



Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 37 & 39	Street Name: Victoria Street
Town: Warragul	Postcode: 3820	

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

Option A:

Lot No:	Lot 2 RP11632 and Lot 1 TP601255
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:	West Gippsland Planning
Postal Address:	
Telephone No. (H)	
Email Address:	

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

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

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

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

Advertised

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 style="width: 80px;" 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 checked="" 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 style="width: 80px;" 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 style="width: 80px;" 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 style="width: 80px;" type="text"/>	<input type="checkbox"/> Alteration of access RDZI

Other:

- Restaurant Liquor License

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.

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FURTHER DETAILS OF PROPOSAL (optional)

<p>Restaurant Liquor License for a new restaurant.</p>	<p>The information must not be used for any other purpose.</p> <p>By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>
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Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.

Advertised

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

Existing commercial building being renovated.

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: 14/01/2024

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

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

Page 1 of 1

VOLUME 10009 FOLIO 209

Security no : 124119279380D

Produced 23/10/2024 10:26 PM

LAND DESCRIPTION

Lot 1 on Title Plan 601255C (formerly known as part of Crown Allotment 15
Section 1 Township of Warragul Parish of Drouin East).

PARENT TITLE Volume 06807 Folio 379

Created by instrument R183984M 23/01/1991

REGISTERED PROPRIETOR

Estate Fee Simple

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 TP601255C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 35 VICTORIA STREET WARRAGUL VIC 3820

DOCUMENT END

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

Page 1 of 1

VOLUME 09262 FOLIO 249

Security no : 124119279887B
Produced 24/10/2024 12:19 AM

LAND DESCRIPTION

Lot 2 on Registered Plan of Strata Subdivision 011632.
PARENT TITLE Volume 08042 Folio 751
Created by instrument G944705 11/04/1978

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011632 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP011632

DOCUMENT END

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Document Type	Plan
Document Identification	RP011632
Number of Pages (excluding this cover sheet)	2
Document Assembled	24/10/2024 24:19

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PLAN OF STRATA SUBDIVISION	EDITION 1	RP011632 Advertised
LOCATION OF LAND PARISH: DROUIN EAST TOWNSHIP: WARRAGUL SECTION: 1 CROWN ALLOTMENT: 15 (PT) CROWN PORTION: - TITLE REFERENCE: VOL. 8042 FOL. 751 LAST PLAN REFERENCE: - DEPTH LIMITATION: DOES NOT APPLY POSTAL ADDRESS: 37 & 39 VICTORIA STREET & NAPIER STREET WARRAGUL 3820	FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT	
	SURVEYOR'S CERTIFICATE Surveyor: JOHN Y. K. LIEW Certification Date: 23/11/1977 SEAL OF MUNICIPALITY AND ENDORSEMENT Sealed pursuant to Section 6 (1) of the Strata Titles Act 1967 by SHIRE OF WARRAGUL on 20/12/1977 REGISTERED DATE: 11/04/1978 PLAN UPDATED BY REGISTRAR IN AN661031Q 18/11/2020	

LEGEND

THE BUILDING IN THE PARCEL CONTAINED IN LOTS 1 AND 2 IS A SINGLE STOREY BUILDING.

THE LOWER BOUNDARY OF LOTS 1 AND 2 IS ONE METRE BELOW THAT PART OF THE SITE OF THE RELEVANT LOT.
 THE UPPER BOUNDARY OF THESE LOTS IS EIGHT METRES ABOVE ITS LOWER BOUNDARY.

NO LOT IS AN ACCESSORY LOT.

COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS AND MAY INCLUDE LAND ABOVE AND BELOW THE LOTS. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.

BOUNDARIES DEFINED BY STRUCTURE OR BUILDING ARE SHOWN AS THICK CONTINUOUS LINES.

LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:
 MEDIAN: ALL BOUNDARIES

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement

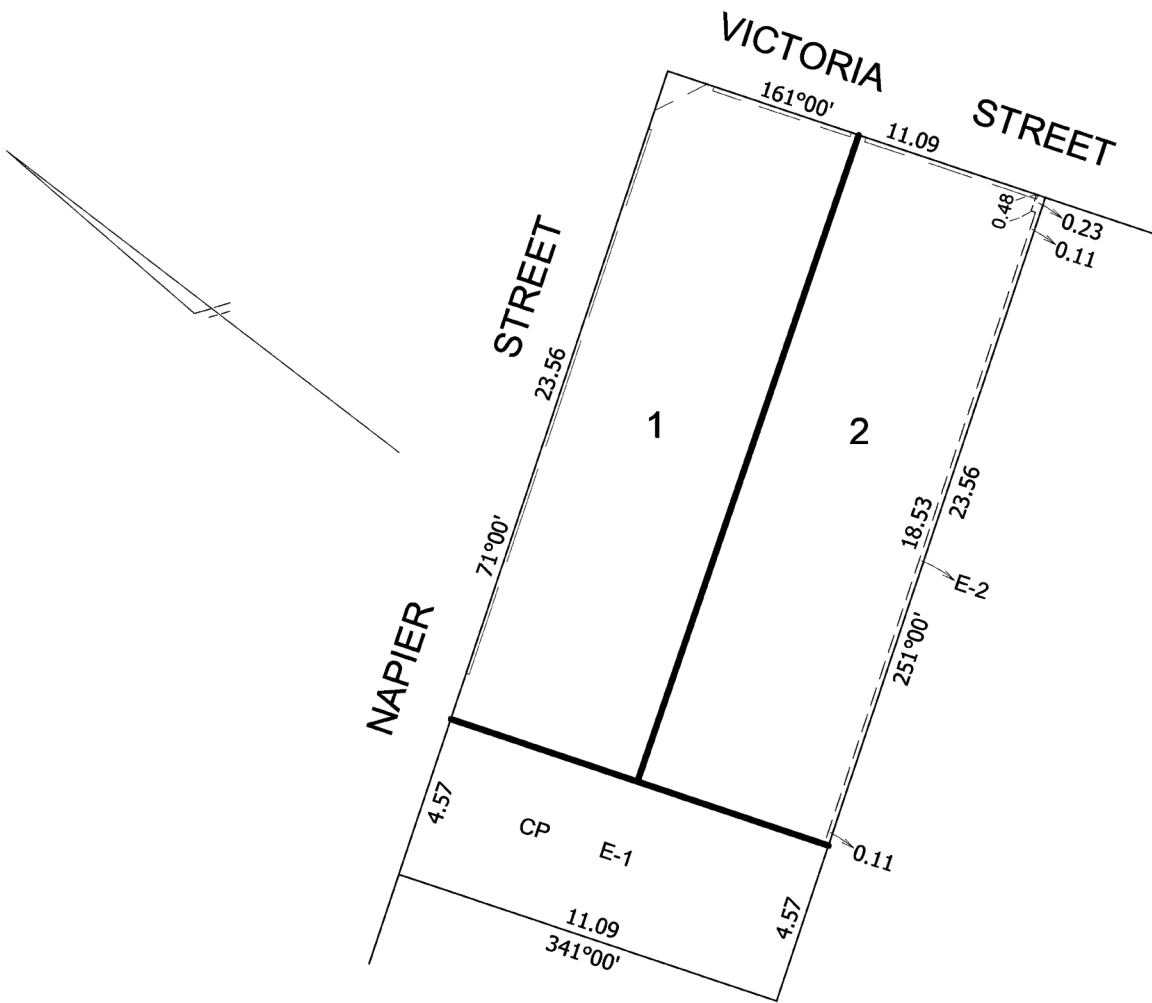
ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width	Origin	Land Benefitted/In Favour Of	Plan Parcel Affected
E-1	CARRIAGEWAY	4.57	INST. 1908218	UNSPECIFIED	CP
E-2	PARTY WALL	SEE DIAG	INST. 1908218	UNSPECIFIED	LOT 2 & CP

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Document Type	Plan
Document Identification	TP601255C
Number of Pages (excluding this cover sheet)	1
Document Assembled	23/10/2024 22:26

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TITLE PLAN	EDITION 1	TP 601255C
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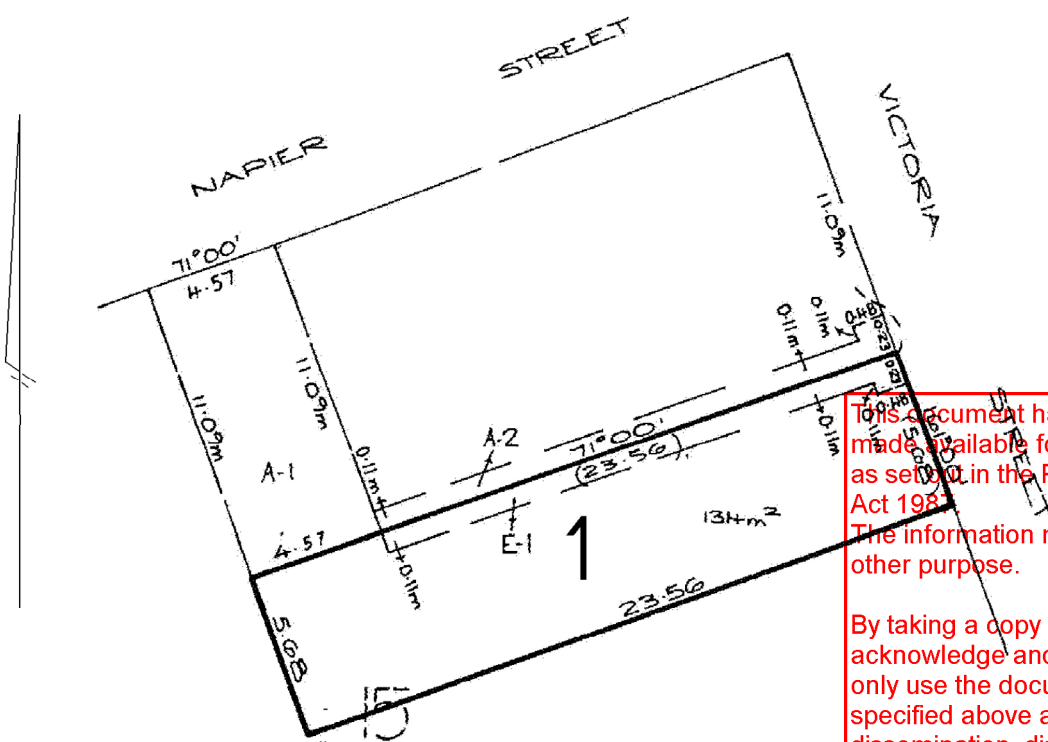
<p>Location of Land</p> <p>Parish: DROUIN EAST Township: WARRAGUL Section: 1 Crown Allotment: 15(PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 10009 FOL 209 Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p> <p>ALL THAT PIECE OF LAND IN THE TOWNSHIP OF WARRAGUL PARISH OF DROUIN EAST BEING PART OF CROWN ALLOTMENT 15 SECTION ONE WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON TOGETHER WITH A RIGHT OF CARRIAGE WAY OVER THE ROAD SHOWN MARKED "A-1" AS TO THE LAND SHOWN MARKED "E-1" TOGETHER WITH THE USE OF THE LAND SHOWN MARKED "A-2" FOR PARTY WALL PURPOSES - - - - -</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 16/08/2000 VERIFIED: B.H.</p>
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ENCUMBRANCES REFERRED TO

AS TO THE LAND SHOWN MARKED "E-1"
THE PARTY WALL EASEMENT RESERVED BY TRANSFER 1908218

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
PARCEL 1 = CA 15 (PT)



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14 January 2025

Planning Department
Baw Baw Shire Council
DROUIN VIC 3818

RE: PLANNING APPLICATION TO USE THE LAND FOR THE SALE AND CONSUMPTION OF LIQUOR AT 35 & 37 VICTORIA STREET, WARRAGUL.

Attached please find a Planning Permit Application to use the land for the sale and consumption of liquor at 35 & 37 Victoria Street, Warragul made under the Baw Baw Planning Scheme (the Scheme) in accordance with the attached plans and documentation.

A Planning Permit is required under the following provisions of the Planning Scheme:

- *Clause 52.27 – Licensed Premises:*

A planning permit is required to use land to sell or consume liquor as a license is required under the Liquor Control Reform Act 1998.

The category of license being applied for is 'Restaurant or Café Liquor License'.

It is submitted that there are no other Planning Permit triggers for this application.

This Planning Report provides an assessment of the proposal against the relevant provisions contained within the Baw Baw Planning Scheme.

Details of the application include as follows:

1. Introduction

This Town Planning report has been prepared on behalf of the tenants of 35 & 37 Victoria Street, Warragul, who proposes to use the land for sale and consumption of alcohol in association with a Food and Drink Premises (Restaurant).

This Planning Report provides an assessment of the proposal against the planning controls and the provisions contained within the Baw Baw Planning Scheme.

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3. Subject Site & Surrounding Land

The subject site is located within the commercial precinct of the central business district of Warragul. Victoria Street is located to the east which provides pedestrian access to the shops.

20 Napier Street serves as a service lane for the shops at 35, 37 and 39 Victoria Street. All of these roads are sealed and well-maintained Council roads with footpaths, kerbs and channels and underground drainage.

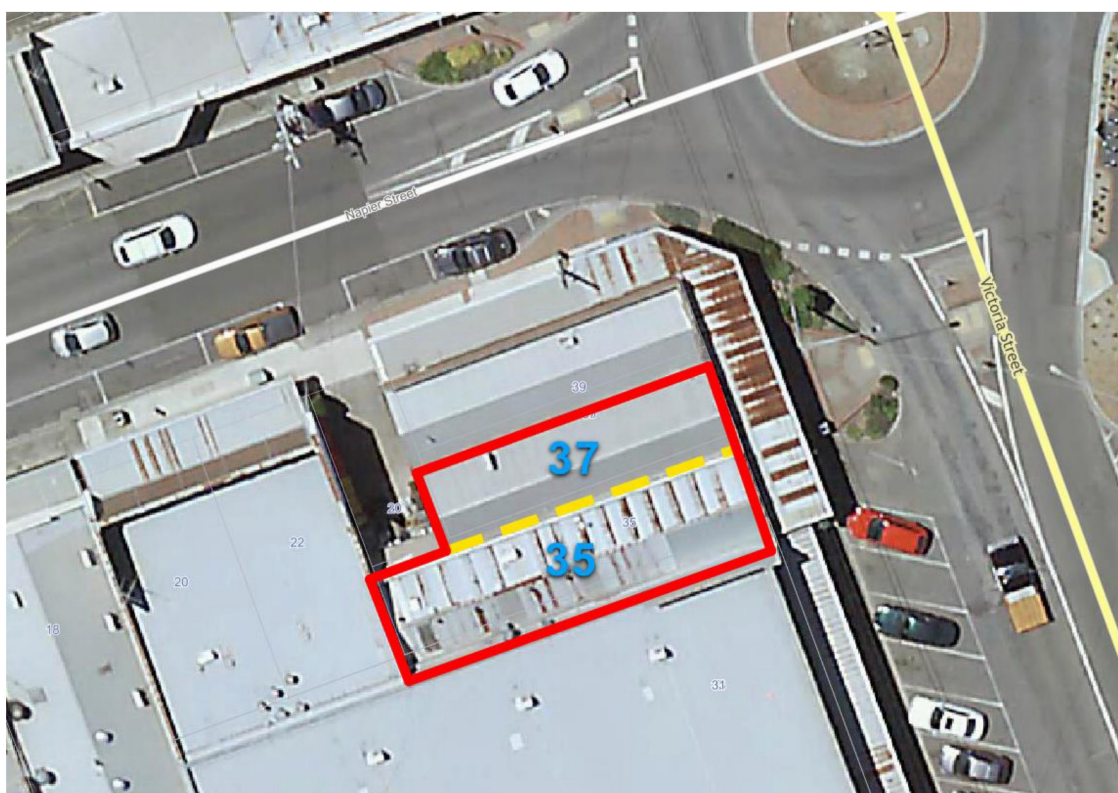


Figure 2 - Aerial view of the subject site.

The subject site is formally described as Lot 1 TP601255, being 35 Victoria Street, Warragul and Lot 2 RP11632, being 37 Victoria Street Warragul.

Each lot is rectangular in shape, has a gentle slope to the south and does not contain any vegetation/landscaped areas.

Planning Permit PLV0054/24 was recently approved which allowed the demolition of the internal party wall between 35 & 37 Victoria Street so to increase the gross floor area.

The surrounding land contains as follows:

- To the north of the site is 39 Victoria Street which contains a retail premises (shop) that's currently occupied by a travel agent.

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- To the south of the site is 31 Victoria Street which contains a Medical Centre and pharmacy.
- To the west of the site is 22 Napier Street which contains a retail premises (shop).

It is further noted that there is angled parking available fronting the site along Victoria Street.

4. Encumbrances on Title

A copy of the Title Search Statement and Plan of Subdivision is attached for the subject land parcels.

There are no records of any encumbrances or s173 agreements registered against the Title.

ZONE

5. Clause 34.01 – Commercial 1 Zone

The purpose of the zone provision is to:

- *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.*

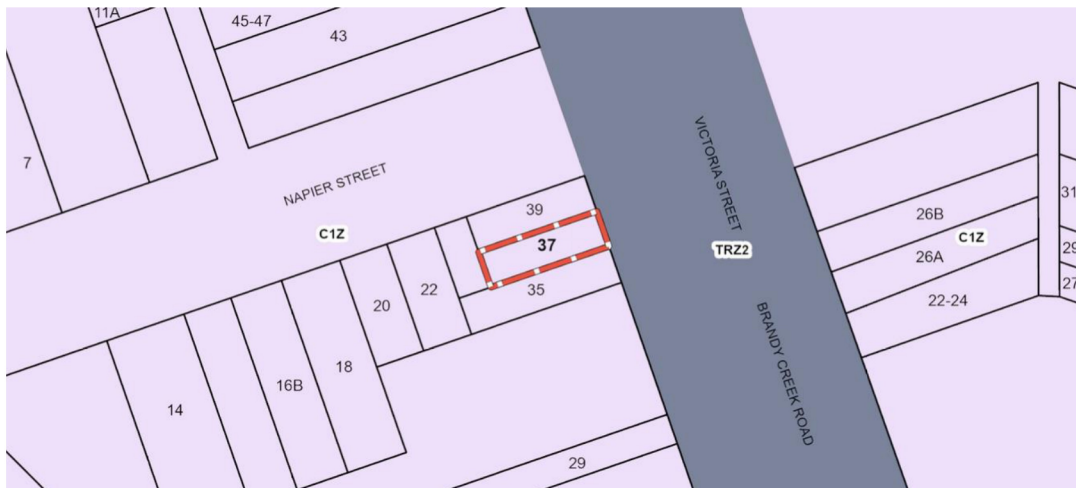


Figure 3 - Land use zone map for site and surrounding areas.

Response

A planning permit is not required to use the land for the sale and consumption of liquor under the zone.

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OVERLAYS

6. Clause 45.06 – Development Contributions Plan Overlay

The purpose of the clause provision is 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.

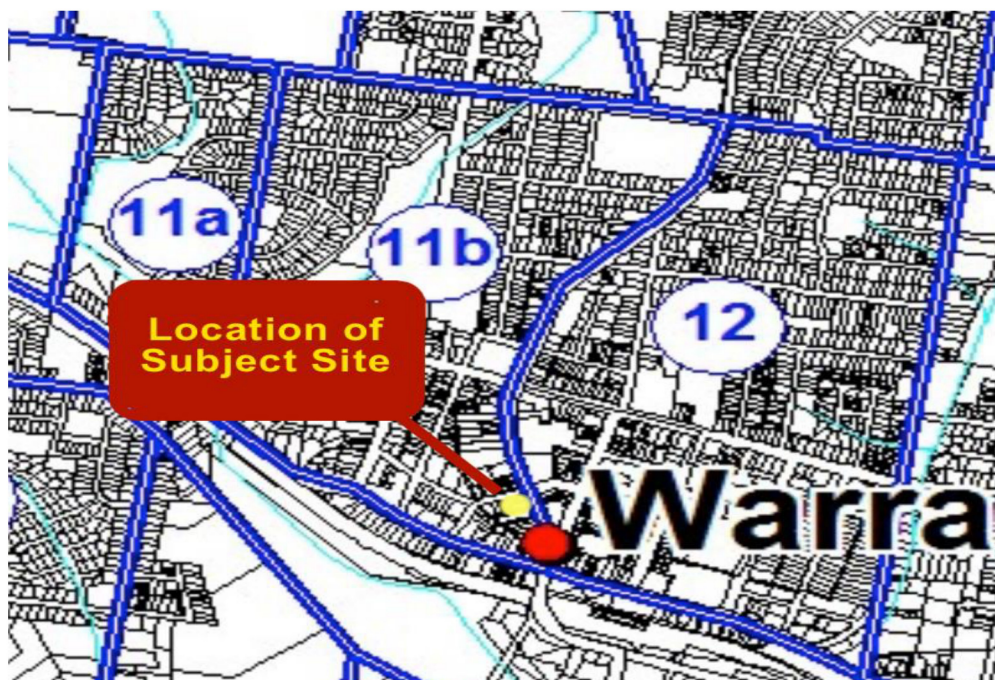


Figure 4 - DCPO map for the subject site and surrounding areas.

The subject site is located in Area 11b, as shown above.

It is submitted that the provision does not apply in this circumstance as no buildings and works are proposed.

7. Clause 45.06 – Design & Development Overlay Schedule 1 (DDO1)

This overlay relates to developments within Drouin Town Centre.

The *design objectives* relating to the overlay (as relevant) is:

- To encourage high quality urban design that is responsive to and reinforces the locally distinctive topography, features, characteristics and landscape of the area
- To ensure the height of future development is determined having regard to the appropriate future scale and character of the precinct within the town centre.
- To ensure that building front setbacks achieve appropriate spatial proportions of the street, define the street edge and provide a high amenity for users of the street.

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- To ensure that pedestrian routes, streets, footpaths, open spaces and other public spaces including transport facilities interact with and are overlooked by buildings.
- To promote active frontages to streets, walkways and public spaces.
- To promote high quality and distinctive built form outcomes on prominent corners, gateways and infill sites.
- To ensure key public realm areas and pedestrian accessways and any streets have good access to sunlight, weather protection and clear pathways linking elements.
- To maintain and improve the provision and integration of quality public spaces, including streets, laneways and other public spaces.
- To encourage buildings to be designed to take advantage of views and vistas towards and within the town centre while retaining attractive long-range vistas from key vantage points.
- To encourage high quality contemporary building design that protects visual amenity when viewed from surrounding residential and rural areas.
- To improve signage and way finding measures for users of the activity centre.
- To recognise and support development of the town centre at key strategic redevelopment sites, including the Butter Factory site, as an integrated part of the town centre.
- To encourage redevelopment of key strategic sites in an integrated manner, avoiding fragmented redevelopment of sites.

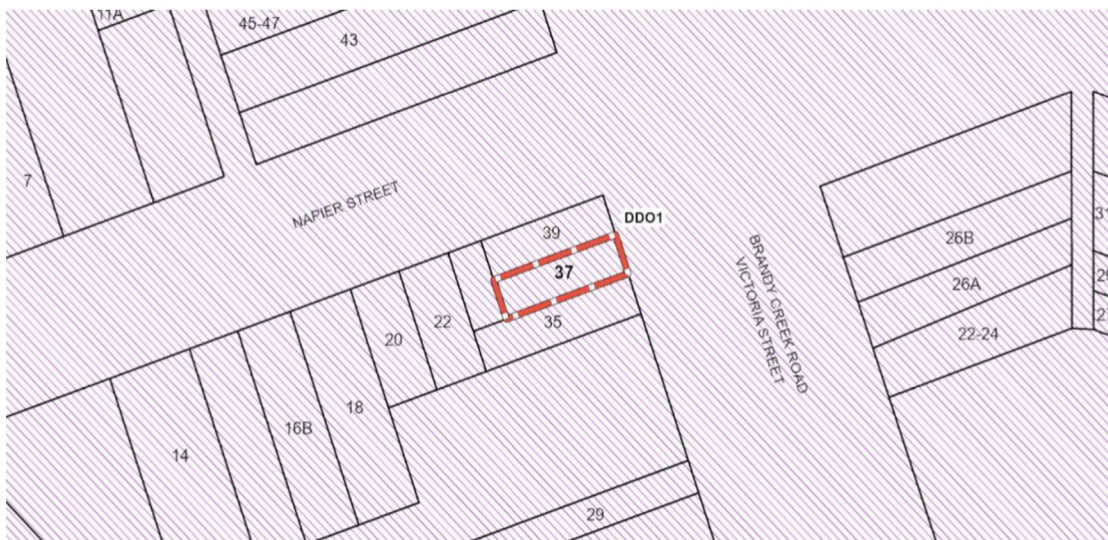


Figure 5 - Subject site and surrounding areas affected by DDO1

Response:

A planning permit is not required to use the land for the site and consumption of liquor under the overlay.

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8. Clause 45.09 Parking Overlay

The purpose of the overlay is:

- 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.
- To identify appropriate car parking rates for land uses in the Warragul and Drouin town centres.

The overlay provisions states that car parking Rate in Column B of Table 1 in Clause 52.06-5 applies to uses listed in Table 1 of Clause 52.06-5



Figure 6 - Subject site and surrounding areas affected by Parking Overlay Schedule 1

Response:

It is submitted that this overlay does not apply as no land use or development is proposed that would alter the car parking requirements.

PARTICULAR PROVISIONS

9. Clause 52.27 Licensed Premises

The purpose of the provision is to:

- 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 clause provisions also contains Decision Guidelines which the Responsible Authority must consider, as appropriate.

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Response -

As per Clause 52.27, the clause states that a planning permit is required to use land to sell or consume liquor as a licence is required under the *Liquor Control Reform Act 1998*.

An assessment of the site and surrounding areas demonstrate that there are numerous establishments in the Warragul town centre with liquor licenses, and that the vast majority of the licenses are associated with cafes and/or restaurants.

It is proposed to serve and consume alcohol in the Restaurant, largely whilst being served with a meal. Please refer to the attached red line designated area on plans.

The application does not require referral to the Victorian Liquor Commission as it is not associated with a bar, hotel or nightclub.

Pre-Application discussions have been held with Victorian Commission for Gambling and Liquor Regulations to confirm the most appropriate type of License that is required for the proposal, and it has been simultaneously agreed that *Restaurant and Café License* will best suit the proposed use and development of the premises as a Restaurant.

This licence allows –

- the supply of liquor for consumption on premises; and
- the sale of packaged liquor with a take-away or home delivery meal.

It is submitted that at most venues, it is an expectation that as part of the meal services being offered, liquor will be served alongside meals either for consumption on the premises or with takeaway meals.

In response to the Decision Guidelines of the clause provisions, we submit as follows –

- *The Municipal Planning Strategy and the Planning Policy Framework.*

The proposed use and development of the land as a Restaurant offers additional opportunities for a variety of food outlets for the local community whilst providing employment opportunities and supports the Municipal Strategies and Planning Policy Framework.

The Municipal Planning Strategy at Clause 02.03-5 (as relevant to this application) seeks to *facilitate a strong economy and employment base by building on Baw Baw’s natural strengths; and facilitate diversification of the economy into new and innovative sectors.*

The clause provisions 17.02-1S relating to Business seeks to encourage development that meets the community’s needs for retail, entertainment, office and other commercial services. The strategies include to ensure that commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

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- *The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.*

The subject site is located within midst of the central business district of Warragul and is surrounding by similar Food and Drink premises and Retail Outlets.

The closest residentially zoned land is located approximately 95m to the west of the subject site.

Given the location of the subject site and the type of license being requested, it is not considered the proposal will have detrimental amenity impacts to any adjoining landowners or occupiers.

- *The impact of the hours of operation on the amenity of the surrounding area.*

The application seeks the following hours of operation –

- 7 am to 1 am the following morning Monday to Saturday (excluding ANZAC Day and Good Friday)
- 10 am to 1 am the following morning Sunday
- 12 noon to 1 am on ANZAC Day and Good Friday.

It is understood that the application will be advertised to adjoining landowners and occupiers. The hours of operation for licensing are consistent with other similar business in the area.

- *The impact of the number of patrons on the amenity of the surrounding area.*

The business operator is seeking to accommodate up to 120 patrons, however this will be subject to the relevant Building Regulations and Building Permits. It is highly unlikely that the business will operate at its peak, however this allows to accommodate for private functions, such as birthday parties, etc. There are public transports available (trains, taxis and buses) within walking distance of the site and the site is in close proximity to the local police station. The premises will predominantly be operated as a restaurant and therefore ~~cannot~~ be compared to pubs or nightclubs (where patrons gather specifically for entertainment purposes) and therefore the impact to the amenity of the area will continue to be maintained as is.

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- *The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.*

It is understood that Planning Practice Note 61 - Licensed Premises: Assessing Cumulative Impact is applicable to this application and relates cumulative impacts on the surrounding amenity of the area including existing licensed premises.

Cumulative impact refers to both positive and negative impacts that can result from clustering a particular land use or type of land use. Potential cumulative impact from a cluster of licensed premises will vary between locations, depending on the mix and number of venues and whether the area is a destination for activities associated with the supply of alcohol.

Cumulative impact is a product of the number and type of venues present, the way they are managed and the capacity of the local area to accommodate those venues.

A search of the licensed premises in the vicinity of the site, as per Planning Practice Note 61, shows the following data –

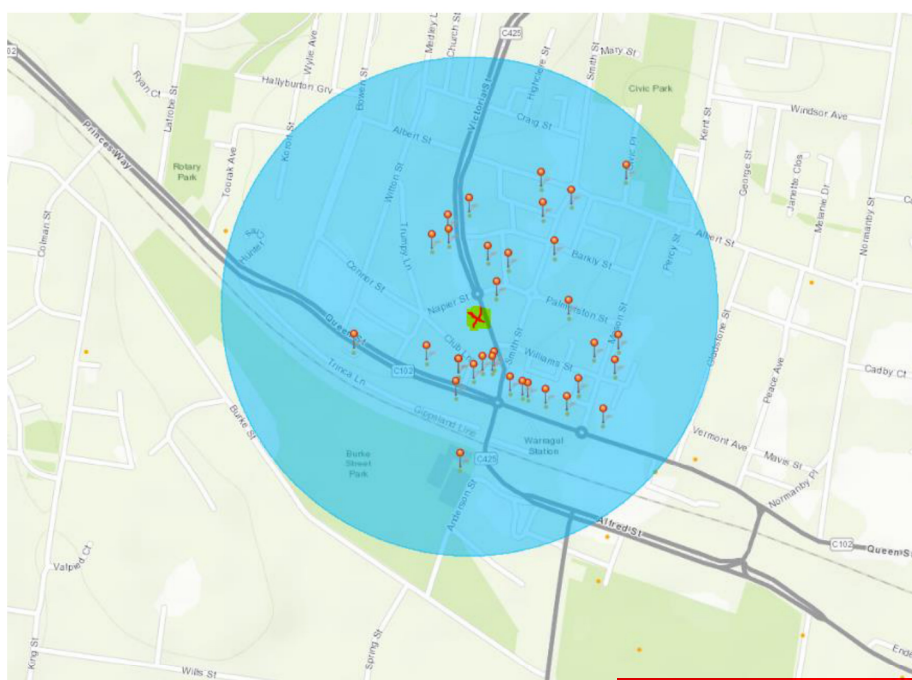


Figure 7 - Map showing existing licensed premises within 500m radius of site

As noted from the licensing plans above, most of the licensed premises are located to the east and along Queen Street in Warragul.

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<i>Distance</i>	<i>No. of Licensed Premises (Jan 2025).</i>
100m Radius	4 premises
300m Radius	32 premises
500m Radius	37 premises

All of these licensed premises contain various types of licenses, details of which is shown on the attached supporting documents.

10. Conclusion

The proposed use to sell and consume liquor from the land will not have an adverse impact on the area as the liquor is associated with a restaurant in an area that is surrounded by land in the Commercial 1 Zone.

The surrounding area contains a range of land uses which one would typically find in a business district. Many of the similar land uses in the vicinity of the site, hold similar licenses which is associated with cafes and restaurants, therefore the proposal is unlikely to result in a cumulative impact which would create adverse amenity impacts.

It is requested that Council proceeds to issue a Planning permit with relevant conditions.

Please contact the Permit Applicant if you have any further queries.

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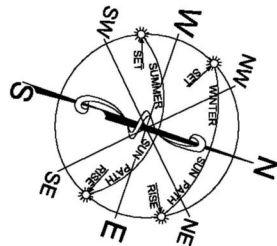
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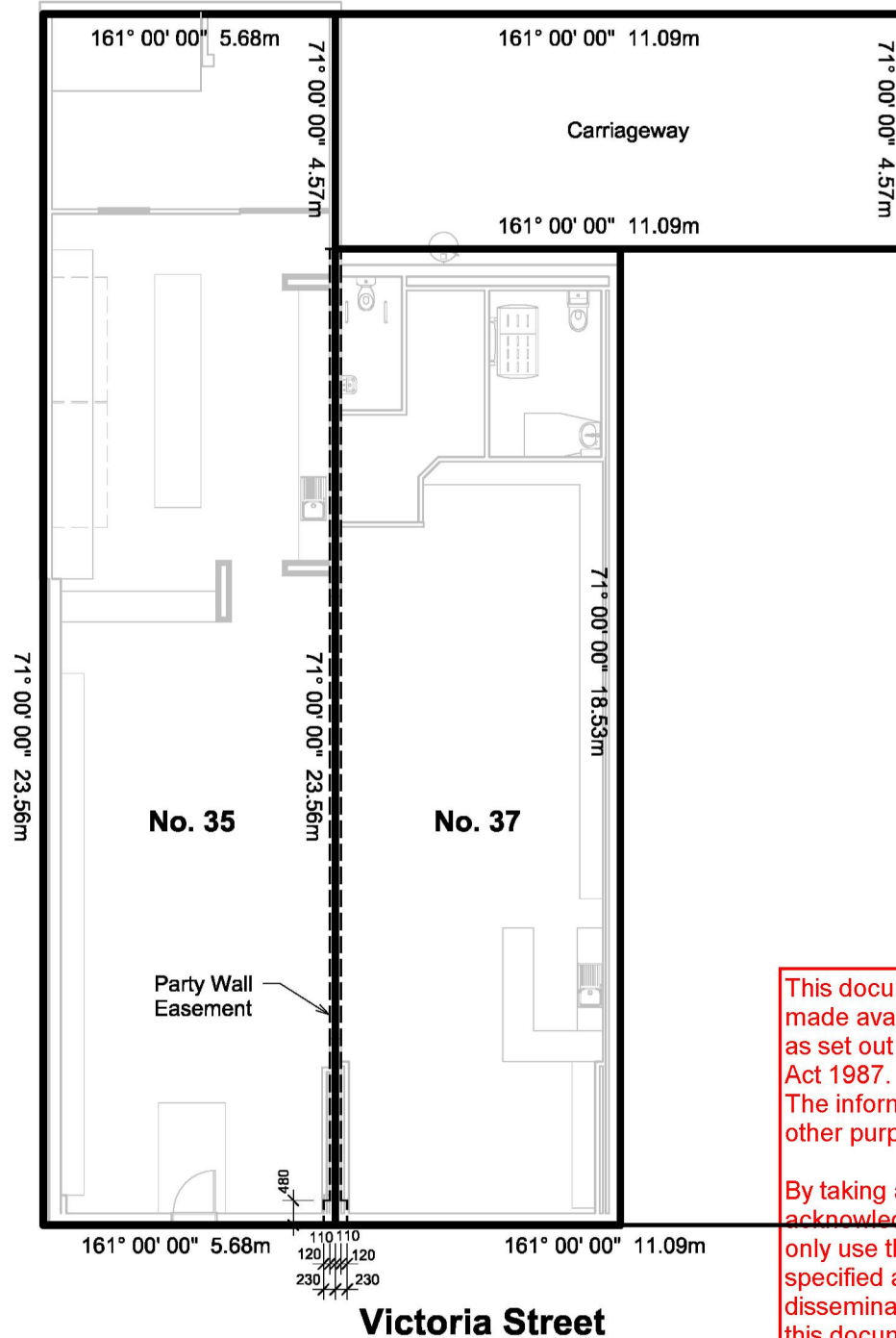
NOTE:
 All Setout Points Refer to Title Boundary. Boundary Location **MUST** be Identified on Site. Setout points are not to be measured from Street Footpaths

Advertised

Note: Facade
 No External Works to the Facade are to occur, including no works visible from Victoria St



Site Plan
 1 : 100



Napier Street

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ADVANTAGE ALL EST. 2019
 DEVELOPMENT GROUP
 Ph: 03 5625 5294 Email: info@advantageall.com.au
 ABN: 16 587 630 031 ACN: 631 617 699
 CCB-L-71635 CDP-AD72766

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
 DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

THIS DRAWING IS COPYRIGHT & REMAINS THE PROPERTY OF ADVANTAGE ALL CONSULTING P/L. IT CANNOT BE COPIED, ALTERED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN APPROVAL.
 Date: _____
 Builders Signature: _____

Signature 1: _____
 Signature 2: _____

JOB ADDRESS: No. 35-37 Victoria Street, Warragul, 3820
 JOB No: 04061
 14/11/2024 12:34:58 PM
 SCALE: 1 : 100

CLIENT:
 DESIGN TYPE:
 DRAWING:
 Site Plan

DRAWN: L. Lynch
 SHEET (A3) 01
 Page 25 of 32

REV: v2



22 Napier Street is occupied by Warragul Optical, which is an optometrist office.
20 Napier Street is occupied by Platinum Style, which is a hair dresser.



39 Victoria Street is occupied by Travel Plus, which is a travel agent.



35 Victoria Street is occupied by Advantage Pharmacy.



Napier Street and Victoria Street are zoned Commercial 1 Zone and contain a range of retail premises and offices.



Site Context Plan

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10 March 2025

Planning Department
 Baw Baw Shire Council
 Drouin VIC 3818

Dear _____,

RE - Application No: PLA0006

Proposal: Liquor License

Location: 35-37 Victoria Street, Warragul.

In response to Council's Request for Further Information, attached below please find our response to this request.

1. The statutory fee of \$1,453.40 has now been paid.
2. An updated planning report has been submitted. However, a response to each point has been addressed below.
 - a. A total of five to seven staff will be onsite at any one time depending on the number of patrons. This will include chefs and waiters.
 - b. No live music or amplified speakers proposed. Only low impact background music will be played inside the restaurant.
 - c. Loading and unloading will occur from the carriageway off Napier Street, which is to the rear of the subject site. Given the nature of the proposed use, it is not expected that large vehicles will access the carriageway. We further understand that Clause 65 is for Council to consider (as appropriate to the application).
 - d. We will engage a Building Surveyor in the future. If the number of patrons cannot be accommodated, we will apply for an amendment accordingly. We understand that once a Building Surveyor is engaged, an assessment against the Building Regulations will be made accordingly.
3. A site context plan has been submitted.

Preliminary Concerns –

Amenity and Mitigation Measures – these are mandatory security and onsite liquor control requirements set by VCGLR and will be implemented accordingly. An application has already been made to VCGLR for Liquor License as well. It is expected that mitigation measures will form part of conditions of approval by VCGLR which will address security concerns, underage serving, hours of operation, red line areas, impact to neighbourhood and general amenity requirements.

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Please do not hesitate to contact us should you require any further information.

Kind Regards,

West Gippsland Planning Services.

Mob: (

Email

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List of Active Liquor Venues within 100m of Subject Site.

Lic. No	Category	Premises	Address1	Suburb	Postcode	LGA
31959715	General Licence	CAFE DOMENICO	4 PALMERSTON ST	WARRAGUL	3820	Baw Baw
32240672	Restaurant and cafe Licence	MESSMATES DINING	15 PALMERSTON STREET	WARRAGUL	3820	Baw Baw
36153152	Limited Licence	WARRAGUL SPORTING & SOCIAL CLUB	55-57 VICTORIA STREET	WARRAGUL	3820	Baw Baw
32069521	Packaged Liquor Licence	PREMIX KING WARRAGUL	SHOP 3 / 13 PALMERSTON STREET	WARRAGUL	3820	Baw Baw

List of Active Liquor Venues within 300m of Subject Site.

Lic. No	Category	Premises	Address1	Suburb	Postcode	LGA
31959715	General Licence	CAFE DOMENICO	4 PALMERSTON ST	WARRAGUL	3820	Baw Baw
32240672	Restaurant and cafe Licence	MESSMATES DINING	15 PALMERSTON STREET	WARRAGUL	3820	Baw Baw
32365723	Restaurant and cafe Licence	APPLE SPICE CAFE	1 VICTORIA ST	WARRAGUL	3820	Baw Baw
32326884	Restaurant and cafe Licence	SIAM PESTO WARRAGUL	9-11 MASON STREET	WARRAGUL	3820	Baw Baw
32004084	Packaged Liquor Licence	LIQUORLAND	30-36 PALMERSTON STREET	WARRAGUL	3820	Baw Baw
32150479	Full Club Licence	THE CLUB HOTEL	51 QUEEN STREET	WARRAGUL	3820	Baw Baw
32254825	On-Premises Licence	COYOTES BAR	43 QUEEN STREET	WARRAGUL	3820	Baw Baw
32319510	Late night (on-premises) Licence	BANK COFFEE HOUSE & WINE BAR	5-7 SMITH STREET	WARRAGUL	3820	Baw Baw
32104313	Full Club Licence	WARRAGUL BOWLING CLUB	ANDERSON STREET	WARRAGUL	3820	Baw Baw
32351839	Restaurant and cafe Licence	CHILLI BITES INDIAN RESTAURANT	UNIT 4 55 SMITH ST	WARRAGUL	3820	Baw Baw

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31911660	General Licence	EVERYTHING'S BETTER WITH WINE	81 QUEEN STREET	WARRAGUL	3820	Baw Baw
32305286	Restaurant and cafe Licence	SMOKIN JOES PIZZA & GRILL WARRAGUL	113 QUEEN STREET	WARRAGUL	3820	Baw Baw
32352097	Restaurant and cafe Licence	WHITEGRAIN	57-59 QUEEN ST	WARRAGUL	3820	Baw Baw
32059699	Packaged Liquor Licence	ALDI STORES	18-30 QUEEN STREET	WARRAGUL	3820	Baw Baw
33122144	General Licence	LA PASSION CAFE & RESTAURANT	73 QUEEN STREET	WARRAGUL	3820	Baw Baw
32304646	Restaurant and cafe Licence	CELEBRATION TONIGHT	1/24 MASON STREET	WARRAGUL	3820	Baw Baw
32365406	Restaurant and cafe Licence	TACO BILL MEXICAN RESTAURANT WARRAGUL	UNIT 2 59 VICTORIA ST	WARRAGUL	3820	Baw Baw
31955305	General Licence	NEWMASON EAT DRINK RELAX	25 MASON STREET	WARRAGUL	3820	Baw Baw
32055962	Packaged Liquor Licence	THE PRESS CLUB CELLARS	SHOP 2 80 SMITH ST	WARRAGUL	3820	Baw Baw
36144836	Limited Licence	THE CLUB HOTEL	51 QUEEN STREET	WARRAGUL	3820	Baw Baw
32150437	Full Club Licence	WARRAGUL SPORTING & SOCIAL CLUB	KENNEDY STREET, LONGWARRY	WARRAGUL	3820	Baw Baw
31922598	General Licence	THE WARRAGUL COURTHOUSE CAFE	72 SMITH STREET	WARRAGUL	3820	Baw Baw
31961110	General Licence	EVERYTHING'S BETTER WITH WINE	77 QUEEN ST	WARRAGUL	3820	Baw Baw
32002854	Packaged Liquor Licence	BWS - BEER WINE SPIRITS	VICTORIA STREET	WARRAGUL	3820	Baw Baw
32331813	Restaurant and cafe Licence	SOUTH BREW CAFE	3 SMITH STREET	WARRAGUL	3820	Baw Baw
36153152	Limited Licence	WARRAGUL SPORTING & SOCIAL CLUB	55-57 VICTORIA STREET	WARRAGUL	3820	Baw Baw
32281694	On-Premises Licence	WARRAGUL THAI RESTAURANT	56 QUEEN STREET	WARRAGUL	3820	Baw Baw
32069521	Packaged Liquor Licence	PREMIX KING WARRAGUL	SHOP 3 / 13 PALMERSTON STREET	WARRAGUL	3820	Baw Baw

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32272849	Restaurant and cafe Licence	JADE CHINESE RESTAURANT	SHOP 2, 63 SMITH STREET	WARRAGUL	3820	Baw Baw
31961982	General Licence	BANDOLIER BREWING	28 MASON ST	WARRAGUL	3820	Baw Baw
31903633	General Licence	COMMERCIAL HOTEL	115 QUEEN STREET	WARRAGUL	3820	Baw Baw
31910020	General Licence	COFFEE LANE WARRAGUL	95 QUEEN STREET	WARRAGUL	3820	Baw Baw

List of Active Liquor Venues within 500m of Subject Site.

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32365723	Restaurant and cafe Licence	APPLE SPICE CAFE	1 VICTORIA ST	WARRAGUL	3820	Baw Baw
32326884	Restaurant and cafe Licence	SIAM PESTO WARRAGUL	9-11 MASON STREET	WARRAGUL	3820	Baw Baw
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32352097	Restaurant and cafe Licence	WHITEGRAIN	57-59 QUEEN ST	WARRAGUL	3820	Baw Baw
32370621	On-Premises Licence	VIOLET AND IVVY	137 QUEEN ST	WARRAGUL	3820	Baw Baw
32059699	Packaged Liquor Licence	ALDI STORES	18-30 QUEEN STREET	WARRAGUL	3820	Baw Baw
32363438	Restaurant and cafe Licence	NEW BEGIN PTY LTD	134A QUEEN ST	WARRAGUL	3820	Baw Baw
33122144	General Licence	LA PASSION CAFE & RESTAURANT	73 QUEEN STREET	WARRAGUL	3820	Baw Baw
32304646	Restaurant and cafe Licence	CELEBRATION TONIGHT INDIAN RESTAURANT & CAFE	1/24 MASON STREET	WARRAGUL	3820	Baw Baw
32365406	Restaurant and cafe Licence	TACO BILL MEXICAN RESTAURANT WARRAGUL	UNIT 2 59 VICTORIA ST	WARRAGUL	3820	Baw Baw
36133102	Limited Licence	EDINBURGH MOTOR INN	61 PRINCES WAY	WARRAGUL	3820	Baw Baw
31955305	General Licence	NEWMASON EAT DRINK RELAX	25 MASON STREET	WARRAGUL	3820	Baw Baw
32055962	Packaged Liquor Licence	THE PRESS CLUB CELLARS	SHOP 2 80 SMITH ST	WARRAGUL	3820	Baw Baw
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31961110	General Licence	EVERYTHING'S BETTER WITH WINE	77 QUEEN ST	WARRAGUL	3820	Baw Baw
31289453	BYO Permit	NEW BEGIN	134A QUEEN ST	WARRAGUL	3820	Baw Baw
32002854	Packaged Liquor Licence	BWS - BEER WINE SPIRITS	VICTORIA STREET	WARRAGUL	3820	Baw Baw
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36153152	Limited Licence	WARRAGUL SPORTING & SOCIAL CLUB	55-57 VICTORIA STREET	WARRAGUL	3820	Baw Baw
32253340	On-Premises Licence	WEST GIPPSLAND ARTS CENTRE	CIVIC PLACE	WARRAGUL	3820	Baw Baw

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