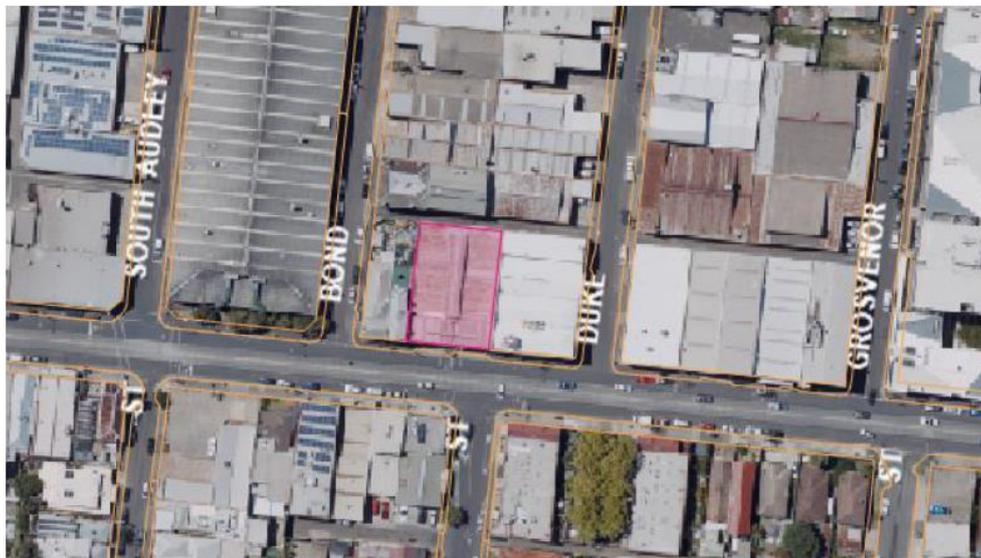


Attachment 1 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - Site Location Plan

SUBJECT LAND: 555 – 561 Victoria Street Abbotsford ↑ North





28 April 2020

640.10090.06400 555-561 Victoria St Abbotsford.docx

Yarra City Council
PO Box 168
RICHMOND 3121

Attention: Joe Byrne

Dear Joe

**555-561 Victoria Street, Richmond
Development Application Acoustic Review
PLN 19/0818**

SLR Consulting 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 gym at 555-561 Victoria Street, Richmond.

Details of the report are as follows:

- Title: 555-561 Victoria St Abbotsford
- Reference: 20093
- Date: 26 February 2020
- Prepared for: Nick Hooper of 24/7 Fitness
- Prepared by: Waveform Acoustics

The report has been prepared to address noise and vibration impacts from the proposed gym.

1 Background Information

(Page 3 of the acoustic report)

The project is a commercial gym. The acoustically significant aspects of the proposal identified in the report are summarised below:

- The gym is proposed to be located within an existing brick warehouse. The warehouse is single level at the rear and has a first floor at the southern end, overlooking Victoria Street.
- The proposed hours of operation are 24 hours per day, 7 days a week.
- Background music is proposed to be played in the gym.
- The gym is proposed to include cardio equipment, group fitness classes and a free weights area.
- The ground floor is proposed to be used for most gym activities, and the first floor for stretching.
- The nearest residential receivers are on the opposite (southern) side of Victoria Street (408-422 Victoria Street), which is a busy arterial road.

Attachment 2 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - Amended SLR Review

Yarra City Council
555-561 Victoria Street, Richmond
Development Application Acoustic Review
PLN 19/0818

SLR Ref: 640.10090.06400 555-561 Victoria St
Abbotsford 20200428.docx
Date: 28 April 2020

- The nearest commercial receivers are identified as being:
 - A take away restaurant to the west (553 Victoria Street)
 - A gym on the eastern boundary (563-569 Victoria Street)
 - Commercial premises on the northern side of the lane

SLR Comments: *The proposal is generally described. The report does not state the number of people that can use the gym, however the planning report indicates that the proposal is for a maximum of 40 patrons and two staff members.*

The nearest noise sensitive receivers appear to have been identified and are located on the opposite side of Victoria Street, approximately 35 m from the subject building. The use of the building directly west of the subject site is not stated, however we understand that it is operated as a spa (i.e. non-residential). However we would like to confirm that the top level is non-residential.

If the nearest residential receivers are 408-422 Victoria Street, the project will fall in the 'low risk' category with respect to acoustic impacts.

Waveform do not directly identify potential noise and vibration impacts from the proposal in the introductory sections of the report, however they consider music and mechanical plant noise from the operation. We would also usually expect consideration of noise from gym activities, such as the dropping of weights and operating of running machines, and noise from instructors' voices, if applicable.

The report does not identify the adjacent commercial premises as sensitive receivers. While SEPP N-1 and SEPP N-2 do not apply to commercial premises, it is usual practice in acoustic planning reports to consider impacts, particularly if the use has potential to disrupt the business.

The architectural drawings label the first floor area as a 'workout and stretch area'. This is not consistent with the description in the acoustic report, which indicates that this space will be used for stretching only. The proposed use of this space should be clarified, because if group classes are likely to be held in the first floor space, noise from this activity should be assessed in the acoustic report.

2 Assessment Criteria

(Page 5 of the acoustic report)

Noise from the gym is proposed to be assessed to SEPP N-2 (music noise) SEPP N-1 (mechanical plant).

SLR Comments: *The nominated assessment criteria are generally appropriate.*

However as indicated in Section 1 of this review, noise from all non-music gym activities, not just mechanical plant, is also assessable to SEPP N-1.

Due to the proposed 24 hour operation, noise from the facility should also be assessed to sleep disturbance targets at night.

3 Existing Background Noise Levels

(Page 6 and Appendix 1 of the report)

Unattended noise logging was carried out at the southern end of the subject building from Friday 21 to Saturday 22 February 2020. The logger location is shown in Appendix 1 and appears to be within the semi-enclosed carpark area of the building, fronting Victoria Street. The noise logging data is included in Appendix 4. The background noise data used in the assessment is shown in Table 1 of the report, and is equal to 66 dBA L₉₀ (day), 66 dBA L₉₀ (evening) and 62 dBA L₉₀ (night).

SLR Comments:

Noise logging was undertaken at a location similarly distant from Victoria Street to the nearest noise sensitive receivers at 408-422 Victoria Street. However, we note the following:

- *Logging was undertaken on a Friday night only. This is typically one of the busier nights of the week, and not suitable for determining limits for a facility that proposes to operate 7 days a week.*
- *The noise logging location is a semi-reverberant space, and higher noise levels may occur at this location than at a standard 'free field' or 'façade reflected' location. Where atypical or non-representative locations are used for noise logging due to the unavailability of more suitable locations, it is recommended that a short (e.g. 15 minute) concurrent attended measurement be conducted at a more representative location. The difference between the measured levels at the two locations can be quantified and applied as a correction factor to all logging data.*
- *The background noise data presented in the report does not align with the data provided in Appendix 4. From our analysis of the 15 minute data, the arithmetic average of the measured background levels for each period were substantially lower: 56 dBA L₉₀ (day), 53 dBA L₉₀ (evening) and 46 dBA L₉₀ (night). This data includes the -2 dB adjustment applied by Waveform to the measured levels for façade reflection.*

Options for addressing the above issues are considered in subsequent sections of this review.

4 SEPP N-1 Assessment

4.1 Noise Limits

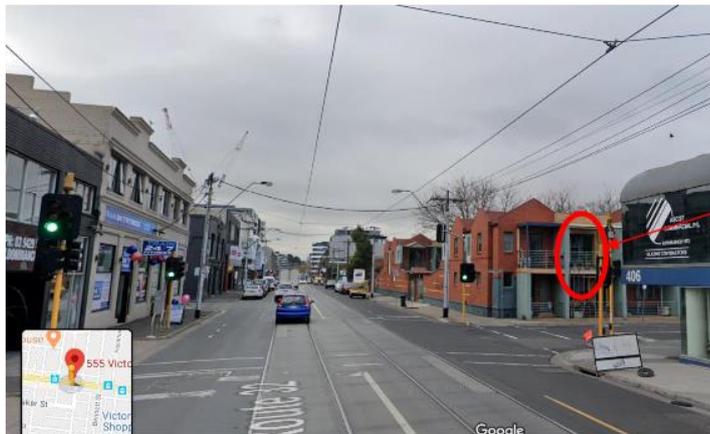
(Page 6 of the report)

The SEPP N-1 noise limits are calculated from the reported background noise levels and the land use zoning. The zoning levels, background noise and identified limits are presented in Table 1 of the report. The zoning levels are: 58 dBA (day), 52 dBA (evening) and 47 dBA (night) and the noise limits are: 72 dBA (day), 69 dBA (evening) and 65 dBA (night).

SLR Comments: *Our calculations of the SEPP N-1 zoning levels are consistent with Waveform's. However, we disagree with the calculated noise limits because they are determined by the high background noise levels presented in the report. In our opinion, either:*

Attachment 2 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - Amended SLR Review

- *Background noise should be remeasured on a quieter night of the week (e.g. sometime between Sunday and Wednesday). If noise logging is conducted at the same location as Waveform has used, we recommend that a concurrent 15 minute attended measured be conducted in Johnston Street, outside one of the townhouses that has a line of sight to the subject building façade (see circled location in street view below). The difference between the results at the two locations should be used as a correction to the logging data, OR*
- *The SEPP N-1 zoning levels should be used as the noise limits. The zoning levels will provide a reasonable level of amenity in this instance, because it would seem unlikely that 'low' background noise levels would be measured (i.e. the zoning levels will give conservative noise limits).*



Recommended background measurement location – receiver has line of sight to subject building, and is not exposed to worst case traffic noise from Victoria Street.

4.2 Assessment of Mechanical Plant and Operational Noise (excluding music)

(Pages 6 and 8 of the report)

Noise from mechanical plant is noted to be required to comply with SEPP N-1. The recommendations section of the report states that the tenancy is serviced by a roof mounted A/C unit which appears to comply with SEPP N-1 limits.

SLR Comments: *An assessment of activity noise from within the gym to SEPP N-1 is not provided. Noise from all gym activities, including instructor voice noise and noise from use of any equipment is also assessable to SEPP N-1. Non-compliance is however, unlikely on this project due to the distance of the nearest receivers from the subject site, and due to the layout of the gym itself (the activity areas of the gym are generally set back from the façade). Given this, a more detailed assessment of gym noise to SEPP N-1 has not been requested in this review.*

For this application, the consideration given to mechanical plant noise is also adequate.

5 Music Noise

(Pages 7 and 8 and Table 2 of the report)

The SEPP N-2 day, evening and night music noise limits have been identified from the presented background noise levels, and are provided in Table 2 of the report. The day and evening limits are 71 dBA Leq, based on the presented background noise levels of 66 dBA. The octave band night noise limits are also provided.

Attachment 2 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - Amended SLR Review

Yarra City Council
555-561 Victoria Street, Richmond
Development Application Acoustic Review
PLN 19/0818

SLR Ref: 640.10090.06400 555-561 Victoria St
Abbotsford 20200428.docx
Date: 28 April 2020

To address music to residential receiver locations, Waveform recommend that music with the gym should not exceed 70 dBA. Advice is provided in the report with respect to speaker mounting.

SLR Comments: *The noise limits have been determined from background monitoring data we believe to be inappropriate for the application.*

The basis for the octave band night noise limits is not provided, and it is unclear how the background noise level used to determine the limits has been derived. The SEPP N-2 limits should be calculated from the lowest hourly L_{90} background noise level that is likely to occur when music is played.

However, low levels of music are proposed to be played within the gym, and these levels are likely to comply with lower noise limits, should they be determined.

Given the above, we recommend that one of the following approaches be adopted:

- *Background noise levels be re-measured as suggested by SLR in Section 4.1 of this review, and the noise limits recalculated from the measured levels. An assessment to the revised noise limits could be provided if the operators want to play higher levels of music than is currently proposed.*

OR

- *The music noise limits are removed from the acoustic report, and the report include the requirement for the sound system be set to ensure music does not exceed both of the following levels: 70 dBA and 78 dBC.*

Irrespective of which approach is adopted, we recommend that music levels are set by a qualified acoustical consultant. If the first floor level is proposed to be used for group fitness classes, we would also recommend that a noise limiter be included in the audio chain for speakers serving this area.

6 Matters not addressed

6.1 Sleep Disturbance

A sleep disturbance assessment is not provided in the acoustic report. Standard sleep disturbance targets are, however, unlikely to be exceeded on this project due to the separation of the gym from the nearest residential receivers unless the first floor area is used for group classes during the night period (i.e. before 7 am).

6.2 Gym Noise to Commercial Receivers

Gym noise to commercial receivers is typically only an issue where the receivers are in the same building as the gym, or a building physically connected to the gym, and are themselves sensitive to impacts. Offices and quiet retail are examples of potentially sensitive receivers.

Based on our review of the drawings and the existing commercial uses, we would not expect noise or vibration from the proposed use to cause nuisance to the surrounding commercial buildings. For these reasons, an assessment to commercial receivers is not requested in this review.

7 Summary

A review of the acoustic report prepared for the 24 hour gym proposed for 555-561 Victoria Street, Abbotsford is provided above.

Attachment 2 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - Amended SLR Review

Yarra City Council
555-561 Victoria Street, Richmond
Development Application Acoustic Review
PLN 19/0818

SLR Ref: 640.10090.06400 555-561 Victoria St
Abbotsford 20200428.docx
Date: 28 April 2020

- We have raised some issues around the background noise monitoring undertaken to determine SEPP N-1 and SEPP N-2 limits, and inconsistency between presented background levels in the main report body and those in the noise logging attachments. Ideally the monitoring exercise should be repeated on a quieter night of the week, and with a concurrent attended measurement at the most sensitive residential receiver location to determine whether any adjustments to the monitoring data are relevant. However, we have also provided options for proceeding with the application without further background noise monitoring. The avoidance of background monitoring is desirable at this time in particular, due to the low noise levels during the COVID-19 shutdown in Victoria. These options are summarised below:
 - With respect to SEPP N-1 limits, it would be an option to use the SEPP N-1 zoning levels as noise limits.
 - With respect to SEPP N-2 limits, it would be an option to remove the presented noise limits from the report, and state that music will not exceed the following levels:
 - 70 dBA Leq (as proposed in the current report), and
 - 78 dBL or dBC Leq (an unweighted or C-weighted limit designed to control low frequency noise emissions)

The volume should be set be a suitably qualified acoustical consultant. If group classes are proposed on Level 1, we would also recommend that a music noise limiter be included in the audio chain to help ensure that above levels are not exceeded.

- The residential status of the first floor of 553 Victoria Street should be confirmed. If identified as residential, this location will be the closest noise sensitive receiver and the report should be revised to address impacts to this location.
- The report indicates that the first floor level of the gym will be used for stretching only, however the plans suggest that group classes may be held at this location. If group classes are to be held here, an explicit assessment of noise from the activity should be provided in the acoustic report. The assessment should be to SEPP N-1, SEPP N-2 and sleep disturbance targets.

Regards,



Dianne Williams
Associate – Acoustics

Checked/Authorised by: JA

Attachment 3 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - Strategic Transport comments pdf

Byrne, Joe

From: Wearne, Julian
Sent: Wednesday, 13 May 2020 10:47 PM
To: Huynh, Ally
Cc: Byrne, Joe
Subject: HPE CM: RE: 555 - 561 Victoria Street Abbotsford - PLN19/0818

Record Number: D20/83603

Hi Ally

They could put a single hoop (2 spaces) in parallel to the car space, but once that's full there's no good way to access any other spaces in that area.

They could certainly fit a few hanging spaces in the reception area, which has the added bonus of being much more secure for the users.

They don't need 9 spaces to meet the 52.34 requirements either.

Kind Regards,

Julian Wearne
Transport Planning Officer
Strategic Transport

PO BOX 168 Richmond VIC 3121

T (03) 9205 5737

M 0431 230 006

E julian.wearne@yarracity.vic.gov.au

W yarracity.vic.gov.au

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From: Huynh, Ally <Ally.Huynh@yarracity.vic.gov.au>
Sent: Wednesday, 13 May 2020 5:36 PM
To: Wearne, Julian <Julian.Wearne@yarracity.vic.gov.au>
Cc: Byrne, Joe <Joe.Byrne2@yarracity.vic.gov.au>
Subject: RE: 555 - 561 Victoria Street Abbotsford - PLN19/0818

Hey Julian,

Thanks for looking this so quickly.

Can we relocate some inside? can any spaces be kept in the external area?

Ideally, I'd rather they not lose a car space.

Attachment 3 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - Strategic Transport comments pdf

thanks
ally

From: Byrne, Joe
Sent: Wednesday, 13 May 2020 5:18 PM
To: Huynh, Ally <Ally.Huynh@yarracity.vic.gov.au>
Subject: Fw: 555 - 561 Victoria Street Abbotsford - PLN19/0818

Hi Ally,

Julian has responded regarding the bike spaces (please see below). The bikes will need to be relocated given that car space.

From: Wearne, Julian <Julian.Wearne@yarracity.vic.gov.au>
Sent: Wednesday, 13 May 2020 5:11 PM
To: Byrne, Joe <Joe.Byrne2@yarracity.vic.gov.au>
Subject: RE: 555 - 561 Victoria Street Abbotsford - PLN19/0818

Hi mate

The racks look to be spaced appropriately and there's enough clearance to store bikes there – however there's no clearance to get bikes if the adjacent car space is occupied.

There should be 1.2m for the bike itself, and 1.5m moving space to get the bikes in and out for a total of 2.7m clearance required. At the moment there's only the 1.2m for the bikes.

The bikes should be re-located or the car space deleted.

If they go with deleting the car space, I would also recommend changing the bike parking devices to in-ground hoops instead of hanging spaces, as there would be enough clearance and these will be more popular and usable. They could also use a combination.,

Kind Regards,

Julian Wearne
Transport Planning Officer
Strategic Transport

PO BOX 168 Richmond VIC 3121
T (03) 9205 5737
M 0431 230 006
E julian.wearne@yarracity.vic.gov.au
W yarracity.vic.gov.au
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From: Byrne, Joe <Joe.Byrne2@yarracity.vic.gov.au>
Sent: Wednesday, 13 May 2020 12:31 PM

Attachment 3 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - Strategic Transport comments pdf

To: Wearne, Julian <Julian.Wearne@yarracity.vic.gov.au>
Subject: Re: 555 - 561 Victoria Street Abbotsford - PLN19/0818

Hey Julian,

You are a legend mate. We just need confirmation whether the proposed bike racks will fit.

Please let me know if you have any questions.

Cheers,
Joe

From: Wearne, Julian <Julian.Wearne@yarracity.vic.gov.au>
Sent: Wednesday, 13 May 2020 12:25 PM
To: Purvis, Anna <Anna.Purvis@yarracity.vic.gov.au>; Byrne, Joe <Joe.Byrne2@yarracity.vic.gov.au>
Cc: Exon, Simon <Simon.Exon@yarracity.vic.gov.au>
Subject: RE: 555 - 561 Victoria Street Abbotsford - PLN19/0818

Hey Joe

I'll take a look later today (might be after hours). You'll have comments by the morning

Kind Regards,

Julian Wearne
Transport Planning Officer
Strategic Transport

PO BOX 168 Richmond VIC 3121
T (03) 9205 5737
M 0431 230 006
E julian.wearne@yarracity.vic.gov.au
W yarracity.vic.gov.au
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From: Purvis, Anna <Anna.Purvis@yarracity.vic.gov.au>
Sent: Wednesday, 13 May 2020 11:49 AM
To: Byrne, Joe <Joe.Byrne2@yarracity.vic.gov.au>
Cc: Exon, Simon <Simon.Exon@yarracity.vic.gov.au>; Wearne, Julian <Julian.Wearne@yarracity.vic.gov.au>
Subject: Re: 555 - 561 Victoria Street Abbotsford - PLN19/0818

Hi joe.

Julian is back today. I suggest you contact him.

Thanks
Anna

Attachment 3 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - Strategic Transport comments pdf

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From: Byrne, Joe <Joe.Byrne2@yarracity.vic.gov.au>
Sent: Wednesday, May 13, 2020 10:38:31 AM
To: Purvis, Anna <Anna.Purvis@yarracity.vic.gov.au>
Subject: RE: 555 - 561 Victoria Street Abbotsford - PLN19/0818

Hi Anna,

Sorry to contact you again. You wouldn't happen to know who this has been allocated to?

Thanks,
Joe

From: Byrne, Joe
Sent: Tuesday, 12 May 2020 10:00 AM
To: Purvis, Anna <Anna.Purvis@yarracity.vic.gov.au>
Subject: Re: 555 - 561 Victoria Street Abbotsford - PLN19/0818

No worries at all.

Thanks for that.

Cheers,
Joe

From: Purvis, Anna <Anna.Purvis@yarracity.vic.gov.au>
Sent: Tuesday, 12 May 2020 9:59 AM
To: Byrne, Joe <Joe.Byrne2@yarracity.vic.gov.au>
Subject: RE: 555 - 561 Victoria Street Abbotsford - PLN19/0818

Hi Joe.

Sorry for the delay. I'm not the right person. I will send on to my team and have someone respond.

Regards,

Anna.

From: Byrne, Joe
Sent: Monday, 11 May 2020 12:44 PM
To: Purvis, Anna <Anna.Purvis@yarracity.vic.gov.au>
Subject: 555 - 561 Victoria Street Abbotsford - PLN19/0818

Hi Anna,

I hope you are well.

I have a planning application that will be going to IDAC at the end of the month and was just enquiring about the proposed wall mounted bicycle racks to the west of the parking bay and whether this space would be adequate? Let me know if you are not the correct person to contact for this. I was going to try Julian but it appears he is out of office until Wednesday.

Please let me know if you have any questions.

Attachment 3 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - Strategic Transport comments pdf

Thanks,
Joe

Joe Byrne

Statutory Planner

Planning and Placemaking

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ABN No 98 394 086 520

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Yarra City Council acknowledges the Wurundjeri Woi Wurrung as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra, and gives respect to the Elders past and present.

Attachment 4 - PLN19 0818 - 555 - 561 Victoria Street Abbotsford - Engineering comments PDF



MEMO

To: David Tancheff
From: Artemis Bacani
Date: 7 February 2020
Subject: Application No: PLN19/0818
 Description: Restricted Recreation Facility
 Site Address: 555-561 Victoria Street, Abbotsford

I refer to the above Planning Application received on 10 January 2020 and the accompanying *Parking Demand* Assessment prepared by Solution Traffic Engineers (Revision 1.1 dated November 2019) in relation to the proposed development at 555-561 Victoria Street, Abbotsford. Council's Civil Engineering unit provides the following information:

CAR PARKING PROVISION

Proposed Development

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

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Restricted Recreation Facility (Gymnasium)	40 Patrons 533 m ²	Not Specified in 52.06-5	To the satisfaction of the Responsible Authority	3

The car parking assessment for the proposed gymnasium will be to Council's satisfaction as there is no specific parking rate for this particular use in the Planning Scheme.

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

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

- Parking Demand for Gymnasium Use.**
 To assess the car parking demand for the gymnasium, traffic impact assessment reports we have reviewed in the past have sourced the NSW Road & Maritime Services' Guide to Traffic Generating Developments which provides a gymnasium parking rate of 4.5 spaces per 100 square metres of gross floor area. Applying this rate for the gymnasium's floor area of 533 square metres would equate to 23 spaces. The actual parking demand for the gymnasium may be lower as some of the patrons to the gymnasium would be drawn from the businesses and residences in the local area. The three on-site car spaces would be allocated for staff use. The provision of bicycle spaces will encourage staff and patrons to ride a bicycle to and from the site.

Attachment 4 - PLN19 0818 - 555 - 561 Victoria Street Abbotsford - Engineering comments PDF

- *Availability of Public Transport in the Locality of the Land.*
The site is within walking distance of tram services operating along Victoria Street, Burnley Street, and Church Street.
- *Convenience of Pedestrian and Cyclist Access.*
The site has very good walking accessibility to public transport nodes and is within walking distance of shops, businesses, essential facilities and amenities. The site also has good connectivity to the Principal Bicycle Network.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

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

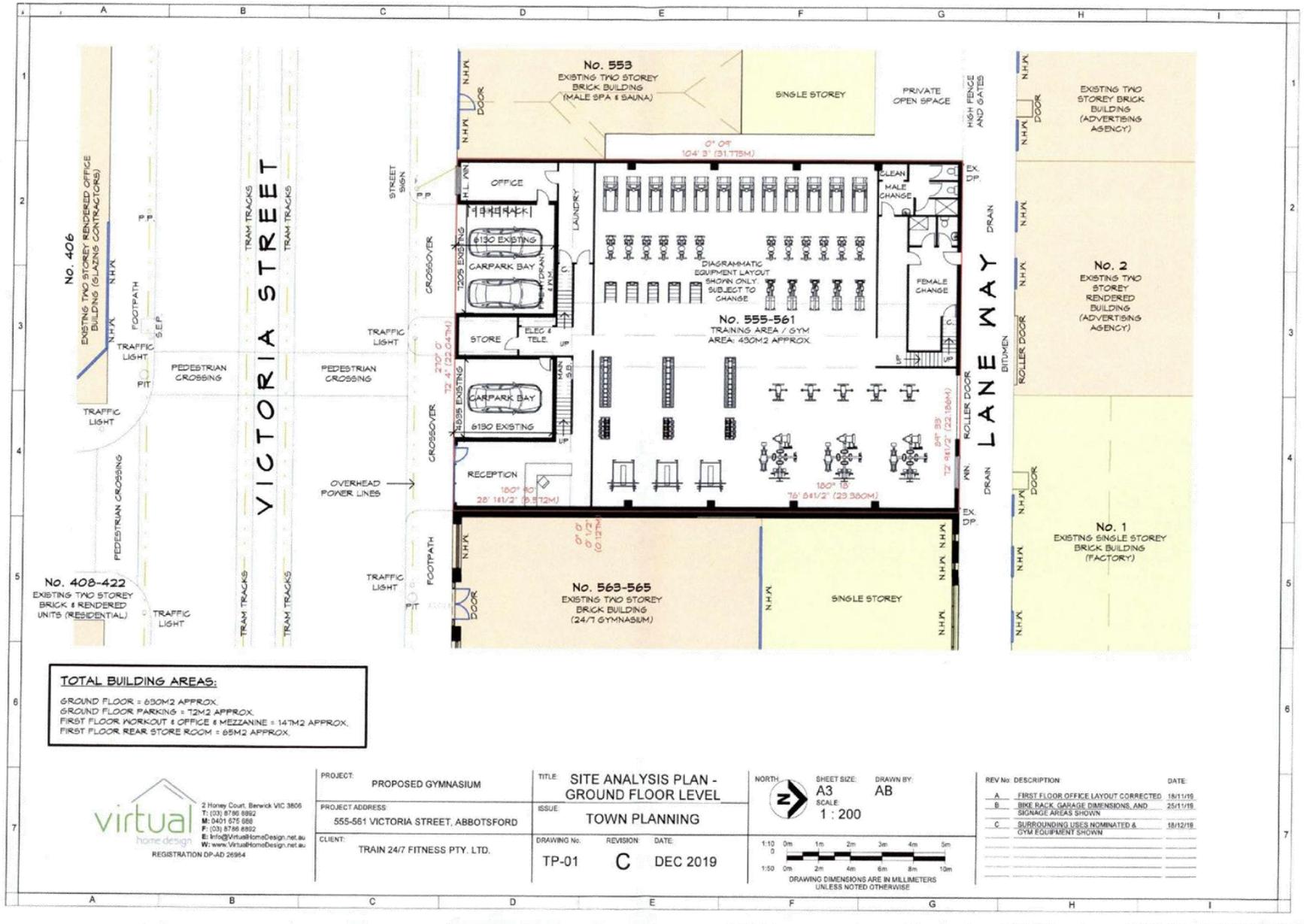
- *Availability of Car Parking.*
Using the on-street car parking occupancy survey for 571-573 Victoria Street, Abbotsford, (Planning Application PLN18/0873), CS Town Planning Services had undertaken on-street parking occupancy surveys of the surrounding area on Monday 12 November 2018 and Wednesday 14 November 2018 between 7:00am and 11:00am, and 5:00pm and 8:00pm, and Saturday 10 November 2018 between 7:00am and 10:00am. The survey area included sections of Victoria Street, Grosvenor Street, and Duke Street. An inventory of 79 publicly available parking spaces were identified. The results of the survey indicate that the peak parking occupancy in the study area had occurred on Wednesday evening with 80 % of spaces occupied or 16 vacant spaces. The on-street parking demand in the immediate area of the site can be high. Given the high parking demand in the area, it would be a disincentive for staff and patrons to commute to and from the site by private vehicle. This would encourage some employees and visitors to use more sustainable transportation modes.
- *Access to or Provision of Alternative Transport Modes.*
The site has very good accessibility to public transport and connectivity to the on-road bicycle network. The site is also in proximity to on-street car share pods. A GoGet car share pod is located in Shamrock Street, approximately 160 metres north-east of the site.
- *Relevant Local Policy or Incorporated Document.*
The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the lack of on-site car parking would discourage private motor vehicle use.

Adequacy of Car Parking

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

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

Attachment 5 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Plans



TOTAL BUILDING AREAS:

GROUND FLOOR = 630M² APPROX.
 GROUND FLOOR PARKING = 12M² APPROX.
 FIRST FLOOR WORKOUT & OFFICE & MEZZANINE = 147M² APPROX.
 FIRST FLOOR REAR STORE ROOM = 65M² APPROX.



PROJECT: PROPOSED GYMNASIUM	TITLE: SITE ANALYSIS PLAN - GROUND FLOOR LEVEL
PROJECT ADDRESS: 555-561 VICTORIA STREET, ABBOTSFORD	ISSUE: TOWN PLANNING
CLIENT: TRAIN 24/7 FITNESS PTY. LTD.	DRAWING No: TP-01
	REVISION: C
	DATE: DEC 2019

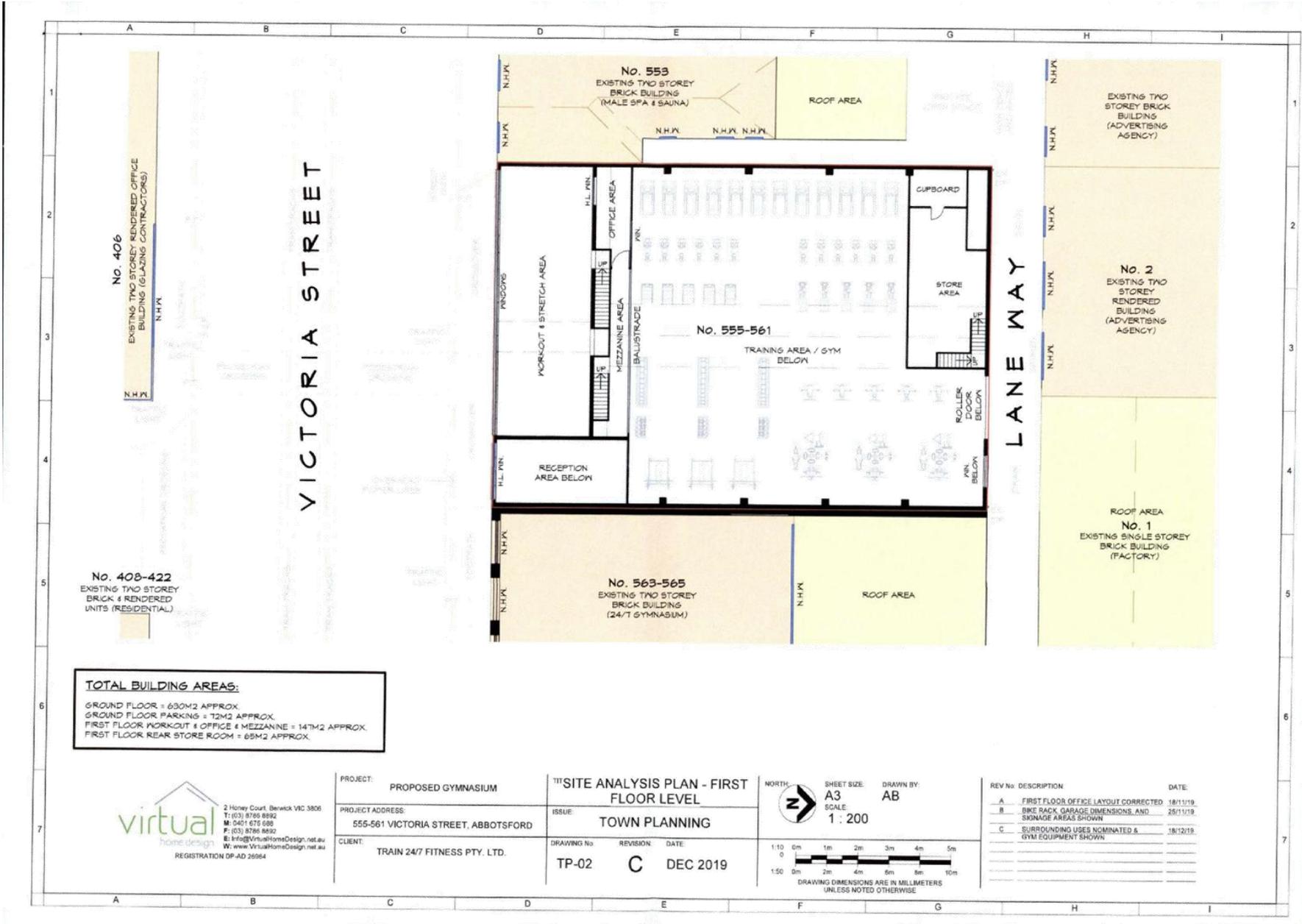
NORTH

SHEET SIZE: A3
 SCALE: 1 : 200

DRAWING DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE

REV No	DESCRIPTION	DATE
A	FIRST FLOOR OFFICE LAYOUT CORRECTED	18/11/19
B	BIKE RACK, GARAGE DIMENSIONS AND STORAGE AREAS SHOWN	25/11/19
C	SURROUNDING USES NOMINATED & GYM EQUIPMENT SHOWN	18/12/19

Attachment 5 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Plans



Attachment 5 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Plans



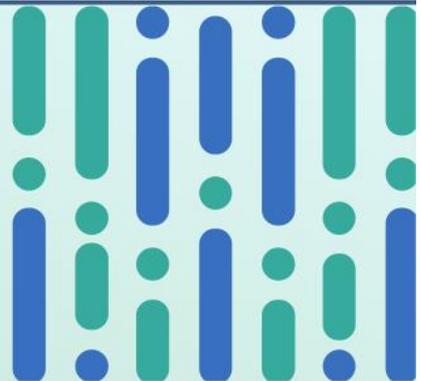
Attachment 6 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - Amended Acoustic Report



waveform acoustics

Albert St Blackburn
m 0402477774
e info@waveformacoustics.com.au
w waveformacoustics.com.au

Project – 555-561 Victoria St Abbotsford
Date – 27.4.20
20093 rev c
C Nick Hooper C/o
E anthony@virtualhomedesign.net.au
P 0401675688





Acoustic Report Information Sheet

Project
555-561 Victoria St Abbotsford

Prepared for
Nick Hooper

Prepared by
Rohan Barnes from Waveform Acoustics

REVISIONS REGISTER	Issue Date
Draft Acoustic Report	26.2.20
Final Acoustic Report	27.2.20
Final Acoustic Report Rev a	9.4.20
Final Acoustic Report Rev b	9.4.20
Final Acoustic Report Rev c	27.4.20

DOCUMENT REGISTER	Issue Date
Letter of engagement	20.2.20
Town Planning Report	Nov 2019





Executive Summary

Waveform Acoustics has been engaged by Nick Hooper from 24/7 Fitness to provide an Acoustic Report in relation to the proposed fitness centre at 555-561 Victoria St Abbotsford. In particular demonstrating that the proposed use and level of noise generated can be appropriately contained on the site without unreasonable impact on the residences particularly to the south of the facility at 408 - 422 Victoria St Abbotsford.

It is our understanding that a historical search of the prior use of this building shows for more than 11 years prior it was Dominance Martial Arts Gymnasium which included a weights room, with free weights and heavy lifting, self-defence classes for children and adults and Martial Arts competitions hosting over 75 adults at one time during these competitions. There were previously no issues with noise and the noise level will be significantly lowered with the gym extension.

To the North of the proposed gym there is a laneway with industrial/commercial tenancies including 4 Bond street – Play 8 Studios, and 1 duke Street J & R Forster Meats. To the west at 553 there is a Spa Guy Sauna which we understand opens until around midnight 7 days/week. At 551 Victoria street is the House of Xiao Mei Li Takeaway food. Both 551 and 553 Victoria St Abbotsford are zoned Commercial Zone 2 and are not considered residential. To the East is another Gymnasium.

As such the fitness centre will need to demonstrate compliance with the EPA Sepp No. N-1 and N-2 requirements during the day evening and night period.

The client has informed us that their proposed hours of operation are as follows:

1. Monday – Sunday 24 hours/day.

The proposed gym area is a large brick warehouse with a level one office area at the Southern end. The ground floor will be a mixture of exercise machines, free weights and group fitness classes. They have background music only playing during these classes and in the gym area. The upper office area is proposed to be a stretching, yoga and Pilates space with background music only played in this area. The premises is within the City of Yarra and is zoned C2Z commercial 2

Testing was conducted during the day evening and night period from the 21.2.20 to the 22.2.20

It is our opinion that the fitness centre can comply with their EPA Sepp No. N-1 and No. N-2 obligations during the day evening and night period with strict application of the recommendations contained in this report.

Best Regards,

Rohan Barnes
Principal Consultant



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Legislation and Guidelines

In the preparation of the report the following legislation and guidelines were used:

State Environmental Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1)

- The policy aims to protect people from commercial, industrial or trade noise that may affect the beneficial uses made of noise sensitive areas while recognizing the reality of the existing land use structure in the Metropolitan Region.

State Environmental Protection Policy (Control of Music Noise from Public Places) No. N-2 (SEPP N-2)

- The policy aims to protect residents from levels of music noise that may affect the beneficial uses of noise sensitive areas, while recognizing the community demand for a wide range of musical entertainment.



Acoustic Assessment

An Acoustic Research Laboratory ARL Ngara noise logger recorded the environmental noise data calibrated prior to and after measurement. This equipment recorded background noise levels at south east corner of the site. (Testing Location 1 – Appendix 1).

1. Details of the instrumentation

- a. An Acoustic Research Laboratory ARL Ngara noise logger (S/N 878 153 Cal Due 2.11.20)
- b. A SV 33A Acoustic Calibrator was used to Calibrate the unit (S/N 73304 Cal Due 19.7.20)

Details of Testing:

Date and Time	location	Atmospheric
21.2.20 10am – 10am 22.2.20	Southern Boundary in the carpark	Conditions according to the BOM ¹

Sepp No. N-1 – plant and machinery

TABLE 1 EPA SEPP No. N-1 Determined Noise limits for mechanical services

PERIOD	SEPP No N-1 ZONING LEVEL dB(A)	EXISTING LEVEL L _{A90} (less 2 dB reflection adjustment)	Determined SEPP No.N-1 NOISE LIMIT L _{Aeq}
DAY PERIOD (0700-1800 hours)	58	55	58
EVENING PERIOD (1800-2200 hours)	52	53	52
NIGHT PERIOD (2200 – 0700 hours)	47	45	47

Table 1 describes the external noise limits set in the EPA SEPP N-1 Policy in relation to mechanical services type noise, not music.

Any items of plant and machinery such as but not limited to Air-conditioning systems, chiller units or exhaust and extraction systems must be within the limits as set out above.

¹ <http://www.bom.gov.au/climate/dwo/202002/html/IDCJDW3050.202002.shtml>



Recommendations

1. Sepp No. N-1 Compliance
 1. Currently the proposed tenancy is serviced by a roof mounted A/C unit for the entire premises which does not appear to be emitting noise levels that would exceed the statutory limits which in this instance are to be the zoning levels
2. Sepp No. N-2 Compliance
 - i. The current space is a large brick warehouse structure with an iron roof and suspended acoustic tile ceiling. It appears to have at least 200mm insulation in the cavity. There is single glazing fronting Victoria street.
 - ii. Small speakers will be installed on the East and Western Walls. These will be setup such that they only produce background level music as defined by Liquor Licensing Victoria as follows:

“Background music level” is defined as a level that enables patrons to conduct a conversation at a distance of 600mm without having to raise their voices to a substantial degree.
 - iii. As such the music should be limited to no greater than 70 dBA and 78 dBC.
 - iv. In the upper level stretching, Pilates and yoga space speakers should also be installed on the south, east or west walls – not the north wall facing the windows. The music will be soft background music only and will be kept to the levels as set out above.
 - v. We calculate that with the attenuation of the façade as well as the distance of minimum 35m to the nearest residential receptor that the noise level would be less than 40 dB(A) which is well within the required limits.
 - vi. To ensure compliance with the Sepp No. N-2 limit it is advisable that a noise limiter be installed in both the upper and lower spaces and be calibrated by a suitably qualified acoustic consultant.
3. Equipment that is likely to have vibration or impact associated with it (such as free weights, medicine balls and treadmills) to be mounted on rubber anti-vibration matting.
4. Weights are to be chosen so as to minimize vibration and impact when dropped – such as rubberized free weights.



Summary

Based on the available environmental noise data, plans received and technical performance information from suppliers for products selected for the development, implementation of the measures outlined in this acoustic assessment report would be expected to minimize the noise impact on the neighboring residences from the fitness centre and any plant and machinery.

This report gives consideration to acoustic matters associated with the operation of the fitness centre, with recommended acoustic treatments based on manufacturers' acoustic performance data where relevant.

Where clarification is required or the recommended acoustic treatments may be found to impact on other services or statutory requirements, Independent advice, as appropriate, is to be sought in respect to any such impact that these acoustic works may have on the building design and construction.

Rohan Barnes
Waveform Acoustics.

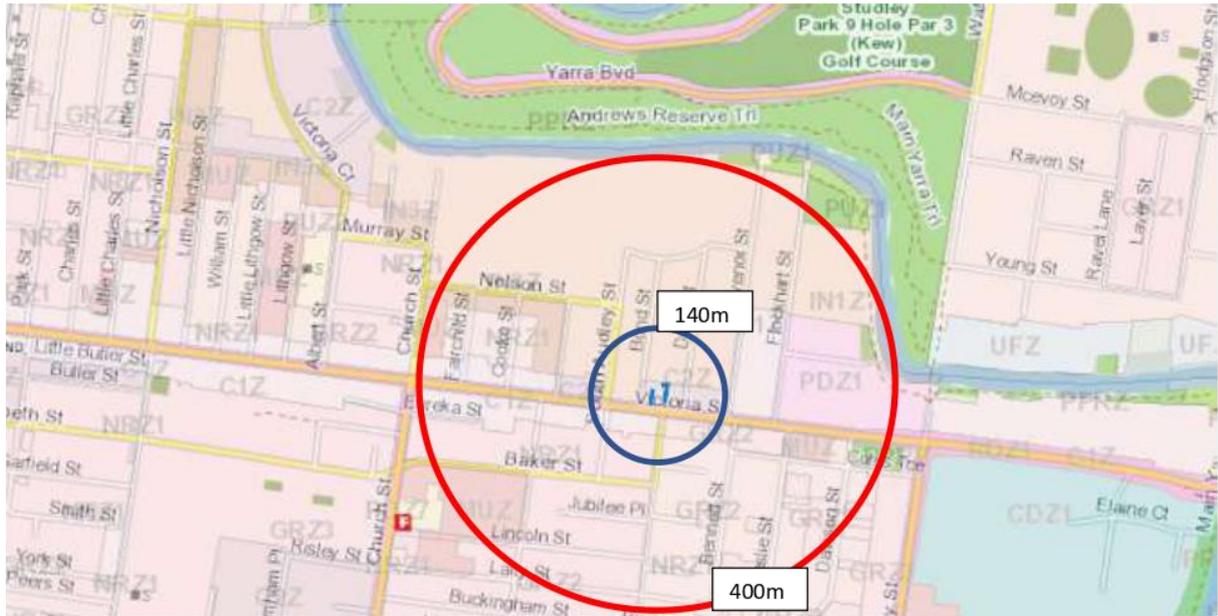


Appendix 1 - Site Map





Appendix 2 Zoning Map





Appendix 3 Planning Report

PLANNING PROPERTY REPORT



From: www.dms.vic.gov.au, on 26 February 2020 10:47 AM

PROPERTY DETAILS

Address: 555-561 VICTORIA STREET ABBOTSFORD 3067
 Lot and Plan Number: Lot 1 TP566810
 Standard Parcel Identifier (SPI): 1,TP566810
 Local Government Area (Council): YARRA www.yarra.vic.gov.au
 Council Property Number: 103660
 Planning Scheme: Yarra planning-schemes.delwp.vic.gov.au/schemes/yarra
 Directory Reference: Helway 2H D2

UTILITIES

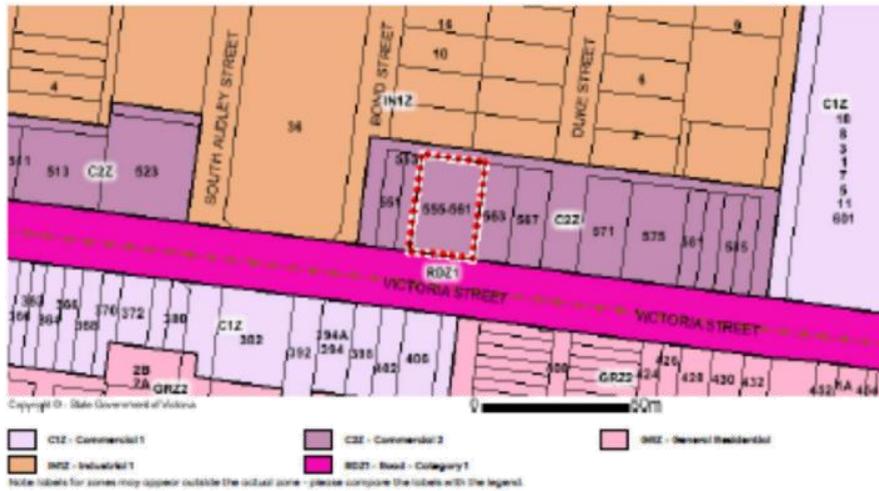
Rural Water Corporation: Southern Rural Water
 Melbourne Water Retailer: City West Water
 Melbourne Water: Inside drainage boundary
 Power Distributor: CITIPOWER

STATE ELECTORATES

Legislative Council: NORTHERN METROPOLITAN
 Legislative Assembly: RICHMOND

Planning Zones

COMMERCIAL 2 ZONE (C22)



PLANNING PROPERTY REPORT



Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 (DDO2)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 22 (DDO22)



DDO - Design and Development

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL AUDIT OVERLAY (EAO)

HERITAGE OVERLAY (HO)



EAO - Environmental Audit

HO - Heritage

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

PLANNING PROPERTY REPORT



Designated Bushfire Prone Area

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



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Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2011 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://maps.bone.com.au/vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <http://www.planning.vic.gov.au>



Appendix 4 Measured Data

Date	Time	Laeq	Lmax	LA10	LA90	63Hz	125Hz	250Hz	500Hz	1000Hz	2000Hz	4000Hz
21/02/2020	10:00 AM	70	91	78	63	71	64	65	70	56	50	45
21/02/2020	10:15 AM	70	89	73	56	69	55	55	53	51	48	39
21/02/2020	10:30 AM	72	88	74	58	69	58	58	57	55	51	43
21/02/2020	10:45 AM	68	86	70	57	65	54	53	54	53	49	41
21/02/2020	11:00 AM	69	85	72	58	69	56	55	56	53	51	43
21/02/2020	11:15 AM	69	88	71	57	65	55	54	54	53	50	42
21/02/2020	11:30 AM	70	88	72	58	69	57	56	56	54	50	42
21/02/2020	11:45 AM	69	88	71	58	67	55	55	54	53	50	42
21/02/2020	12:00 PM	68	83	71	57	66	56	56	54	53	50	41
21/02/2020	12:15 PM	67	85	70	57	66	55	54	53	53	50	42
21/02/2020	12:30 PM	68	83	71	59	68	58	56	56	55	52	44
21/02/2020	12:45 PM	68	93	71	59	68	57	57	56	55	51	44
21/02/2020	1:00 PM	68	86	70	59	67	56	55	55	54	51	43
21/02/2020	1:15 PM	68	85	70	56	66	54	54	54	51	48	42
21/02/2020	1:30 PM	68	88	69	57	68	56	55	54	53	50	42
21/02/2020	1:45 PM	69	88	71	58	67	56	55	55	53	50	42
21/02/2020	2:00 PM	69	86	72	59	69	56	56	55	54	51	43
21/02/2020	2:15 PM	69	87	71	57	70	57	55	55	53	50	42
21/02/2020	2:30 PM	66	81	69	57	67	56	54	54	53	50	43
21/02/2020	2:45 PM	68	87	69	58	67	56	54	54	54	51	43
21/02/2020	3:00 PM	68	89	70	58	68	56	56	55	54	51	42
21/02/2020	3:15 PM	67	87	70	57	64	56	55	54	53	49	41
21/02/2020	3:30 PM	68	87	70	57	68	57	56	54	53	49	42
21/02/2020	3:45 PM	68	93	69	57	65	57	56	53	53	48	40
21/02/2020	4:00 PM	67	84	69	55	64	57	54	51	50	47	38
21/02/2020	4:15 PM	68	86	70	57	68	59	56	53	52	49	41
21/02/2020	4:30 PM	68	87	70	57	69	60	57	54	53	50	43
21/02/2020	4:45 PM	67	84	70	57	69	59	57	54	53	49	42
21/02/2020	5:00 PM	68	87	71	57	67	58	57	53	52	49	40
21/02/2020	5:15 PM	67	80	70	57	66	59	56	52	52	48	41
21/02/2020	5:30 PM	68	86	71	57	66	59	56	53	52	48	40
21/02/2020	5:45 PM	67	85	69	56	65	57	55	51	52	48	40

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21/02/2020	6:00 PM	67	87	70	56	66	57	56	52	52	48	40
21/02/2020	6:15 PM	69	96	70	57	68	58	55	53	52	48	40
21/02/2020	6:30 PM	72	99	70	59	68	59	58	55	54	50	43
21/02/2020	6:45 PM	70	93	71	58	68	59	58	54	53	49	42
21/02/2020	7:00 PM	67	88	68	56	64	57	55	53	51	48	41
21/02/2020	7:15 PM	67	86	69	57	65	57	56	53	53	49	41
21/02/2020	7:30 PM	68	86	70	55	65	56	54	51	51	46	38
21/02/2020	7:45 PM	68	86	70	56	65	57	55	52	52	48	39
21/02/2020	8:00 PM	66	84	69	54	63	55	53	50	50	47	37
21/02/2020	8:15 PM	69	89	70	55	63	54	54	53	51	48	38
21/02/2020	8:30 PM	67	84	69	56	63	54	54	52	52	48	39
21/02/2020	8:45 PM	67	87	70	55	63	54	53	52	51	48	38
21/02/2020	9:00 PM	66	84	69	55	63	54	53	51	51	46	37
21/02/2020	9:15 PM	67	88	69	55	63	54	53	52	51	47	38
21/02/2020	9:30 PM	65	83	68	52	60	52	50	48	47	43	34
21/02/2020	9:45 PM	68	93	68	51	61	53	51	49	47	44	34
21/02/2020	10:00 PM	65	85	68	53	59	52	51	49	49	45	35
21/02/2020	10:15 PM	67	89	68	54	64	54	53	50	50	46	37
21/02/2020	10:30 PM	71	91	74	55	64	54	54	52	51	47	38
21/02/2020	10:45 PM	67	85	69	52	63	52	52	49	49	46	35
21/02/2020	11:00 PM	65	80	69	52	60	51	50	49	48	45	35
21/02/2020	11:15 PM	67	86	70	52	60	51	51	49	48	44	35
21/02/2020	11:30 PM	66	84	70	53	59	50	50	50	50	46	35
21/02/2020	11:45 PM	66	85	69	53	59	51	50	49	49	45	36
22/02/2020	12:00 AM	66	86	68	51	59	48	48	48	47	43	33
22/02/2020	12:15 AM	66	88	68	51	58	49	48	48	46	43	31
22/02/2020	12:30 AM	66	85	69	48	56	47	46	43	44	40	27
22/02/2020	12:45 AM	67	87	68	49	60	48	47	47	45	41	30
22/02/2020	1:00 AM	63	83	66	47	55	46	45	43	43	39	27
22/02/2020	1:15 AM	64	77	67	50	58	48	47	46	45	42	31
22/02/2020	1:30 AM	64	83	67	47	56	45	44	45	43	39	28
22/02/2020	1:45 AM	69	87	69	47	58	45	45	45	43	38	28
22/02/2020	2:00 AM	68	88	68	46	55	46	46	45	42	37	26
22/02/2020	2:15 AM	63	83	66	45	53	44	43	42	41	37	24
22/02/2020	2:30 AM	62	78	66	47	53	44	43	44	43	38	25
22/02/2020	2:45 AM	63	79	66	45	51	44	43	42	41	34	22
22/02/2020	3:00 AM	63	82	66	43	51	43	42	40	39	34	20
22/02/2020	3:15 AM	64	85	66	43	52	43	42	41	39	33	21
22/02/2020	3:30 AM	60	77	64	44	52	44	42	41	40	35	23

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22/02/2020	3:45 AM	63	85	65	44	53	45	43	40	40	35	22
22/02/2020	4:00 AM	60	82	62	41	48	43	41	37	38	29	16
22/02/2020	4:15 AM	62	79	65	40	48	42	40	37	37	27	15
22/02/2020	4:30 AM	59	79	62	41	48	42	42	38	38	27	16
22/02/2020	4:45 AM	63	80	65	43	51	45	43	40	39	30	19
22/02/2020	5:00 AM	63	80	65	42	49	44	42	38	39	27	16
22/02/2020	5:15 AM	64	86	66	47	52	46	45	44	43	38	26
22/02/2020	5:30 AM	62	81	65	44	51	45	44	41	41	32	19
22/02/2020	5:45 AM	65	85	68	48	56	47	47	44	44	38	26
22/02/2020	6:00 AM	66	83	70	47	54	46	45	42	44	37	24
22/02/2020	6:15 AM	66	84	70	47	54	46	46	43	44	38	25
22/02/2020	6:30 AM	68	89	71	49	58	48	47	45	46	40	28
22/02/2020	6:45 AM	68	91	71	50	57	48	48	46	47	42	29
22/02/2020	7:00 AM	68	89	71	52	59	50	49	48	49	45	33
22/02/2020	7:15 AM	67	89	70	47	56	49	46	43	44	38	28
22/02/2020	7:30 AM	66	84	70	50	59	50	48	45	46	42	32
22/02/2020	7:45 AM	65	85	68	52	61	52	50	48	48	44	34
22/02/2020	8:00 AM	66	83	69	51	61	52	50	47	47	44	34
22/02/2020	8:15 AM	69	89	72	53	66	53	52	52	48	45	37
22/02/2020	8:30 AM	66	82	70	54	63	52	51	50	50	46	36
22/02/2020	8:45 AM	68	85	71	55	62	50	51	51	50	47	36
22/02/2020	9:00 AM	69	93	71	55	66	55	52	52	50	47	37
22/02/2020	9:15 AM	70	93	72	55	65	54	54	53	52	48	38
Day	7am-6pm											
Evening	6pm-10pm											
Night	10pm-7am											



Glossary of Acoustic Terms

L_{Aeq} means the equivalent continuous A-weighted sound pressure level.

L_{A90} means the A-weighted sound pressure level which is exceeded 90% of the time interval considered.

L_{Amax} means the maximum A-weighted sound pressure level during the time interval considered.

L_{Amin} means the minimum A-weighted sound pressure level during the time interval considered.

$L_{OCT 10}$ means the 'C' weighted or linear sound pressure level for a specified octave band that is exceeded for 10% of the time.

Hellier McFarland
Development Consultants Town Planners Land Surveyors

TOWN PLANNING REPORT

**Use of the land as a restricted recreation facility (gym) and
display of business identification signage**

At

**555-561 Victoria Street
Abbotsford VIC 3067**



November 2019

Attachment 7 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Town Planning Report

12077P | PLANNING REPORT | HELLIER McFARLAND

Hellier McFarland

Development Consultants Town Planners Land Surveyors

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Quality Assurance – Report Record

Prepared by:	SD
Reviewed by:	MC
Approved by:	MC
Revision No.:	A
Date of issue:	25 November 2019



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1. Introduction

Hellier McFarland acts on behalf of Train 24/7 Fitness Pty Ltd in relation to this Planning Permit Application for the Use of the land as a restricted recreation facility (gym) and display of business identification signage within the existing building at 555-561 Victoria Street, Abbotsford ('The subject site').

Use and development on the subject site is governed by the Yarra Planning Scheme ('The Scheme'). The subject site is within the Commercial 2 Zone (C2Z) and is affected by the Design and Development Overlay – Schedules 2 and 22 (DDO2 and DDO22).

Under Clause 73.03 (Land Use Terms), a 'gymnasium' is not defined but is included in the definition of 'restricted recreation facility' as follows: *Land used by members of a club or group for leisure, recreation, or sport, such as a bowling or tennis Restricted recreation facility club, gymnasium and fitness centre. It may include food and drink for consumption on the premises, and gaming. It may also include use by members' guests, or by the public on payment of a fee.*

Under Clause 73.04 (Nesting Diagrams), a 'restricted recreation facility' is included in 'Minor sports and recreation facility' which is nested under 'Leisure and recreation'.

Under the Scheme, a planning permit is required for the proposed use because:

- The site is within a Commercial 2 Zone (C2Z) and pursuant to Clause 34.02-1, a planning permit is required for the use of the site as a 'leisure and recreation facility' (Section 2 Use).

There are no other permit triggers for the proposed use, as outlined in this report.

This report provides an assessment of the proposal against the provisions of the Yarra Planning Scheme and should be read in conjunction with the following documents:

- Plans (Rev B) prepared by Virtual Home Design, dated November 2019; and
- Traffic & Parking Impact Assessment (Rev 1.1) prepared by Solution 1 Traffic Engineers, dated November 2019.



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2. Site & Context Description

2.1 Subject Site

The subject site is located at 555-561 Victoria Street, Abbotsford, near the corner of Victoria Street and Duke Street. The site is currently developed with a double storey building with boundary walls to the north and south.

The building occupies 100 percent of the site, with the building entrance located on the site's frontage to Victoria Street. The building contains a rear frontage to a laneway, but vehicle access to the site is provided via two crossovers taken from the Victoria Street frontage. The first level contains several large openable windows to Victoria Street.

Business identification signage consists of large panels on the front elevation and entry door.

A total of three (3) on-site car parking spaces are provided and a fixed bicycle rack is located in the western most garage and provides for nine (9) bicycle spaces.

Internally, the ground floor contains a total of 630sqm floor space (including car parking bays, ancillary office, store room and amenities), including a training/gym area of approximately 430sqm. The first floor contains a further 212 sqm of floor space (including workout area, ancillary office, mezzanine and store room), including a training/gym area of approximately 103sqm.

The total net floor area dedicated to the use is therefore approximately 533sqm.

We understand that the existing building is currently used as a restricted recreation facility (Martial Arts) and operates Monday to Thursday 6:30am – 8:30pm, Friday 6:30am – 7:30pm and Saturday 9:00am – 11:30am.

It has been operated as such since 5 January 2009 but does not have town planning permit approval for the use or the existing signage. We understand that a planning permit application was made in 2009 for the use but lapsed after further information was not provided when requested by council. We are advised that no enforcement action regarding the use has been made to date, and that the use has been operating without any complaint or negative impacts to adjoining properties for more than 10 years.



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Figure 1: Subject Site (Source: Google Maps)

2.2 Surrounding Area

The site is located within a commercially zoned area along Victoria Street, between Burney Street to the east and Church Street to the west. The subject site is located on the northern side of Victoria Street.

The site is within walking distance of the Victoria Gardens Shopping Centre and associated public car parking. The immediate area is serviced by a tram line along Victoria Street in addition to the North Richmond Train Station 1km to the west along Victoria Street.

On street car parking is provided within the Victoria Street road reserve, with on street car parking also accommodated in Duke Street.

The property immediately to the east at 563-565 Victoria Street is an existing two storey commercial premises occupied by Train 24/7 Fitness and operate as a 24/7 Gymnasium permitted under Planning Permit PLN16/0948.

Immediately to the west at 553 Victoria Street is also a two storey commercial premise sharing a boundary wall with the application site with access to Victoria Street.



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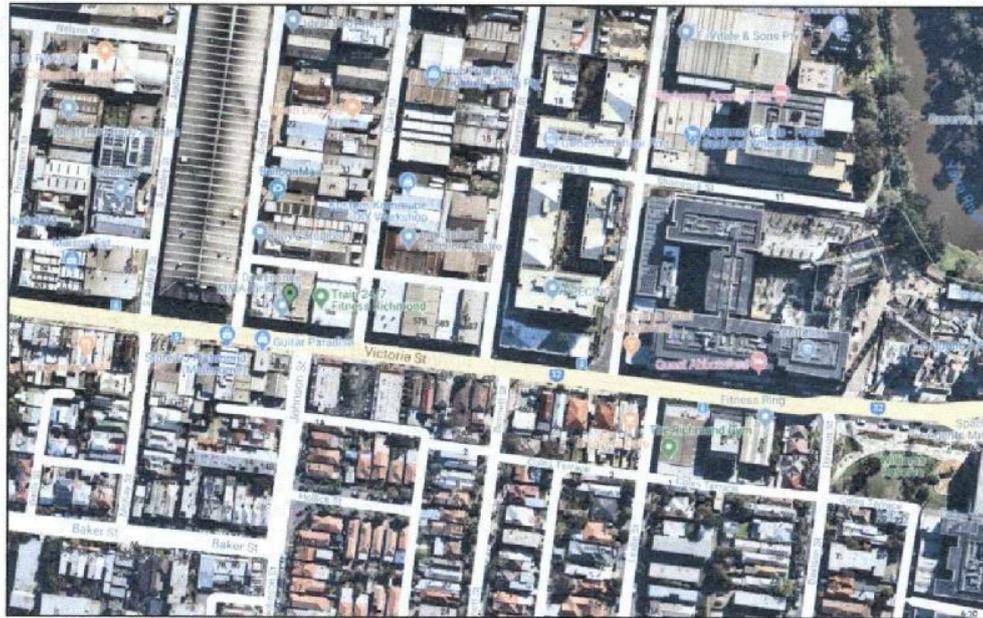


Figure 2: Locality Map showing the subject site with a green pin (Source: Near Map August 2019)



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3. Proposal

It is proposed to use both levels of the existing building for a gymnasium operated by Train 24/7 Fitness. The proposal will allow for an expansion of the existing Train 24/7 Fitness gymnasium currently operating in the adjoining building to the east (approved under Planning Permit PLN16/0948).

Minor changes to the internal layout will occur to accommodate the proposed use. The ground floor will maintain pedestrian access from Victoria Street, with an open plan reception and equipment area, office space and store room. The rear of the ground floor will contain amenities. The first floor is accessed via an internal staircase and will contain further workout space and store area.

Access to the premises for patrons will only be available from the Victoria Street entrance. The proposed gymnasium is to operate twenty-four hours a day, seven days a week with expected peak times to be Monday to Thursday (5:00pm to 7:30pm) and Saturday (9:00am to 11:00am).

A maximum of 2 staff members will be on site and up to 40 patrons during peak times. Music levels within the gymnasium will be kept to background levels only and loud music will not be used for group fitness classes.

No external buildings and works are proposed other than the replacement of the existing business identification signage by a non-illuminated business identification sign displaying the Train 24/7 Fitness logo on the front façade and entry door.

No additional car parking is proposed to be accommodated on site. The existing three (3) car park spaces available at the front of the building will be maintained. Parking demands are not expected to be significant and will most likely be catered for along Victoria Street or on site. Please refer to the Traffic and Car parking Impact Report prepared by Solution 1 Traffic Engineers for further details.

The existing bicycle rack located in the western most garage is proposed to be retained and will continue to provide nine (9) bicycle spaces.



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4. Planning Controls

4.1 Planning Policy Framework (PPF)

CLAUSE 17 ECONOMIC DEVELOPMENT

Planning is to provide for a strong and innovative economy, where all sectors of the economy are critical to economic prosperity.

Planning is to contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential.

Clause 17.01 Employment

Clause 17.01.1S Diversified economy seeks to strengthen and diversify the economy.

Key strategies:

- Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.
- Improve access to jobs closer to where people live.

Clause 17.02 Commercial

Clause 17.02.1S Business seeks to encourage development which meet the communities' needs for retail, entertainment, office and other commercial services.

Key strategies:

- Locate commercial facilities in existing or planned activity centres.
- Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.
- Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.



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4.2 Local Planning Policy Framework (LPPF)

CLAUSE 21.00 MUNICIPAL STRATEGIC STATEMENT

Clause 21.04-3 Industry, office and commercial

Within Yarra the volume of commercial and associated uses is so significant that they form clusters of interrelated activity.

The commercial and industrial sectors underpin a sustainable economy and provide employment. Yarra plans to retain and foster a diverse and viable economic base.

The decline in manufacturing activity has created an opportunity for service businesses which has maintained employment levels within Yarra. There is also a continuing demand for industrial land for those activities that value an inner metropolitan location. For this reason some land, as identified on the neighbourhood plans, can be rezoned to permit a combination of industrial and office use. In these areas rezonings to permit residential uses would not be supported, as residential amenity requirements are a threat to the survival of ongoing industrial activities.

In addition to the above, a number of industrial operations exist throughout Yarra that are located on isolated industrial sites in residential areas, away from other concentrations of business, without access to main roads. If the existing isolated businesses close or relocate, rezoning options that reflect the predominant pattern of the surrounding uses will be considered.

Objective 8 To increase the number and diversity of local employment opportunities.

Strategy 8.1 Support rezonings, as identified on the relevant Neighbourhood plan, to permit increased commercial and office use in existing industrial areas.

Strategy 8.2 Support home-based businesses.

Strategy 8.3 Encourage residential and business land use within the Mixed Use Zone to locate on the same site.

Strategy 8.4 Discourage Business 2 Zones becoming de facto residential zones whilst at the same time recognising that some residential opportunities can be accommodated in these zones.

Strategy 8.5 Support opportunities for new uses on isolated industrial sites provided they reflect the predominant surrounding uses.

Strategy 8.6 Apply the Caretakers' Houses policy at clause 22.06



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CLAUSE 22.00 LOCAL PLANNING POLICIES

Clause 22.04 Advertising Signs Policy

This Policy applies to all permit applications for advertising signs or for development which incorporates an advertising sign.

Clause 22.04-1 Policy Basis

Advertising signs are a component of the built environment and can play a positive role in the dissemination of information. Signage can enhance the visual amenity of an area, add vitality to activity centres and retail strips and provide economic advantages. However, excessive numbers of inappropriately located and designed signs can lead to visual clutter, a reduction in effectiveness, and generally detract from the character and amenity of an area. Signage should be well designed and located to respect the streetscape or host site. The placement and quality of advertising signs should also contribute positively to the character of an area.

Clause 22.04-2 Objectives

- To allow for the promotion of goods and services.
- To ensure that signs contribute to and do not detract from the visual amenity of commercial precincts, activity centres and residential areas.
- To minimise visual clutter.
- To ensure that signs are not the dominant element in the streetscape.
- To protect and enhance the character and integrity of places of heritage significance.
- To protect major view corridors and vistas.
- To maintain vehicular and pedestrian safety.

Clause 22.04-3.1 Design

- When considering an application for a new sign on a building that displays existing signage, the design and or number of signs will be assessed and where appropriate rationalised to prevent visual clutter.
- Signs must be designed and located to complement the character of the host building or site and the streetscape.
- Modeled signs, which enhance the shop front presentation, may be accepted above verandah level, provided the sign is in scale with the host building and the streetscape.
- Signs must have proportional relationships with their host building and other physical elements.
- Signs must be integrated into the design of the host building, and compatible with its composition, form, fenestration, material, finishes and colours.



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- Signage, including design and colours, be planned as part of an integrated signage strategy, particularly for sites or buildings with more than one tenancy, for parks and for recreational facilities.
- Signs not be erected on the roof of a building or break a historic parapet or roofline.
- Signs not be erected perpendicular (at ninety degrees) to a structure or building above the first floor.
- Signs not be reflective.
- Views from all angles of the signage structure be considered.

Clause 22.04-3.2 Streetscape

- Signs not obscure important views or vistas.
- Advertising on street furniture, such as bus and tram shelters and telephone booths, be discouraged.
- Signs must not be erected on vacant sites or derelict buildings.
- Signs must not interfere with traffic signals, directional signs or street signs.

Clause 22.04-3.7 Commercial and Industrial Areas

- Under verandah signs and signs placed on the verandah fascia are preferred.
- Above verandah signs and internally illuminated signs, may be considered where the general policy requirements are met.
- On main roads and boulevards major promotional signs, pole signs, sky signs, high wall signs, and signs mounted on bridge structures be considered where the general policy requirements are met.

4.3 Zone

CLAUSE 34.02 COMMERCIAL 2 ZONE (C2Z)

The subject site is located within the Commercial 2 Zone (C2Z).

The purpose of the C2Z is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.
- To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses

Pursuant to Clause 34.02-1, a planning permit is required for the proposed use of the site as a 'leisure and recreation facility' (Section 2 Use).



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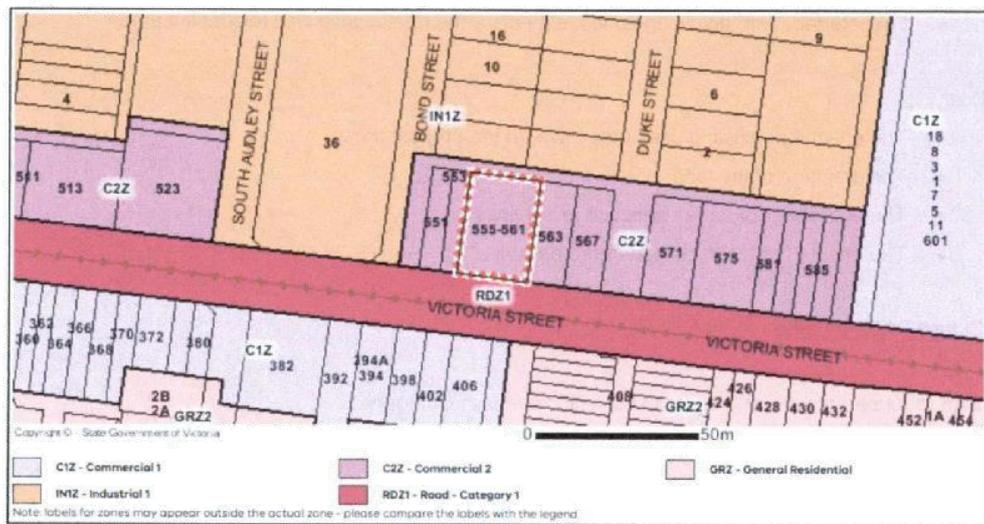


Figure 3: Zoning Map (Source: Planning Property Report – Planning Vic)

Clause 34.02-2 Use of land

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Clause 34.02-5 Application requirements

Use

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.

Clause 34.02-7 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The Municipal Planning Strategy and the Planning Policy Framework.



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- The interface with adjoining zones, especially the relationship with residential areas.

Use

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.

Clause 34.02-8 Signs

Sign requirements are at Clause 52.05. This zone is in Category 1.

4.4 Overlays

CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY – SCHEDULES 2 & 22 (DDO2 & DDO22)

The subject site is located within the Design and Development Overlay – Schedules 2 & 22 (DDO2 & DDO22).

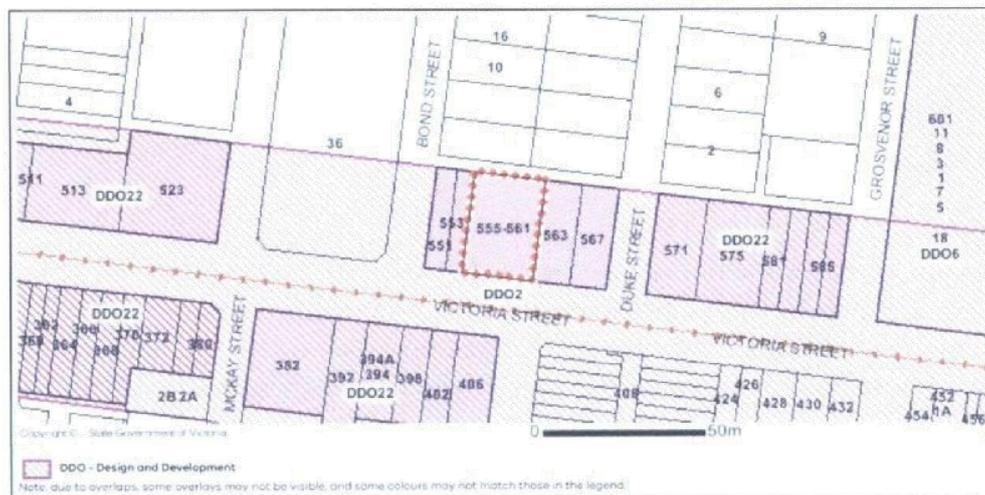


Figure 4: Overlay Map (Source: Planning Property Report – Planning Vic)

There are no use controls under the DDO and as such no permit is required for the proposal under this overlay.



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4.5 Particular Provisions

CLAUSE 52.05 ADVERTISING SIGNS

The purpose of Clause 52.05 is:

- To regulate the display of signs and associated structures.
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- To ensure signs do not contribute to excessive visual clutter or visual disorder.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

Clause 52.05-11 Category 1 - Commercial areas

Purpose

- To provide for identification and promotion signs and signs that add vitality and colour to commercial areas.

Section 1 – Permit not required

A permit is not required for a business identification sign if the following condition is met:

- The total display area of all signs to each premises must not exceed 8 sqm.
- This does not include a sign with a display area not exceeding 1.5 sqm that is below a verandah or, if no verandah, that is less than 3.7 m above pavement level.

The total display area of all signs to the premises will exceed 8 sqm (26.16 sqm total) as illustrated on the accompanying town planning drawings. As such, a permit is required for the proposed signage.

CLAUSE 52.06 CAR PARKING

Clause 52.06 has the following purposes:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.



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- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Pursuant to this clause, a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land. Where the floor area occupied by an existing use is increased, the parking requirement only applies to the floor area of any extension of the use or site area provided the existing number of car spaces is not reduced.

A gymnasium is defined as a restricted recreation facility within Clause 73.03 of the Planning Scheme and does not have a specific parking requirement under Clause 52.06-5 of the Planning Scheme. Accordingly, car parking should be provided to the satisfaction of the Responsible Authority.

CLAUSE 52.34 BICYCLE FACILITIES

Purpose

- To encourage cycling as a mode of transport.
- To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Clause 52.34-1 Provision of bicycle facilities

A new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land. Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area of the use.

A gymnasium is defined as a restricted recreation facility within Clause 73.03 of the Planning Scheme and is included in 'Minor sports and recreation facility' under Clause 73.04. Clause 52.34-5 of the Planning Scheme specifies the number of bicycle spaces required for 'Minor sports and recreation facility' as follows:

Use	Employee/Resident	Visitor/Shopper/Student
Minor sports and recreation facility	1 per 4 employees	1 to each 200 sq m of net floor area



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4.6 General Provisions

CLAUSE 65 DECISION GUIDELINES

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

This clause does not apply to a VicSmart application.



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5. Assessment

5.1 Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF)

Use of an existing commercial building for a Gymnasium is consistent with the PPF and LPPF as follows:

- The proposed use reinforces the economic vitality and vibrancy of the Victoria Street activity centre.
- The use will contribute to the diversity of services, employment, and opportunities for social interaction in the centre.
- The use is consistent with the objective to encourage economic activity and business synergies.
- The use of the building for a gymnasium responds to the need to provide more flexibility and diversity of use in the activity centres having regard to the changing pattern of shopping and accessing goods and services.
- The use provides a service to local workers and residents in a highly accessible central location that is well served by public transport.
- The use of the site for a gymnasium would provide a service that offers opportunities to increase the health and wellbeing of the City's population.
- The building is located in a highly accessible location which reduced the need for private motorised trips as the site is within a short walking distance of a Tram Stop.
- The proposed signage will properly integrate with its surrounds and will have minimal impact on adjoining sensitive areas such as residential areas.
- The proposed signage is not be illuminated and is sized in proportion with parapets, panels, windows and walls of the building.

5.2 Zone

The proposed use is consistent with the objectives of the Commercial 2 Zone and with the decision guidelines in Clause 34.02-7 as follows:

- Due to the nature of the use, there will not be any early or late goods deliveries that may affect the amenity of the neighbourhood.
- Hours of operation are considered to be appropriate for the commercial location.
- The site is in a well serviced commercial area with access to public transport and availability of street car parking, reducing any adverse amenity impacts in terms of traffic generation.



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- Parking demands are not expected to be significant and will most likely be catered for along Victoria Street or on site. Therefore the impact on existing parking levels in the surrounding area should not be significant if any.
- Generally, 24 hour gyms experience a lower peak demand than traditional gyms, with car parking demand more evenly distributed throughout the day. Nevertheless, the 24 hour operation is unlikely to result in high demand for use late into the evening and overnight.
- The use will contribute to increased night-time presence within the centre, and passive surveillance of streets and public spaces at all hours.
- Existing noise levels will not increase as music levels within the gymnasium are kept to background levels only, and loud music is not used for group fitness classes.
- Access to the Gym for patrons will only be available from the Victoria Street entrance, therefore noise associated with people coming and going will be directed away from noise sensitive areas at the rear of the building.

5.3 Particular Provisions

The proposed use is consistent with the objectives and decision guidelines of Clause 52.05, 52.06 and 52.34 as follows:

- The proposed signage replaces the existing signage on site, will retain the same total display area of 26.16 sqm, is designed in accordance with the principles outlined in Clause 52.05, is compatible with the amenity and visual appearance of the area and will not contribute to excessive visual clutter or visual disorder.
- As outlined earlier in this report, a gymnasium is defined as a restricted recreation facility within Clause 73.03 of the Planning Scheme and does not have a specific parking requirement under Clause 52.06-5 of the Planning Scheme. Accordingly, car parking should be provided to the satisfaction of the Responsible Authority. Solution 1 Traffic has prepared a detailed assessment of the parking and traffic uses associated with the proposed use. Solution 1 Traffic is satisfied that given the location of the site in proximity to public transport combined with sufficient on street parking within the sites vicinity, the demand generated by the proposed gymnasium will not be noticeable or will not exhaust the overall parking availability in the area. Accordingly, the proposal meets the requirements of Clause 52.06 of the Yarra Planning Scheme.
- As outlined earlier in this report, a gymnasium is defined as a restricted recreation facility within Clause 73.03 and included in 'Minor sports and recreation facility' under Clause 73.04. Clause 52.34-5 of the Planning Scheme specifies the number of bicycle spaces required for 'Minor sports and recreation facility' and based on the number of staff and net floor area of the proposal, a total of five (5) bicycle spaces are required under the provisions of the Scheme. The existing bicycle rack provides for a total of nine (9) bicycle spaces and is proposed to be retained. The proposal therefore exceeds the minimum bicycle spaces required under Clause 52.34-5.



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6. Conclusion

The proposed use of the site for a restricted recreation facility is in accordance with the relevant Planning Policy Framework, the Municipal Strategic Statement and Local Planning Policies of the Yarra Planning Scheme.

The site is appropriately located in a Commercial 2 Zone and within an existing well serviced commercial strip. It will not have a detrimental impact on the amenity of neighbouring commercial uses or residentially zoned land beyond the commercial zone.

Sufficient car parking is available on site and surrounding the site and traffic degenerated by the use can be readily accommodated by the existing street network.

As demonstrated in this report, the proposal is appropriate and warrants Council approval subject to appropriate permit conditions.



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PARKING DEMAND ASSESSMENT

555-561 VICTORIA ST, ABBOTSFORD 3067

Existing Gym Proposed Expansion

Prepared for:	Train 247 Fitness
Date Prepared:	November 2019
Revision:	1.1
City of Yarra Development Application #:	TBA

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INTRODUCTION

Solution 1 Traffic Engineers was engaged by Train 247 Fitness to prepare a Parking Demand Assessment as requested by the City Yarra at 555-561 Victoria St, Abbotsford 3067. This report will assess the implications of the proposed development on existing traffic, parking and transport conditions surrounding the site. The following items have been included in the subsequent sections of this report:

- ◆ public and active transport accessibility at the site,
- ◆ number of car parking spaces required for the development,
- ◆ expected traffic generation rates and their impact on the surrounding road network,
- ◆ car parking inventory and demand survey to determine the impacts of the existing development on the on/off-street public parking spaces provided within the vicinity,
- ◆ Conclusions of the above findings.

During the course of preparing this assessment, the subject site and its environment have been inspected, and all relevant traffic and parking data collected and analysed.

BACKGROUND AND EXISTING CONDITIONS

The subject site is located on Victoria St in the suburb of Abbotsford, which is approximately 2km northeast of Melbourne's CBD and is located within the City of Yarra Council. The use of the land immediately surrounding the subject site is primarily commercial, residential and retail in nature, which mostly comprises of commercial and retail buildings. Development in the area is typically characterised by low-density built forms that are generally and retail commercial buildings. The subject property is bounded by Victoria St to the south with existing development in the eastern, northern and western directions. The subject is currently a gymnasium.

Victoria St is a local road under the Council jurisdiction. The road cross-section at the site includes 2 directional lanes that acts as both a traffic lane and a tram lane. There are footpaths and public car parking on both sides. The subject site is in a medium pedestrian activity zone where a speed limit of 60km/hr. The City of Yarra Scheme Plan identifies the subject area within the Commercial 2 Zone (C2Z).

Figure 1: presents an aerial view of the subject site showing surrounding suburbs

Figure 2: presents an aerial view of the subject site showing surrounding roads and businesses

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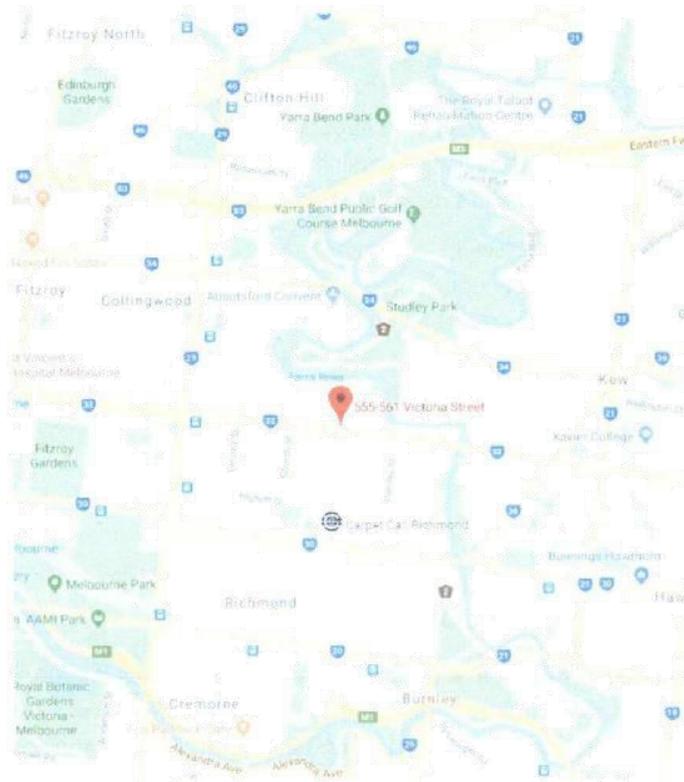


Figure 1: Location of the subject site, source: Google Maps

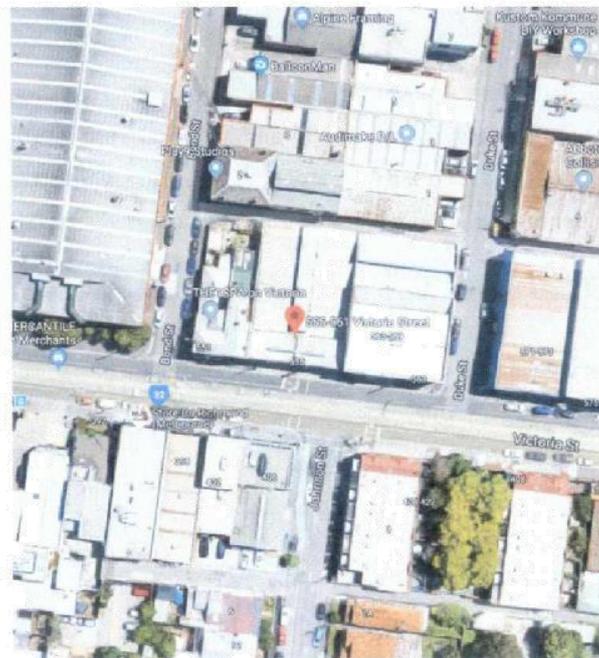


Figure 2: Aerial view of subject site, source: Google Maps

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PUBLIC TRANSPORT

The subject site is within an area that has great access to tram services that are within walking distance of the site. The closest tram stop to the site, McKay St/Victoria St tram stop, is 100m away which is approximately a 1-minute walk. This tram stop provides multiple tram routes with frequent services throughout the day. Figure 3 below displays the public transport map around the site and the following table will summarise a few of those bus routes with their service information.

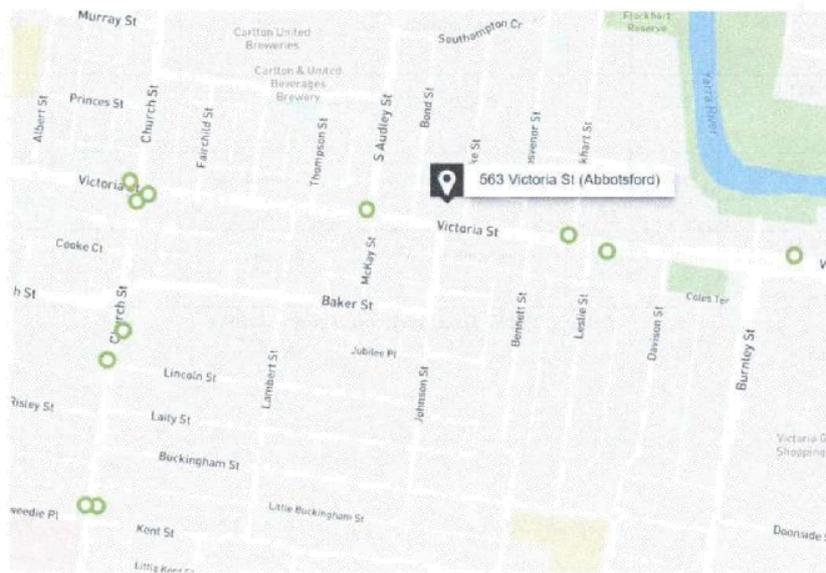


Figure 3: Site PTV Map, source: ptv.vic.gov.au

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Service	Location	Distance from subject site [m]	Walking time [min]	Origin	Destination	Route Description	Number of Service		
							AM Peak (7-9 am)	PM Peak (4-6 pm)	Off peak
TRAM SERVICES									
12	McKay St/Victoria St Tram Stop	100	1	Victoria Gardens	St Kilda	-	15	16	6
	McKay St/Victoria St Tram Stop	100	1	St Kilda	Victoria Gardens	-	16	15	6
109	McKay St/Victoria St Tram Stop	100	1	Box Hill	Port Melbourne	-	16	16	7
	McKay St/Victoria St Tram Stop	100	1	Port Melbourne	Box Hill	-	16	18	7

Table 1: Public Transport - bus service details

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WALKABILITY

The locality was assessed for nearby features that would encourage visitors and staff to walk/cycle. Reference is made to the 15 minute walking catchment area outlined in **Figure 6**.

The 'walkability' of a site is a measure of its proximity to other facilities by walking and can be ascertained from www.walkscore.com. The subject site is rated as "Walker's Paradise" (meaning that daily errands do not require a car) and with a score of 93 out of 100 (obtained from the 'Walk Score' web tool), it provides a significantly higher ranking to the average Melbourne metropolitan score of 57 out of 100.

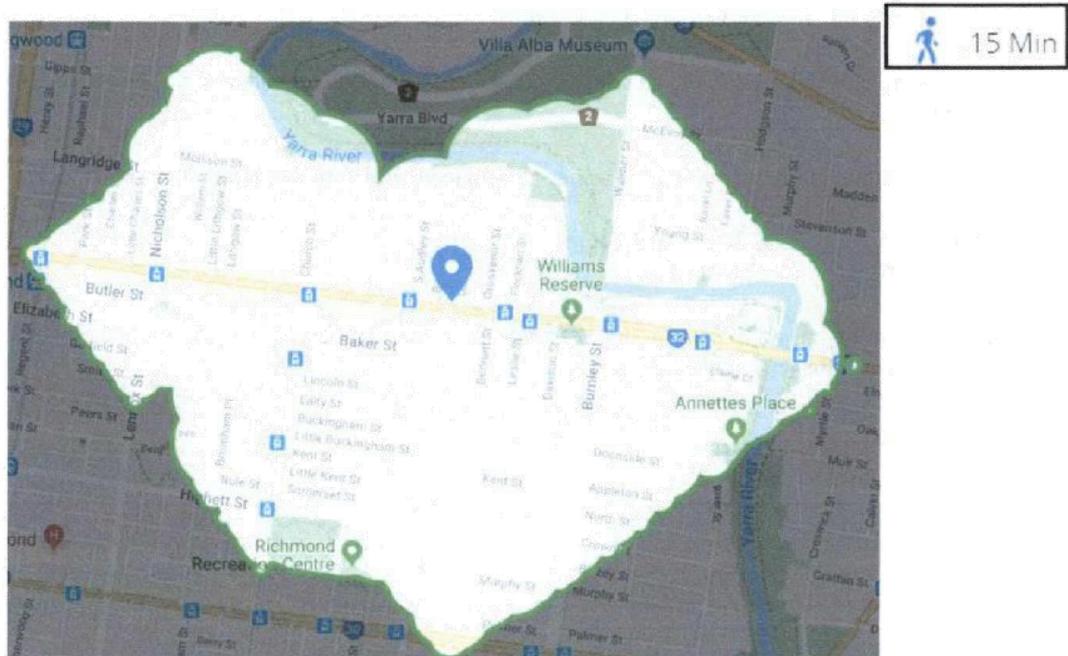


Figure 4: 15 Minute walking catchment area, source: www.walkscore.com

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EXISTING DEVELOPMENT CHANGES

Train 247 Fitness wish to expand their existing 24/7 gymnasium next door located at 563-565 Victoria St to this adjacent space at 555-561 Victoria St.

The existing building is currently being used as a martial arts club/gymnasium and operates Monday to Thursday 6:30am – 8:30pm, Friday 6:30am – 7:30pm and Saturday 9:00am – 11:30am.

(Source: <https://dominance.com.au/richmond-timetable/#timetable-5c445ae82b31c-6086:all>)

The existing ground floor training area is 430sqm and the first floor training area is 103sqm. Total GFA including training areas and amenities is 885sqm.

There are no plans to modify the existing internal layout and the 3 dedicated on-site parking spaces are to be retained.

Train 247 Fitness would operate 24/7 as per the adjacent site with expected peak times to be:

- * Monday to Thursday (5:00pm to 7:30pm)
- * Saturday (9:00am to 11:00am)

Train 24/7 would have a maximum of 2 staff on-site at one time and a maximum of 40 customers on-site at one time as per the adjacent site.

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PRINCIPLE PUBLIC TRANSPORT NETWORK

The Principle Public Transport Network (PPTN) is a collection of maps that highlights areas where a reduced parking rate will apply. If a site falls within the highlighted area, even if it covers part of the land, the reduced parking rates which are specified in Column B of Table 1 in Clause 52.06 of the respective Council Planning Scheme will be used to determine the parking space required for the development's particular land use. In the case where the site does not fall within the highlighted PPTN area, the rates under Column A of Table 1 in Clause 52.06 will be utilised.

As the site at 555-561 Victoria St, Abbotsford falls inside of Victoria's PPTN Map, the site is classified as a PPTN area. As a result of this, Column B in Clause 52.06 will be used to determine the number of parking spaces required for the development.

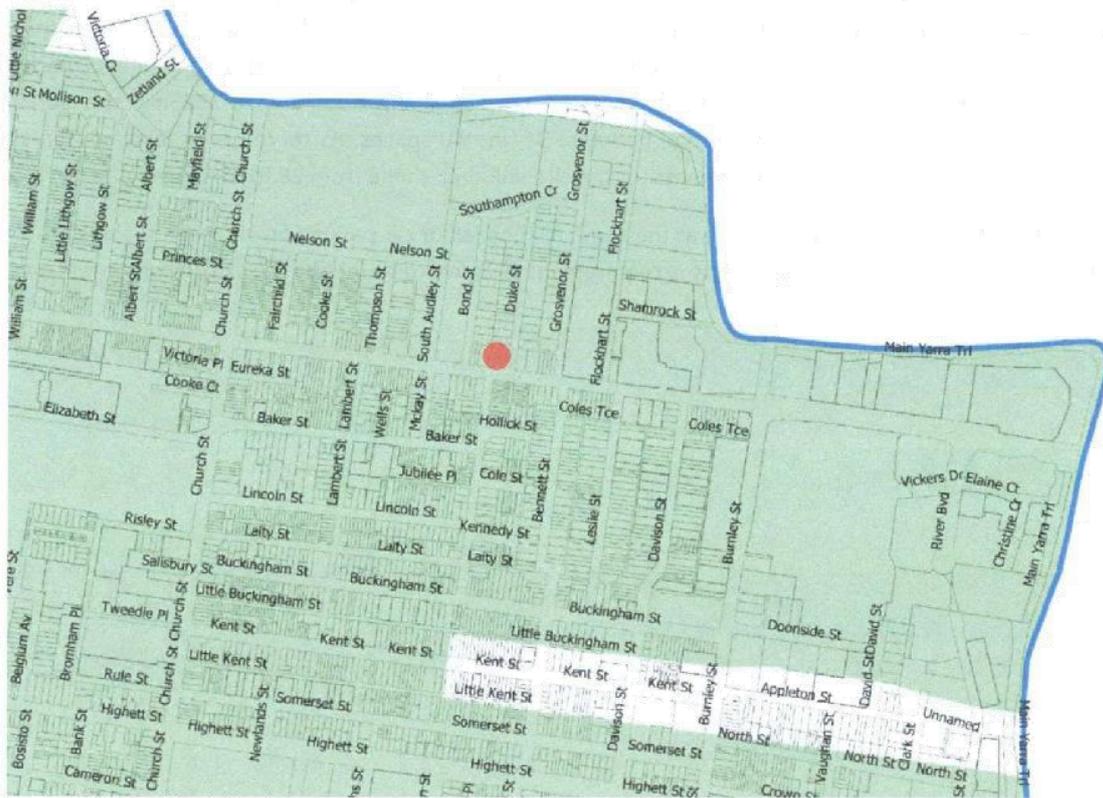


Figure 5: Victoria's PPTN Map, source: www.planning.vic.gov



NUMBER OF CAR PARKING SPACES REQUIRED FOR THE DEVELOPMENTS

The Car Parking requirements for a use are described in Clause 52.06 of the Yarra Planning Scheme, with Table 1 of the clause listing the use, rates and measures for determining the requirements. Section 52.06-5A states that: *"Where a use is not specified in Table 1...before a new use commences...car parking spaces must be provided to the satisfaction of the responsible authority"*.

In accordance to the City of Yarra, a gymnasium facility is classified under 'restricted recreational facility' however, under the City of Yarra's planning scheme, Clause 52.06 (Car Parking) does not state a car parking requirement for such land use. As there is no stated car parking requirement, an empirical assessment for a gymnasium will have to be conducted to determine the car parking provision.

PARKING DEMAND RATE – EMPIRICAL ASSESSMENT RATE

Empirical evidence based on surveys at seven gymnasiums in Melbourne by a Melbourne consultant indicated a peak parking demand of between 4.5 - 5.7 spaces per 100m² Net Floor Area (NFA). The surveys provide recent data for locations in Melbourne and can provide a more indicative estimate of parking demands. Assuming a net floor area of 80% of the gross building floor area of 885m², the parking requirement using these rates would range between 31 and 40 spaces. As there are 3 dedicated on-site parking spaces, the car parking requirements for the site will then range from 28 to 37 spaces.

As further on-site parking is not possible at the site, the shortfall of car parking on-site against the statutory requirement is 28 spaces. Consequently, the requirement will have to be met by the existing on - street spare parking capacity.

Attachment 8 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Traffic Report



BICYCLE PARKING REQUIREMENTS

The bicycle provision requirements are determined in accordance with the City of Yarra Planning Provision. The table below summarises the bicycle parking requirement for the land use with the rates provided within Clause 52.34 of this document.

Land Use	Given Rate from Clause 52.34-5 (Table 1)		Bicycle Parking Required	Dedicated Parking Spaces Provided	Bicycle Parking Short fall
	Employee/Resident	Patron			
Minor Sports and Recreational Facility	1 per 4 employees	1 to each 200sqm of net floor area	5	9	Surplus of 4 spaces

Table 3: Proposed Development Bicycle Parking Requirement Summary

In accordance to the City of Yarra Planning Provision, the requirement of 5 bicycle parking spaces are met with the existing 9 bicycle parking spaces located on-site. This results in a surplus of 4 bicycle parking spaces.



TRAFFIC IMPACT ASSESSMENT

Through observation of the RTA Guide to Traffic Generation Development (2002), the site is classified as a gymnasium. The traffic generation rates for this land use is as follows;

- The given evening peak hour vehicle trip rate for a gymnasium is
 - o 3 trips per 100sqm GFA
- The given daily vehicle trip rate for a gymnasium is
 - o 20 trips per 100sqm GFA

With these given rates, the evening peak hour vehicle trips can be calculated to be 27 (rounded up) and daily vehicle trips for the existing gymnasium is 177 trips. When assessing the calculated rate, the traffic generation evening peak hour vehicle trip rate can be equated to be approximately 1 vehicle every 2.2 minutes.

Assessing these rates using the RTA Guide, it is evident that the vehicular traffic generation of the existing site is considerably low. Also, given the location of the subject site, the patrons are able arrive at the premises by walking or public transport.

It is expected that the vehicular traffic generated by the site will distribute across the road network in the vicinity. It was perceived that these rates are in fact negligible and are not anticipated to generate any significant adverse impacts on the local road network.

Attachment 8 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Traffic Report



CROSS UTILISATION TRIPS

Since the site will be located within a mixed retail and commercial area, some of the staff and patrons will also use the other attractions and services available in the vicinity. Therefore, a part of these trips are deemed to be trips that are already visiting another part of the commercial and retail areas and thus have cross purposes for being there resulting in cross utilisation.

The following section presents the survey results gathered by a site parking examination for the availability and occupancy of the on/off - street parking spaces within the vicinity of the site.

Attachment 8 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Traffic Report



CAR PARKING DEMAND SURVEY

As a part of this study, a parking utilization survey was undertaken to determine the public parking occupancy on:

- ◆ Tuesday 5th November (7:00am-11:00am)
- ◆ Thursday 7th November (12:00pm-4:00pm)
- ◆ Saturday 9th November (5:00pm – 9:00pm)

The survey area considered all the on/off-street parking spaces available within an approximately 250m radius of the site (generally regarded as the walking distance to the site). The survey area was carefully chosen to represent the areas where customers are most likely to park their vehicles. The survey area map and the full results of this survey are presented in **Appendix: A – D**. The following sections summarise and discuss these results.

ON - STREET PUBLIC PARKING

There is a total of 87 on-street public parking spaces within a 250m walking distance of the proposed development site.

The parking observations showed that generally, the occupancy is in between 44 – 63% on Tuesday, 59 - 68% on Thursday and 36 - 63% on Saturday respectively. As such, this occupancy is considered as medium occupancy. The highest occupancy was recorded on Thursday at 1:00pm (68%). However, even at the peak time, there were a great number of vacant spaces within a 250m distance to the subject site. Generally, demand rarely exceeds 60%. Nevertheless, at most times, the average occupancy is around 57%; which indicates a significant volume of vacant car park spaces within walking distance to the subject site.

Attachment 8 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Traffic Report



CONCLUSIONS

Based on the assessment presented in this report, it is considered that:

- ◆ The site at 555-561 Victoria St, Abbotsford will continue to be used in a similar manner with no proposed layout changes or increase in floor area.
- ◆ The site has exceptional access to the local area and greater Melbourne region through public transport. Thus, public transport can be seen as a viable form of travel for staff and patrons.
- ◆ The site has walkability score of 93, which indicates that “daily errands do not require a car”. This score provides a significantly higher ranking to the average Melbourne metropolitan score of 57 out of 100.
- ◆ Since the subject site will be located within a commercial and retail area, it is likely to give rise to multipurpose trips. Therefore, it is expected that some traffic to the site will be undertaken by multipurpose trips and shared parking, and this will result in a reduction of the on-site parking requirement.
- ◆ The proposed development will generate additional, but low levels of trips in the weekday PM peak hours. These trips can be accommodated at the nearby intersections without affecting intersection performance or increasing delays and queues.
- ◆ Using the recommended parking rates presented in the City of Yarra Planning Scheme, gym will require 12 parking spaces. With 3 parking spaces available on-site, there is a parking shortfall of 9 spaces. However, it is unlikely that the premises will reach peak capacity at all times therefore requirement for parking may be considered excessive and does not represent its operation at all times.
- ◆ Nonetheless, to justify this estimated shortfall, the immediate locality was assessed for available parking. A total of 87 on - street car spaces were identified.
- ◆ The parking survey results indicated that there is sufficient public on/off- street parking spaces within a 250m radius of the site; therefore the staff and patrons can utilize these spaces if needed.
- ◆ As such, it was concluded that the parking shortfall of 9 car spaces produced by the subject proposal would generate no noticeable parking impacts or will not exhaust the overall parking availability in the area.

In conclusion, this study indicates that the proposed development is not envisaged to have adverse impacts on the surrounding traffic or parking conditions. As such, the existing gymnasium has been endorsed in a traffic and parking context.

Attachment 8 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Traffic Report



APPENDIX A: PARKING INVENTORY AND DEMAND SURVEY, ON/OFF - STREET PUBLIC PARKING – SURVEY AREA



Legend:

-  northbound
-  southbound
-  eastbound
-  westbound

Attachment 8 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Traffic Report



APPENDIX B: ON - STREET PUBLIC PARKING, INVENTORY AND DEMAND, TUESDAY 5th NOVEMBER

LOCATION				PARKING Restriction	Supply	DEMAND					
Street	Between		Side			7:00am	8:00am	9:00am	10:00am	11:00am	
Duke St	Victoria St	-	250 northbound	N	1P Mon-Sat (7:00am to 7:00pm)	2	1	2	2	2	2
					2P Mon-Fri (7:00am to 7:00pm)	5	2	3	3	3	3
					P No Restriction	21	11	14	16	16	15
Johnson St	Lincoln St	-	Victoria St	N	2P Mon-Fri (7:00am to 6:00pm)	17	10	12	11	12	12
Victoria St	Thompson St	-	Leslie St	E	1P Mon – Fri (7:30am to 4:30pm) 1P Sat (7:30am to 12:30pm)	15	4	7	6	9	10
	Leslie St	-	Lambert St	W	1P Mon – Fri (9:30am to 5:30am) 1P Sat (8:30am to 12:30am)	27	10	11	13	13	11
<i>E- eastbound, N – northbound, S – southbound, W – westbound</i>						87	38	49	51	55	53
						%	44	56	59	63	61

Attachment 8 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Traffic Report



APPENDIX C: ON - STREET PUBLIC PARKING, INVENTORY AND DEMAND, THURSDAY 7th NOVEMBER

LOCATION				Side	PARKING Restriction	Supply	DEMAND				
Street	Between						12:00pm	1:00pm	2:00pm	3:00pm	4:00pm
Duke St	Victoria St	-	250 northbound	N	1P Mon-Sat (7:00am to 7:00pm)	2	2	2	2	2	2
					2P Mon-Fri (7:00am to 7:00pm)	5	3	3	3	3	3
					P No Restriction	21	16	17	14	11	13
Johnson St	Lincoln St	-	Victoria St	N	2P Mon-Fri (7:00am to 6:00pm)	17	12	10	11	12	13
Victoria St	Thompson St	-	Leslie St	E	1P Mon - Fri (7:30am to 4:30pm) 1P Sat (7:30am to 12:30pm)	15	9	11	8	9	8
	Leslie St	-	Lambert St	W	1P Mon - Fri (9:30am to 5:30am) 1P Sat (8:30am to 12:30am)	27	14	16	13	16	17
<i>E - eastbound, N - northbound, S - southbound, W - westbound</i>						87	56	59	51	53	56
						%	64	68	59	61	64



APPENDIX D: ON - STREET PUBLIC PARKING, INVENTORY AND DEMAND, SATURDAY 9th NOVEMBER

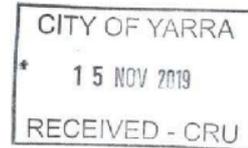
LOCATION				Side	PARKING Restriction	Supply	DEMAND				
Street	Between						5:00pm	6:00pm	7:00pm	8:00pm	9:00pm
Duke St	Victoria St	-	250 northbound	N	1P Mon-Sat (7:00am to 7:00pm)	2	2	1	1	1	1
					2P Mon-Fri (7:00am to 7:00pm)	5	3	2	3	1	1
					P No Restriction	21	14	10	8	6	6
Johnson St	Lincoln St	-	Victoria St	N	2P Mon-Fri (7:00am to 6:00pm)	17	12	10	11	9	7
Victoria St	Thompson St	-	Leslie St	E	1P Mon - Fri (7:30am to 4:30pm) 1P Sat (7:30am to 12:30pm)	15	8	7	7	9	6
	Leslie St	-	Lambert St	W	1P Mon - Fri (9:30am to 5:30am) 1P Sat (8:30am to 12:30am)	27	16	18	15	12	10
						87	55	48	45	38	31
						%	63	55	52	44	36

E- eastbound, N - northbound, S - southbound, W - westbound

Attachment 9 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Supporting Letter 1



6/11/2019



Statutory Planning
City of Yarra
PO Box 168
Richmond VIC 3121

RE: The Gymnasium at 555-561 Victoria Street, Abbotsford

Dear Sir or Madam,

We act on behalf of the new tenant, Train 247 Fitness and wish to apply for a Town Planning Permit for the existing building at the above address to be used as a Restricted Recreation Facility – Gymnasium and for proposed façade signage.

Please find enclosed the following items:

- A completed application form.
- A copy of Permission from the Building Owner for Virtual Home Design to apply for a Town Planning Permit.
- A full, current copy of title information for the land.
- Plans of existing conditions.
- Plans of the proposed signage.
- ASIC Historical Company Extract
- Google Streetview Imagery from December 2009.

Could you please issue an invoice for the applicable application fee so that payment can be arranged.

Merits of the proposal:

Train 247 Fitness occupy the adjacent building at 563-565 Victoria Street and operate a 24/7 Gymnasium permitted under Planning Permit PLN16/0948 and wish to expand their existing business into this new space.

The building has been, and is currently used as a Gymnasium by the existing tenant (Dominance MMA Richmond Pty Ltd) since 05/01/2009 as demonstrated by the enclosed ASIC Historical Company Extract and the Google Streetview Imagery from December 2009.

We understand that a planning permit application was made in 2009 for the Gymnasium Use but lapsed after further information was not provided when requested by council. We also understand that no enforcement action regarding the use has been made to date, and that the Gymnasium Use has been operating without any complaint or negative impacts to adjoining properties for more than 10 years.

Train 247 Fitness would like to continue the Gymnasium Use of the building, and operate on a 24 hour, 7 days a week basis, catering for up to 40 patrons and 2 staff members as per their current Gymnasium next door.

Virtual Home Design • 2 Honey Court, Berwick VIC 3806
T: (03) 8786 8892 • M: 0401 675 688 • E: info@VirtualHomeDesign.net.au • W: VirtualHomeDesign.net.au

building design and documentation services

Attachment 9 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Supporting Letter 1



Please note that a detailed Planning Report outlining the merits of the proposal against the relevant provisions of the planning scheme is currently being finalised and will be submitted shortly.

A Traffic and Parking Impact Report is also currently being finalised and will be submitted shortly to complete the information required for assessment of the application.

If you require anything further, or if you have any questions, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Anthony Burns", followed by a horizontal line.

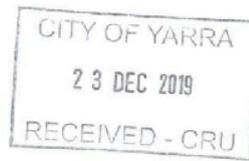
Anthony Burns

Director
Dip. Building Design and Drafting.
RBP.

Virtual Home Design • 2 Honey Court, Berwick VIC 3806
T: (03) 8786 8892 • M: 0401 675 688 • E: info@VirtualHomeDesign.net.au • W: VirtualHomeDesign.net.au

building design and documentation services

Attachment 10 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Supporting Letter 2



28/11/2019

Attn: David Tancheff
Statutory Planning
City of Yarra
PO BOX 168 Richmond VIC 3121

RE: The Gymnasium at 555-561 Victoria Street, Abbotsford
REF: PLN19/0818

Dear David,

Following from your request for further information letter dated the 10th of December 2019, please find enclosed a revised copy of plans (Revision C) with the following further information shown:

- Surrounding Land Uses shown on the Site Analysis Plans.
- Conceptual layout of Gym Equipment shown.
- First floor 'Workout Area' renamed to 'Workout & Stretch Area.'

In response to your questions regarding the gym layout/use and patron numbers; there will be some areas of the floor plan that will remain partially open (free of equipment) for activities such as free weights and stretching. No Group Classes are proposed to be held on this site and the maximum number of patrons will be 40.

Patron numbers are monitored and controlled via key fob door access, computer monitoring of member activity and entry, and AI surveillance systems. The software system proposed to be used (that is currently in use at the existing associated gym next door) is Gym Master (see <https://www.gymmaster.com/> for further information.)

The key fob door access and monitoring software will prevent members entering the building in the event that the maximum number of patrons has been reached. AI surveillance systems are also used to prevent 'tailgating' and unauthorized access of non-members trying to enter with a member.

I trust this additional information is all that you require to complete your assessment of the application but if you have any questions or if you require anything further, please do not hesitate to contact me

Regards,

Anthony Burns

Director
Dip. Building Design and Drafting.
RBP.

Virtual Home Design • 2 Honey Court, Berwick VIC 3806
T: (03) 8786 8892 • M: 0401 675 688 • E: info@VirtualHomeDesign.net.au • W: VirtualHomeDesign.net.au

building design and documentation services

Attachment 11 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Application Form



Planning Enquiries
 Phone: (03) 9205 5555
 Web: www.yarracity.vic.gov.au

Clear Form

Office Use Onl

Application No.:

Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

▲ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

▲ Questions marked with an asterisk (*) must be completed.

▲ If the space provided on the form is insufficient, attach a separate sheet

i Click for further information.

The Land **i**

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

Street Address *

Unit No.:	St. No.: 555-561	St. Name: Victoria Street
Suburb/Locality: Abbotsford		Postcode: 3067

Formal Land Description *

Complete either A or B.

▲ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lodged Plan Title Plan Plan of Subdivision

OR

B

The Proposal

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

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

The use of the land as a restricted recreation facility (gym) and the display of business identification signage.

24 hours, 7 days a week operating hours for up to 40 patrons and 2 staff at any one time.

A reduction in on-site car parking spaces to 3 spaces.

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

Cost \$ 12,500.00

▲ You may be required to verify this estimate. Insert '0' if no development is proposed.

i Estimated cost of any development for which the permit is required *

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

Attachment 11 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Application Form

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Existing Office/Warehouse building used as a Gymnasium.

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

Title Information i

Encumbrances on title *

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

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

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

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

Owner *

The person or organisation who owns the land

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

Name:		
Title: Mr	First Name: Anthony	Surname: Burns
Organisation (if applicable): Virtual Home Design		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 2	St. Name: Honey Court,
Suburb/Locality: Berwick	State: VIC	Postcode: 3806
Contact information for applicant OR contact person below		
Business phone: 03 8786 8892	Email: Anthony@VirtualHomeDesign.net.au	
Mobile phone: 0401 675 688	Fax:	
Contact person's details* Same as applicant <input checked="" type="checkbox"/>		
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner Same as applicant <input type="checkbox"/>		
Name:		
Title: Mr	First Name: Graeme	Surname: Norman
Organisation (if applicable): W S J Properties Pty. Ltd.		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 90	St. Name: Princess Street
Suburb/Locality: Kew	State: VIC	Postcode: 3101
Owner's Signature (Optional):	Date:	
	day / month / year	

Attachment 11 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Application Form

Declaration 

This form must be signed by the applicant *

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

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

Signature: **Anthony Burns**

Date: 06/11/2019

day / month / year

Need help with the Application? 

General information about the planning process is available at planning.vic.gov.au

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

Has there been a pre-application meeting with a council planning officer

No Yes

If 'Yes', with whom?:

Date:

day / month / year

Checklist 

Have you:

Filled in the form completely?

Paid or included the application fee?

⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)
- If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void

Completed the relevant council planning permit checklist?

Signed the declaration?

Lodgement 

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

City of Yarra
PO Box 168
Richmond VIC 3121

333 Bridge Road
Richmond VIC 3121

Contact information:

Phone: (03) 9205 5555
Email: info@yarracity.vic.gov.au
DX: 30205

Deliver application in person, by post XXXXXXXXXX

Attachment 12 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Certificate of Title and Title Plan



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

Page 1 of 1

VOLUME 02030 FOLIO 834

Security no : 124080017933P
Produced 31/10/2019 10:12 AM

LAND DESCRIPTION

Lot 1 on Title Plan 566810R (formerly known as part of Portion 61 Parish of Jika Jika).

PARENT TITLES :

Volume 01119 Folio 788 Volume 01290 Folio 897 Volume 01745 Folio 834
Created by instrument C156606 25/02/1965

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

W.S.J. PROPERTIES PTY LTD of 90 PRINCESS ST KEW
M483972V 22/09/1986

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP566810R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 555-561 VICTORIA STREET ABBOTSFORD VIC 3067

DOCUMENT END

Attachment 12 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Certificate of Title and Title Plan



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP566810R
Number of Pages (excluding this cover sheet)	1
Document Assembled	31/10/2019 10:16

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Attachment 12 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Certificate of Title and Title Plan

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TITLE PLAN	EDITION 1	TP 566810R						
Location of Land Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 61 (PT)		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN						
Last Plan Reference: Derived From: VOL 2030 FOL 834 Depth Limitation: NIL		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 13-07-2000 VERIFIED: AD						
Description of Land / Easement Information								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2" style="font-size: small;">PARCEL 1 = CP 61 (PT)</td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CP 61 (PT)	
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PARCEL 1 = CP 61 (PT)								
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

Attachment 12 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Certificate of Title and Title Plan

V1.0



BUILDING OWNER PERMISSION FORM:

Property Owners Details:

Name/s: W S J Properties Pty Ltd

Postal Address: C/o- Dixon Kestles & Co
153-161 Park Street South Melbourne Vic 3205

Contact Details:

Mobile: _____ Home: _____
Work: 9695 7724 Email: lisaw@dixonkestles.com.au

Property Details:

555-561 Victoria Street, Abbotsford VIC 3067 (Lot 1 TP566810)

Authorisation:

I, the property owner listed above, do hereby give permission to Virtual Home Design carry out the following:

- To make an application to The Yarra City Council to obtain details of any previous issued building permit, final certificate/occupancy permits or details of any current notice or order issued by a building surveyor, along with any relevant plans and specifications relating to the building.
- To apply to The Yarra City Council, on behalf of the tenant, for a town planning permit to permit the building to be used as a Restricted Recreation Facility – Gymnasium, including new façade signage and painting

Signature: 

Print Name: Graeme Norman

Date: Nov 6, 2019

Attachment 12 - PLN19/0818 - 555 - 561 Victoria Street Abbotsford - S52 Advertising Certificate of Title and Title Plan

Signature: 

Email: graemednorman@gmail.com

Company: WSJ Properties Pty Ltd