

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	58 Macleod Street BAIRNSDALE 3875 Lot: 4 PS: 304073
The application is for a permit to:	Use of land for the sale and consumption of packaged liquor
The applicant for the permit is:	Your Own Way Australia Ltd
The application reference number is:	5.2024.198.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

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

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

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



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Web page: www.egbp.com.au

Email: egbp@egbp.com.au

Occupancy / Final Certificate / File No: 20090896/0

ESSENTIAL SAFETY MEASURES REQUIREMENTS

Building Act 1993, Building Regulations 2006 – Part 12

Owner:

Agent: Brooker Builders P/L
PO Box 396
Bairnsdale 3875

PROJECT ADDRESS: No: 58 Lot: 4 Macleod Street Bairnsdale

PROJECT DESCRIPTION: Extensions to SHOP

Part 12 of the Building Regulations 2006 provides that an owner of a building or place of public entertainment who is required under an Occupancy Permit or Regulation to maintain an Essential Service / Safety Measure must

(a) comply with a maintenance determination made by the Relevant Building Surveyor (RBS) in relation to that building,

PENALTY: 10 Penalty units;

(b) maintain the display of the Occupancy Permit, maintenance determination, list of Essential Safety Measures and the current annual Essential Safety Measures report (Form 10-refer (c)) in the nominated approved location and must ensure that a copy of such is available at the building or place for inspection by the Municipal Building Surveyor or Chief Officer at any time on request,

PENALTY: 10 Penalty Units;

(c) prepare an Essential Safety Measures Report (in the form of a Form 10 - signed by the owner or agent of owner) in accordance with Regulation 1209 and 1210 before each anniversary of the date of the Occupancy Permit or maintenance determination (as the case may be), **PENALTY: 10 penalty units.**

Note: Regulation 2001 deems an annual Essential Services Report prepared in accordance with Regulation 1209(a) of the Building Regulations 2006 before the 13th June 2006 to be an annual Essential Safety Measures report prepared in accordance with this Regulation.

Essential Services Report Due Date: Friday, 22 October 2010

The owner of a building or place of public entertainment must ensure that a copy of any current maintenance schedule and determination are available at the building or place for inspection by the Municipal Building Surveyor or Chief Officer at any time on request after twenty four hour notice.

Penalty: 10 penalty units

Essential Safety Measures	BCA or other provision to which Essential Safety Measures has been installed and is to operate	Frequency (minimum) and Type of Maintenance required
Fire mains	BCA Part E1, AS 2118, AS 2419.1	Weekly to AS 1851.4
Fire resisting shafts	BCA Section C	Annual inspection
Fire resisting structures	BCA Section C	Annual inspection
Paths of travel to exits	BCA Section D	3 monthly inspections to confirm travel paths are intact
Penetrations in fire-rated structures	BCA Part C3	Annual inspection

*Essential Safety Measures marked with an * are not currently included within the schedule of measures requiring maintenance under the Building Regulations 2006. However these measures are included in the general list of Essential Safety Measures listed in Part 11 of the Building Code of Australia (BCA). As such, the measures are required to maintain the performance level applicable under the BCA at the time of installation. Hence, these measures and suggested maintenance regimes for them have been included.

Relevant Building Surveyors Brian Ross

Registration No: BS1274

SIGNATURE:

DATED: Thursday, 22 October 2009

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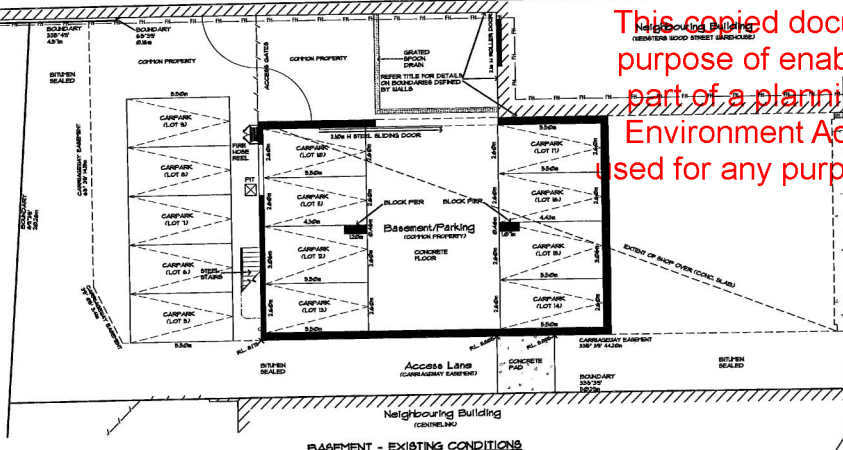
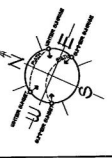
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BORDER NOTE
 ALL DIMENSIONS ARE APPROXIMATE ONLY, FOR EXACT LOCATIONS REFER TO THE ORIGINAL PLANS AND THE SURVEY DATA SHEETS.

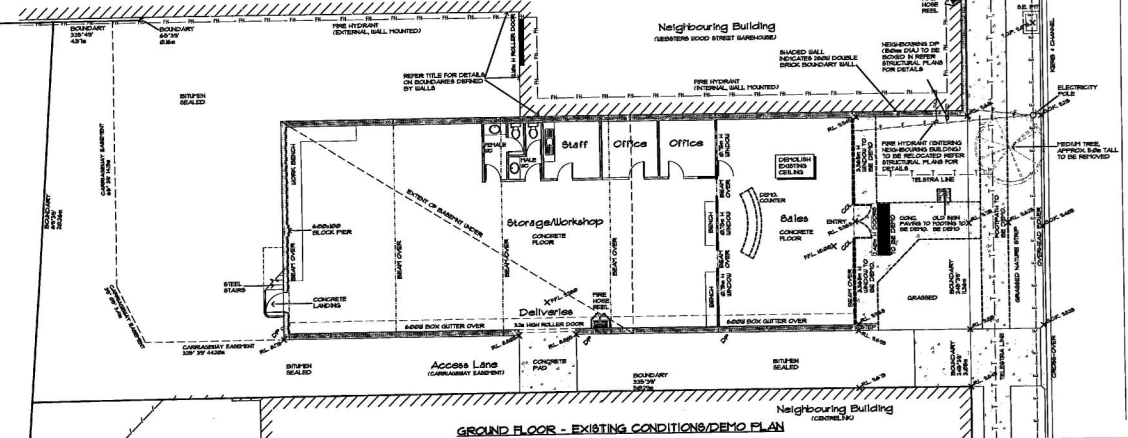
EXISTING SERVICES & UTILITIES NOTE
 ALL EXISTING SERVICES & UTILITIES ARE APPROXIMATE ONLY. VERIFY ON SITE FOR EXACT LOCATIONS.

DEMOLITION NOTE
 PRIOR TO DEMOLITION OF ANY WALLS OR STRUCTURAL MEMBERS REFER TO STRUCTURAL DRAWINGS & NOTES.

WARNING
 BEWARE OF UNDERGROUND SERVICES
 THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING UNDERGROUND SERVICES.



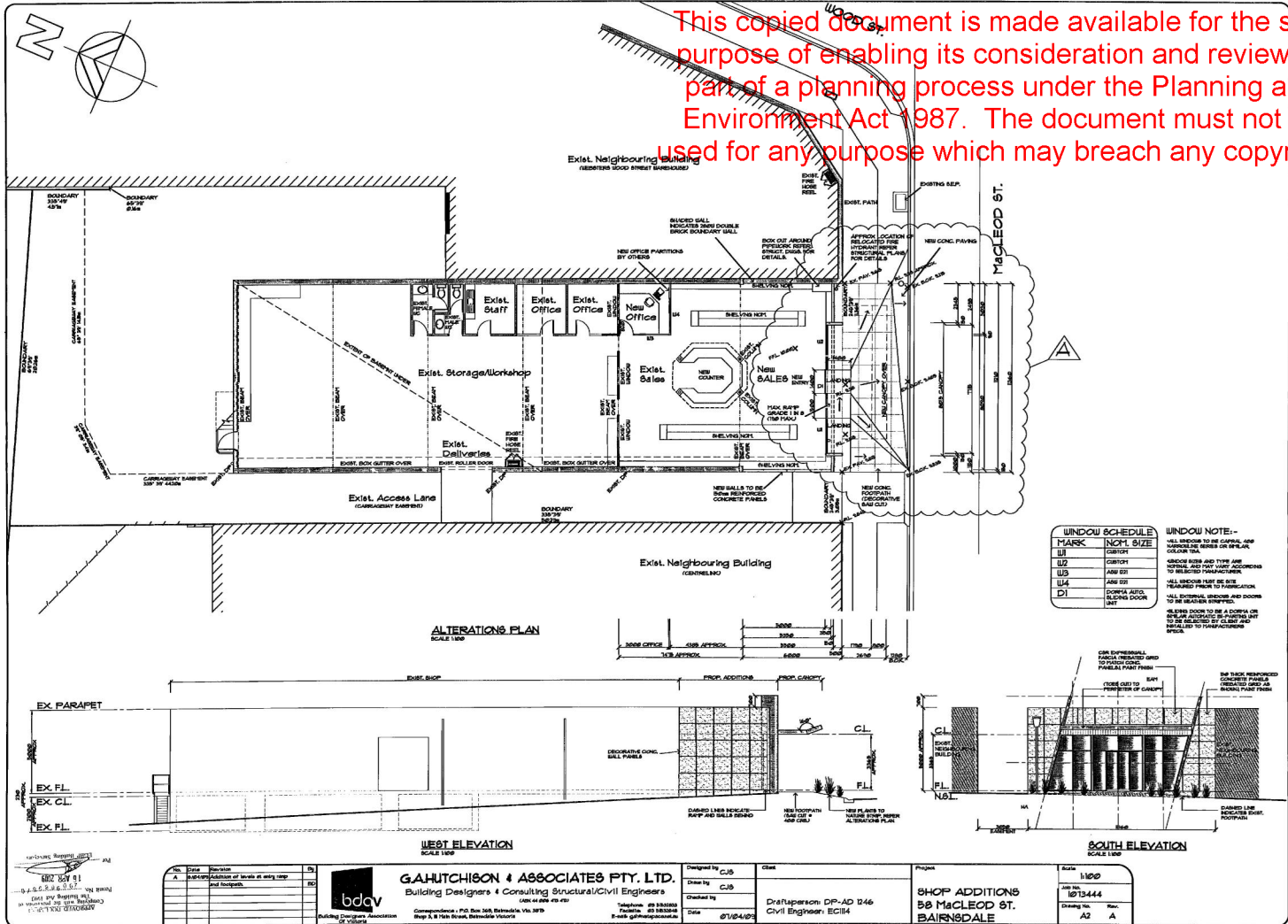
BASEMENT - EXISTING CONDITIONS
SCALE 1:500



GROUND FLOOR - EXISTING CONDITIONS/DEMO PLAN
SCALE 1:500

	GA HUTCHISON & ASSOCIATES PTY. LTD. Building Designers & Consulting Structural/Civil Engineers Telephone: 08 820383 Facsimile: 08 820384 Email: gah@ga-hutchison.com.au	Designed by: C.S. Drawn by: C.S. Checked by: G.A. Hutchison Date: 07/2018	Client: G.A. Hutchison Draftsperson: DP-AD 246 Civil Engineer: EC204	Site: 58 MACLEOD ST. BAIRNSDALE	Scale: 1:100 Job No: 1013444 Drawing No: A1
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MARK	NOPL. SIZE	WINDOW NOTE:-
U1	CONCRETE	ALL WINDOWS TO BE CONCRETE, NEW UNLESS OTHERWISE SPECIFIED OR SHOWN OTHERWISE.
U2	CONCRETE	UNLESS NOTED OTHERWISE, ALL WINDOWS TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
U3	ALUM. GLASS	UNLESS NOTED OTHERWISE, ALL WINDOWS TO BE ALUM. GLASS UNLESS OTHERWISE SPECIFIED.
U4	ALUM. GLASS	UNLESS NOTED OTHERWISE, ALL WINDOWS TO BE ALUM. GLASS UNLESS OTHERWISE SPECIFIED.
D1	CONCRETE	UNLESS NOTED OTHERWISE, ALL WINDOWS TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.

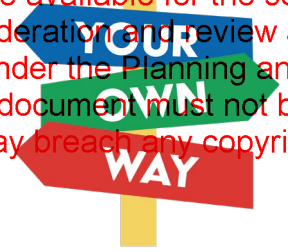
No.	Date	Description	By
1	10/10/11	Issue for tender	CUJ
2	10/10/11	Issue for construction	CUJ

GAHUTCHISON & ASSOCIATES PTY. LTD.
 Building Designers & Consulting Structural/Civil Engineers
 100/102 St Albans Road, St Albans, Vic 3023
 Telephone: 03 8353 3333
 Fax: 03 8353 3333
 Email: gah@ga.com.au

Designed by: CUJ
 Drawn by: CUJ
 Checked by: DP-AD D46
 Date: 07/04/09
 Client: Civil Engineer: EC184

Project: SHOP ADDITIONS
 58 MACLEOD ST.
 BAIRDSDALE

Scale: 1:100
 Drawing No: 1013444
 Rev: A2



East Gippsland Shire Council

21st of June 2024

To Whom It May Concern,

I am writing to propose a new addition to our business located at 58 Macleod Street, Bairnsdale "Your Space," where we are a respected NDIS & TAC provider offering support to participants. In alignment with our values and mission, we are planning to expand by relocating further up the street in partnership with the Salvation Army. We intend to transform our space into a unique community hub centred around the theme of golf, a passion of our CEO.

The new space will feature two top-of-the-line golf simulators and various gaming units such as billiards tables and air hockey, creating an engaging atmosphere for community members. We will offer discounted pricing to ensure accessibility to all. In addition, there will be retail offerings and a bar, which is the reason for this application.

With regards to the proposed bar, we outline the following:

- The bar will be a supplementary feature to our main business focus, aimed at enhancing the experience of simulated golf for patrons.
- Only packaged liquor in the form of cans and bottles will be available (no wine, mixed drinks, or kegs, all pre-packaged ready-to-drink).
- Liquor service will be limited to the interior of the premises as depicted in the attached redline drawing.
- Operating hours will be as follows:
 - Monday to Thursday: 8am - 8pm
 - Friday to Saturday: 8am - 8pm
 - Sunday: By appointment only between 10am - 4pm
- Consumption of alcohol will be as follows:
 - Monday to Thursday 2pm - 8pm
 - Friday to Saturday 12 noon - 8pm
 - Sunday 12 noon - 4pm
- Staffing levels will be reduced, with 2-3 staff members on site at a time and a maximum of 25 patrons allowed at once.
- Off-street parking will be required due to the lack of on-site parking.

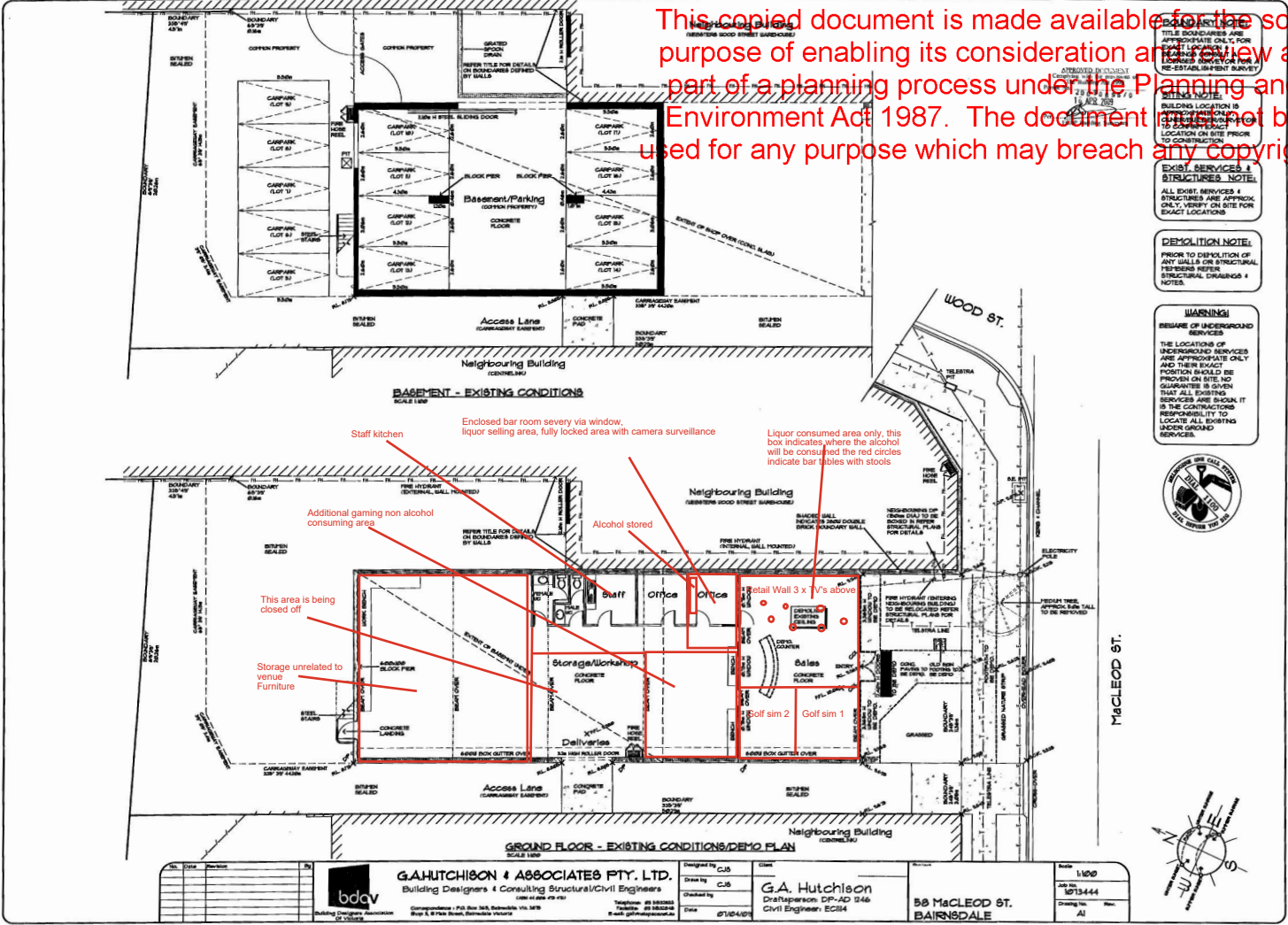
Thank you for considering our application. We are eager to begin renovations at the premises in the coming weeks and are enthusiastic about the potential to offer this unique experience to the community. While serving liquor would be beneficial, we are committed to proceeding with our business plan regardless.

Kind Regards,

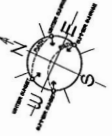
A handwritten signature in black ink that reads 'Shallon Duck'.

Shallon Duck
Business Operations Manager
Your Own Way Australia Limited

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- BOUNDARY NOTE:** TITLE BOUNDARIES ARE APPROXIMATE ONLY FOR EXISTING CONDITIONS. RE-ESTABLISHMENT SURVEY TO BE CONDUCTED PRIOR TO CONSTRUCTION.
- EXIST SERVICES & STRUCTURES NOTE:** ALL EXIST. SERVICES & STRUCTURES ARE APPROX. ONLY. VERIFY ON SITE FOR EXACT LOCATIONS.
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<p>GA HUTCHISON & ASSOCIATES PTY. LTD. Building Designers & Consulting Structural/Civil Engineers 1/200 Macleod Street, Bayswater VIC 3021 Tel: 03 9439 4444 Fax: 03 9439 4444 Email: info@ga-hutchison.com.au</p>	<p>Designed by: CJS Drawn by: CJS Checked by: G.A. Hutchison Date: 07/04/09</p>	<p>Client: G.A. Hutchison Draftsperson: DP-AD 0246 Civil Engineer: EC084</p>	<p>Address: 50 MACLEOD ST. BAIRDSDALE</p>	<p>Scale: 1/100 Job No: 0713444 Drawing No: A1</p>
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