

10 May 2023

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	76 Nicholson Street BAIRNSDALE Lot 2 LP 200412
The application is for a permit to:	Sales and consumption of Liquor
The applicant for the permit is:	The Maharaja Palace Bairnsdale
The application reference number is:	111/2023/P
You may look at the application and any documents that support the application on the website of the responsible authority.	(Intentionally blank)

This can be done anytime by visiting the following website:

<https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ◆ **be sent to the Responsible Authority in writing,**
- ◆ **include the reasons for the objection, and**
- ◆ **state how the objector would be affected.**

The Responsible Authority will not decide on the application before:	Subject to applicant carrying out notice
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If you object, the Responsible Authority will tell you its decision.

Please note submissions received will be made available for inspection and may be made available to other parties in accordance with the Planning & Environment Act 1987. If you have concerns about this, please contact the East Gippsland Shire Council's Planning Office.

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

VOLUME 09927 FOLIO 131

Security no : 124104794047F

Produced 21/03/2023 10:46 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 200412C.
PARENT TITLE Volume 03168 Folio 578
Created by instrument P128130X 13/04/1989

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

ANN MARGUERITE O'CONNOR

AE032214U 30/11/2005

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

DIANNE MARY HINDE

AU457830L 16/06/2021

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP200412C 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)

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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From: The Maharaja Palace Bairnsdale
Sent: Monday, 17 April 2023 7:05:50 PM
To: Planning Unit Administration
Subject: 76 Nicholson st (liquor licence permit)

EXTERNAL EMAIL: This email has originated from outside of the East Gippsland Shire Council network. Do not click links or open attachments unless you recognise the sender and know the content is safe. Contact ICT ServiceDesk if you are unsure.

Good evening,

I Hope this email finds you well. I am opening a new business in Bairnsdale. I want liquor permit. I am attaching a few documents that I have. Hope all goes smoothly from here. Opening hours : 7 days (11am to 9:30pm). Maximum number of patrons 80 people. Please let me know if there is still any need for any other documents.

Thank you.

Regards

Rupinder Kaur

IDENTIFICATION:

The subject land was identified as accurately as possible from site dimensions and Plan of Subdivision. Generally speaking, it appears to conform with that of title and all buildings are within title boundaries.

TOWN PLANNING:

Under the East Gippsland Planning Scheme which is administered by the East Gippsland Shire Council, the subject land is designated 'Business 1 Zone'. Under this zoning the existing use of coffee shop and food outlet on the ground floor and jewellery activities on the first floor are a permitted use.

LAND DESCRIPTION & SERVICES:

The subject land is generally regular in shape and has the following dimensions:

Nicholson Street Frontage:	10.67 metres
Rear Boundary:	10.69 metres
Western Boundary:	32.27 metres
Eastern Boundary:	32.30 metres

The overall site area of the subject property is 344.32 m².

The land is mostly level in contour and the block is rectangular in shape. The area where the subject property is located is the start of the Nicholson Street Mall or walkway area, but it does have concrete kerb and channel up to the boundary of the subject property together with bitumen sealed footpath areas and parking areas to both the rear and western side. It adjoins existing retail premises on the eastern side. Vehicular parking is available immediately adjoining the subject property and in Nicholson Street.

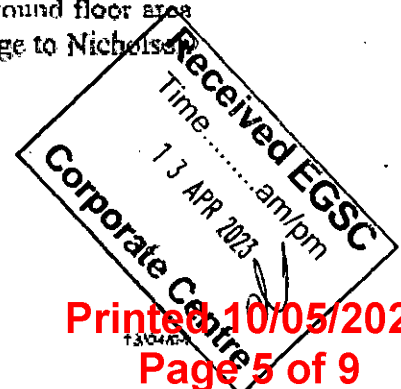
Electricity, town water and sewerage, telephone and LP gas are all available to the subject property.

LOCALITY:

The subject property is located in the central part of the business district of the City of Bairnsdale. It is opposite a Safeway outlet to the southern side and is nearby an established Myer outlet to the western side. Retail shops adjoin the property on the eastern side. The area is regarded as a busy pedestrian precinct area to the location of Safeway and the Nicholson Street Mall. It is generally well located and highly visible. The ground floor area has two access points, one from the western boundary and one from the frontage to Nicholson Street.

EGSC

14 APR 2023

INFORMATION
MANAGEMENT

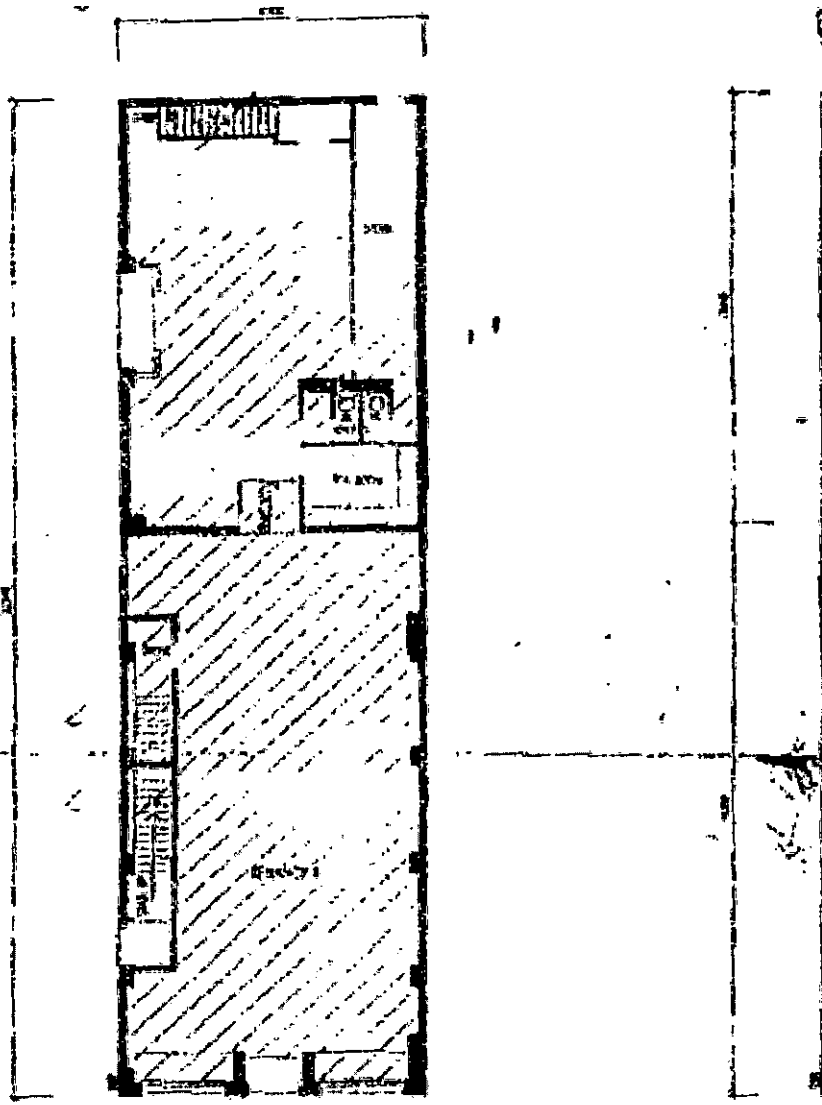
IMPROVEMENTS:

RETAIL PREMISES:

Erected on the land is a solid brick two storey retail premises circa 1920 which has been renovated in recent years around circa 1990. It was extended on the ground floor and the first floor area was also renovated. The walls are generally solid brick with a corrugated zincalume roof. Window frames are a mixture of timber and steel and flooring is concrete slab throughout on the ground floor and timber on the first floor area. Ceilings are mostly plaster lined on the ground floor section and there are suspended acoustic tiles on the first floor area. Lighting throughout the premises is generally of the fluorescent type.

Accommodation on the ground floor comprises an open shop front which comprises a coffee shop and incorporates two store rooms, kitchen, staff and customer toilet areas and a small first floor area at the rear which incorporates an additional store room and two offices. Part of the area of the ground floor is taken up by a stairwell enclosure which leads to the first floor area. Fittings on the ground floor comprise a single bowl sink, hand basin, two toilet suites, two additional hand basins, some built-in bench space, and a small electric hot water service. The first floor area which is generally open retail section, but has been partitioned by the tenant, incorporates a stairwell area, open retail section, small kitchen and two toilet areas. Fittings include two toilet suites, three hand basins, some built-in cupboards, and a small electric hot water service. Again, lighting is of the fluorescent type. Heating and cooling units for the first floor area have been provided by the tenant, while there is a heating and cooling unit on the ground floor but is generally not used due to high running costs. Overall areas comprise 291 m² on the ground floor, together with approximately 42 m² of first floor office and storage area, while the first floor area comprises 169 m² of total area. Generally speaking the building is in reasonably sound condition and of reasonable presentation.

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GROUND FLOOR PLAN

OTHER OVER SET
CONCRETE - 200 mm

MCSWEENEY NEVILLE
 ARCHITECTS & INTERIORS
 100/102 ST. GEORGE'S ROAD
 SYDNEY NSW 2000
 PHONE 955 1234 FAX 955 1234

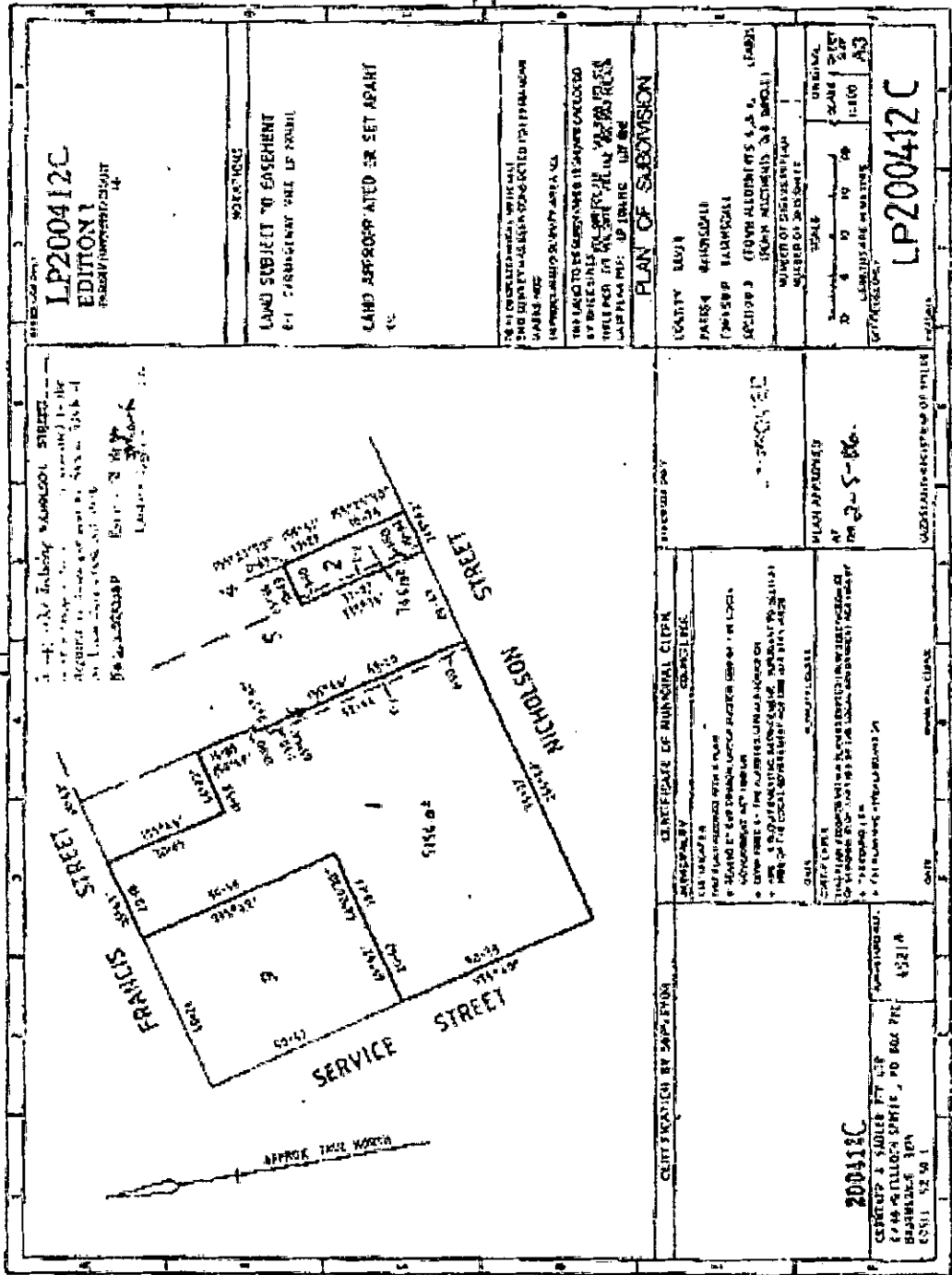
DATE	12/10/19
BY	UN
SCALE	1/4"



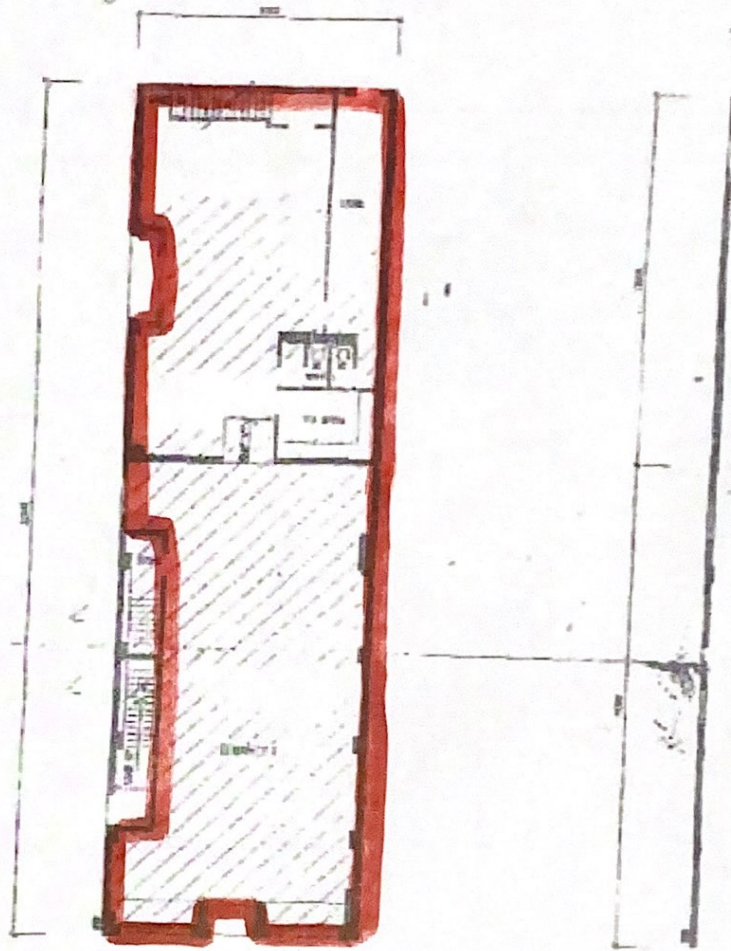
PROJECT	3277
NO.	A1
DATE	17/11/2020

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Drawn by LANCMA/AG LandRegistry number 050442C 15/20 Page 4 of 4
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GROUND FLOOR PLAN


 HATCHED AREA
 CONCRETE FLOOR SLAB
 THICKNESS = 200mm


MACSWEENEY NEVILLE
 BUILDING DESIGN & CONSTRUCTION
 1/111 WILSON ST
 SYDNEY NSW 1510
 PHONE 02 9550 1111 FAX 02 9550 1112
 1/111 WILSON ST SYDNEY NSW 1510

DATE	1/11/01
BY	LN
CHECKED	LN
SCALE	1:100



PROJECT	3277
NO.	41
DATE	1/11/01

SCALE

KING AND HEATH

6196152498

11:41 13/05/2023