



04 April 2016

Ben Hall & Fiona Cox
C/- Poowong Hotel
Ranceby Road
POOWONG 3988

HEAD OFFICE

80 GRAHAM STREET
WONTHAGGI 3995

PHONE: (03) 5672 4655
FAX: (03) 5672 5159
EMAIL: admin@gbas.com.au
WEB: www.gbas.com.au

Dear Ben & Fiona

Re: Liquor License – Poowong Hotel

I refer to your request regarding floor areas and building occupant numbers at the property at Poowong Hotel, 1 Ranceby Road, Poowong . Please find the following information outlining the building and open space areas as requested and permitted occupant numbers. The permitted occupant numbers are based on a ratio of 0.75 square metres per person in accordance with liquor licensing provisions and occupant numbers as permitted by the Building Code of Australia 2015 (BCA). The areas noted below are calculated from an onsite measure.

WARRAGUL

155 QUEEN STREET
WARRAGUL 3820

PHONE: (03) 5623 6177
FAX: (03) 5622 0279

Part of Building	Class of occupancy	Floor area (m ²)	Occupant numbers (0.75m ² per person)	Permitted Occupants under the BCA 2012 Part D1.13	Permitted Occupant numbers based on available sanitary facilities BCA F2.3	Permitted Occupant numbers based on available exit width BCA D1.6
Ground floor						
Kitchen/store/coolroom	6	73.5	55	7		
Toilet	6	31	23	31		
Public Bar/Bottle shop	6	142.5	106	150		
Verandah	6	15	11	15		
Dining/Sitting Bar	6	187.6	140	195		
Total		449	335	398	200	200

FORWARD ALL CORRESPONDENCE TO

PO BOX 427
WONTHAGGI 3995

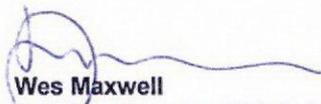
DIRECTOR

WES MAXWELL
BUILDING PRACTITIONER
BS16269 & INU 1564
MBA (IMGT)
B.BLDNG SURV
GRAD CERT PERF BLD
SURVEYING

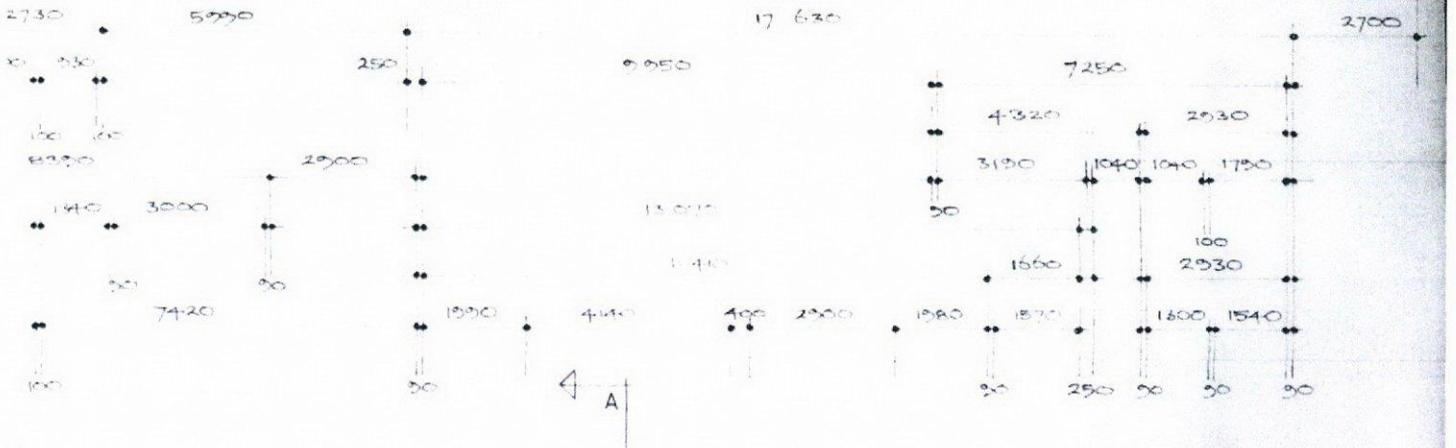
If you have any queries in regard to the above or require any additional information please do not hesitate to contact the undersigned on 03 5672 4655.

ACN 118 536 477
ABN 12 118 536 477

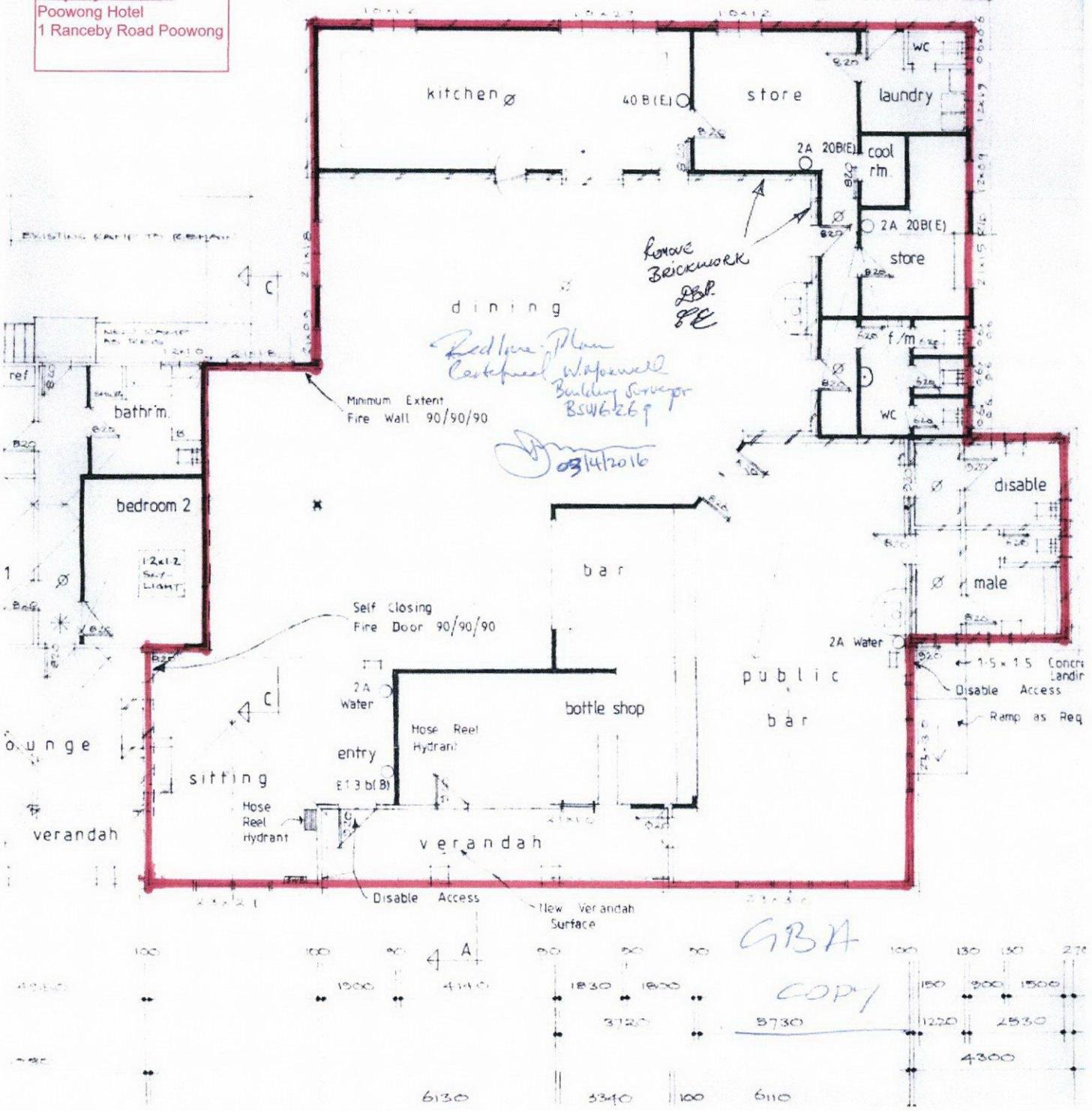
Yours faithfully,


Wes Maxwell
Building Surveyor BSU - 16269
GIPPSLAND BUILDING APPROVALS





Property Address:
 Poowong Hotel
 1 Ranceby Road Poowong



GBA
 COPY

General Licence**Licence No. 31910575****Subject to the provisions of the Liquor Control Reform Act 1998 and any conditions specified in the licence, the licensee is authorised to supply liquor up to and including 31 December 2016**

Licensee	FOXHALL PTY LTD		
Address for service of notices	MAIN STREET POOWONG 3988	Licensed premises address	MAIN STREET POOWONG 3988
Trading as	POOWONG HOTEL		

Additional person(s) endorsed on licence

FIONA LEIGH COX - approved as nominee, and is liable as if the licensee, until ceasing to manage and control the licensed premises.

TYPE OF LICENCE

This licence is a general licence and authorises the licensee to supply liquor on the licensed premises for consumption on and off the licensed premises during the trading hours specified below.

AMENITY

The licensee shall not cause or permit undue detriment to the amenity of the area to arise out of or in connection with the use of the premises to which the licence relates during or immediately after the trading hours authorised under this licence. The licensee shall ensure that the level of noise emitted from the licensed premises shall not exceed the permissible noise levels for entertainment noise as specified in the State Environment Protection Policy (Control of Music Noise from Public Premises) No.N-2.

SPECIAL CONDITIONS

The Licensee shall install and maintain a surveillance recording system in the dining area of the hotel during the hours of 6.00pm until closing each day the hotel is operating and retain all recordings for a period of at least one month.

MAXIMUM CAPACITIES

Dining Room LM1 (32 persons) Lounge LM2 (32 persons)

TRADING HOURS**FOR CONSUMPTION OFF THE LICENSED PREMISES -**

Sunday	Between 10 a.m. and 11 p.m.
Good Friday & Anzac Day	Between 12 noon and 11 p.m.
On any other day	Between 7 a.m. and 11 p.m.

FOR CONSUMPTION ON THE LICENSED PREMISES -

Sunday	Between 10 a.m. and 11 p.m.
Good Friday	Between 12 noon and 11 p.m.
Anzac Day (not being a Sunday)	Between 12 noon and 1 a.m. the day following.
On any other day	Between 7 a.m. and 1 a.m. the day following except for the morning of Good Friday.
In the Public Lounge -	
Sunday	Between 10 a.m. and 11 p.m.
Good Friday & Anzac Day	Between 12 noon and 11 p.m.
On any other day	Between 7 a.m. and 11 p.m.

End of Conditions - Printed on 15/02/2016



Your Ref: 2016/94

2 August 2016

Mr Patrick Doyle
Statutory Planning Officer
South Gippsland Shire Council
9 Smith Street
LEONGATHA VIC 3953



Dear Sir

Re: Application number: 2016/94
Description: Variation of Liquor Licence and a reduction in car parking requirement
Location: 1-3 Ranceby Road, Poowong, 3988

Further to your request for additional information in relation to the above application, I have provided the following responses and information on behalf of the applicant; Fiona L Cox.

1. A written declaration by the owner of the land acknowledging your requirements in point number 1 of your letter dated 23 June 2016.
2. A written response is provided below in support of the proposal to reduce the car parking requirement.

a. The number of car spaces on the subject land.

Car parking spaces are not available on the land for hotel patrons due to limited area and access. In addition to this, there is a dwelling located on the rear boundary of the hotel. Patron car parking at the rear of the hotel would cause extreme amenity issues for the residents of this dwelling as a result of hotel patronage in any type or form.

b. The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.

Although Poowong is a small township (population of 610; Census 2011), multi-purpose trips are a common occurrence with the IGA supermarket, Post Office, milk bar and local sporting facilities that include a basketball stadium, swimming pool and football ground.

Often hotel patrons will leave their cars at the football club and walk across the road to the hotel therefore reducing parking demand at the front of the venue.

c. The variation of car parking demand likely to be generated by the proposed use over time.

Car parking for the hotel can be more than adequately accommodated at any time of the day or night with ample car spaces available at the front of the hotel and to the east of the hotel in both median strips.

Immediately outside the hotel there are 4 car spaces available and 44 in the median strip. On the other side of the road there are 10 car spaces available in front of the library, milk bar and post office.

To the east of the hotel there are 11 car spaces available outside the hall, basketball stadium up to the swimming pool and 72 car spaces available in the median strip. There are 10 spaces available on the other side of the road in front of a house, general store (now closed) up to the church.

In summary there are 57 car spaces available from the roundabout to the library (at the front of the hotel) and 93 car spaces available from the roundabout to the pool. A total of 150.

Even with the release of land close to the hotel for new housing (Bella Vista Estate) the hotel will be within easy walking or cycling distance for new residents.

d. The short-stay and long-stay car parking demand likely to be generated by the proposed use.

Car parking for patrons at the hotel is all “short-stay”.

People / families may have lunch or dinner and stay for 1 to 1 ½ hours (Wednesday to Friday). Saturday and Sunday lunch is usually around a 3 hour stay. The clientele are usually local families or transients.

Meals are not served on Sunday nights. Meals are not served at all on a Monday and Tuesday.

Most patrons in the public bar are locals. Sunday, Monday and Tuesday nights may be around a 1-2 hour stay (if they are with a designated driver). Wednesday and Thursday nights is approximately a 2 hour stay. Friday and Saturday nights may be anywhere up to 4 hours.

On site accommodation is not offered or provided resulting in no requirement at all for “long-stay” car parking demand at the hotel.

e. The availability of public transport in the locality of the land.

Public transport is not provided or available in the township of Poowong.

f. The convenience of pedestrian and cyclist access to the land.

The hotel is conveniently located close to residential areas and sporting facilities. As earlier stated, The Council is in the process of releasing land for new dwellings. This estate is located within easy walking or cycling distance from the hotel which will assist in reducing the need for additional car parking in the long term and make the venue conducive to walking and cycling as an alternative to car use.

g. The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.

The hotel does not have any provision for bicycle parking or end of trip facilities for cyclists. On the rare occasion that someone may ride a bicycle, they will lean it against the wall of the hotel. Once again, this not a common occurrence.

h. The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.

Visitors to the land

Car ownership rates of likely visitors to the hotel will vary.

Some cars may come with a wife and children, others may be 2 or more adults, and some may be just travelling through town to another destination.

The most common type of visitors are a family at lunch or dinner time and upwards of 2 together in the public bar as one is often the designated driver.

Residents and employees

The licenced nominee resides on the property and owns one vehicle. She also works behind the bar and in the kitchen. Her car is parked at the rear of the property.

There is one full time Chef who works

Wednesday to Saturday	11am – 2.30 pm
	5 pm – 9.30 pm
Sunday	11am - 3.30 pm

There are a maximum of 3 casual staff. They will only be on duty at the same time if the hotel is busy enough to warrant it.

This totals 5 cars, but at any one time only a maximum of 4 employee's cars would be parked at the front of the hotel at any one time.

i. An empirical (observed) assessment of the availability of car parking spaces within proximity to the site.

Photos were taken twice a day over the period of a week to show the availability of car spaces at the front, and within walking distance, to the Poowong hotel at 4.30 pm and 8.30 pm. The car parking in the median strip areas do not have any time restrictions associated with them and are the main areas where hotel patrons prefer to park.



PHOTOS TAKEN 15 JULY TO 21 JULY 2016



15 July 2016 – 4.30 pm



15 July 2016 – 8.30 pm



16 July 2016 – 4.30 pm



16 July 2016 – 8.30 pm



17 July 2016 – 4.30 pm



17 July 2016 – 8.30 pm



18 July 2016 – 4.30 pm



18 July 2016 – 8.30 pm



19 July 2016 – 4.30 pm



19 July 2016 – 8.30 pm



20 July 2016 – 4.30 pm



20 July 2016 – 8.30 pm



21 July 2016 – 4.30 pm



21 July 2016 – 8.30 pm

3. Upon reflection, the applicant has reassessed the number of patrons that can realistically and safely be in the lounge and dining room area at the one time. Miss Cox therefore wishes to reduce her initial application for 200 patrons to 150 patrons on the planning permit application for health and safety reasons.

In closing I would like to thank you for allowing us until the 5th August to provide the additional information you require in order to assess this application. I trust this information meets your satisfaction. If you have any further questions please don't hesitate to contact me on 0411 546 618 or email staceyh60@hotmail.com.

Yours faithfully

Stacey Hesketh
(on behalf of Miss Fiona Cox)

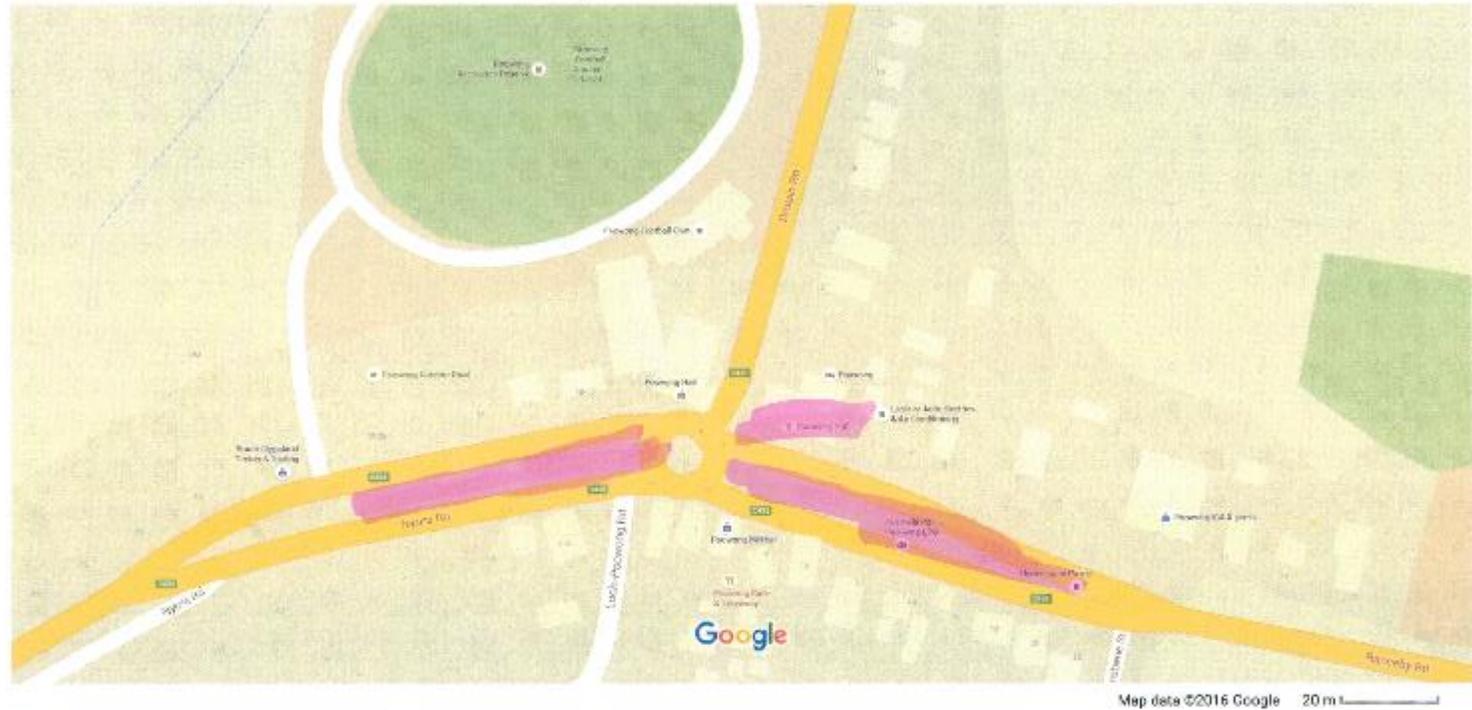
I Colin Lindsay, Licensee of the Poowong Hotel, 1-3 Ranceby Road, Poowong, advise that Fiona Cox, approved Nominee of the above hotel, has advised me of her intentions to vary the number of patrons on the liquor licence numbered 31910575 from 64 patrons to 150 patrons.

I also wish to advise the South Gippsland Shire Council that I agree to the proposed amendment by Fiona Cox to the liquor licence, and acknowledge that the car parking requirements under Clause 52.06 (Car Parking) of the South Gippsland Planning Scheme are required to be considered as part of the application numbered 2016/94.

Signed: Colin Lindsay

Date: 22 - 7 - 2016

Google Maps



 Hotel + median strip parking

Google Maps



Imagery ©2016 DigitalGlobe, Map data ©2016 Google 20 m

 Hotel +
Median strip parking