



LEVEL 12
120 COLLINS STREET
MELBOURNE VIC 3000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

13 December 2018

Ms Sue Wood
Manager – Development Approvals & Design
Department of Environment, Land, Water & Planning
Level 8, 8 Nicholson Street
EAST MELBOURNE VIC 3008

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Dear Sue,

450 ELIZABETH STREET, MELBOURNE SECTION 50 AMENDMENT (PLANNING PERMIT NO. 2011/012691)

Urbis acts on behalf of 'The Harry Chua Family Trust' in relation to the current Application No. 2011/012691. Following discussions with DELWP officers, we seek to amend the plans in accordance with Section 50 of the *Planning and Environment Act 1987*, prior to advertising.

The enclosed plans will ensure that they reflect the current use of the building at this time as well as the current location and type of signage at the site. We enclose the following updated plans and documents for your consideration:

- Updated Proposed Ground and Level 1 Site Plans, showing the use of this space as 'restaurant and bar' and 'function room' and showing the reception desks on the ground floor. Drawing number TP01/B.
- Updated signage plans to reflect the existing signage situation on site. Please note that Signs S3 and S7 have not been erected as yet based on tenant discussions. Drawing numbers TP02/A and TP03/A.
- Provision of the relevant red line plans, endorsed July 2018 for your approval (Ground and Level 1)
- Copy of the Kicks Venue Management Plan, which outlines proposed patron numbers for Kicks.
- Copy of Building Surveyor Advice which confirms total number of patrons on Level 1.

FURTHER INFORMATION

By way of additional explanation, we note that the previously submitted red line plans included Ground up to Level 3. We note that Level 2 and Level 3 red line plans were endorsed in 2001 and are no longer relevant. These have been removed from the Red Line plan set. These floors are not reflected in the current Liquor Licence document. The ground level and Level 1 red line plans, were recently re-



endorsed in July 2018 to reflect the current use of the building for the purposes of a bottle store and Kicks bar and restaurant on Level 1. These plans are enclosed for your information and approval.

The existing liquor licence (#31950999) allows for a maximum capacity of 365 at the ground level. There is no maximum capacity for patrons at Level 1. However, a Management Plan has been prepared, which states that a max capacity of 506 patrons will be allowed at Level 1. An update to the Liquor Licence is being sought to align with the Venue Management Plan.

This number has been confirmed by advice from a Building Surveyor, which is also enclosed. The client is happy for this number (506) to become a permit condition to ensure max capacity is confirmed.

We have updated the Level 1 plan to match the current uses on the site which include retail (tavern) and Function Centre. Within the Capital City Zone, a function centre (under place of assembly) is for Section 1 use.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

We kindly request you continue to assess the S72 application which seeks:

- To amend the permit preamble to allow for the land use of 'tavern' and for the 'sale and consumption of liquor' within the proposed 'tavern'.
- To amend the permit preamble to allow for the 'sale of packaged liquor' within the ground level bottle shop.
- To amend the permit preamble to allow for the 'erection and display of signage' at the lower levels of the building.
- Approval of the enclosed 'red line' plans.
- Approval of the enclosed signage drawings.
- Approval of the enclosed Ground Floor Plan and Level 1 plans which includes only minor internal modifications to incorporate two concierge desks within the lobby of the building and labelling to reflect the Level 1 bar / restaurant / function room use.

We understand the next step is for the proposal to be formally advertised. Should you have any queries in relation to the proposal, please do not hesitate to contact the undersigned on 8663 4915 or ffeeny@urbis.com.au.

Yours sincerely,

Fiona Feeney - Associate Director