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Urbis Ltd  
ABN 50 105 256 228

15 October 2024

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

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Dear Divyaa,

## **PA2402884-1 - REQUEST FOR FURTHER INFORMATION RESPONSE - 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 Request for Further Information (RFI) dated 1 October 2024 and the preliminary comments received.

In support of this submission, please find enclosed:

- Amended Architectural Plans prepared by Urbis Ltd, dated 10 October 2024.

The Amended Architectural Plans have responded to all of council's further information comments for the Amended Plans.

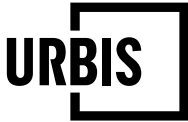
### **2. RFI RESPONSE**

The subheadings below provide a response to each of Council's RFI items.

#### **A. Specify the intended use and operation of the proposed club house.**

The proposed club house is similar to the already approved shipping container club house, however, will be upgraded slightly to match the new layout and size of the site. This is currently utilised for sales. The proposed club house will be used as staff storage, where customers can book/pay to play on the courts at the club house, and also rent / hire padel equipment.

Please note it is anticipated for a renewable limited liquor licence to be applied to the site. Pursuant to Clause 52.27 of the Yarra Planning Scheme, a permit is not required to sell or consume liquor if the site has a limited licence. Additionally, the selling of alcohol onsite is an ancillary use to the overall land use and is expected to only include a small number of pre-mixed drinks, beer and wine. The proposed selling of alcohol will be carried out from the proposed club house.



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## **B. A justification for the proposed extension of operating hours and an assessment of any associated potential amenity impacts.**

Please note that the use of the land must be generally in accordance with the Victoria Gardens Comprehensive Development Plan, and these are the relevant considerations for this application. Below is the listed additional hours of operation for the site.

Additional hours on weekdays:

- There is an additional hour in the morning and at night.
- The break from 12:00pm to 4:00pm has been removed to allow for the courts to be used throughout the day, due to the activity being an all-day activity. Additionally, it will provide surrounding businesses and locals to use the courts during and after lunch (8:00am to 10:00pm).

Additional hours on the weekend:

- There is an additional hour in the morning and an additional hour at night (8am to 8pm).

The hours have only been extended slightly and this will have little to no difference on the amenity impacts compared to the original operating hours. The extended operating hours will allow for greater activation of Victoria Gardens in-line with the mixed-use nature of the Precinct and as encouraged by the CDP and the zone. The extension of operating hours will allow for greater public surveillance of a largely unused area of Victoria Gardens in the early morning and late at night. This increases pedestrian safety.

Generally speaking, the additional hours from 8PM to 10PM during the weekday are standard hours for people to be awake and will not create any adverse off-site amenity impacts.

The proposed operating hours extend slightly from the standard business hours associated with the Shopping Centre. The overall intent for the additional operating hours is to provide for greater recreational opportunity which supports the overall vibrancy and attractiveness of Precinct 3, which is envisioned to support a *'broad mix of uses retail, entertainment, service business, offices, and residential uses.'*

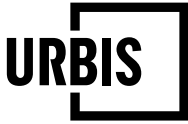
## **C. an assessment of the proposed removal of all car parking spaces on site and why this is an acceptable outcome. The response should include details of alternative car parking areas and public transport accessibility.**

There is no car parking rate for this land use under Clause 52.06 (Car Parking) and it is likely that participants will be already there, live locally or work nearby, and therefore the need for car parking spaces is not required.

The removal of all car parking is proposed to occur to allow for more space for additional padel courts to be constructed within the enclosed proposed site plan.

There is ample car parking available in the Victoria Gardens Shopping Centre in addition to access to the 109 Tram Line which travels to Port Melbourne and Box Hill. The site is also adjacent to the walking and cycling path (Main Yarra Trail) along the Yarra River.

## **D. confirm whether bicycle spaces will be provided in accordance with Clause 52.34-5 or if a permit is triggered to vary, reduce, or waive the requirements under Clauses 52.34-5 and 52.34-6 of the Yarra Planning Scheme. (Note: Plans should show the location and number of bicycle spaces in accordance with Clause 52.34 if applicable)**



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Outdoor recreation facility is not specifically listed in column 1 under Table 1 of Clause 52.34 of the Yarra Planning Scheme. Therefore, there is no statutory requirement to provide bicycle spaces.

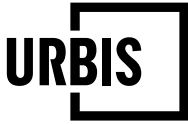
In any event, we note that there are 7 existing bike racks nearby which can be utilised by any patrons.

**E. an assessment against the decision guidelines under Clauses 52.05 (Signs) and 52.34 (Bicycle Facilities) of the Yarra Planning Scheme, as applicable.**

The following section assesses the proposal against the 'Decision Guidelines' pursuant to **Clause 52.05-8**. An assessment against the decision guidelines under 52.34 (Bicycle Facilities) is not required as it is our view that the site does not require to provide bicycle spaces.

Decision Guideline	Response
The character of the area	<p>The surrounding buildings and businesses have a high amount of signage existing, and this is to be anticipated by the Victoria Gardens Shopping Centre.</p> <p>The proposed Game4Padel business identification sign is tactically placed in a location that blends effortlessly with the prevailing signage design environment.</p> <p>Positioned along the perimeter fencing at a height of 1 metre the sign is designed to meld seamlessly into the fence and will be permeable above and below, to allow for views through into the courts for public viewing of the players.</p> <p>Given the limited size and height of the signage it will not create visual clutter and will fit into the surrounding character of this prominent retail and commercial area. Additionally, the muted colours will continue to not detrimentally affect the character of area.</p>
Impacts on views and vistas	The proposed signage is designed in such a way that it does not obstruct significant sightlines or panoramas of the surrounding area. The sign is permeable and will not block views. Nor will it impact pedestrians or create visual clutter given its overall limited size and height.
The relationship to the streetscape, setting or landscape	The proposed Game4Padel business identification sign has been thoughtfully situated to respect and enhance the existing streetscape, setting, and landscape. Its location along the fence line allows it to blend seamlessly with the fence and the surrounding commercial/retail context. This strategic placement ensures the sign not only fits into the current visual environment but also contributes positively to the overall aesthetic of the locale. This approach ensures the sign is an addition that respects the established character of the area, rather than an intrusion.

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Decision Guideline	Response
The relationship to the site and building	The proposed signage has been designed to be subtle and streamlined along the fence line. The sign is only 1 metre high, and it will not impact pedestrians given this height. This design strategy guarantees that the signage integrates smoothly with its immediate surroundings, adding to the aesthetic appeal without dominating the space.
The impact of structures associated with the sign	The proposed fence will not detrimentally affect the surrounding area due to it being permeable and of a limited height.
The impact of any illumination	There is no illumination proposed for the sign.
The impact of any logo box associated with the sign	No logo boxes are proposed within this application.
The need for identification and the opportunities on the site or locality	<p>The proposed signage location is appropriate site identification that will help in advertising the use of the site and business for passing pedestrian. It gives the business a sense of identity.</p> <p>Due to the location of the site behind the Victoria Garden Shopping Centre and being surrounded by buildings or open space, the proposed sign allows for improved identification and opportunities for wayfinding.</p>
The impact on road safety	Proposed signage is assessed to have minimal to no impact upon local road safety given its height, general location and its permeability.

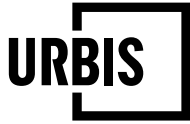
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**F. External lighting and the times of the day the lights will be switched on and at what time the lights will be turned off.**

The current endorsed plans have lighting, and there will be no difference except for the addition of more lighting around the additional courts. The lights will be on during hours of operation and turned off at the closing of business each night.

### 3. 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,

A handwritten signature in black ink, appearing to read "Jack Chomley".

Jack Chomley  
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