

Local Planning Panel

15 March 2023

Application details

8-10 Danks Street

D/2022/397

Applicant: Ora Restaurant Pty Ltd

Architect: Archispectrum

Consultants: aSquare Planning Pty Ltd

Proposal

- increase the patron capacity of the existing licensed restaurant from 70 to 225 persons
- continuation of trial extended hours between 7.00am and 12.00 midnight, Monday to Friday

Recommendation



- approval subject to conditions

Notification

- exhibition period 4 October 2022 to 10 September 2022
- 305 owners and occupiers notified
- 44 submission received, comprising:
 - 41 objections
 - 3 support

Submissions

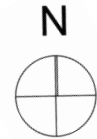


-  subject site
-  submitters

Submissions

- inadequacy of the acoustic report
- appropriateness of the extended hours of operation for the locality
- noise impacts
- potential damages to the through site link contained within the adjoining property
- traffic and parking

Site



 subject site



Danks Street



‘Arthouse’ to the east

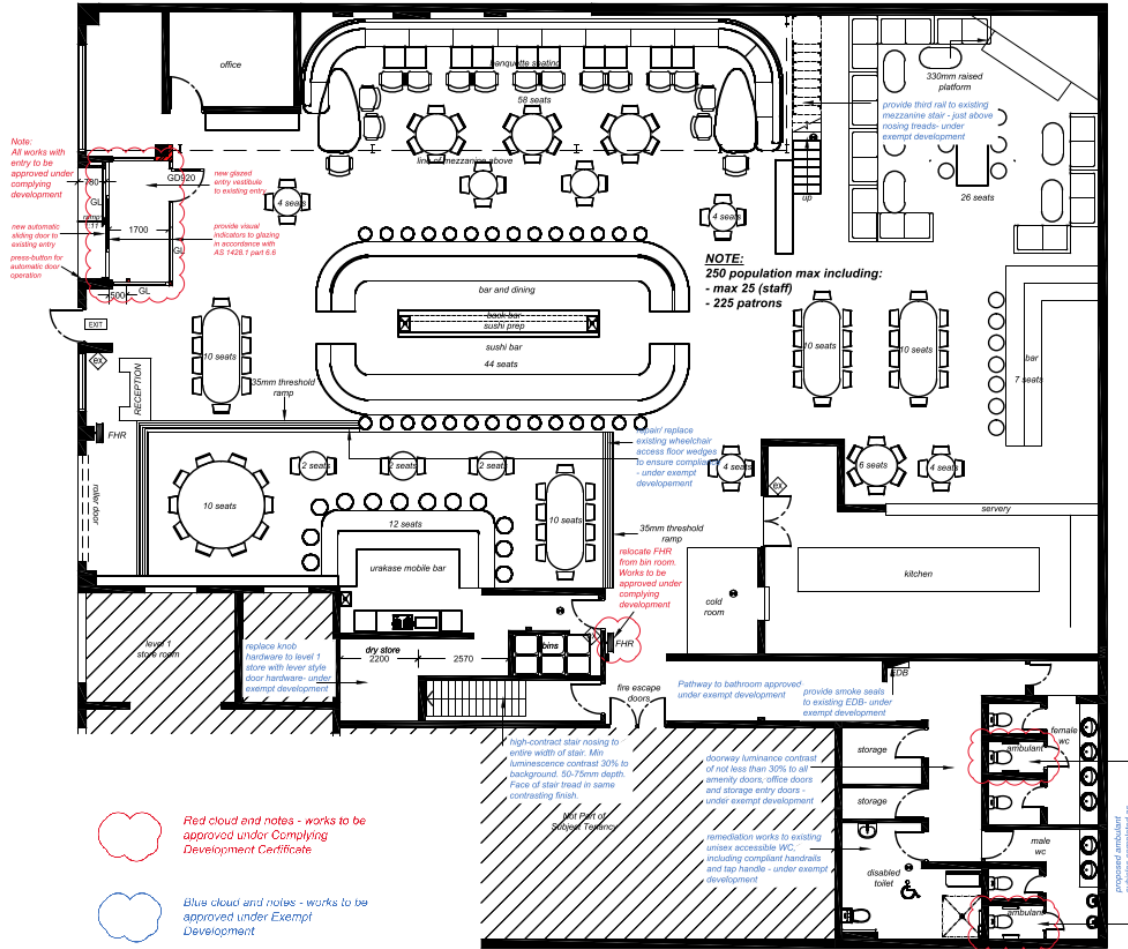


‘Warehouse 5’ to the west



‘Warehouse 1’ opposite to the south

Proposal



Proposal

- increase the patron capacity of the existing licensed restaurant from 70 to 225 persons
- continuation of the following hours of operation:

	base hours	extended hours
Monday to Friday	10.00am to 10.00pm	07.00am to 12.00 midnight

Issues

- hours of operation
- acoustic testing and attenuation
- plan of management

Hours of operation

- site is located in a Local Centre Area
- 12-month trial period recommended for the extended hours

	DCP recommended hours	proposed hours	recommended hours
Base	7.00am – 11.00pm	10.00am to 10.00pm	10.00am to 10.00pm
Extended	7.00am – 12.00 midnight	7.00am to 12.00 midnight	7.00am to 12.00 midnight

Acoustic testing and attenuation

- updated to acknowledge adjoining residential apartments as sensitive receivers
- demonstrates the relevant noise criteria can be complied with
- attenuation measures to be installed, further testing and written verification required prior to commencement of the increased patron capacity and operation of extended hours
- relevant conditions: 7, 14, 15 & 16

Plan of Management

- includes management measures recommended by the acoustic report
- no queuing or loitering on Danks Street
- requires staff to monitor patron behaviour on Danks Street
- includes complaint handling and management procedure review mechanism - matters for consideration at the end of the 1 year trial period

Recommendation

approval subject to conditions