

Attachment 1 - PLN18/0328.02 - 459 - 471 Church Street and 20 - 26 Brighton Street Richmond - Site Location Map

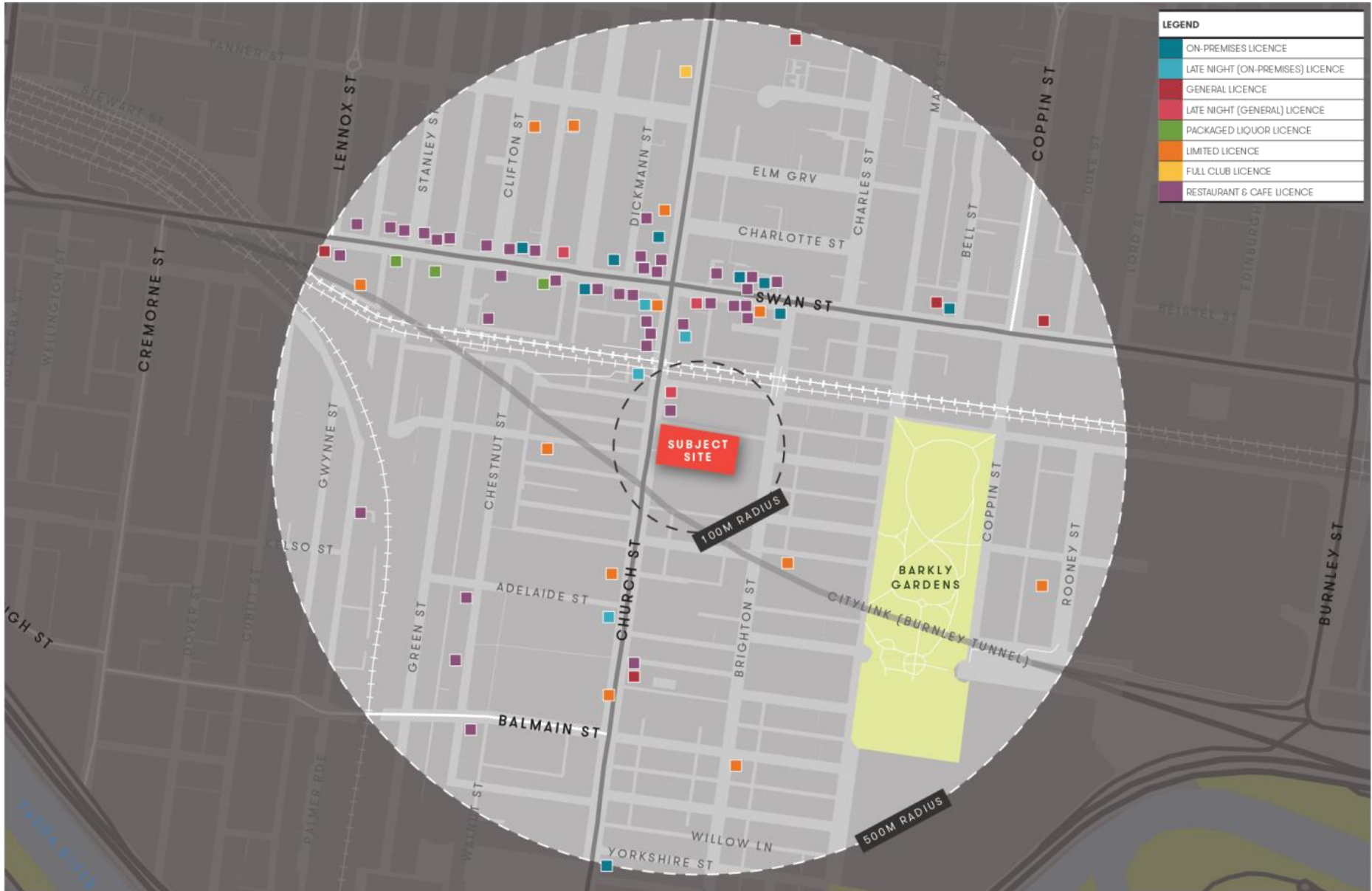
SUBJECT LAND: 459 – 471 Church Street and 20 – 26 Brighton Street Richmond



↑ North

★ Subject Site

Attachment 2 - PLN18/0328.02 - 459 - 471 Church Street and 20 - 26 Brighton Street Richmond - Decision Plans (1)



459-471 CHURCH STREET, RICHMOND
Surrounding Liquor License Premises



DATE: 28.01.2021
JOB NO: 10310
SVO-NB-000
REV: 01
1/4000 @ A3

Attachment 2 - PLN18/0328.02 - 459 - 471 Church Street and 20 - 26 Brighton Street Richmond - Decision Plans (1)

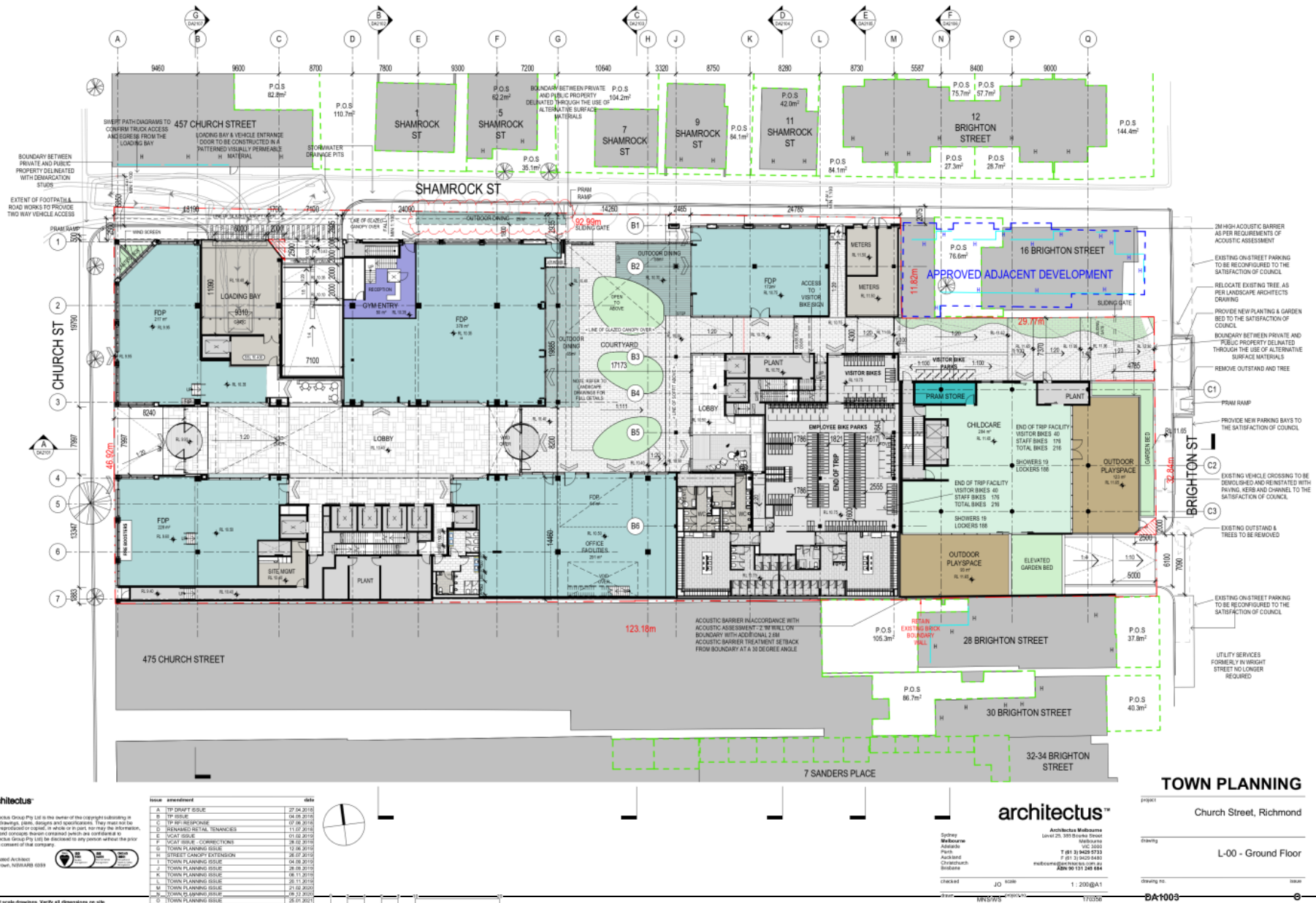


459-471 CHURCH STREET, RICHMOND
Zoning Plan



DATE: 28.01.2021
JOB NO: 10310
SVO-NB-000
REV: 01
1:1000 @ A3

Attachment 2 - PLN18/0328.02 - 459 - 471 Church Street and 20 - 26 Brighton Street Richmond - Decision Plans (1)



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Issue	Amendment	Date
A	TRIP DRAFT ISSUE	27.04.2018
B	TRIP ISSUE	04.08.2018
C	TRIP/REPRODUCTION	07.09.2018
D	REINFORCED METAL TENACLES	11.02.2019
E	GLAZING ISSUE	01.03.2019
F	GLAZING ISSUE - CORRECTIONS	26.03.2019
G	TOWN PLANNING ISSUE	12.06.2019
H	STREET CANOPY EXTENSION	26.02.2019
I	TOWN PLANNING ISSUE	04.08.2019
J	TOWN PLANNING ISSUE	26.03.2019
K	TOWN PLANNING ISSUE	08.11.2019
L	TOWN PLANNING ISSUE	25.11.2019
M	TOWN PLANNING ISSUE	21.02.2020
N	TOWN PLANNING ISSUE	25.02.2020
O	TOWN PLANNING ISSUE	26.07.2020

Notified Architect
Roy Brown, NSWAP 0389

Do not scale drawings. Verify all dimensions on site.

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Sydney
Melbourne
Adelaide
Perth
Christchurch
Brisbane

Architects Melbourne
Level 29, 309 Bourke Street
Melbourne VIC 3000
T 61 3 9429 9733
F 61 3 9429 9440
melbourne@architectus.com.au
Arch No 131 248 844

Checked: JO 10/08/18
Scale: 1:200 @ A1

TOWN PLANNING

Project: Church Street, Richmond

Drawing: L-00 - Ground Floor

Drawing No: 18088

DA1003

Attachment 2 - PLN18/0328.02 - 459 - 471 Church Street and 20 - 26 Brighton Street Richmond - Decision Plans (1)



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 Incorporated in Australia
 Ray Brown, 10/10/18/03/19

Issue	Number	Date
A	1/1 DRAFT ISSUE	27/04/2018
B	1/1 DRAFT ISSUE	04/05/2018
C	1/1 DRAFT ISSUE	27/06/2018
D	1/1 DRAFT ISSUE	01/07/2018
E	TOWN PLANNING ISSUE	13/08/2018
F	TOWN PLANNING ISSUE	04/09/2018
G	TOWN PLANNING ISSUE	21/02/2019
H	TOWN PLANNING ISSUE	29/06/2019
I	TOWN PLANNING ISSUE	11/12/2019



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Sydney
 Melbourne
 Brisbane
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 Christchurch
 Brisbane

Architectus Melbourne
 Level 25, 380 Bourke Street
 Melbourne VIC 3000
 T 61 3 9428 8733
 F 61 3 9428 8800
 Melbourne@architectus.com.au
 AEN 00 181 546 534

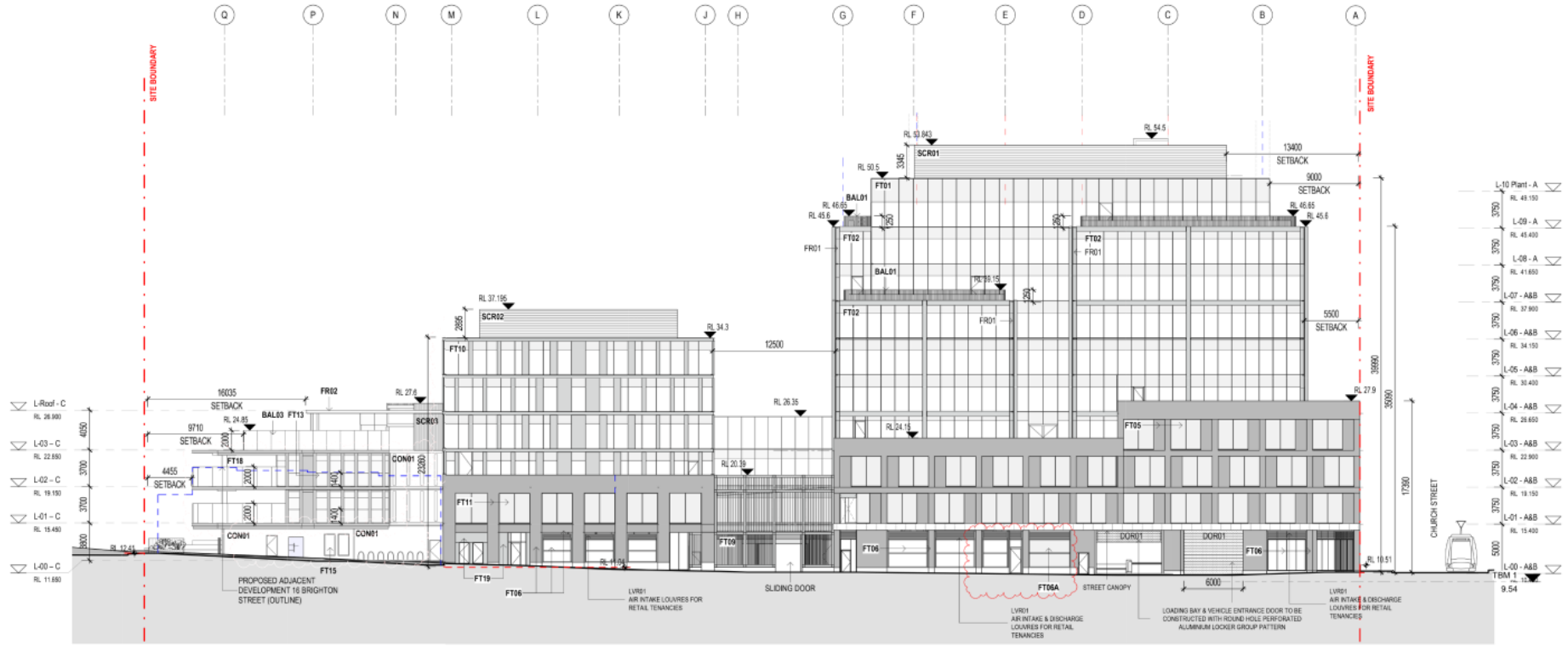
UNCONTROLLED DOCUMENT
TOWN PLANNING
 Church Street, Richmond
 L-B01 - Basement 1

CHECKED: JD SCALE: 1:200@A1
 DATE: 18/06/2020
 DRAWN: MFB/PCS
 PROJECT: 170552

DA1902

11/12/2020 11:52:29 AM

Attachment 3 - PLN18/0328.02 - 459 - 471 Church Street and 20 - 26 Brighton Street Richmond - Decision Plans (2)



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Notified Architect
Ray Brown, NSRARS 0359



issue	amendment	date
A	TYPICAL CORRECTIONS	26.02.2018
B	TOWN PLANNING ISSUE	12.08.2018
C	STREET CANOPY EXTENSION	26.02.2019
D	TOWN PLANNING ISSUE	04.08.2019
E	TOWN PLANNING ISSUE	11.08.2019
F	TOWN PLANNING ISSUE	21.02.2020
G	TOWN PLANNING ISSUE	25.09.2021

TOWN PLANNING

Church Street, Richmond

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Sydney
Melbourne
Auckland
Perth
Auckland
Christchurch
Brisbane

Architectus Melbourne
Level 25, 380 Bourke Street
Melbourne VIC 3000
T (61 3) 8429 8733
F (61 3) 8429 8400
melbourne@architectus.com.au
AEN 00 151 248 854

project	drawing	drawing no.	issue
Church Street, Richmond	Site Elevation (North)	Option 2	

checked: JD
drawn: MB/MS

170258

DA2001A

4/12/2023 5:35:15 PM

Attachment 4 - PLN18/0328.02 - 459 - 471 Church Street and 20 - 26 Brighton Street Richmond - Referral comments

PLN18/0328.02 - 459 - 471 Church Street and 20 - 26 Brighton Street Richmond

Referral comments

Compliance and community amenity Unit – email dated 18 March 2021

The Compliance branch does not have any concern in relation to what is proposed, however given the proximity to the nearest residential premises, I recommend the following:

1. No music after 10pm at any outdoor area Sunday to Thursday
2. No music after 11pm at any outdoor area Friday and Saturday
3. Any outdoor area to close 11pm Sunday to Thursday
4. Any outdoor area to close 12 midnight Friday and Saturday
5. Background music only at all other times.
6. No speakers allowed in any outdoor area.

The above recommendation was made with consideration to the fact noise will generally carry further from an open area. Experience tells us that open areas have a tendency to impact the amenity. The times suggested where no music is allowed was based on keeping consistent with the Environment Protection (Residential Noise) Regulations 2008 schedule for amplified music.

City works branch (Waste Unit) – email dated 6 April 2021

The waste management plan for 459 - 471 Church & 20-26 Brighton Street, Richmond authored by Irwinconsult and dated 9/2/21 is satisfactory from a City Works Branch’s perspective.

Social Planning Unit – Memo dated 13 April 2021

COMMENTS / RECOMMENDATIONS

- There are 2 licensed premises within 100 metres of the subject site and there are 95 licensed venues within 500 metres, with most concentrated along Swan Street, to the west of the subject site and generally in accordance with the Core Entertainment Precinct of Swan Street west of Church Street identified in Clause 22.09 of the Yarra Planning Scheme. A cumulative impact assessment is required and has been provided by the applicant.
- The proposal states that a minimum of 75% seating for patrons will be provided for in all four venues. This is in line with the requirements of a restaurant and café licence and is acceptable.
- The number of patrons proposed compared with the number of patrons as per the VCGLR nominated rate of 0.75m² per person is detailed in the table below for each venue:

Site	Floor area	Proposed number	VCGLR 0.75m ² per person ratio
1	225sq.m	100	225/0.75 = 300
2	236sq.m	200	236/0.75 = 314
3	489sq.m	130 inside (55 outside)	489/0.75 = 652

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4	221sq.m	80 inside (33 outside)	221/0.75 = 294
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- In each venue case, the proposed number of patrons is less than the maximum allowed as indicated by the VCGLR ratio. This is acceptable and is in accordance with Clause 22.09, which details that the maximum number of patrons that may be accommodated on the premises should be based on a ratio of 0.75 square metres per person, as per the Victorian Commission for Gambling and Liquor Regulation (2018) Liquor Licensing Fact Sheet - Maximum Patron Capacity.
- It is noted that the proposed hours of sale of liquor for offsite consumption are 9am to 1am for the venues fronting Church Street, and 9am to 11pm (10pm outdoor areas) for the venues fronting Shamrock Street (within 30 metres of a residential zone). This is in line with clause 22.09 which states that:
 - Licensed premises within 30 metres of a residential zone should not provide for the sale and consumption of liquor beyond 11pm;
 - Licensed premises in a Commercial zone should not provide for the sale and consumption of liquor beyond 1am;
 - For outdoor areas the sale and consumption of liquor should not occur after 10pm.

Therefore, this is acceptable.

- It is noted that the proposal states that music within the site is limited to background levels only. No live music or amplified music other than background music is proposed. As such, music is not anticipated to impact upon surrounding properties. This is considered acceptable.
- It should also be noted that no patron queuing or milling shall occur at any time along Shamrock Street (which provides access to the north-adjointing residential area) and must always be along Church Street in order to minimise disruption to amenity. It is recommended that any patron dispersal be directed onto Church Street to further minimise disruption to the residential zone.
- Deliveries to and waste collection from a licensed premises should not occur after 10pm on any day, before 7am Monday to Saturday, or before 9am on a Sunday or public holiday except for those allowed under any relevant local law. Emptying bottles into bins in outdoor areas should not occur after 10pm on any day, before 7am Monday to Saturday, or before 9am on a Sunday or public holiday. This should be included as a condition of any approval along with other necessary amenity conditions.

Engineering Services Unit (Traffic) – Memo dated 9 April 2021

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:

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Richmond - Referral comments**

Parking Demand Consideration	Details
<i>Parking Demand for Office Use</i>	<p>The office would now be providing an on-site parking rate of 0.88 spaces per 100 square metres of floor area. Office developments throughout the municipality have been approved by Council with reduced rates. A few examples include:</p> <ul style="list-style-type: none"> ▪ 60-88 Cremorne Street, Cremorne – 0.72 spaces/100 m² ▪ 51 Langridge Street, Collingwood – 0.54 spaces/100m² ▪ 2-16 Northumberland Street, Collingwood – 0.89 spaces/100m² <p>The proposed office parking rate of 0.88 spaces per 100 square metres of floor area is considered appropriate as the site has very good access to public transport and seeks to encourage more sustainable forms of transport.</p>
<i>Parking Demand for Food and Drink Use</i>	<p>The food and drink's floor area would now increase by 1,053 m², resulting in a statutory parking requirement of 36 spaces. The food and drink use would be supplying on-site parking at a rate of 0.66 spaces per 100 square metres of floor area. The eight on-site parking spaces allocated to this use would be set aside for staff. Customers would likely be drawn from the surrounding area, such as from local businesses and nearby residences. The provision of eight spaces for staff at this use is considered appropriate.</p>
<i>Parking Demand for the Gymnasium Use</i>	<p>The parking provision for this use is to the satisfaction of the Responsible Authority. As indicated by Impact Traffic Engineering, it is agreed that the gymnasium's peak parking times would occur between 6:00am and 7:00am and between 6:00pm and 7:00pm. Parking would be short-stay and be accommodated on-street. The gymnasium would all attract employees who work at nearby businesses and local residents. The provision of no on-site parking for the gymnasium is considered acceptable.</p>

Adequacy of Car Parking

From a traffic engineering perspective, the amended car parking provision for the uses at the development are considered appropriate in the context of the development and the surrounding area. Providing a gymnasium with no on-site car parking is considered acceptable. The site is very well positioned in terms of public transport and connectivity to the on- and off-road bicycle network – enabling employees, clients and customers to easily access the site using more sustainable forms of transport.

The Engineering Referral team has no objection to the reduction in the car parking requirement for this site.

Revised Car Parking Layout – Basement 01

Item	Details
Car Parking Spaces	The dimensions of the car parking spaces (2.6 to 3.2 metres by 4.9 metres) comply with <i>Design standard 2: Car parking spaces</i> of Clause 52.06-9.
Parallel Parking Space	The dimensions of the parallel parking space (2.3 metres by 6.7 metres) satisfy <i>Design standard 2</i> .
Tandem Parking Sets	The 10.3 metre lengths of the tandem parking sets satisfy <i>Design standard 1</i> .
Accessible Parking Spaces	The accessible parking spaces satisfy the Australian/New Zealand Standard AS/NZS 2890.6:2009 and <i>Design standard 2</i> (where applicable).

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Aisles	The aisle widths range from 5.8 metres to 7.1 metres and satisfy <i>Table 2: Minimum dimensions of car parking spaces and accessways</i> of Clause 52.06-9.
Columns and Clearances to Walls	The positions of the columns satisfy <i>Diagram 1 Clearance to car parking spaces</i> of Clause 52.06-9. Clearances for spaces abutting walls have been provided at no less than 300 mm, which satisfy <i>Design standard 2</i> .
Vehicle Turning Movements	The swept path diagrams of the B85 design vehicle entering and exiting a number of spaces within the car park are considered satisfactory.

External Acoustic Consultants (SLR) – review dated 11 May 2021

SLR has undertaken a review of the consolidated acoustic report prepared to address noise to and from the proposal. Our comments / recommendations are summarised below.

- Noise limits for music and patron noise have been calculated using the average of the background noise levels measured for the evening period. We recommend that they be recalculated using background data for the quietest hour of the evening that the food and drink tenancies are proposing to operate. For music, the revised limits should take into consideration that, under the new Noise Protocol, the ‘day/evening’ for music noise extends to 11 pm. For patron noise, the ‘day/evening’ should be assumed to end at 10 pm (consistent with the current report).
- It is suggested that future tenants be required to submit an environmental assessment of noise impacts if they propose to either:
 - play music above background levels (i.e. 65 – 70 dBA), or
 - have loudspeakers installed externally, or
 - operate with the doors and / or windows open after 6 pm.
- Drawings for the proposed gym should show a soundlock (i.e. two door) style entrance, as per the recommendation of the acoustic report.
- It is recommended that the external dining areas are used during the ‘day’ period only, as defined in the Noise Protocol for commercial noise (i.e. 7 am to 6 pm Monday to Saturday).

Head, Transport for Victoria

Section 55 – No Objection

Thank you for your referring the above application to the Head, Transport for Victoria under Section 55 of the *Planning and Environment Act 1987*.

The Head, Transport for Victoria in consultation with CityLink has considered this application and does not object to the grant of a permit. It is noted that planning permit conditions 26 to 30 inclusive remain unchanged.

No response from EPA or VicRoads received.