3 m ²
Food Organics	2	240 L	Twice weekly	0.6 m ²
Net Required Bin Storage Area (excluding circulation)				1.5 m²

The above schedule will provide a capacity of:

- Garbage: 960 L/week.
- Recycling: 480 L/week.
- Food Organics: 960 L/week

The above schedule therefore provides sufficient allowance for the expected waste generation estimates calculated in Section 2.

The area allocated for bin storage shown on the Architectural Plans (6m²) is sufficient to store the required number of bins outlined above. Refer to Appendix B for the proposed bin room layout.



5 Waste Collection Arrangements:

5.1 Collection Arrangements – Private Collection

It is understood that a private waste contractor currently collects the development’s bins from Johnston Street, east of the intersection with the ROW. This arrangement is considered appropriate and therefore no changes are proposed to the existing waste collection location.

Collection staff will be provided with key access to the ground floor bin room and are responsible for transferring bins, twice weekly for each waste stream, from the bin room to the waste collection vehicle propped on Johnston Street, returning empty bins to the bin room immediately after collection.

Any hard waste and e-waste generated by the site shall be collected on an as-required basis by a private contractor.

NOTE:

Bins shall not be left in a manner that block access to any doorways, service cupboard openings or public roadways at any time.

5.2 Waste Collection Time

To minimise impacts to traffic along Johnston Street, waste collection shall occur outside of peak AM and PM traffic periods (i.e. between 9:30am and 2:30pm).



6 Management Responsibilities:

6.1 Waste Disposal and Sorting Responsibilities

Garbage shall be placed within tied plastic bags prior to disposal into the garbage collection bin.

Cardboard shall be flattened and recycling containers uncapped, drained and rinsed prior to disposal into the recycling collection bin. Bagged recycling is not permitted.

Food organics shall be placed loosely into the food organics collection bin, unless bags made from an approved compostable material are used.

Hard waste and e-waste shall be transferred to the nominated location within the ground floor bin room.

6.2 Building Manager Responsibilities

The Building Manager shall be responsible for the following:

- Ongoing management of the waste system including the maintenance of the ground floor bin storage area to the satisfaction of users and the relevant authority, in accordance with relevant manufacturer specifications. When required, the Building Manager shall engage an appropriate contractor to conduct services, replacements and upgrades;
- Engage and manage the waste collection contractor, including arranging the frequency of waste collection;
- Developing and implementing adequate safe operating procedures (including the preparation of Safe Work Method Statements);
- Securing the bin room and labelling/numbering the bins according to the property address to protect the equipment from theft and vandalism;
- Service public areas through sweeping and removal of litter on a daily basis;
- Publish and distribute information or 'house rules' to ensure that users are familiar about the waste management system and the use/location of the associated equipment;
- Preventing overfilled bins by keeping lids closed and ensuring bungs are leak free;
- Inform users that bagged recycling is not permitted; and
- Ensure that bins provided for use at the designated site are not removed.

6.3 Waste Systems User Education

The Building Manager shall publish / distribute rules / information / educational material to:

- Inform users about the waste management system;
- Improve facility management results, to reduce equipment damage, reduce littering, and to achieve better cleanliness; and
- Advise users to sort and recycle waste with care to reduce contamination of recyclables.



Attachment 11 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Amended Waste Management Plan - 29 July 2020

6.4 Waste Management Plan Revisions

From time to time, due to changes in legislative requirements, changes in the development's needs and/or waste patterns (such as waste composition, volume, or distribution), or to address unforeseen operational issues, the Building Manager shall be responsible for coordinating the necessary Waste Management Plan revisions, including (on an as-required basis):

- A waste audit and new waste management strategy;
- Revision of the waste system (bin size / quantity / waste streams / collection frequency / update of equipment);
- Re-education of users; and
- Any necessary statutory / regulatory requirements / approvals.



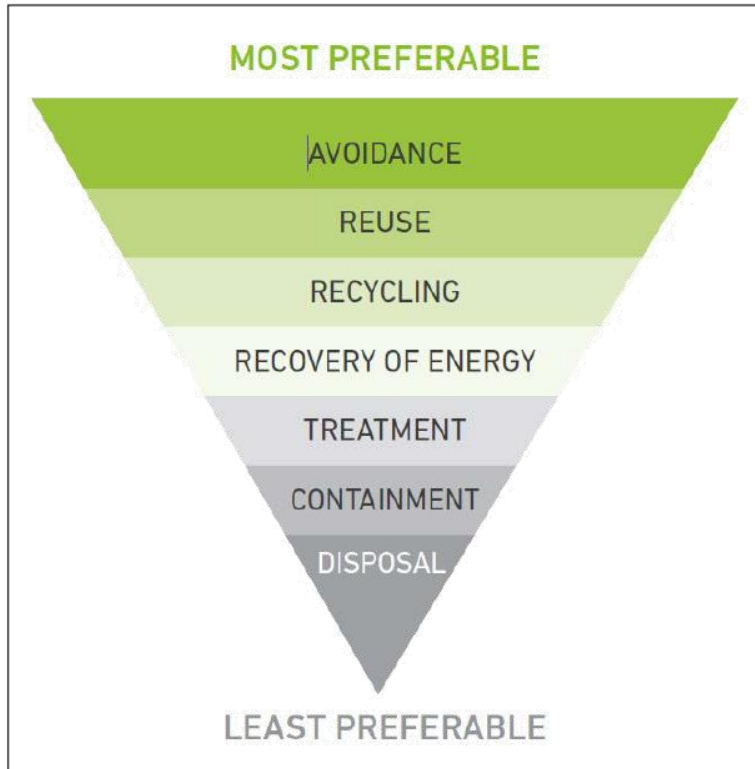
7 Related Waste Management Arrangements:

7.1 Victoria's Getting Full Value Strategy

The Victorian Government's Getting Full Value: The Victorian Waste and Recovery Policy" was released in 2013, which sets out a strategy to reduce the amount of waste generated in Victoria and increase the amount of materials for recycling and reprocessing to reduce damage to the environment caused by waste.

Ongoing education and dedicated ongoing management services are critical factors in encouraging residents to continue to use the services and systems as intended. The future Occupiers of the development shall promote the above strategy where practicable and encourage staff to participate in minimising the impact of waste on the environment. In particular, consideration should be made to the waste hierarchy, as shown in Figure 7.1 below.

Figure 7.1: The Waste Hierarchy



Source: Sustainability Victoria's 'Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments'

Establishment of waste reduction and recycling targets, including conducting periodic waste audits, keeping records of waste streams, and monitoring of the quantity of recyclables found in landfill-bound bins. The results of such audits shall be shared with users to encourage further reductions in waste where possible.



Attachment 11 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Amended Waste Management Plan - 29 July 2020

8 Supplementary Information:

8.1 Contact Information

Table 8.1 below includes a complimentary listing of contractors and equipment suppliers. The Project Principal shall not be obligated to procure goods / services from these companies. Ratio Consultants does not warrant or make representations for the goods / services provided by these contractors and suppliers.

Table 8.1: Contractors and Supplier Details

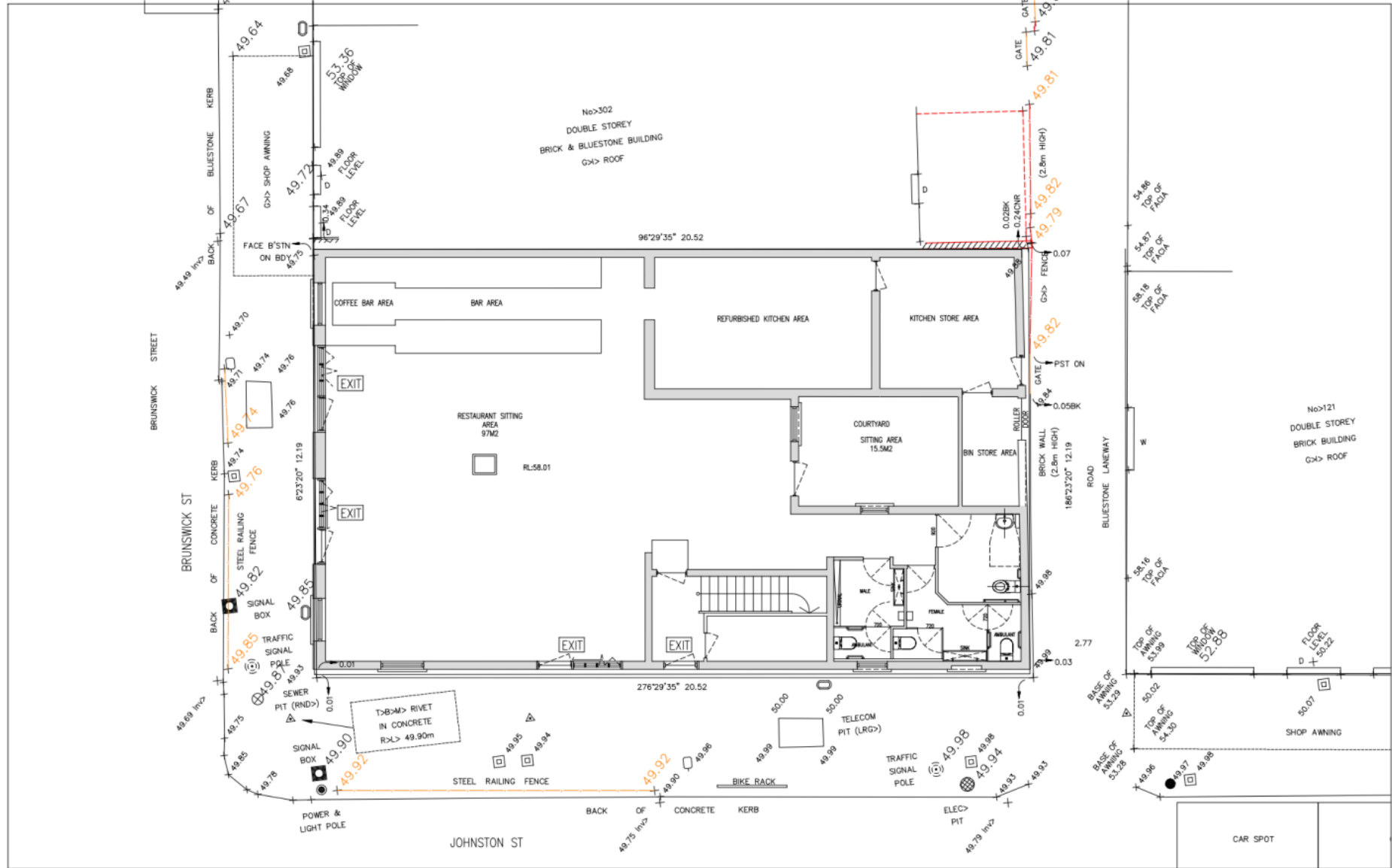
Service	Contractor / Supplier	Phone	Website
Private Waste Collection	Cleanaway	13 13 39	www.cleanaway.com.au
	CSC Waste & Recycling	1300 499 927	www.cscwaste.com.au
	iDump	1300 443 867	www.idump.com.au
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
	SUEZ	13 13 35	www.suez.com.au/en-AU
	Veolia Environmental Services	132 955	www.veolia.com/anz
	Wastewise Environmental	1300 550 408	www.wastewise.com.au
Bin Supplier	Kartaway	1300 362 362	www.kartaway.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
	Sulo Australia	1300 364 388	www.sulo.com.au
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	Kerbside Clean-A-Bin	03 9830 7381	www.kerbsidecleanabin-srp.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
Odour Control	Eco-Safe Technologies	1300 135 039	www.eco-safe.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
E-Waste Collection	Tech Collect	1300 229 837	www.techcollect.com.au



Appendix A : Plans Assessed



Attachment 11 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Amended Waste Management Plan - 29 July 2020



BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 GROUND FLOOR PLAN
 EXISTING

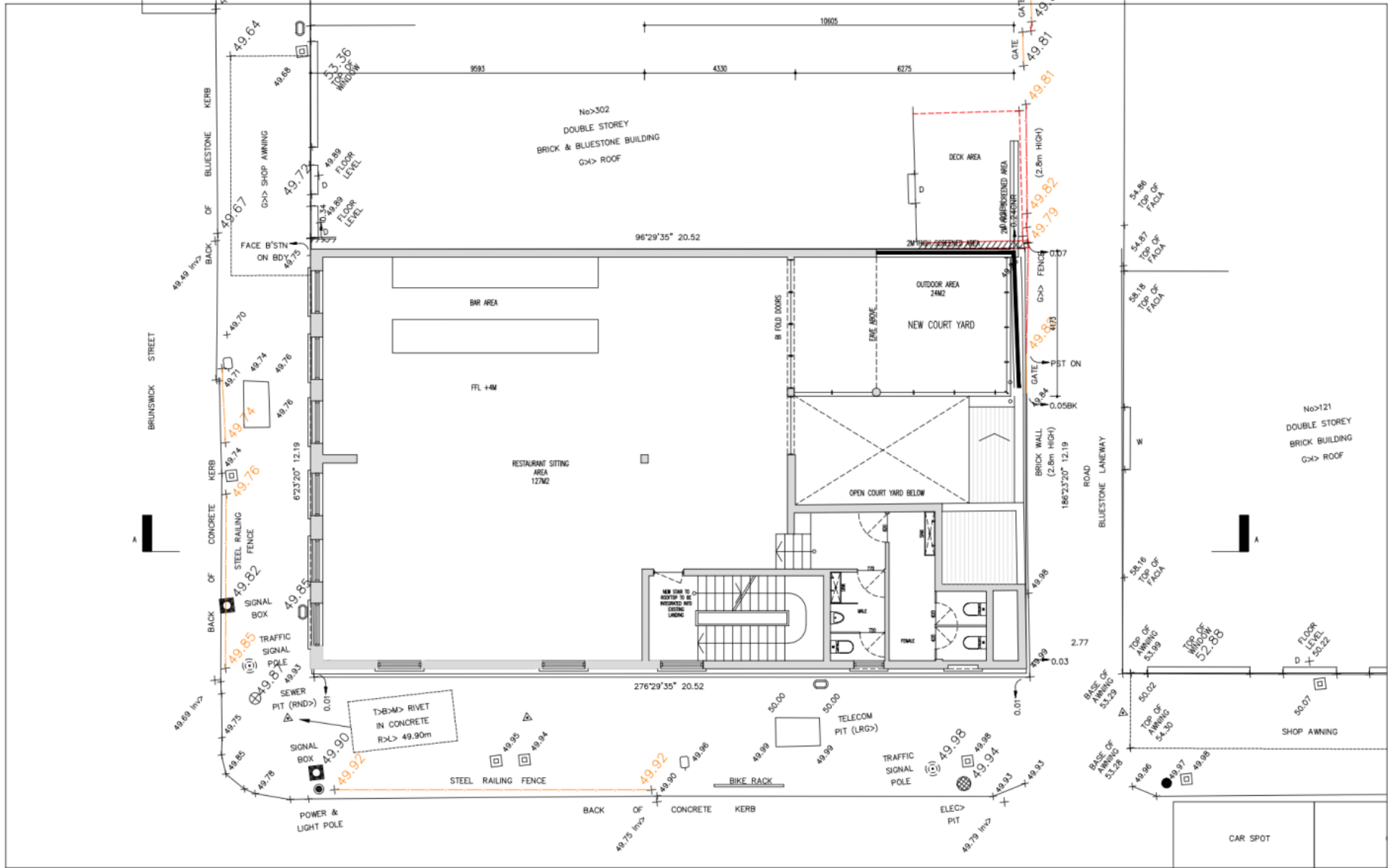
Job # 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
 TP 04

Issue 3

Contractor to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling. All drawings and written materials appearing here constitute original and unpublished work of the designer and/or Architect and may not be duplicated used or disclosed without written consent of the designer and/or Architect.

Attachment 11 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Amended Waste Management Plan - 29 July 2020



BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 PROPOSED 1ST FLOOR PLAN

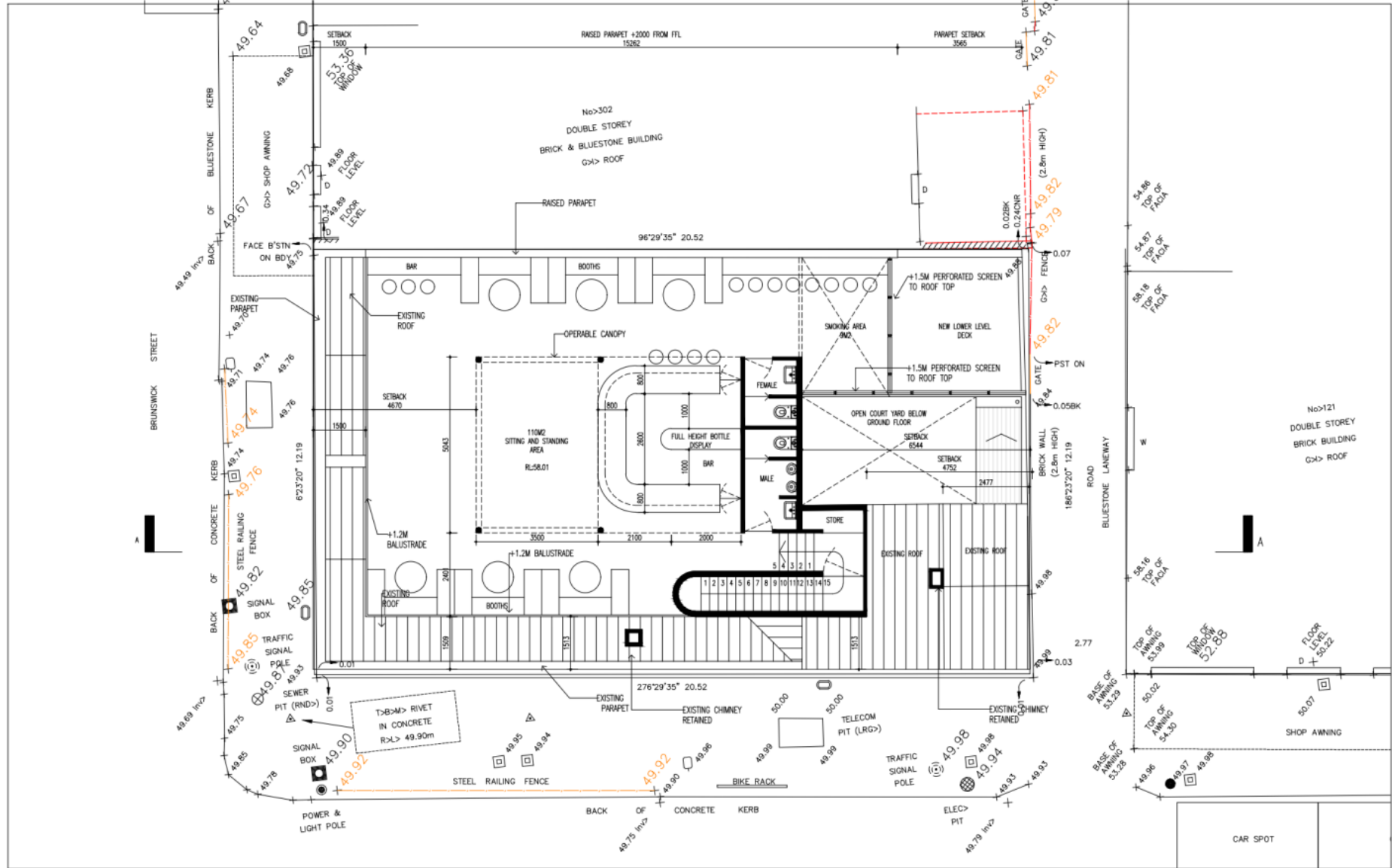
Job # 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
 TP 08

Issue 3

Contractor to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling. All drawings and written materials appearing hereon constitute original and unpublished work of the designer and/or Architect and may not be duplicated used or disclosed without written consent of the designer and/or Architect.

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BAGNOLI ARCHITECTS

178 Stewart St
Brunswick East VIC3056
info@bagnoli.co

Client
The Stone Hotel

Project
Roof top bar

Drawing Title
PROPOSED ROOF PLAN

Job # 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
TP 09

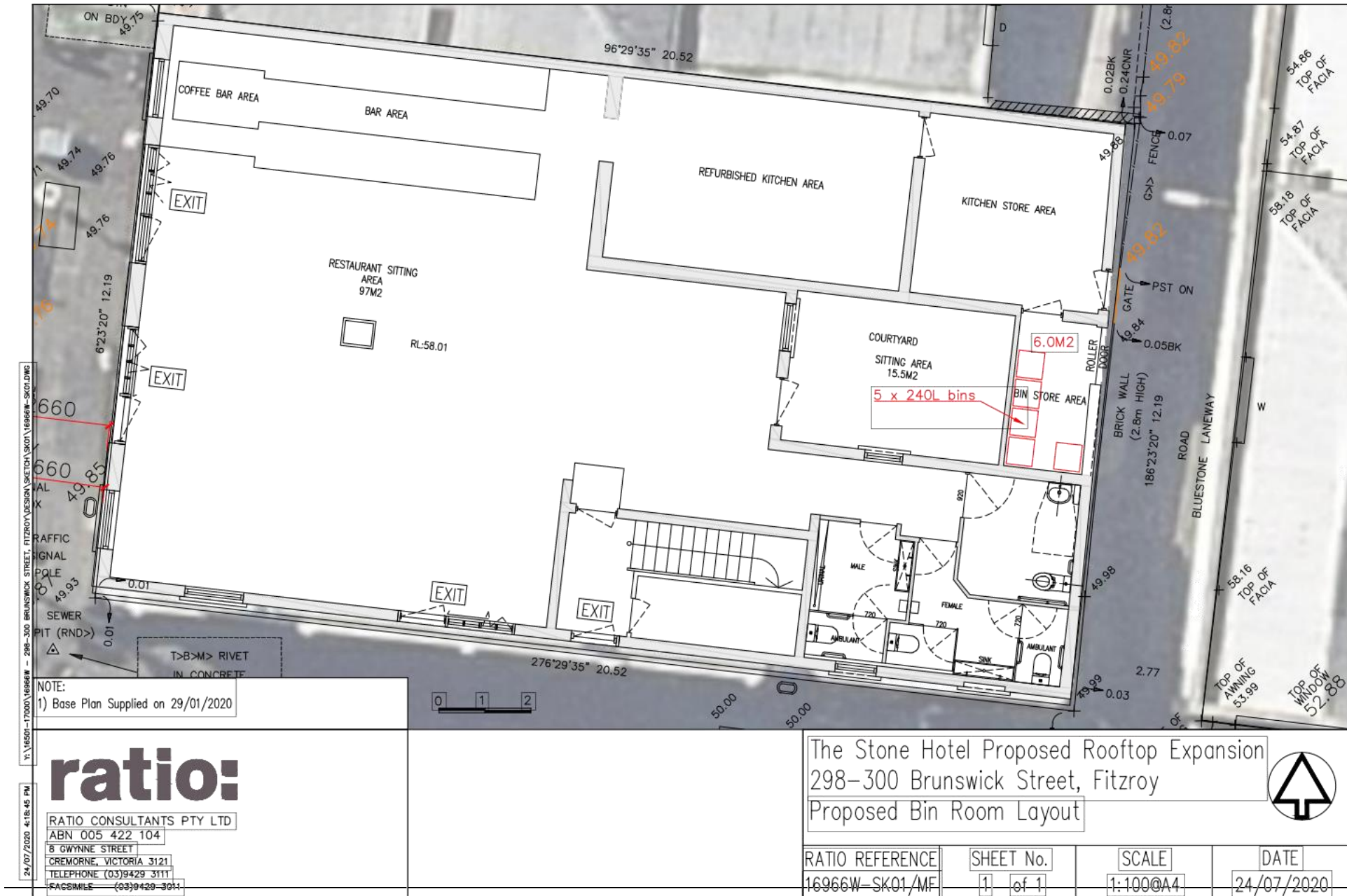
Issue 3

Contractor to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling. All drawings and written materials appearing hereon constitute original and unpublished work of the designer and/or Architect and may not be duplicated used or disclosed without written consent of the designer and/or Architect.

Appendix B: Proposed Bin Room Layout



Attachment 11 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Amended Waste Management Plan - 29 July 2020



NOTE:
1) Base Plan Supplied on 29/01/2020

ratio:
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ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FAX (03)9429 3031

The Stone Hotel Proposed Rooftop Expansion
298-300 Brunswick Street, Fitzroy
Proposed Bin Room Layout

RATIO REFERENCE 16966W-SK01/MF	SHEET No. 1 of 1	SCALE 1:100@A4	DATE 24/07/2020
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Attachment 12 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Waste referral response - 24 August 2020

Waste Referral – 298-300 Brunswick Street, Fitzroy – 99/0390.02

24 August 2020

The waste management plan for 298-300 Brunswick Street, Fitzroy authored by Ratio consultants and dated 29/7/20 is satisfactory from a City Works Branch's perspective.



1 September 2020

640.10090.04110 298-300 Brunswick St Fitzroy 20200901.docx

Yarra City Council
PO Box 168
RICHMOND 3121

Attention: Gary O'Reilly

Dear Gary

**298-300 Brunswick Street, Fitzroy
Development Application Acoustic Review
PLN 99039.002**

SLR Consulting Australia Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the Technical Memorandum prepared to address issues raised by SLR in our review of the acoustic report for this project and to provide comment on SJB Planning's letter of response.

Details of the memo are as follows.

- Title: The Stone Hotel, 298-300 Brunswick St, Fitzroy, Re: Response to Council Review of Acoustic Report
- Date: 23 July 2020
- Prepared by: Enfield Acoustics Pty Ltd (Enfield)

Details of the letter are as follows:

- Title: Response to Objections and Concerns, Planning Permit Application 990390, 298-300 Brunswick Street, Fitzroy
- Date: 7 August 2020
- Prepared by: SJB Planning with input from Enfield

SLR's review summary comments, and the extent to which they have been addressed in the memo are provided in **Section 1**. A review of the SJB letter with respect to acoustic items is provided in **Section 2**.

1 Enfield Memo Review

1.1 Background noise monitoring details

SLR Request: Details of where and when the background noise measurements conducted to determine noise limits were made.

Enfield Memo: The times, date and location of the background noise measurement is provided. Monitoring was undertaken 30 October (presumably 2019) between 1 am and 1:30 am, on the corner of Young and Argyle Streets. This was a Wednesday morning.

Attachment 13 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic referral advice - 1 September 2020

Yarra City Council
298-300 Brunswick Street, Fitzroy
Development Application Acoustic Review
PLN 99039.002

SLR Ref: 640.10090.04110 298-300 Brunswick St
Fitzroy 20200901.docx
Date: 1 September 2020

SLR Comment: The location and time are appropriately conservative for determining background noise limits and noise limits for the proposal. The reported background noise levels appear however, high for the time and location. Data held in our files and obtained for comparable areas are substantially lower.

Further background noise monitoring is not possible at the moment due to the COVID-19 shutdown conditions. However, it may be an option to use historical background noise for the assessment to 120 Johnston Street. An assessment location closer to Johnston Street would be reasonable for this receiver.

1.2 120 Johnston Street receiver

SLR Request: Assessment of impacts to the upper levels of 120 Johnston Street, if this building is proved to have a residential component.

Enfield Memo: 120 Johnston Street has been included as an assessment location.

Music and patron noise from the proposed outdoor deck has been modelled to upper levels of 120 Johnston Street. A review of these assessments is provided in the sections below.

1.2.1 Music Noise

Enfield Assessment: Music noise has been modelled to 120 Johnston Street assuming that loudspeakers are located at the western end of the outdoor deck, and using a reference A-weighted noise level 3 m from the loudspeaker/s. Music is predicted to comply with the identified octave limits at the dwelling provided that music does not exceed 82 dBA L₁₀ at the reference location.

SLR Comment: Our indicative calculations agree with Enfield's noise modelling. However, we are concerned that the noise limits may be inappropriately determined. See our comments in **Section 1.1** of this review.

1.2.2 Patron Noise

Enfield Assessment: Patron noise is proposed to be in the order of 52 dBA Leq and 60 dBA Lmax at the façade of the apartment. This is noted to comply with the identified limits of 54 dBA Leq (background + 5 dB) and 65 dBA Lmax. Enfield's patron noise predictions assume a patron noise level consistent with that measured at the Provincial Hotel (89 dBA L₁₀ patron voice with contribution from music).

SLR Comment: The predicted patron noise to 120 Johnston Street does not appear to be consistent with the music assessment. The lower assumed music level (82 dBA @ 3 m from loudspeakers) is predicted by Enfield to result in higher overall levels at the dwelling (57 dBA).

Our indicative calculations, assuming a patron voice level of 85 dBA Leq (adjusted from Enfield's L10 level to remove contribution from music) also suggest higher patron noise levels (in the order of 57 dBA) at 120 Johnston Street.

Given the above, some further explanation of the patron noise model is requested. In particular, we would like to confirm the voice noise levels used in calculations throughout the deck and / or the overall sound power level used in the model; location of the voice noise source and clarification as to the shielding provided by the venue itself.

Attachment 13 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic referral advice - 1 September 2020

Yarra City Council
298-300 Brunswick Street, Fitzroy
Development Application Acoustic Review
PLN 99039.002

SLR Ref: 640.10090.04110 298-300 Brunswick St
Fitzroy 20200901.docx
Date: 1 September 2020

1.3 Music limiter

SLR Request: SLR recommended updating the planning permit condition with respect to the venue's obligations to install and maintain a music noise limiting device (**Section** Error! Reference source not found. of the review), and that a specific condition be included to limit the type of live music that can be played outdoors.

Enfield Memo: SLR recommendations regarding installation of a music noise limiter have been accepted. However, restriction on the type of live music to be played in the outdoor area is not accepted. The consultant argues that the noise limiter / compressor will be sufficient for controlling music emissions from live music provided that all amplified music is played through the calibrated system.

SLR Comment: The proposed approach is acceptable from our perspective. The requirement to use the calibrated in-house amplification system should be sufficient to manage emissions provided that the limiter / compressor is set to achieve compliance at all potentially impacted dwellings.

2 Letter in Response to Objectors (acoustic issues only)

The number items below refer to the row number in the table presented by SJB planning (attached).

1. Patron and music noise effects on amenity

Residents claim that music and patron noise has not been assessed to dwellings to the north of the site, and that, given impacts from the Provincial Hotel are already experienced, noise from the proposal is considered a risk.

Enfield states that if music and patron noise complies at the nearest sensitive receiver locations, it will comply at other locations.

SLR Comment: Based on resident comments with respect to noise from the Provincial Hotel, there would appear to be grounds for considering cumulative impacts from the Stone Hotel and the Provincial Hotel in any assessment to dwellings impacted by noise from both venues. This would require assessing noise to targets that are in the order of 3 to 5 dB lower than the identified limits.

We agree with Enfield that if music and patron noise complies at the nearest noise sensitive receiver locations, and provided that the noise limits at these locations are the same, compliance should be achieved at all assessment points. It is also of consideration that the venue is proposed to have a solid wall along the northern and southern boundaries of the deck in order to control noise to 306 Brunswick Street. This barrier will assist in the control of noise to dwellings to the north and north east.

It should also be acknowledged that compliance with noise limits does not ensure that there are no noise impacts.

2. Low frequency music noise emissions

Residents raise low frequency music noise as a particular concern. Enfield state that compliance with Condition 3 of the permit for the use will address low frequency noise.

SLR Comment: SLR agrees that if the music noise limiter is set to ensure compliance with SEPP N-2 at the most impacted receiver locations, and provided that the music noise limits are the same, compliance will be achieved at all locations.

Attachment 13 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic referral advice - 1 September 2020

Yarra City Council
298-300 Brunswick Street, Fitzroy
Development Application Acoustic Review
PLN 99039.002

SLR Ref: 640.10090.04110 298-300 Brunswick St
Fitzroy 20200901.docx
Date: 1 September 2020

As discussed in relation to patron noise there appears to be a good argument for taking cumulative impacts into consideration, with the resultant requirement to target lower noise limits at dwellings impacted by music from more than one venue.

3. Coles building

No comment / SLR in general agreement with Enfield

4. Invalid background testing

Enfield's general approach to background noise monitoring for the purpose of determining noise limits is in principle appropriate and conservative. SLR have, however, raised issues around the actual measured levels, which seem high. This matter is discussed in **Section 1.1** of this review.

5. Enfield testing not representative

SLR has raised the issue of the receiver at 120 Johnston Street. In our opinion if noise to this receiver and 306 Brunswick Street is addressed, and the noise limits are the same, explicit assessment to other receivers is not necessary.

However, if different noise limits are identified for different receiver locations, specific assessments to those receivers would be required.

6. Sightlines and subsequent matters (i.e. rows 6 to 11)

The subsequent matters raised either do not pertain directly to the acoustic assessment, or were addressed in the Enfield memo (our review provided in **Section 1** of this memo).

3 Summary

SLR has conducted a review of the acoustic memo prepared to address issues in our review of the acoustic report for the application. The memo addresses some matters, however we still have queries in relation to the following:

- The background noise levels look high for the measurement time and location. We have requested that these be reviewed, particularly as they result in high noise limits in low frequency measurement bands. It may be an option to use historical data obtained closer to Johnston Street for the assessment to 120 Johnston Street. However any assessment provided to receivers to the north east should use data obtained closer to the original background measurement location.
- The provided music noise assessment is reasonable, however it will need to be revisited if lower noise limits are identified.
- The provided patron noise assessment to 120 Johnston Street does not appear to be consistent with the music assessment, and our indicative calculations also suggest higher patron noise levels at this location. Due to the above, we have requested the following further information:
 - Assumed voice levels throughout the deck area and/or sound power level used in the model
 - Clarification with respect to any shielding provided by the venue.

Attachment 13 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic referral advice - 1 September 2020

Yarra City Council
298-300 Brunswick Street, Fitzroy
Development Application Acoustic Review
PLN 99039.002

SLR Ref: 640.10090.04110 298-300 Brunswick St
Fitzroy 20200901.docx
Date: 1 September 2020

- Based on our review of resident comments, it is evident that the area is already impacted by noise from existing venues, and in particular the Provincial Hotel. Given this, it would be appropriate for an assessment of cumulative noise impacts to be provided in the report, particularly to receivers equally exposed to noise from both venues, such as the dwellings in Argyle Street to the north.

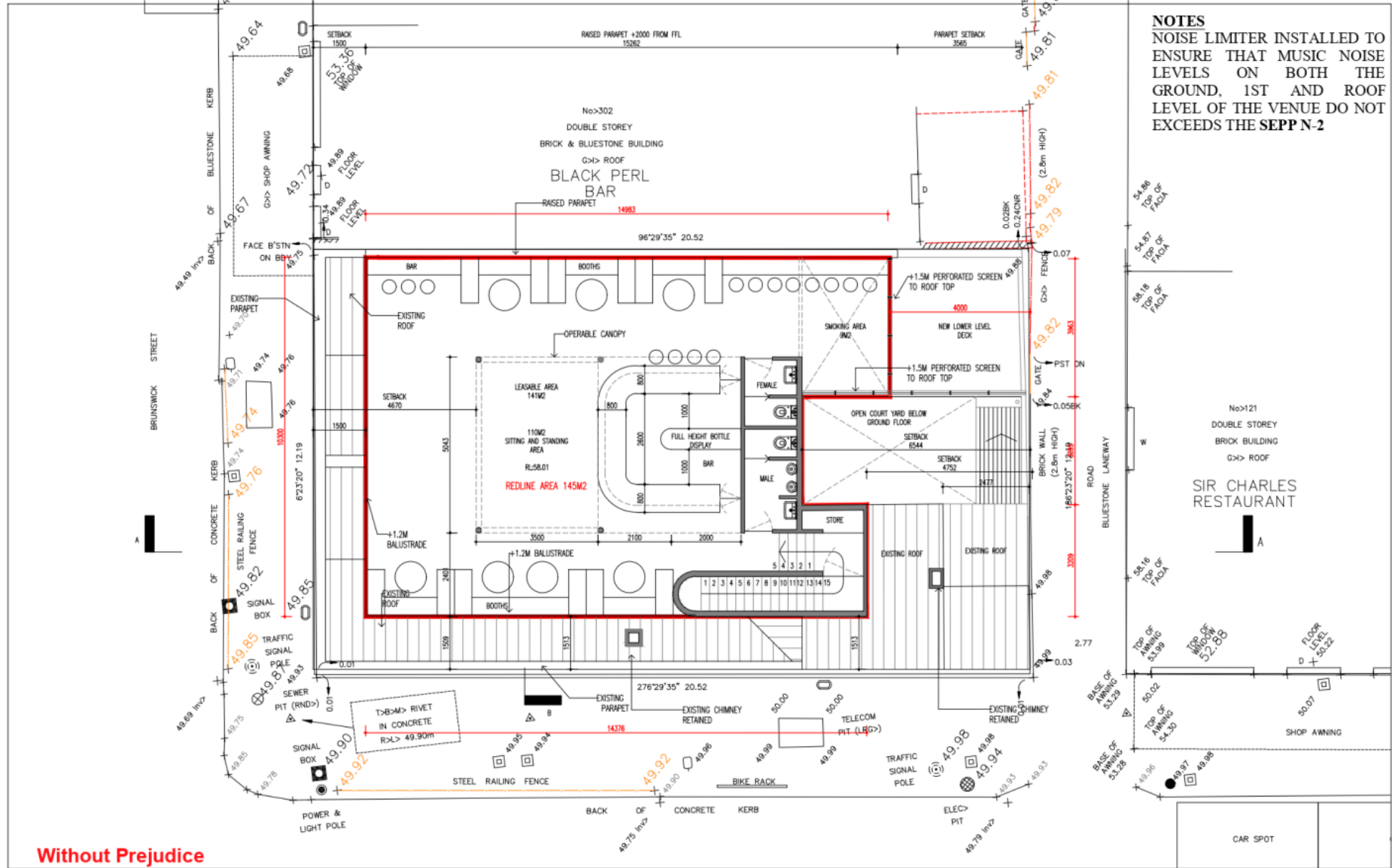
Regards,



Dianne Williams
Associate – Acoustics

Checked/Authorised by: JA

Attachment 14 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Sketch plans - 29 September 2020



Without Prejudice

BAGNOLI ARCHITECTS

178 Stewart St
Brunswick East VIC3056
info@bagnoli.co

Client
The Stone Hotel

Project
Roof top bar

Drawing Title
PROPOSED ROOF PLAN

Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

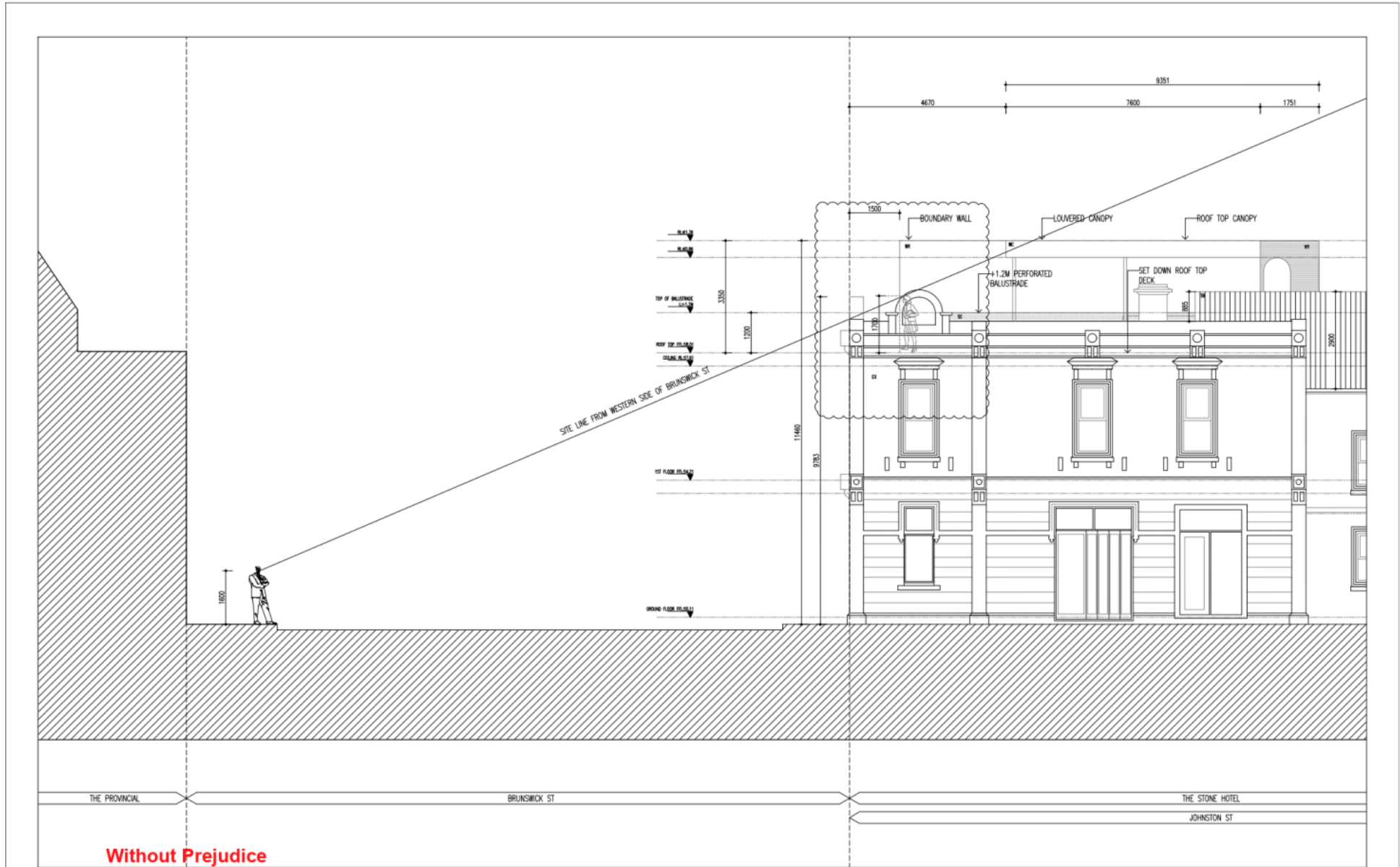
Drawing TP 09

Issue 7



Contractor to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling. All drawings and written materials appearing herein constitute original and unpublished work of the designer and/or Architect and may not be duplicated used or disclosed without written consent of the designer and/or Architect.

Attachment 14 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Sketch plans - 29 September 2020



BAGNOLI ARCHITECTS
178 Stewart St
Brunswick East VIC3056
info@bagnoli.co

Client
The Stone Hotel

Project
Roof top bar

Drawing Title
PROPOSED
SOUTH ELEVATION-A
(JOHNSTON ST)

Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

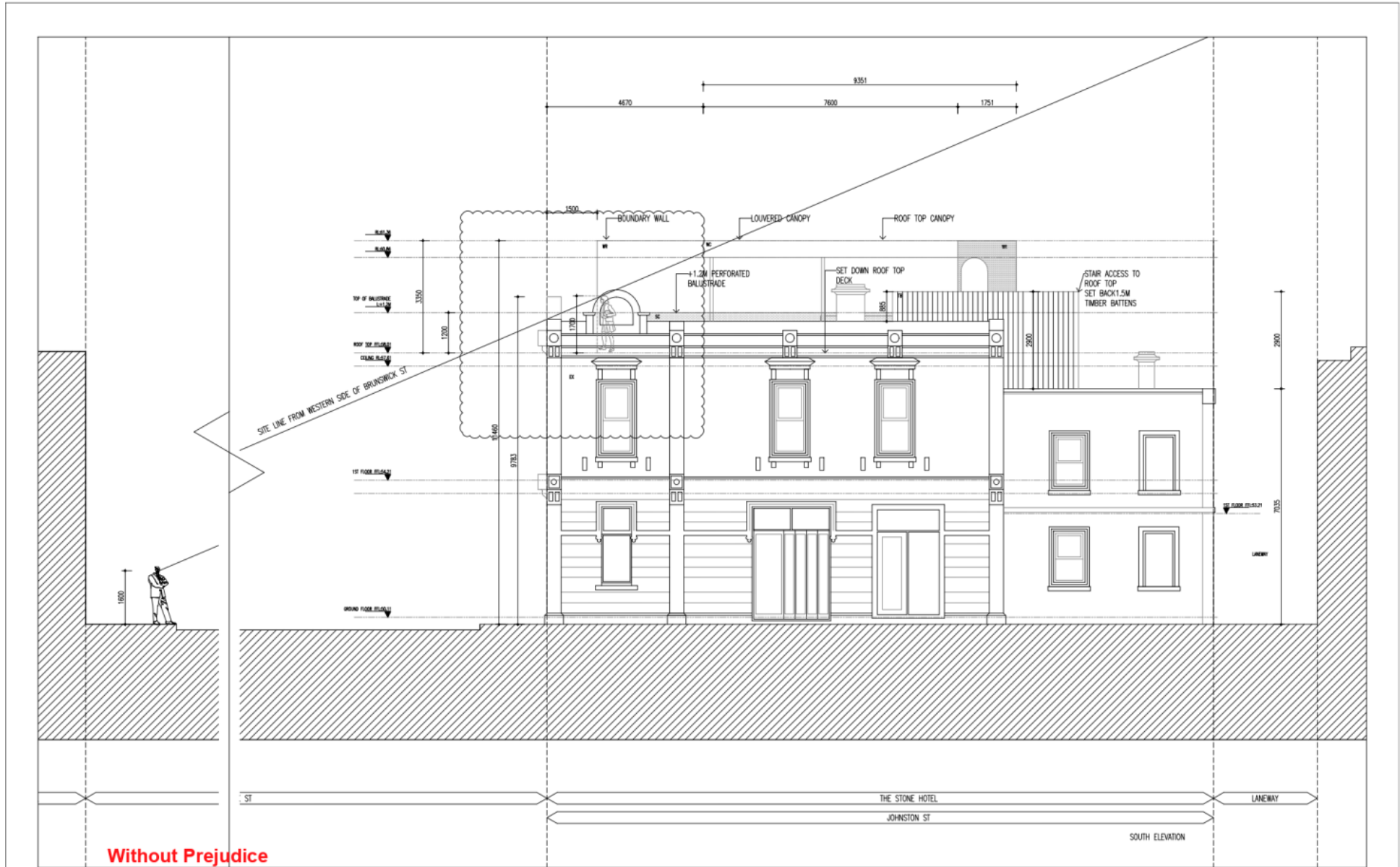
Drawing
TP 10

Issue 7



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Attachment 14 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Sketch plans - 29 September 2020



Without Prejudice

BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 PROPOSED
 SOUTH ELEVATION
 JOHNSTON ST

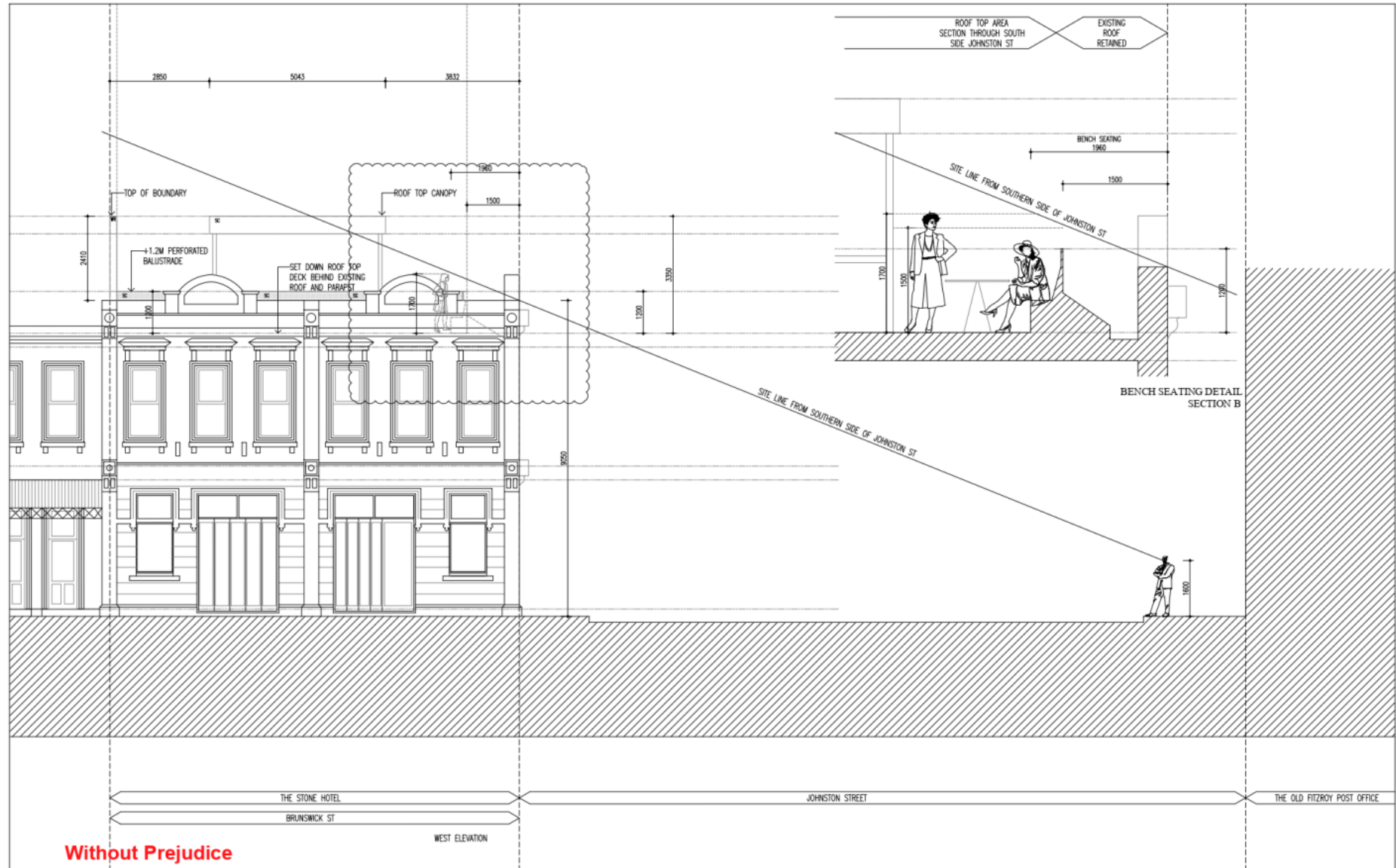
Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
 TP 11

Issue 7

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Attachment 14 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Sketch plans - 29 September 2020



Without Prejudice

BAGNOLI ARCHITECTS

178 Stewart St
Brunswick East VIC3056
info@bagnoli.co

Client
The Stone Hotel

Project
Roof top bar

Drawing Title
WEST ELEVATION
BRUNSWICK ST

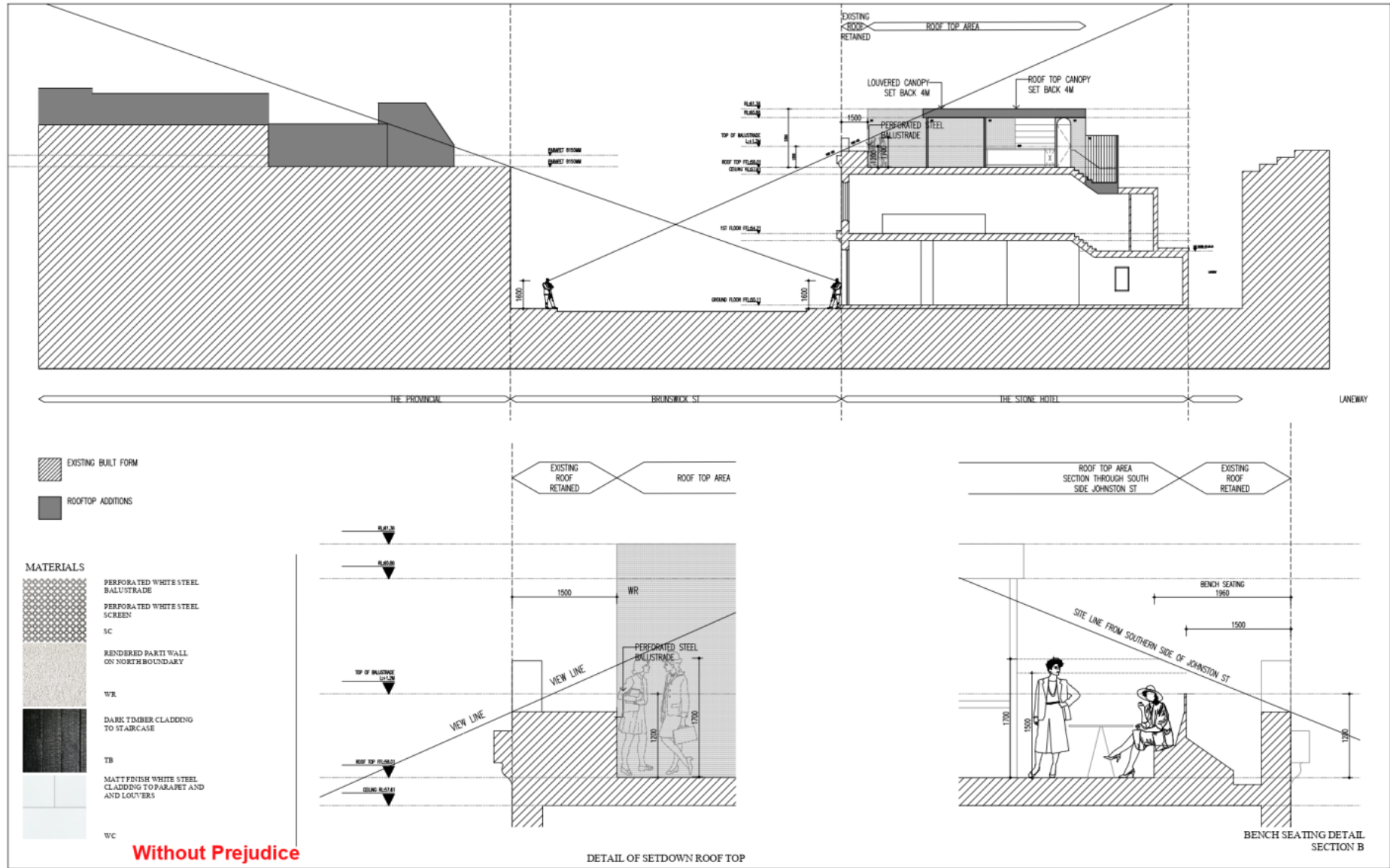
Job# 1710-01
Scale 1:100 @ A3
Date 05.08.2018

Drawing
TP 11

Issue 7

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Attachment 14 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Sketch plans - 29 September 2020



BAGNOLI ARCHITECTS
178 Stewart St
Brunswick East VIC3056
info@bagnoli.co

Client
The Stone Hotel

Project
Roof top bar

Drawing Title
SECTION A
SITE SECTION THROUGH
BRUNSWICK ST

Job# 1710-01
Scale 1:200 @ A3
Date 05.08.2018

Drawing
TP 13

Issue 7

Contractor to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling. All drawings and written materials appearing herein constitute original and unpublished work of the designer and/or Architect and may not be duplicated used or disclosed without written consent of the designer and/or Architect.

Attachment 15 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Correspondents from Applicant - 14 October 2020

Correspondents from applicant (14 October 2020) – 298-300 Brunswick Street, Fitzroy – 99/0390.02

Hi Gary,

We've liaised with our client on the matters below.

Our client is happy for a suitably worded condition to reduce the height of the wall along the northern boundary.

As for the setback from Brunswick Street, to appease Council's concerns, our client is willing to include fixed seating along this boundary (similar to the seating proposed along the Johnston Street side) and designed to fit around the existing chimney.

To assist Council, we provide a draft set of conditions relating to the above two matters.

1. Prior to construction of the rooftop deck and increase in patron numbers, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the decision plans by Bagnoli Architects received by Council on 11 September 2020 but modified to show:
 - a. The proposed wall along the northern boundary of the rooftop deck to be reduced in height to RL59.21 to align with the balustrade along the western edge of the rooftop deck;
 - b. All existing chimneys to be retained;
 - c. Fixed seating to be provided along the southern perimeter of the rooftop deck adjacent to Johnston Street; and
 - d. Fixed seating to be provided along the western perimeter the rooftop deck adjacent to Brunswick Street.

Can you please review and confirm whether Council is happy with the above? Can you also please advise if you are now in a position to finalise your recommendation / report for the PDC meeting on 18 November 2020?

Kind regards,

Tonia Chatterjee
Planner



SJB Planning
Level 1, 80 Dorcas Street
Southbank VIC 3006
www.sjb.com.au
T: +613 8648 3500
M: 0490 212 770

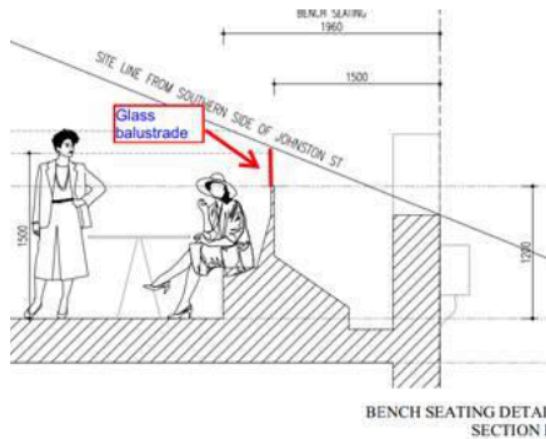
[LinkedIn](#) | [Instagram](#) | [eNewsletter](#)

Attachment 16 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Correspondents from Applicant - 6 November 2020

Correspondents with Applicant (6 November 2020) – 298-300 Brunswick Street, Fitzroy – 99/0390.02

Hi Gary,

Our client's acoustic consultant is working with SLR in relation to a final acoustic position. A condition currently being discussed to address noise to 120 Johnston Street is a glass balustrade to the southern façade as shown below. The height is to be confirmed however any additional balustrade above the proposed 1.2m perforated metal balustrade will be clear glass to ensure no impact on the heritage context, which we have worked hard with Council to achieve.



An appropriately worded condition can deal with this design outcome.

With due respect do not believe that it is a matter that requires referral to Council heritage consultant and a position can be formed by Council officers.

Can we please ask you to promptly consider this outcome so that we can finalise the acoustic recommendation from SLR and have the matter determined at the early December Council meeting?

Kind regards,

Tonia Chatterjee
Planner



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Attachment 17 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic memo - 10 November 2020

Enfield Acoustics Pty Ltd
ABN 15 628 634 391
PO Box 920
North Melbourne, VIC 3051
(03) 9111 0090



November 10, 2020

Chooey Pty Ltd c/- SJB Planning
Att: Tonia Chatterjee

Technical Memorandum

The Stone Hotel, 298-300 Brunswick Street, Fitzroy

Re: Response to Council Review of Technical Memo V223-03-P

Enfield Acoustics was previously engaged by Chooey Pty Ltd to prepare an acoustic report for permit approval for the proposed licensed area extension of a new rooftop terrace at the Stone Hotel, 298-300 Brunswick Street (Hotel).

We understand that Council has internally reviewed the application, which includes comments from SLR Consulting. This technical memorandum is in response to the technical queries raised by the reviewing consultant and is submitted as an addendum to the following documents which were previously circulated to Council:

- V223-02-P Acoustic Report, dated 17 November 2019; and
- V223-03-P Technical Memo, dated 23 July 2020.

This document has been prepared in reference to the most recent SLR acoustic review, as follows:

- Document No. 640.10090.04110 298-300 Brunswick Street, Fitzroy 20200901

BACKGROUND NOISE LEVELS

SLR Comment: The location and time are appropriately conservative for determining background noise limits and noise limits for the proposal. The reported background noise levels appear however, high for the time and location. Data held in our files and obtained for comparable areas are substantially lower.

Further background noise monitoring is not possible at the moment due to the COVID-19 shutdown conditions. However, it may be an option to use historical background noise for the assessment to 120 Johnston Street. An assessment location closer to Johnston Street would be reasonable for this receiver.

The Stone Hotel
Response to SLR Comments

V223-04-P Technical Memo.docm

1



SLR has suggested that background noise levels used in our assessment appear high. The issue of background noise levels is discussed separately for both music and patron noise in the following sections.

MUSIC NOISE LEVELS

1.2.1 Music Noise

Enfield Assessment: Music noise has been modelled to 120 Johnston Street assuming that loudspeakers are located at the western end of the outdoor deck, and using a reference A-weighted noise level 3 m from the loudspeaker/s. Music is predicted to comply with the identified octave limits at the dwelling provided that music does not exceed 82 dBA L₁₀ at the reference location.

SLR Comment: Our indicative calculations agree with Enfield’s noise modelling. However, we are concerned that the noise limits may be inappropriately determined. See our comments in **Section 1.1** of this review.

We believe issues surrounding music noise levels and SEPP N-2 noise limits are already resolved via planning permit condition requiring noise limiting equipment be installed before commencement of use, consistent with that stated at Condition 3 of the existing planning permit:

SLR Comments: *Condition 3 is reproduced below.*

3. Before the use starts, the permit holder must install and maintain noise limitation equipment or sound attenuation equipment that ensures that the escape of noise from the premises is limited or restricted to comply with State Environment Protection Policy (Control of noise from Commerce, Industry and Trade) No. N-1 and State Environment Protection Policy (Control of Music Noise in Public Premises) No. N-2 or successive documents.

We suggest that condition 3 be updated in the new permit to help ensure ongoing control of music levels in the outdoor area, as follows:

All amplified music in the outdoor patron area is to be played through a suitable music noise limiter / limiter compressor. The limiter / compressor is to satisfy the following:

- Incorporate a frequency discriminating sound analyser and be able to be set to control octave band music levels.
- Be installed in a tamperproof box or have a software lock, not accessible to personnel other than the venue’s management and acoustical consultant.
- The system is to be calibrated by the acoustical consultant to ensure that music levels played in the outdoor area/s comply with SEPP N-2.

We note that Enfield Acoustics has accepted the modifications to the Condition 3 of the planning permit, as suggested by SLR.



During the installation and calibration of the noise limiter, updated background noise measurements will be taken at all sensitive receivers identified (inclusive of residents on Argyle Street) whereby appropriate SEPP N-2 noise limits can be derived. This process removes all practical doubt regarding compliance and resolves any potential inaccuracies in the modelling and background noise measurements conducted to date.

PATRON NOISE

- The provided patron noise assessment to 120 Johnston Street does not appear to be consistent with the music assessment, and our indicative calculations also suggest higher patron noise levels at this location. Due to the above, we have requested the following further information:
 - Assumed voice levels throughout the deck area and/or sound power level used in the model
 - Clarification with respect to any shielding provided by the venue.
- Based on our review of resident comments, it is evident that the area is already impacted by noise from existing venues, and in particular the Provincial Hotel. Given this, it would be appropriate for an assessment of cumulative noise impacts to be provided in the report, particularly to receivers equally exposed to noise from both venues, such as the dwellings in Argyle Street to the north.

Discussions between Enfield Acoustics and SLR regarding the patron noise assessment were conducted over email and phone conversations to consider the following:

1. Confirmation of locations of all sensitive receivers and estimates on likely background noise levels;
2. Where an assessment of cumulative impacts is required;
3. Sound power levels for patron noise and modelling methodology.

Based on the historical information available to SLR and Enfield Acoustics, inclusive of past noise logging performed by Renzo Tonin & Associates (Document No. MC494-04F01 dated 4 September 2020), SLR and Enfield Acoustics has agreed to the following background noise levels and resulting patron noise targets:

Location	Estimated Background Noise L _{A90}	Patron Noise Target
120 Johnston Street	50dB(A)	55dB(A)
99 Argyle Street (1 st Floor)	40dB(A)	45dB(A)
127 Argyle Street (Level 6)	45dB(A)	50dB(A)

Attachment 17 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic memo - 10 November 2020



We note that the approach of using historical information is a result of our office being unable to conduct further background noise monitoring due to current Covid-19 operational restrictions. However, SLR and Enfield Acoustics agree that the above noise levels are likely to be conservative and is a reasonable benchmark in assessing the risk of adverse impacts from patron noise.

The methodology used to assess patron noise has been updated as per discussions with SLR, as follows:

Item	Comments
Stone Hotel Rooftop (133 Patrons)	<p><i>Patron Sound Power Level</i></p> <ul style="list-style-type: none"> Patron sound power level of 104dB(A)[^] distributed as an area source at 1.5m above ground <p><i>Acoustic Treatment Recommended</i></p> <ul style="list-style-type: none"> Acoustic fence at 1.6m high along the southern boundary of the rooftop beer garden Acoustic fence at 2.5m high along the northern boundary of the rooftop beer garden, setback 3.5m from the West title boundary
The Provincial (194 Patrons)	<p><i>Patron Sound Power Level</i></p> <ul style="list-style-type: none"> Patron sound power level of 106dB(A)[^] distributed as an area source at 1.5m above ground <p><i>Acoustic Treatment Assumed</i></p> <ul style="list-style-type: none"> None
Notes:	[^] Taken from Marshall Day Acoustics Patron Noise Curves

Modelled patron noise levels at all sensitive receivers are as follows:

Location	Modelled Patron Noise Level	Noise Sources
120 Johnston Street	56dB(A)	Stone Hotel
99 Argyle Street (1 st Floor)	45dB(A)	Stone Hotel and Provincial
127 Argyle Street (Level 6)	47dB(A)	Stone Hotel and Provincial

As discussed with SLR, our understanding is that an assessment of cumulative noise impacts to 120 Johnston Street is not required given the site context of the dwelling being within close proximity to several other licensed venues and a busy intersection (Johnston Street and Brunswick Street).



Based on the modelled noise levels above, patron noise from the Stone Hotel presents as an acceptable level of risk, especially given that the patron noise targets are considered conservative.

CONCLUSION AND RECOMMENDATIONS

With the adoption of the acoustic treatment above, our assessment concludes the following with respect to music and patron noise emissions from the Subject Land:

1. Music noise levels are already resolved via an existing permit condition requiring the calibration of a noise limiter to SEPP N-2 compliance prior to commencement of use and this can be further modified to relate to the amended use; and
2. Patron noise emissions (inclusive of cumulative impacts where applicable) present as an acceptable level of risk based on conservative patron noise targets, with an acoustic fence to the north and south boundary of the rooftop terrace.

We recommend that the acoustic treatment proposed be reflected on the planning permit conditions, as follows:

1. 1.6m high acoustic fence to the southern boundary of the rooftop beer garden (Refer Appendix A);
2. 2.5m high acoustic fence to the northern boundary of the rooftop beer garden, setback 3.5m from the West title boundary (Refer Appendix A);

All acoustic fencing shall be constructed as follows:

- To the specified heights and locations as depicted in Appendix A;
- Using any sheet cladding as long the selected material (or combined skins) has a mass of at least 15kg/m²;
- The fence shall have no gaps or holes in it, or the likelihood of such occurring through natural causes or deformations, thus allowing noise to pass through;
- The fence must be designed and built in an acceptable manner so that noise will not pass underneath it;
- Balustrades shall be constructed of minimum 6mm glass and shall not form any gaps between glass panes or bead channels.

Acceptable fence claddings are:

- 6mm glass
- 12mm cement sheet

**Attachment 17 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic memo - 10
November 2020**



- 27mm plywood
- 3mm corten steel
- Aerated concrete panel
- Any proprietary acoustic fence panel with acoustic performance >Rw25

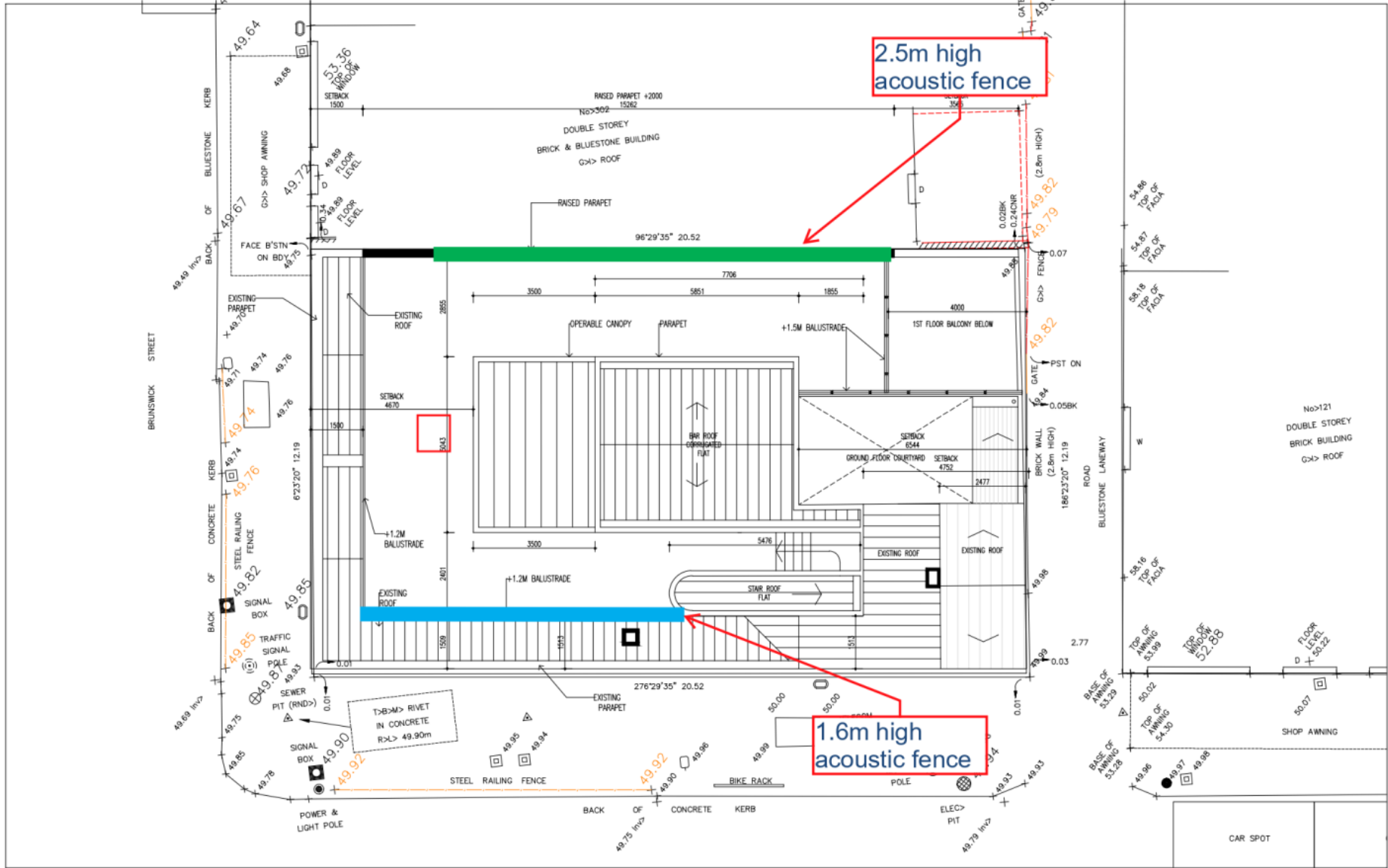
A handwritten signature in blue ink, appearing to read "Mark Chew".

Mark Chew
Associate
Enfield Acoustics Pty Ltd
mark@enfieldacoustics.com.au



APPENDIX A – Markup of Acoustic Treatment

Attachment 17 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic memo - 10 November 2020



BAGNOLI ARCHITECTS
 178 Stewart St
 Brunswick East VIC3056
 info@bagnoli.co

Client
 The Stone Hotel

Project
 Roof top bar

Drawing Title
 PROPOSED SITE PLAN

Job # 1710-01
Scale 1:200 @ A3
Date 05.08.2018

Drawing
 TP 07

Issue 3

Contractor to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling. All drawings and written materials appearing herein constitute original and unpublished work of the designer and/or Architect and may not be duplicated used or disclosed without written consent of the designer and/or Architect.

WITHOUT PREJUDICE

Attachment 18 - 990390.02 - 298-300 Brunswick Street, Fitzroy - Acoustic referral response - 11 November 2020

Acoustic referral response – 298-300 Brunswick Street, Fitzroy – 99/0390.02

11 November 2020

Hi Gary,

The attached memo is in accordance with the approach to the modelling and assessment of patron and music noise agreed between SLR and Enfield. The memo addresses the issues raised in our review of 1 September 2020.

Let me know if you require anything further.

Regards,

Dianne.



Dianne Williams

Principal - Acoustics & Vibration

-  +61 3 9249 9406
-  +61 3 9249 9400
-  +61 419 103 019
-  dwilliams@slrconsulting.com

SLR Consulting Australia Pty Ltd
Lvl 11, 176 Wellington Parade, East Melbourne, VIC, Australia, 3002



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