

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

LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000

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

10 December 2024

Divyaa Sundaravadivel
Planner, Development Approvals and Design
Department of Transport and Planning
L8/8 Nicholson Street
East Melbourne VIC 3002

ADVERTISED
PLAN

Dear Divyaa,

PA2402884-1 – RFI RESPONSE AND SECTION 50 AMENDMENT 20 RIVER BOULEVARD, RICHMOND

1. INTRODUCTION

Urbis continues to act on behalf of the permit applicant, Game4Padel, in relation to planning permit application PA2402884-1 at 20 River Boulevard, Richmond.

We write in response to Council's RFI Unsatisfactory Letter dated 23 October 2024 and provide the following response to address the outstanding requested information.

In addition to the below response, minor changes under Section 50 are proposed to extend the operating hours until 9pm on weekends.

In support of this response, please find enclosed:

- Amended Site Plan prepared by Urbis Ltd, dated 26 November 2024.
- Signage Plan prepared by Urbis Ltd, dated 9 December 2024.

2. RESPONSE TO OUTSTANDING RFI ITEMS

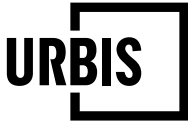
RFI ITEM

RESPONSE AND DOCUMENT REFERENCE

Amended Plans

- Amend the submitted plans to show the following:
 - Please update the site plan to include a second setback from the fence to the northern title boundary, a second setback from the clubhouse to the

The site plan has been updated to include a second setback from the fence to the northern title boundary (6m) and a second setback from the clubhouse to the southern

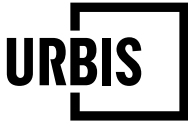


ADVERTISED PLAN

<p>southern title boundary, and two setbacks for the shed.</p>	<p>title boundary (43m) and two setbacks for the shed (46m and 22m). Refer to the Amended Site Plan prepared by Urbis Ltd for further detail.</p>
<p>b. ii.) storage shed Please update the width dimension of the clubhouse to ensure consistency throughout the plan, as it currently alternates between 2m and 2.4m. Please also include the building height for the clubhouse and shed.</p>	<p>The site plan has been updated to ensure the width dimension (2.4m) of the clubhouse is consistent throughout the plan and has been updated to include the building height (2.6m) for the clubhouse and shed, respectively. Refer to the Amended Site Plan and prepared by Urbis Ltd. Refer to the Amended Site Plan prepared by Urbis Ltd for further detail.</p>
<p>d. i) scaled signage plans that include: Please provide a clear and legible signage plan, where all the text is easy to read, with the dimensions (width and length) clearly indicated.</p>	<p>The plans have been updated to include a clear and legible signage plan. The signage plan includes easy to read text. The signage includes different business identification signage panels which includes the following content and dimensions: <ul style="list-style-type: none"> - Game4Padel: 3.3m (l) x 1m (h) - Padel ball and racket graphic: 1.53m (l) x 1m (h) - Salta logo and colourful graphic: 3.3m (l) x 1m (h) <p>20 x business identification signs alternating between the above signs (Game4Padel; Padel ball and racket graphic; and Salta logo and colourful graphic) will be placed along the northern fence elevation (Vickers Drive interface) for a length 41.6m. Similarly, 27 x business identification signs will be placed along the eastern fence elevation (River Blvd) for a length of 54.8m. Refer to the Signage Plan prepared by Urbis Ltd for further detail.</p> </p>

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

<p>Amended Written Submission</p>	
<p>2. Amend the written submission to address the following:</p>	
<p>d. It is noted that the use of the land for outdoor recreation facility is nested under the broader minor sports and recreation land use. There is a statutory requirement to provide bicycle spaces</p>	<p>The following bicycle requirement rates apply for a minor sports and recreation land use:</p> <ul style="list-style-type: none"> ▪ Employee/Resident: 1 per 4 employees



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

for the use of a minor sports and recreation facility. Please revise the written submission and update any applicable plans accordingly.

- Visitor/Shopper/Student: 1 to each 200 sq m of net floor area

There will be four employees. Based on the above required, there is a requirement for 1 bicycle parking space. This space will be provided within the clubhouse which is accessible to employees only.

As the site is outdoor and does not include any net floor area no visitor bicycle parking is required. The clubhouse and shed are not included in the net floor area calculation as these areas are not accessible to the public.

Based on the provision of 1 space for 4 employees, the proposal meets the statutory requirements for bicycle parking. As such, the proposal does not seek to waive or reduce the requirements of Clause 52.34.

All enclosed plans have been updated to indicate the location of the bicycle parking space within the clubhouse.

The site plan has been updated to show the location of the bicycle parking within in the shed.

ADVERTISED PLAN

- e. *If applicable, please address this item for Clause 52.34 (Bicycle Facilities) of the Yarra Planning Scheme.*

As the proposal provides 1 bicycle space for employees, the proposal does not seek to waive or reduce the requirements of Clause 52.34.

When assessed against the decision guidelines of Clause 52.34, the proposal is considered to meet these guidelines for the following reasons:

- The clubhouse provides one bicycle space for employees, meeting statutory requirements and Australian Standard AS 2890.3 1993 for bicycle parking facilities.
- The site is accessible via the Main Yarra Trail, River Boulevard, and Victoria Street, all of which have dedicated bicycle paths.
- There are ample opportunities for bicycle travel to and from the site, with numerous roads and pathways providing access.

- While there is no statutory requirement for showers and change rooms, toilets are available at the nearby Victoria Gardens Shopping Centre.
- The Victoria Gardens Shopping Centre, adjacent to the site, offers numerous bicycle racks within 10 meters, facilitating shared bicycle facilities.

3. CHANGES UNDER SECTION 50

The current application seeks to amend Condition 3 of the permit to extend the operating hours as follows:

- From 9:00am-12:00pm and 4:00pm to 9:30pm to 8:00am-10:00pm on weekdays; and
- From 9:00am-6pm to 8am-8pm on weekends.

We seek to make changes to the application under Section 50 to extend the hours of operation from 8pm to 9pm on weekends, such that the hours of operation will be:

- 8am-9pm on weekends; and
- 8:00am-10:00pm on weekdays.

The proposed hours of operations will allow greater access to the courts on weekends, continuing to enhance by providing additional amenity for the community. The proposed additional hour of operation on the weekend is not considered to result in adverse amenity impacts.

4. CONCLUSION

We trust this information is sufficient to assist you with your continued assessment of this application.

Should any of the requested information not be satisfied or remain outstanding, we respectfully request a one (1) month extension on behalf of the permit applicant to provide the requested information under Section 54A of the *Planning and Environment Act 1987*.

If you have any questions or require any additional information, please do not hesitate to contact me on the below details.

Kind regards,



Jack Chomley
Consultant
+61 3 8639 9720
jchomley@urbis.com.au

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