



Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number:	Street Name:
Town:	Postcode:	

FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

Option A:

Lot No:	
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/> Title Plan <input type="checkbox"/> Plan of Subdivision <input type="checkbox"/>
Plan Number:	

Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

Section 2: PERMIT APPLICANT

Name:						
Business:						
Postal Address:					Postcode:	
Telephone No. (H)		(W)		(M)		
Email Address:						

Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):						
Postal Address:					Postcode:	
Telephone No. (H)		(W)		(M)		
Email Address:						

Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

--

Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application..

For what use, development or other matter do you require a permit?

Development:

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

Use:

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

Subdivision:

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivision Qty: <input type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input type="text"/>

Subdivision / Vegetation Removal:

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

Other:

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, Section 173 agreement or other obligation such as an easement or building envelope?

Yes No Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

FURTHER DETAILS OF PROPOSAL (optional)

Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.



Provide a plan of the existing conditions. Photos are also helpful.

--

Section 7: PRE-APPLICATION MEETING Has there been a Pre-Application meeting with a Council Planning Officer?

No <input type="checkbox"/>	
Yes <input type="checkbox"/>	If yes, with whom?
	Date of this meeting

Section 8: DECLARATION This form must be signed. Complete box A or B

A. I declare that I am the Applicant and all information given is true and correct.	Applicant signature: 	Date:
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature: 	Date:

CHECK LIST Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

- A fully completed and signed copy of this form.
- The application fee (if not already paid). Most applications require a fee to be paid.
- Contact Council to determine the appropriate fee.
- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).
- Provided plans showing the layout and details of the proposal
- Provided any information required by the planning scheme, requested by Council
- Provided a description of the likely effect of the proposal (if required)
- Completed the declaration in Section 8
- Provided a contact phone number and e-mail address

PLEASE FORWARD THIS APPLICATION TO

E-mail:	planning@bawbawshire.vic.gov.au	Mail:	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone:	5624 2411		
In Person:	Customer Service Centres	1 Civic Place Warragul	OR 33 Young Street Drouin

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

Register Search Statement - Volume 2540 Folio 924

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 02540 FOLIO 924

Security no : 124091949260F
Produced 19/08/2021 06:36 PM

LAND DESCRIPTION

Lot 1 on Title Plan 831491E (formerly known as part of Crown Allotment 3 Section 4 Township of Warragul Parish of Drouin East).

PARENT TITLE Volume 01137 Folio 207

Created by instrument 0350688 27/08/1894

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

TITAN HILLS PTY LTD of 285 WAGNER ROAD NEERIM SOUTH VIC 3831
AC379519B 03/10/2003

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP831491E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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TITLE PLAN	EDITION 1	TP 831491E
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LOCATION OF LAND

Parish: DROUIN EAST
 Township: WARRAGUL
 Section: 4
 Crown Allotment: 3 (PT)
 Crown Portion: -

Last Plan Reference:-
 Derived From: VOL. 2540 FOL. 924

Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/Easement Information

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date: 10/07/2008
 VERIFIED: A. DALLAS
Assistant Registrar of Titles

ENCUMBRANCES

AS TO THE LAND MARKED E-1 THE PARTY WALL EASEMENT RESERVED IN INSTRUMENT OF TRANSFER No.350688

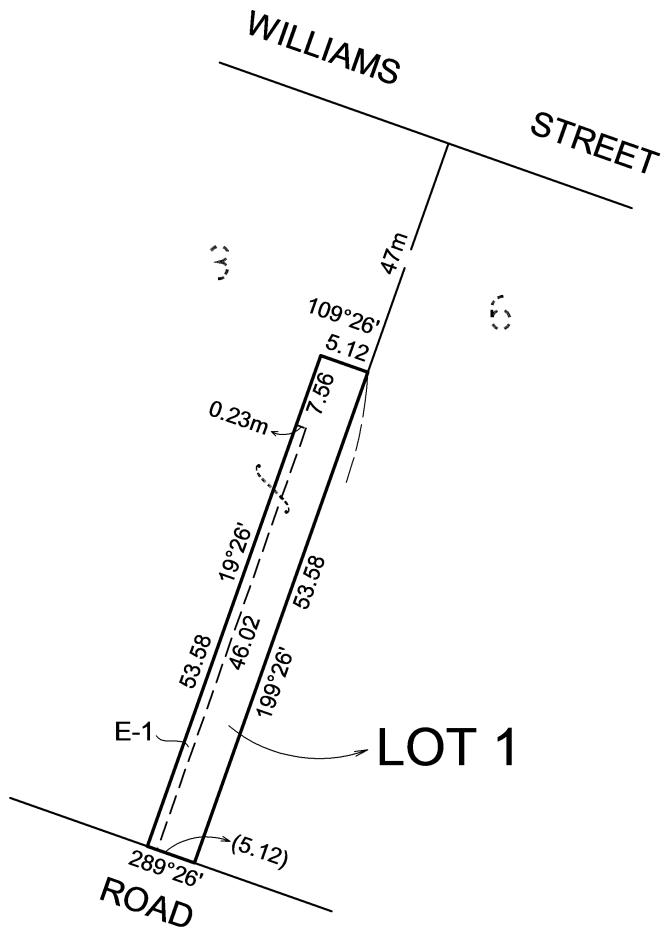
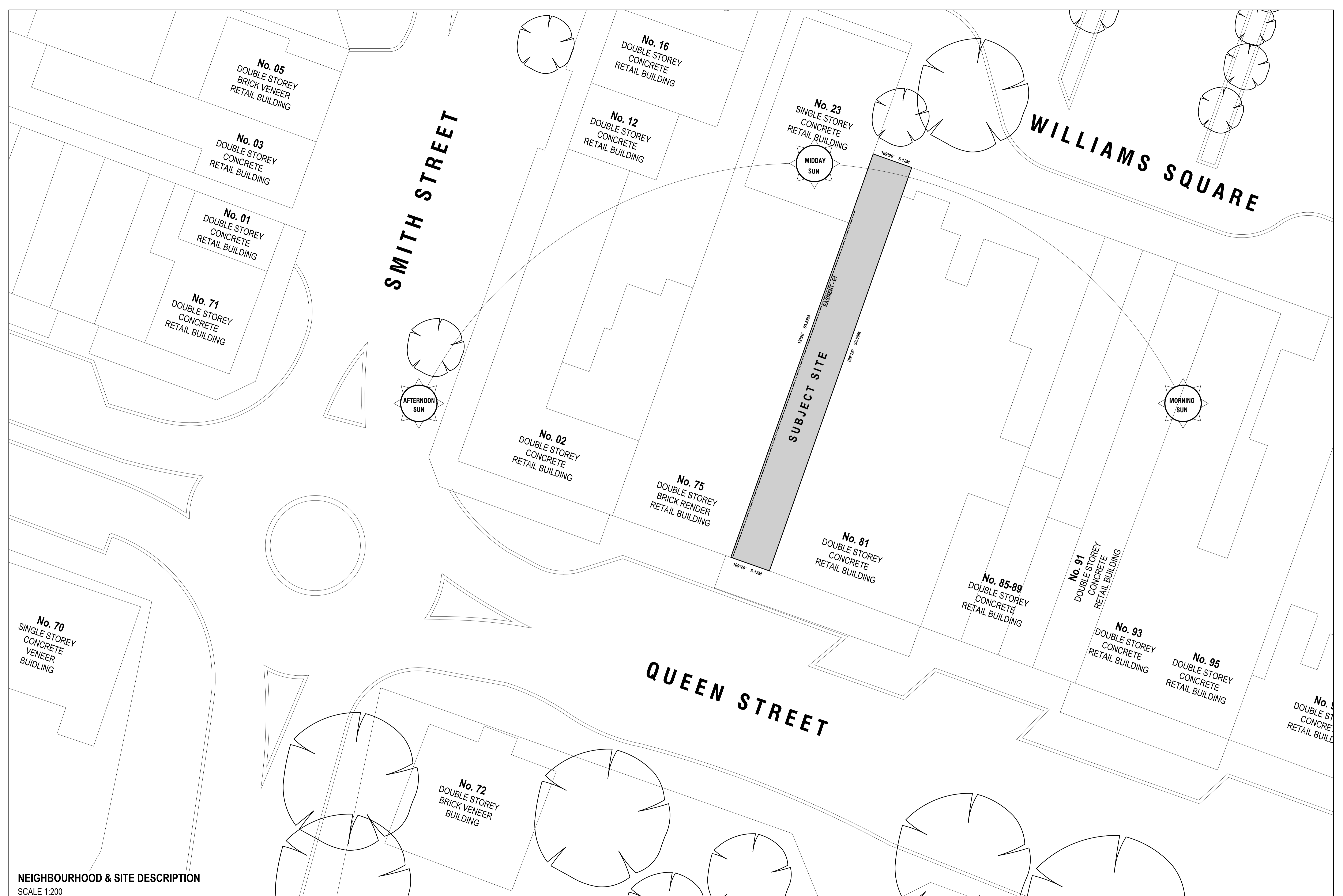


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = C.A.3 (PT) SECTION 4



NEIGHBOURHOOD & SITE DESCRIPTION
SCALE 1:200

Project **PROPOSED CHANGE OF USE**
Property Address **77 QUEEN STREET, WARRAGUL**
Client

LEGEND	
TTT	TIMBER STUD FRAMING
	BRICKWORK
	BRICK VENEER WALL
	BRICK CAVITY WALL
	100mm FRAM ON STUD
	EXISTING STRUCTURE
●	DOWN PIPE
●	DS DOWN PIPE WITH SPREADER
●	EXISTING DOWN PIPE
●	FLOOR WASTE
●	EXHAUST FAN TO EXTERNAL
●	AIR TYP
●	SMOKE ALARM
AJ	ARTICULATION JOINTS
TL	SELECTED TILE FLOORING
FL	SELECTED TIMBER FLOORING
CP	SELECTED CARPET
TD	SELECTED TIMBER DECKING
PC	POURED CONCRETE
CR	SELECTED COLORBOND ROOFING
KP-L	SELECTED KIP-LOK ROOFING
NS-2	TYPICAL PARAPET GUTTER ALREADY TO BE ORDERED
NS-3	ROOFBOX GUTTER ALREADY TO BE ORDERED
←	FALL DIRECTION



NOTES	
1	NOTE: THIS PLAN SHALL BE FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. ANY WORK SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF WARRAGUL REGULATIONS.
2	DO NOT SCALE THIS DRAWING. DIMENSIONS SHALL BE TO THE DIMENSIONS SHOWN ON THIS DRAWING UNLESS OTHERWISE SPECIFIED.
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Date	17.08.2021	Rev	31/08/2021
Scale	1:200 @ A1	Orientation	Project Status
Drawn	H.L.	Checked	N.F.

AREA ANALYSIS			
SITE AREA	274.33m ²	100%	
BUILDING AREA	197.35m ²	71.94%	
SEALED SURFACES	76.97m ²	28.06%	
SHOP			
GROUND FLOOR	117.13m ²		
PARKING	77.77m ²		
TOTAL	194.90m²	20.97sqr	

EXISTING GROUND FLOOR PLAN
SCALE 1:100

Project **PROPOSED CHANGE OF USE**
Property Address **77 QUEEN STREET, WARRAGUL**
Client

LEGEND			
TTTTT	TIMBER STUD FRAMING	● DS	DOWN PIPE
zzzzz	BRICKWORK	● DS	DOWN PIPE WITH SPREADER
	BRICK-RENDER WALL	● EX	EXISTING DOWN PIPE
----	BRICK-CAVITY WALL	● FW	FLOOR WASTE
	100mm FRAM ON STUD	● EX	EXHAUST FAN TO EXTERNAL
	EXISTING STRUCTURE	● SA	SMOKE ALARM
---	ARTICULATION JOINTS	AJ	ARTICULATION JOINTS
---	SELECTED TILE FLOORING	TF	SELECTED TILE FLOORING
---	SELECTED TIMBER FLOORING	TF	SELECTED TIMBER FLOORING
---	SELECTED CARPET	CP	SELECTED CARPET
---	SELECTED TIMBER BECKING	TD	SELECTED TIMBER BECKING
---	POURED CONCRETE	PC	POURED CONCRETE
---	SELECTED COLORBOND ROOFING	CR	SELECTED COLORBOND ROOFING
---	SELECTED KIP-LOK ROOFING	KPL	SELECTED KIP-LOK ROOFING
---	TYPICAL PARADET GUTTER	BS2	TYPICAL PARADET GUTTER
---	ALSO TO BE ORDER	BS3	ALSO TO BE ORDER
---	1000mm BOX GUTTER	BS3	1000mm BOX GUTTER
---	ALSO TO BE ORDER	BS3	ALSO TO BE ORDER
---	FALL DIRECTION	FD	FALL DIRECTION



NOTES	
NOTE 1	SEE ALL WORK SHALL BE COMPLETED BY 17/08/2021
NOTE 2	IF ANY WORK IS TO BE COMPLETED BY 17/08/2021
NOTE 3	IF ANY WORK IS TO BE COMPLETED BY 17/08/2021
NOTE 4	IF ANY WORK IS TO BE COMPLETED BY 17/08/2021
NOTE 5	IF ANY WORK IS TO BE COMPLETED BY 17/08/2021

Date	17/08/2021	Rev	31/08/2021
Scale	1:100 @ A1	Orientation	Project Status
Drawn	HL	TP	
Checked	N.F	3 of 6	



AREA ANALYSIS

SITE AREA	274.33m ²	100%
BUILDING AREA	197.35m ²	71.94%
SEALED SURFACES	76.97m ²	28.06%

SHOP

GROUND FLOOR	117.13m ²
PARKING	77.77m ²

TOTAL	194.90m²	20.97sqr
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LEGEND:

- RED LINE AREA**
- UNDERCOVER SEALED SURFACE**
- EXPOSED SEALED SURFACE**

PROPOSED GROUND FLOOR PLAN
SCALE 1:100

Project **PROPOSED CHANGE OF USE**
Property Address **77 QUEEN STREET, WARRAGUL**

Client

<ul style="list-style-type: none"> TTTT TIMBER STUD FRAMING zzzz BRICKWORK ===== BRICK-RENDER WALL ----- BRICK-CAVITY WALL ===== 100mm FPM ON STUD ===== EXISTING STRUCTURE 	<ul style="list-style-type: none"> ● D DOWN PIPE ● DS DOWN PIPE WITH SPREADER ● ES EXISTING DOWN PIPE ● FW FLOOR WASTE ● EF EXHAUST FAN TO EXTERNAL AIR TYP ● SA SMOKE ALARM 	<ul style="list-style-type: none"> AJ ARTICULATION JOINTS TLE SELECTED TILE FLOORING FB SELECTED TIMBER FLOORING CP SELECTED CARPET TD SELECTED TIMBER DECKING PC POLISHED CONCRETE CR SELECTED COLORBOND ROOFING 	<ul style="list-style-type: none"> KP-1 SELECTED KIP-LOK ROOFING BS-2 TYPICAL PARADET GUTTER ALIGHT TO BEST DIRECTION BS-3 100x50mm BOX GUTTER ALIGHT TO BEST DIRECTION ← FALL DIRECTION
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TAPIR DESIGN

NOTES

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Scale: 1:100 @ A1	Orientation:	Project Status: TP
Drawn: H.L.	Checked: N.F.	4 of 6



No. 02
DOUBLE STOREY
CONCRETE
RETAIL BUILDING

No. 75
DOUBLE STOREY
BRICK RENDER
RETAIL BUILDING

No. 81
DOUBLE STOREY
CONCRETE
RETAIL BUILDING

No. 85-89
DOUBLE STOREY
CONCRETE
RETAIL BUILDING

No. 91
DOUBLE STOREY
CONCRETE
RETAIL BUILDING

PLANNING REPORT

**77 Queen Street, Warragul
Use as Wine and Cheese Lounge and
Liquor License.**

Tapir Design & Planning Pty Ltd

94 Young Street,
Frankston VIC 3199

Written by: Rachel Lawes
Email: rachel@tapir.com.au



TAPIR DESIGN
AND PLANNING

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Introduction // Town planning report

This report aims to show that this development is appropriate in terms of achieving compliance with the State and Municipal planning policy.

Subject Site // Existing conditions

The subject site is located at Seventy-Seven (77) Queen Street, Warragul. Approximately one hundred and two (102) kilometres south-east of Melbourne CBD.

Neighbourhood // Character and features of the local area

Warragul lies between the Strzelecki Ranges to the south and the Mount Baw-Baw plateau of the Great Dividing Range to the north. Warragul forms part of a larger urban area that includes nearby Drouin that had an estimated total population of 37,928 as at June 2018. It has a growing number of different industries ranging from retail shopping, and food outlets, to small and large commercial and industrial businesses. Warragul's small businesses form part of the social fabric of the town and its surrounding districts.

Warragul CBD is a growing and changing hub of business, retail, and community involvement with a new streetscape improvement already completed. Local small businesses are the biggest source of employment in the region and significant contributor to its economy. The subject site is on Queen Street, being the main thoroughfare of Warragul situated in a long-established block of shops, restaurants, hotels, cafes, and other businesses. The building has a security alarm, has a gas fireplace and a split system air-conditioning heating, a kitchen area, and storage area, rear access, two exits and adequate on and off-street parking

Local Amenities // Access to transport and amenities

The subject site is well located close to Warragul to take access to and draw from an array of local amenities. Warragul train and bus station located directly across the road less than fifty (50) metres away. With access to Melbourne and surrounding suburbs as well as direct links to Gippsland regional towns like Traralgon, Sale and Bairnsdale. In addition to these links, there is also a taxi stand located within 100 metres. Warragul is also now covered by Uber and other ride-share companies with average pick up times within the CBD being 10 minutes from booking.

The site is located within easy reach of childcare, primary schools, secondary schools all within a one to two (1-2) kilometre radius. Warragul campus of Gippsland TAFE is directly across the road from the subject site.

There are medical facilities and local shopping strips all in a one to two hundred metre walk of the subject site. Warragul Hospital is under two kilometres from the site. The location is also close to medical and healthcare providers as well as schools and residences.

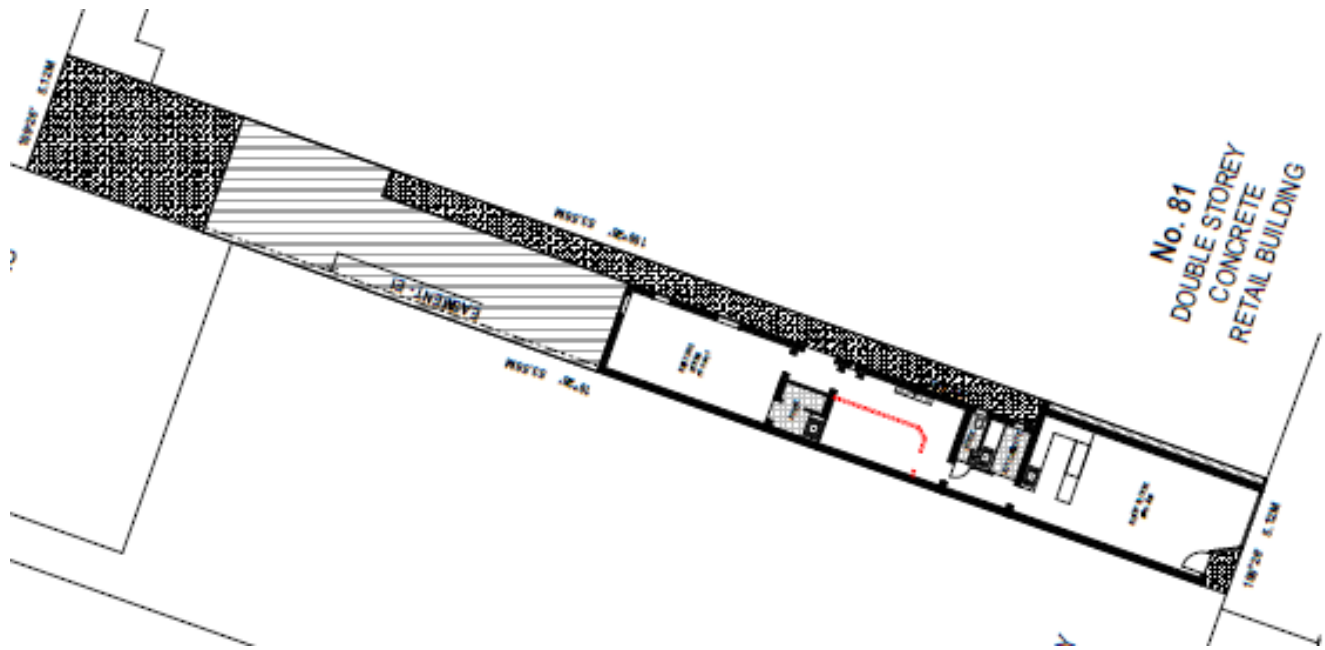
The walkability of the location to work, education and residential options is extremely good with most amenities being within two kilometres of the site.



Shows subject Site

Development Proposal // What is proposed?

The proposal is for the use of the site as a Use as a Wine and Cheese Lounge and Liquor License



Proposed site plan

AREA ANALYSIS

SITE AREA	274.33m ²
BUILDING AREA	197.35m ²
SEALED SURFACES	76.97m ²

SHOP

GROUND FLOOR	117.13m ²
--------------	----------------------

TOTAL	117.13m²
--------------	----------------------------

General Operating Information // Day to day operation of business

The primary purpose is as a cheese and wine lounge or licenced fromagerie.

Right in the centre of town close to cinemas and restaurants.

We are bringing our dream of a European inspired wine and cheese bar to life.

Our exclusively Victorian, predominantly Gippsland locally produced wine list is complemented by a hand-picked selection of cheese and charcuterie served with house made sourdough, and a changing selection of small plates. We will be showcasing our diverse and talented local regional wine makers, cheese producers, cured meat and antipasto producers, artists, and musicians.

Normal opening hours will be:

Monday to Thursday and Sunday 11.00 am - 9.00pm.

Friday and Saturday 11.00 am – 11.00 pm.

Public Holidays:

As per normal opening hours excluding Christmas Day, New Year's Day, and Good Friday where it will be closed.

ANZAC Day: 2pm until 8.00 pm.

December 23: 10am until 11pm

December 24: 10am until 5pm

Alcohol will not be served prior to 12pm.

Last drinks will be called 30 minutes prior to closing.

The number of staff will be usually 2 however, during peak times up to 4.

Staff will all be required to hold a current RSA and be trained in security, safety, and service protocols.

There will always be two staff members on duty between the hours of 4pm and 11pm.

On a normal day we would expect to have no more than 40 customers at the same time.

However, at an event or tasting may be up to 70.

We have attached a comprehensive business plan to this application to show clear intent and ability to develop the business.

Planning Policy Response // Analysis against the SPP & LPP

Local Planning Policy

Clause 17 // Economic Development

The objectives of this clause where relevant to this proposal are:

- Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.
- Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions, and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.

The subject site is located in Central Warragul. The proposal will provide for a gap in the market for those wanting high-end options and quality drinks and cheese and somewhere to meet friends that has a beautiful aesthetic and a great ambience.

The wine production industry in Australia generated a revenue of approximately 6.04 million Australian dollars in 2018 and is projected to grow continuously until 2022.

Even with a downturn due to Covid in the year 2020 the revenue of pubs, bars and nightclubs in Australia was approximately 19.6 billion Australian dollars.

With over 45 artisan producers of cheese and wine in the region and access to more throughout Victoria. Our aim is to supply to our customers product that is at least 70% -80% locally sourced.

We will also supply local artisan bakers with a place to showcase and supply their bread, and will source antipasto, olives, and olive oil, aged and cured meats and fresh local produce for the farmers plates from local suppliers.

The proposal is very well suited to the location and will be a great addition to the local area. It is compliant with Clause 17.

17.02-1S // Business

The objective of this clause where relevant to this proposal is:

- To encourage development that meets the community's needs for retail, entertainment, office, and other commercial services.

The proposal is for a liquor licence for a wine and cheese lounge in the Warragul CBD. It will offer to a gap in the market, those wanting high-quality drinks and cheese platters in an intimate and atmospheric space. The location means that it will be accessible during trading hours from Queen Street. We have completed market research and although there are plenty of "pub" style places within the township, Warragul needs a bar/lounge style after work drinks in a sophisticated setting and is compliant with the clause in that it is an appropriate location and use.

Clause 17.02-1R // Commercial Centres Gippsland

The objective of this clause where relevant to this proposal is:

- Support redevelopment initiatives in commercial centres that will be subject to significant growth (Traralgon, Morwell Mid Valley, Warragul, Wonthaggi, Leongatha, Sale and Bairnsdale) to improve their attractiveness and usability.

The proposed Wine and cheese lounge proposed for Queen Street Warragul, will have a beautiful aesthetic and a great atmosphere. In addition, the owners of the bar plan to utilise existing Gippsland based food businesses to source wine, bread, cheese, and antipasto products, allowing a prime location to other business. This promotes growth of many businesses throughout the area. We will be showcasing our diverse and talented local regional wine makers, cheese producers, cured meat and antipasto producers, and artists.

With an emphasis on Gippsland and Victorian produced wines, we love to support the small, local producers on our doorstep.

- Retail wine
- Retail cheese and delicatessen
- In house dining cheese and wine
- Wine tastings (Highlighting different local producers monthly)

Online presence

- Website with opening hours and ethos
- Website with store for wine and gift product purchases such as gift certificates, wine and cheese gift boxes that can be picked up in store or delivered locally via Menu log or Door Dash.

The proposal is very well suited to the location and will be a great addition to the streetscape and local area. It is compliant with Clause 17.02-R

Clause 17.04-1S // Facilitating tourism

The objective of this clause where relevant to this proposal is:

- To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

Strategies

- Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.
- Seek to ensure that tourism facilities have access to suitable transport.
- Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.
- Create innovative tourism experiences.
- Encourage investment that meets demand and supports growth in tourism.

Everything's Better with Wine is a Wine and Cheese lounge proposed within the constantly growing and evolving town of Warragul, within fifty metres of trains, busses, and a taxi rank.

Designed specifically to showcase our regions wine, cheese, and artisan delicatessen products. With over 45 small producers of cheese and wine in the region and access to more throughout Victoria. Our aim is to supply to our customers product that is at least 70% -80% locally sourced.

The lounge as well as the retail space will be a destination within Warragul and will attract visitors from within the area as well as further afield. Due to the originality of the business concept and its desirability there is opportunity for marketing via radio, YouTube, Facebook, and TV (travel and lifestyle shows) to encourage people from outside the region to come and experience what Gippsland has to offer, and we plan to have a marketing expert assist us develop this part of the business. All in the heart of Warragul

Given there are multiple opportunities for tourist reach as well as a high uptake from the local community available. Everything's Better with wine is a unique concept and offers a European-style experience in a high quality and sophisticated model. Warragul has already shown an enormous popularity of local products and boutique style businesses in the area. This shows that there is a large appetite for the type of high-class experience that we will provide.

Further to that, the concept being so unique also provides a tourism opportunity to draw in visitors to Warragul. With a vibrant food scene, and a more affluent audience, it is the perfect time for a stand-out wine and cheese experience for the area.

There are growing number of Airbnb's in Baw-Baw and there are many visitors that stay in the many accommodation options and use Warragul and surrounds as a base. The idea of this proposal is to have visitors walk around Warragul and see it through our eyes, as a progressive city going through positive change and a becoming a true lifestyle destination. This bar will sit comfortably with the streetscape and quality eateries and existing hotels.

The space will be partnered with Visit Gippsland, Wine Gippsland, Eat and Drink Gippsland and other relevant associations and affiliations are being explored. All connecting the proposed space to the region's tourism attractiveness.

Local Planning Policy

Clause 21.02 // Municipal Vision

The objective of Clause 21.02 where relevant to this proposal is as follows:

Vibrant Community Living

- Opportunities for social interaction are provided in our neighbourhoods, shopping areas, community places and spaces and in recreation and cultural groups or on the sports field.
- The health and wellbeing of the community is improved through access to good food, arts and entertainment and opportunities for an active lifestyle.

The use proposed provides a much-needed place of food, wine, community, and education in an area with a large, culturally diverse, and growing population. It encourages a social space and recreation, and due to the lounge showcasing different local artists monthly, provides a much-needed artistic space for members of the community. The use is entirely in-keeping with the area and is compliant with the clause. The proposed use is entirely in keeping with the guidelines of the clause.

Clause 21.04 // Main Towns

Council will consider planning applications and make decisions in accordance with the following vision:

- To ensure affordable, liveable, and sustainable communities for existing and future residents of Baw-Baw.
- To develop clear directions and strategies through consultation with the community ensuring sustainable and balanced development.

The objective of Clause 21.04 where relevant to this proposal is as follows:

- To provide the flexibility for development to occur in each town to accommodate the needs of its population as well as to facilitate the Settlement network
- To facilitate development in accordance with the specific town plans attached to this clause.

The proposal falls under the guidelines for Baw-Baw shire as set out below.

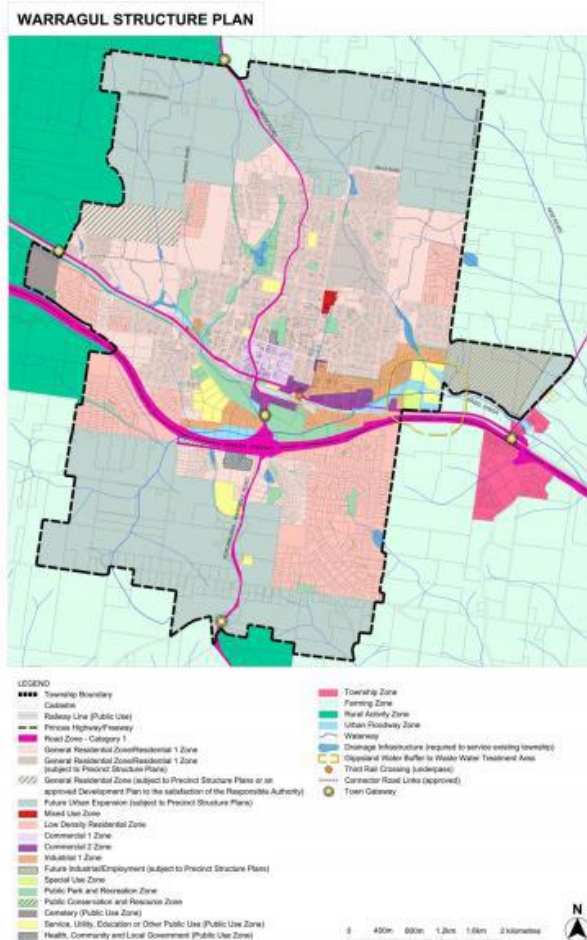
Clause 21.04-3 // Warragul

The objective of Clause 21.21 where relevant to this proposal is as follows:

- Take into account the principles of the Warragul Town Centre Urban Design Framework and
- Station Precinct Masterplan, April 2010 when assessing development within the Warragul town centre.
- Consolidate retail and other commercial uses within the existing town centre. However, longer term considerations should include some retail components in activity nodes in the north and south growth areas to meet convenience shopping needs of residents.

The use proposed is being sought for a wine and cheese lounge, which showcases Gippsland's local producers, artists, and musicians. The use provides a much-needed place of work, community, and entertainment in an area with a large, culturally diverse, and growing population.

The use of the existing property as this is practical, due to its size and location, being located within the town centre close to other licensed premises and the use and any minor changes to the inside of the existing building is entirely in-keeping with the area and is compliant with the clause.



Shows Warragul Structure Plan

Clause 21.08 // Economic Development

The objectives of this clause where relevant to this proposal are:

- Reinforce existing activity centres and to encourage them to provide a wide range of goods and services, consistent with their role in the activity centre hierarchy.
- Promote and facilitate appropriate forms of tourist development that establishes the municipality as a regional tourism and visitation destination, and capitalises on its waterfront location and its arts, nature, and cultural experiences.

The proposal is located in Central Warragul on the main street of town. It is well situated close to amenities with Warragul train and bus station as well as a taxi rank located less than fifty (50) metres away. The location is within easy (1-2 minutes) walking distance of transport, entertainment, offices, and amenities and is an ideal location for the proposed use.

The lounge will be the bar du jour for office workers and professionals in the Warragul CBD as well as an ideal pit-stop mid shopping. The idea of the space and the lounge is to attract visitors and encourage them into the surrounding streets and also to be a destination store. The lounge will be part of a vibrant and engaging space that will set the tone for the rejuvenation of this part of Queen Street. It is wholly compliant with the objectives of this clause.

Clause 52.05 // Signs

No permit is triggered under this clause as all signage proposed will be within the permitted sizes allowed in a Commercial area. Signage proposed is actually marginally smaller than what exists already on the space. Should Council wish to view the signage plans these can be provided when available. The proposal is compliant with Clause 52.05.

Clause 52.27 // Licensed Premises

The purpose of the clause is:

- To ensure that licensed premises are situated in appropriate locations.
- To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.

The Railway Hotel is located next door and there are four other licenced premises within a few hundred metres of the subject site. The location of the proposed wine and cheese lounge is ideal, and the hours are reflective of similarly located venues in the area. The staffing will be appropriate to deal with the number of patrons and the venue is small with a focus on high-end products and therefore we do not envisage large and rowdy crowds within the venue. The lounge will have a focus on quality drinks and Charcuterie plates with experienced servers and an emphasis on responsible and safe behaviour. There are no formal businesses operating after hours within the area to cause any cumulative issues. The lounge is located nearby to the cinema, restaurants, bowling, and amusement venues and with a 24-hour gymnasium next door, and it is anticipated that the lounge will be a valuable addition to the precinct, rather than cause it any negative impacts. The proposal is compliant with this clause.

52.06 // Car Parking

The purpose of the clause is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

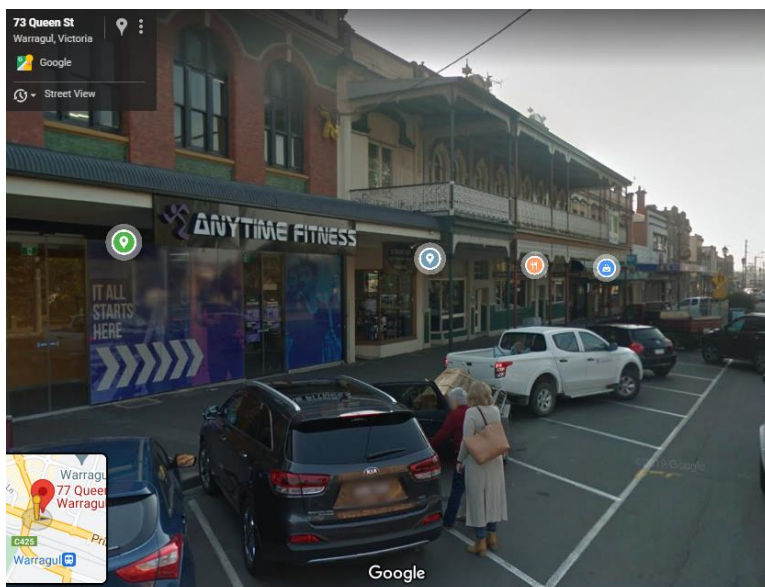
Hotel	0.4	To each patron permitted
	3.5	To each 100 sq m of leasable floor area

As per the schedule to the Car parking Overlay. Schedule B must be used to calculate car parking allocation. Therefore 117 divided by 100 x 3.5 is a total of 5 car parking spaces. The lease allocates two (2) private parking spaces available for the site to the rear with access from William Square. Leaving a requirement for dispensation of three (3) car parking spaces.

The site is located with frontages on two streets and no side accesses. The road frontage of Queen Street has the benefit of being on a road with its own access, exit and off-street parking available.

The rear of the proposed development along Williams Lane also has off street spaces enough for (155) cars. The location of parking to the Mason Street side of the site creates more on street parking options.

To the front of the site are further (80) public parking spaces surrounding the site, which will comfortably support the proposed use's expected parking requirements in addition to those. Across the road there are 10 spaces available at the Old Shire Hall, and around 24 street parking places with metres of the site on Smith Street. In addition to this, hundreds of public car spaces are available at Warragul Railway station which is a less than fifty (50) metres from the subject site.



Shows Figure 1. Car parking during the day on Queen Street, outside subject site.

In addition, given the main use of this site in the past has been a hairdresser and retail, with clients coming in for longer periods of time, there should be no difference to the assessment from previous use and should be supported in line with the use of the whole site and the access to preferred modes of transport for a venue with such short visit times.

The existing use of the adjoining sites and the business upon which the proposed space sits, have been considered and under the planning scheme the proposal would require (3) car spaces to comply.

We would expect that some visitors to the facility would need to park to the front and side of the site in the public street parking spaces. This would still ensure many more parking spaces are vacant for future and existing uses even at maximum capacity. It is also noted that the photo shown below as Figure 2 is during the day and reflects the current use. It is noted that few cars are parked in the public on street parking to the front and side of the site.

Warragul train and bus station located directly across the road less than fifty (50) metres away. With access to Melbourne and surrounding suburbs as well as direct links to Gippsland regional towns like Traralgon, Sale and Bairnsdale. This does allow people to catch public transport from the site, or for staff to arrive on public transport if preferred.

Having visited the site, we feel it will be a long time before a proposal like this would have a negative impact on the parking available for this site and that the availability of public parking and accessibility to public transport, taxis, and ride shares, should ensure this car parking reduction receives support from Council.

We do not believe this proposal will negatively impact any other businesses or residents within Warragul. The proposal meets the objectives of Clause 52.06



Shows Car parking behind subject site in Williams Lane

Zones

Zone 34.01 // Commercial 1 Zone

The objective of Clause 34.01 where relevant to this proposal is as follows.

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment, and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

A permit is triggered under the zone for use as a wine and cheese lounge (food and drink premises). Due to the location, proposed style and target audience of the bar, this will be a valuable addition to Warragul's CBD.

The lounge will also consist of a retail space focusing on local makers of cheese and wine and the lounge will offer high-end and quality drinks, providing for a gap in the market. The proposal is entirely compliant with the objectives of the clause.

Overlays

Clause 43.01 // Heritage Overlay

The objective of Clause 43.01 where relevant to this proposal is as follows.

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The building modifications have been designed to ensure the smallest possible impact. The development is for minor alterations to the inside of seventy-seven (77) Queen Street, Warragul. Minor alterations are for the purpose of wine and cheese lounge. The works are minor in nature, entirely removeable and limited to internal structure of the building and as such the streetscape and no impact to the cultural and heritage significance of the building is expected to occur. The exterior of the building will remain the same as it is currently.

Clause 43.02 // Design and Development Overlay

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

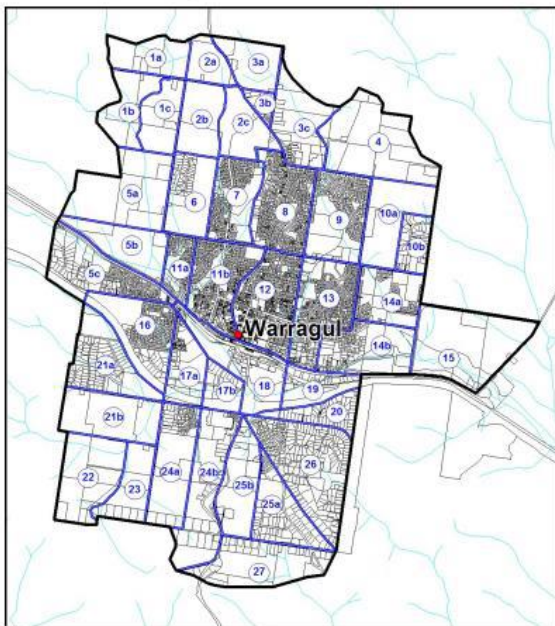
The building modifications have been designed to ensure the smallest possible impact. The development is for minor alterations to the inside of 77 Queen Street Warragul. Minor alterations are for the purpose of creating a wine and cheese lounge. The works are limited to internal structure of the building and as such the streetscape and no impact to the exterior of the building its appearance form or heritage significance, and streetscape is expected to occur. The exterior of the building will remain the same as it is currently. The internal works are minimal and in keeping with the nature of the existing structure. There is no proposed landscaping or removal of vegetation. Car parking, access and the location of any proposed off-street car parking is not altered.

Clause 45.06 // Development Contributions Plan Overlay (Schedule 1)

The objective of Clause 43.01 where relevant to this proposal is as follows.

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

77 Queen Street Warragul is located in a developmental Contributions plan Overlay area. The relevant fee will be paid to council.



45.09 // Parking Overlay

The objective of Clause 45.09 where relevant to this proposal is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To facilitate an appropriate provision of car parking spaces in an area.
- To identify areas and uses where local car parking rates apply.
- To identify areas where financial contributions are to be made for the provision of shared car parking.

As set out in Clause 52.06 – Car Parking. There are two private parking spaces available for the site to the rear with access from William Square. The site is located with frontages on two streets and no side accesses. The site is located with frontages on two streets and no side accesses. The road frontage of Queen Street has the benefit of being on a road with its own access, exit and off-street parking available.

The rear of the proposed development along Williams Lane also has off street spaces enough for (155) cars. The location of parking to the Mason Street side of the site creates more on street parking options. To the front of the site are further (80) public parking spaces surrounding the site, which will comfortably support the proposed use's expected parking requirements in addition to those. Across the road there are 10 spaces available at the Old Shire Hall, and around 24 street parking places with metres of the site on Smith Street. In addition to this, hundreds of public car spaces are available at Warragul Railway station which is a less than fifty (50) metres from the subject site.

As the requirement for car parking should be very low. As responsible operators, our preference would be for visitors to walk, or catch any of the many public transport options in the area We do not believe this proposal will negatively impact any other businesses or residents within Warragul.

Summary

The proposal represents compliance with the objectives of the State and Local planning policies and represents an ideal use for the subject site within the Zone.

The proposal is for use as a wine and cheese lounge (food and drink premises) and a liquor licence in the heart of Warragul's CBD.

The focus on a classy, intimate venue with high-quality, locally sourced products offering a wonderful addition to the Warragul area and should be supported.

The location within an area of Queen Street that is ideal, will see this become a vibrant meeting place within the CBD for residents and workers.

The proposed use is low impact and has no adverse amenity potential. Given the close proximity to the town centre, accessibility to public transport, ample on street parking options and given the proposals compliance with relevant planning requirements, we request that this proposal is supported by Council and should proceed to advertising.

Please note that we have applications that will be impacted by this application so please advise of any issues as soon as possible.

For any enquiries regarding this report, please contact Nicci Foster at Tapir Consulting (planning@tapir.com.au) quoting the address.

CUMULATIVE IMPACT ASSESMENT

**77 Queen Street, Warragul
Use Food and Drink Premises.**

Tapir Design & Planning Pty Ltd

94 Young Street,
Frankston VIC 3199

Written by: Rachel Lawes
Email: rachel@tapir.com.au



TAPIR DESIGN
AND PLANNING

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Cumulative Impact Assessment // Liquor Licence

Municipality // BawBaw Council

Project Name // 77 Queen Street, Warragul, 3820 - V 2540 F 924 CA 3 Sec 4 Warragul Township

Planning Application Number // PLA0209/21

Applicant // We Indulge Pty Ltd [REDACTED]

Introduction // Summary of assessment

We have been engaged to conduct a Cumulative Impact Assessment at Everything's Better with Wine located at 77 Queen Street, Warragul. This report assesses the likely cumulative impact of one (1) food and drink premises/liquor licence associated with the use and development of the land for a Wine and Cheese Lounge.

Pursuant to Clause 52.27 of the BawBaw Planning Scheme [the Scheme], a permit is required to use land to sell or consume liquor if a licence is required under the Liquor Control Reform Act 1998. This assessment responds to the Decision Guidelines of Clause 52.27, which require the Responsible Authority to, among other things, consider "the cumulative impact of any existing and the proposed liquor licence, the hours of operation and patron numbers, on the amenity of the area".

The subject site is well located close to Warragul to take access to and draw from an array of local amenities. Warragul train and bus station located directly across the road less than fifty (50) metres away, with access to Melbourne and surrounding suburbs as well as direct links to Gippsland regional towns like Traralgon, Sale and Bairnsdale. In addition to these links, there is also a taxi stand located within 100 metres. Warragul is also now covered by Uber and other ride-share companies with average pick up times within the CBD being 10 minutes from booking.

The walkability of the location to work, education and residential options is extremely good with most amenities being within two kilometres of the site. There are also many on street parking spaces along the full length of the shopping strip on Queen Street and Williams Square to the rear of the subject site. The is located with a narrow shop front on Queen Street, Warragul, with a 24-hour gymnasium to one side and The Railway Hotel to the other.

Warragul township forms part of a larger urban area that includes nearby Drouin and Trafalgar that had an estimated total population of 54,884. It has a growing number of different industries ranging from retail shopping, and food outlets, to small and large commercial and industrial businesses. Warragul's small businesses form part of the social fabric of the town and its surrounding districts.

Warragul CBD is a growing and changing hub of business, retail, and community involvement with a new streetscape improvement already completed. Local small businesses are the biggest source of employment in the region and significant contributor to its economy. The subject site is on Queen Street, being the main thoroughfare of Warragul situated in a long-established block of shops, restaurants, hotels, cafes, and other businesses. The building has a security alarm, has a gas fireplace and a split system air-conditioning heating, a kitchen area, and storage area, rear access, two exits and adequate on and off-street parking

General Operating Information // Day to day operation of business

The proposal is a European inspired wine and cheese lounge. With an exclusively Victorian, predominantly Gippsland locally produced wine list, complemented by a hand-picked selection of cheese and charcuterie served with house made sourdough, and a changing selection of small plates.

Although listed as a hotel for planning and licensing purposes. The proposed use is not as a restaurant or Hotel bar, but as a licenced fromagerie (cheese shop) or delicatessen. It has a limited alcoholic selection and will only offer a dozen or so options of wines/fortified wine, and one or two other liquor options. No mixer drinks, or drinks on tap will be offered.

It is also noted that although councils RFI states the proposal as being a “hotel”, no licensed residential hotel is proposed. There are no rooms for guests. No Beer is offered on tap, no gaming or gambling is proposed.

In terms of amenity, it is considered that there is limited potential for any negative impacts from licensing the proposal and given the subject sites suitability being so close to bus, train, and taxi, and the proposal being attractive and marketed towards a more mature clientele at a high-end price point, ensures that external amenity is also protected.

Assessment Area // Cluster of licenced venues near the subject site



Figure 1: Subject site and surrounding licensed venues in immediate surroundings.

As demonstrated in Figure 1, the proposal is right in the heart of Warragul's bustling CDB. The local area is predominately commercial/retail with a mix of uses. Many licenced restaurants are in the local area. There are three licenced venues within 100m of the subject site. With seven more around 500m away. The local shopping strip is mainly quiet, as it has suffered from vacant shops for long periods of time. There are currently five vacant premises within 500m of the site. One is subject to planning permit to operate as a hotel in the future.

This part of Warragul has not yet had the life and vibrance restored to it that has come with improvements in streetscape and vacancy rates that further along Smith Street has benefitted from. With a relatively small number of patrons rotating through the various eateries and local shops throughout the day. Several of the business within 250m of the subject site are currently listed as for sale.

In terms of surrounding licensed premises, despite being within an area which clearly has an emerging cultural character linked to night-time dining and entertainment, being at the southern end of Warragul township, having Williams Square car parking at the rear and Warragul railway station and Gippsland Tafe across the road, it is not within a particularly dense cluster of premises.

In respect to the surrounding area, there are 11 other licensed premises within proximity, majority of which associated with restaurants / cafes licensed until 11pm. There are 19 in the area within 500m if you include liquor retail outlets. Only one venue in the local area is open past 11.30pm and no venue sells alcohol without food available. The addition of a high class, lounge style licensed delicatessen will be of immense benefit to an area that is now starting to emerge as a cosmopolitan style hospitality precinct within Warragul.

Clause 21.04-3 of BawBaw planning scheme states that:

Warragul is a regional centre providing residential, commercial, health, education, cultural and industrial activities. It began as a railway town in the 1870s serving the pioneering timber and farming communities. Its distinct character is provided by a collection of heritage buildings, trees and structures, hilly topography, farmland setting and garden suburb development. The township boundary provides for a long-term supply (to about the year 2050) of residential land for the town

Further to this; Commercial

- Take into account the principles of the Warragul Town Centre Urban Design Framework and Station Precinct Masterplan, April 2010 when assessing development within the Warragul town centre.
- Consolidate retail and other commercial uses within the existing town centre. However, longer term considerations should include some retail components in activity nodes in the north and south growth areas to meet convenience shopping needs of residents.

In support of Council's local policies for Activity Centres, there are a number of licenced premises in the area, which are predominantly located within the Smith Street and Queen Street Activity Centres.

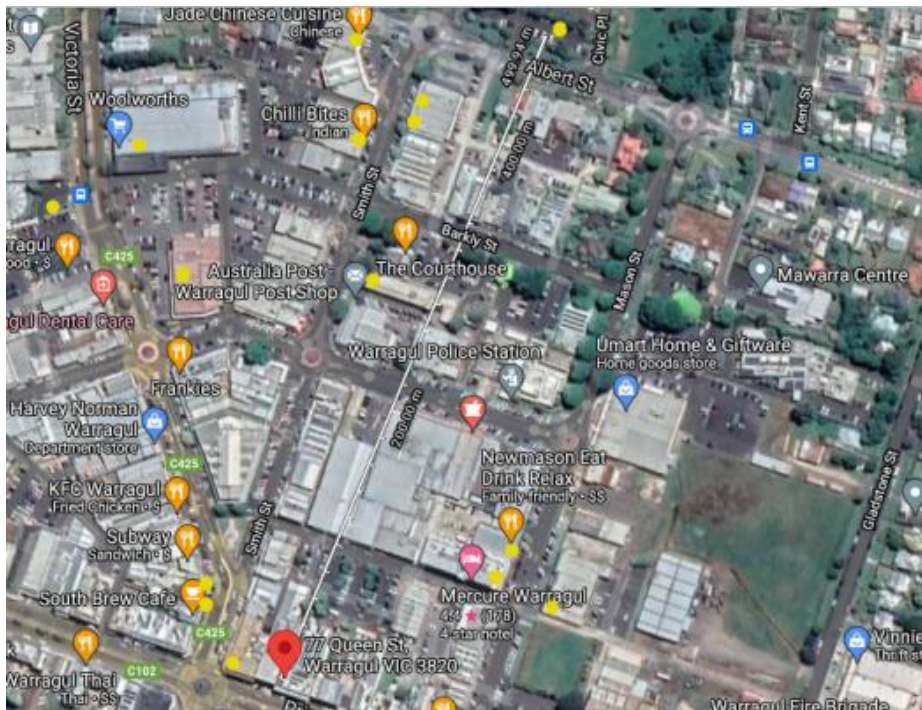
With regard to the subject site, it has also been recognised that the area being zoned for commercial purposes is well suited to support another licensed premises. This is largely due to the interface of the site to mixed-use precincts.

The proposal is for a liquor licence for a wine and cheese lounge in the Warragul CBD. It will offer to a gap in the market, those wanting high-quality drinks and cheese platters in an intimate and atmospheric space. The location means that it will be accessible during trading hours from Queen Street. We Indulge Pty Ltd have completed market research and although there are plenty of "pub" style places within the township, Warragul needs a bar/lounge style after work drinks in a sophisticated setting and is compliant with the clause in that it is an appropriate location and use.

With regard to the context of the more immediate area, the site's interfaces are described below. Images show licensed premises with a yellow circle.

North

On the northern side of the subject site, with William's square, large supermarkets, as well as a number of mixed retail outlets, cafes, beauty treatment salons, nail salons, and take away food outlets. A number of restaurants and retail outlets have liquor licenses. However, all are located in Warragul's Activity centre within a relatively small radius.



South

The southern side being bordered by the railway station, and TAFE Gippsland, down towards the showgrounds shows, no licensed premises. There are parklands, industrial buildings, and service stations.



Shows Southern aspect of subject site to 500m, (white line) with no currently licenced premises

East

To the east of the subject site – Next door is The Railway Hotel, further along Queen Street is a parcel of land subject to a current planning permit application for a hotel, in the same strip of shops all within 500m of the site. There are mixed use businesses such as nail salon, hairdresser, florist, Photography Studio with co-workspace, The Gazette offices, and several take away and eat in Pizza restaurants, The Commercial Hotel can be seen on this map.



West

West fronting Queen Street are a range of primarily 1-2 storey buildings used as offices, a fitness studio and real estate agents, and take away food both licensed and unlicensed. There are four (4) licensed premises including The Club Hotel, Whitegrain, Warragul Thai and Aldi Supermarket.



Principal Public Transport Routes, the site can be accessed comfortably on foot. Train and busses are accessible directly across Queen Street, with Warragul station 50m from the site, and a taxi rank located just 25m away.

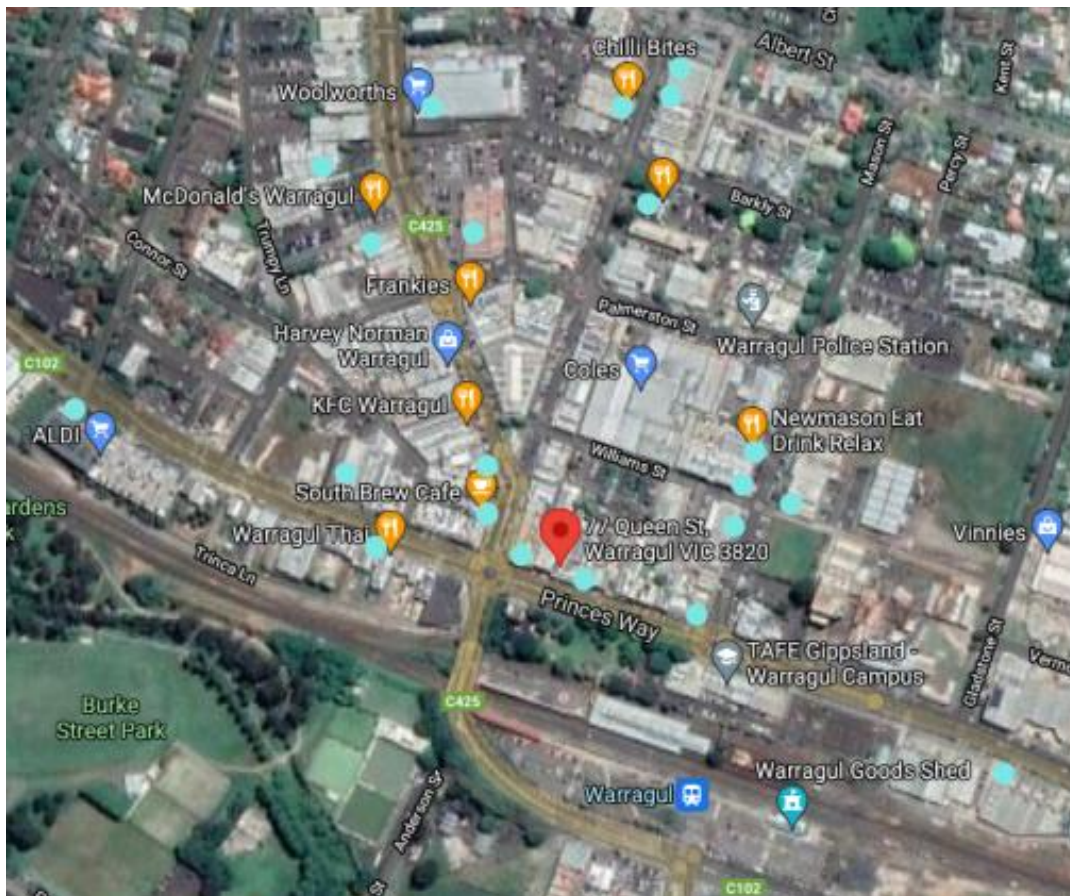
While there is a cluster of venues located on Queen Street, it is noted that all venues provide a different menu and style, and all offer food options. In addition is to the proximity of the land to the highly frequented activity centres and its main road interface. Yes, there are other licenced premises nearby, but none are alike. It is my opinion that providing an additional licence in this area would have a positive cumulative effect and provide more options for residents, particularly on a weekday where currently if you want to have a wine and nibbles after work in a relaxed lounge style setting and not a hotel you have limited options.

Please note the nature of the proposal for purpose as wine and cheese lounge or licenced delicatessen also makes clear that the extent of assessment is proportional to the likely impact of that proposal, and in that regard notes that the Proposal is clearly a modest proposal.

The modesty of the Proposal and its potential impact is clearly evidenced by:

- the Site's location within a commercial zone.
- the limited proposed hours of operation.
- the limited proposed patron numbers; and
- the low-impact nature of the proposed uses.

In that context, this Assessment demonstrates that the Proposal will not result in unreasonable cumulative amenity impacts.



Shows (marked in blue) Licensed premises including restaurants within 500m of site in all directions.

Seating Ratio // Summary of seating to standing ratio

The proposal is on a small footprint one of the smaller shops within a 100m distance, with a limited number of internal seating and no footpath or outdoor seating available to patrons. All patrons dining in the lounge are seated and there is a small area set aside towards the front counter for people waiting to pay or get take away cheese.

The front and middle rooms will be decorated with lounge seats and single tub chairs. The room to the rear will have lounge style bench seating and will be predominantly for overflow in high traffic times, or for booking out for private groups (book clubs, after work office meetings). The very nature of the high class, home like feel the proprietors propose is low impact in nature.

Not all patrons who would be sitting would be consuming alcohol, but all who are drinking alcohol with their meals will be seated.

Meals // Summary responding to food being served

Food in the form of cheese and delicatessen products are at the forefront of the proposal and the licence to serve alcohol. The venue will have a range of cheese and cured meat and charcuterie platters, all provided with different types of breads, toasted sandwiches, and baguettes. It is not predicted that many patrons would be attending the venue to just have alcoholic beverages. In fact, it is the pairing of the wine and the cheese that is the main focus of the venue. Coffee and tea will be offered as well as water and non-alcoholic options.

Management // Summary of the management of patrons attending the venue

We Indulge Pty Ltd does hope to have a thriving business at the venue, however due to the size of the proposal and the plan to provide quality cheese and smallgoods and a sophisticated atmosphere, no management issues are predicted. Clients have a variety of options in regard to leaving the venue through public transport, taxis, or rideshare options. Clients that have a designated driver also can access numerous car parking options within close proximity and these also are useful for patrons being collected by other people. No outside dining is proposed, and no queues are ever expected to form. There is a lot of space along the shop front on Queen Street that would not cause any issues for people using the footpath and it is easily managed and viewed by staff inside the venue.

Furthermore, the venue is a well-designed space which responds well to the VCGLR's Design Guidelines for Licensed Venues, including by way of providing good lines of sight throughout, accessways and the provision of seating with adequate circulation space and separation from bar areas to avoid queuing and congestion. There is not an expectation that patrons will be drinking to excess due to the type of venue it is, being high end, and it is expected most patrons will behave very well and require little management. Coffee and tea will be offered as well as water and non-alcoholic options.

There are two separate toilets available within the building for patrons. Rubbish is disposed of via council waste bins to rear of site and collected from William Square. No rubbish will be visible at any time.

It is expected that people will exit in stages, and we do not expect people in large numbers to be entering or leaving the shop at any given time, particularly upon closing time. In fact, it is expected that 4.00pm -8.00pm will be the busiest hours. Four staff members will be present during busy and peak times to ensure behavioural compliance and a minimum of two staff members will always attend at closing time.

Other Amenity Impacts

It is considered that the sale and consumption of liquor associated with the cheese and smallgoods sale and consumption at ground floor, are appropriate and responsive to the site's context, the aspirations of the State and local planning policy framework and the reasonable amenity expectations of adjoining land uses and the community in general.

It is considered the proposal will not cause detriment to off-site amenity as:

- The licenced premises are also a cheese and smallgoods sale and consumption, where the primary focus will be the preparation and serving of farmers platters and charcuterie boards, be consumed, with the service of alcohol being an extra component. As such unreasonable patron behaviour is not anticipated, nor is crime, vandalism, or violence.
- As the proposed use is a new and exciting concept and nothing of its type exists in area for over 100kms, as well as the owners planning on stocking primarily Gippsland produced products. Combined with planned partnerships with a multitude of local food and wine producers, and the advertising opportunities available. This creates opportunity to showcase a previously less appealing part of Warragul's activity centre and give it a local 'identity' or status as a tourism destination for fine food and wine. The venue is proposed to cater to a high-end market with a very limited and exclusive selection of wines, and delicatessen products. The venue is designed to cater to local professionals, people who have moved from metropolitan Melbourne, and will cater to mature aged people. Something that Warragul does not have currently. Creating valuable place of relaxed gathering and generates an increase in consumer choice for the local area.
- The premise is within a commercial precinct and along a main road, therefore no sensitive land uses such as houses, schools, or community and medical facilities, exist within close proximity.
- The site is positioned within the Warragul Activity Centre and as such the licenced premise is not considered isolated and will rather further contribute to the dining options available within the broader area and for office and professional workers and retirees already in the area.
- The precinct is not 'saturated' due to the variability of existing licences within the area, the majority of which are attached to restaurant operations and operate until 11pm. The proposed venue will have no pre-mixed or on tap alcoholic products, high volume alcohol sales or standing bar areas.
- The area is well serviced by transport options for patrons, including public transport, taxi and uber services. This will enable the efficient and timely dispersal of patrons of the premises.
- The proposal has internal lounge style seating and no outdoor areas and will not result in unreasonable noise generation. As such the amenity of nearby sensitive noise receivers will be protected from unreasonable noise impacts.
- The licenced premises will deliver a positive cumulative impact as it will enhance the vitality of the area as is sought by local planning policy through the activation of ground floor uses along a major thoroughfare, increases consumer choice for nearby residents and tenants of the future office buildings being built at Gippsland Tafe, provides economic benefits due to the size of the premises and number of jobs provided and is ideally located with regard to transport options and walking distance to a major activity centres.

Music // Summary of music type and volume

Enjoying cheese and wine and talking in couples or small groups is the focus for patrons and therefore music is a quiet background sound at the venue.

Capacity and Hours // Summary of patron numbers and opening hours

Normal opening hours will be:

Monday to Thursday and Sunday 11.00 am - 9.00pm.

Friday and Saturday 11.00am – 11.00 pm.

Public Holidays:

As per normal opening hours excluding Christmas Day, New Year's Day, and Good Friday where it will be closed.

ANZAC Day: 2pm until 8.00 pm.

December 23: 10am until 11pm

December 24: 10am until 5pm

Alcohol will not be served prior to 12pm.

Last drinks will be called 30 minutes prior to closing.

The number of staff will be usually 2 however, during peak times up to 6.

Staff will all be required to hold a current RSA and be trained in security, safety, and service protocols.

There will always be two staff members on duty between the hours of 4pm and 11pm.

On a normal day we would expect to have no more than 60 customers at the same time.

Transport and Car Parking // Summary of available transport options

The site is located with frontages on two streets and no side accesses. The road frontage of Queen Street has the benefit of being on a road with its own access, exit and off-street parking available.

The rear of the proposed development along Williams Lane also has off street spaces enough for (155) cars.

The location of parking to the Mason Street side of the site creates more on street parking options.

To the front of the site are further (80) public parking spaces surrounding the site, which will comfortably support the proposed use's expected parking requirements in addition to those. Across the road there are 10 spaces available at the Old Shire Hall, and around 24 street parking places with metres of the site on Smith Street. In addition to this, hundreds of public car spaces are available at Warragul Railway station which is a less than fifty (50) metres from the subject site.

In addition, given the main use of this site in the past has been a hairdresser and retail, with clients coming in for longer periods of time, there should be no difference to the assessment from previous use in line with the use of the whole site and the access to preferred modes of transport for a venue with such short visit times.

The existing use of the adjoining sites and the business upon which the proposed space sits, have been considered, and we would expect that some visitors to the facility would need to park to the front and side of the site in the public street parking spaces. This would still ensure many more parking spaces are vacant for future and existing uses even at maximum capacity. It is noted that few cars are parked in the public on street parking to the front and side of the site.

Warragul train and bus station is located directly across the road less than fifty (50) metres away. With access to Melbourne and surrounding suburbs as well as direct links to Gippsland regional towns like Traralgon, Sale and Bairnsdale. This does allow people to catch public transport from the site, or for staff to arrive on public transport if preferred. There is a taxi rank just twenty-five (25) metres from the venue. There we also checked on waiting times at 2:30pm and 7.30 pm for a taxi and for an rideshare vehicle and found both wait times to be under 10 minutes. The location and availability of transport options are fantastic, the best Warragul has to offer, and support higher use.

Having visited the site, we feel it will be a long time before a proposal like this would have a negative impact on the parking available for this site and that the availability of public parking and accessibility to public transport, taxis, and ride shares, should ensure this proposal will not negatively impact any other businesses or residents within Warragul.

Assessment

As per the legislation guidelines, there can be positive or negative cumulative impacts from a licensed premises. It should be acknowledged that all licensed premises will in some way impact surrounding amenity, even simply by way of increased human activity in an area, and it is necessary to weigh up the “pros and cons” of each proposal.

While licensed premises may at times be subjectively viewed as having a cost to a community, there is no doubt they also produce employment, economic activity, and cultural identity.

In this regard, it is submitted that the use and development of the Site for the purposes proposed is an outcome which is entirely consistent with the relevant policy aspirations of the Planning Scheme, while the individual uses are proposed with operational parameters to ensure that any risks to amenity can be properly managed.

The proposed uses and their hours of operation are consistent with the policy expectations for such uses in a CZ1 context, and with the ‘blueprint’ of other existing licensed premises in the area.

Further, as above, the wine and cheese lounge has been designed to facilitate a relaxed, high-amenity lounge atmosphere, integral to which is the provision of a considerable amount of seating. It will not be a crowded, high-energy vertical drinking environment, and as demonstrated by the proposal, is designed to operate well under the capacity that the venue could accommodate, and in no way like a traditional “hotel” would function.

It is therefore considered that this which would otherwise see policy at Clause 52.27, “The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area” and direct this use to identified ‘Core Entertainment Precincts’ is an acceptable outcome for the Site which poses no risk of an unreasonable cumulative impact.

At just 60 patrons, the capacity of the proposed wine and cheese lounge is clearly below what Council’s policy identifies as being a modest use with little risk of negative impacts to surrounding amenity.

Finally, refinement and implementation of management plans will ensure that appropriate operational management practices are maintained in respect to patron control and dispersal.

Conclusion // Conclusion following the cumulative impact assessment and site visit

The Proposal seeks to introduce additional licensed premises to a key commercial precinct which already accommodates a high degree of important day and night-time entertainment activity.

Reasonable amenity expectations must take these existing activities and the dominance of the commercial land use into account. The Wine and Cheese Lounge is, by any measure, modest in their proposed maximum patronage and hours of operation, and the resulting potential for negative cumulative impacts is proportionally modest.

Being next door to the dominant Railway Hotel, the proposed Wine and Cheese lounge is evidently different to other standalone venues in the area and the hotel next door, and it is submitted far more benign in respect to the potential to result in negative amenity impacts. The proposed uses will complement the existing commercial area, including other existing licensed premises which will ultimately result in positive impacts to the area and the Municipality.

It is concluded from the above assessment that the proposal will not result in unreasonable negative impacts on the amenity of the relevant area. While it is noted that the area includes a number of licenced venues, this is primarily due to the site's proximity to the southernmost point of Warragul Activity Centre. Creating diversity of uses and activities adds to the vibrancy and amenity of an area. A mix of restaurants, cinemas and small bars will have fewer impacts than an area with primarily large bars and nightclubs. This may help mitigate potential harms and reduce the potential for unreasonable negative cumulative impact. Providing alternative activities for visitors, results in better patron behaviour in the local area. There is a half hour spread in closing hours and the nature of the proposal being small and intimate, means it highly unlikely large numbers of people would be leaving at the same time.

The venue is well positioned to cater to the surrounding residents, employees, and visitors, without causing unreasonable cumulative impacts. The enormous array of transport options and very good local amenities all point to a positive impact through having more people come into the area.

Being a wine and cheese lounge with the primary focus being the consumption of delicatessen products paired with wine, with a very limited offer of alcoholic beverages available, and a small capacity, the proposal will not unreasonably impact the amenity of the area. In fact, this particular additional premises will enhance the character or vibrancy of an area that is currently undergoing transformation and it entirely suitable.

The Site's separation from residentially zoned land and its location on a key main road being well served by public transport enables the establishment of venues as proposed in a way that will negate any negative impacts to surrounding residential land use, and promote contemporary public safety principles such as active frontages, lighting, and passive surveillance etc.

Therefore, and accepting that appropriate venue management practices will be implemented appropriately under the planning permit condition regime, it is submitted that the proposed licensed premises are acceptable for the Site and should be supported.