



DP Planning Pty Ltd
ABN 68 188 206 903
PO Box 579
Warrnambool VIC 3280
www.dpplanning.com.au

10 February 2025

Acting Manager Planning and Development
Glenelg Shire Council
PO Box
Portland VIC 3305

By email only: planning@glenelg.vic.gov.au

Dear

Application for a Planning Permit – 12 McPherson Street, Casterton

Please find enclosed an application for a planning permit for the above address.

Enclosed are the following documents for your assessment:

1. Completed application form
2. Certificate of title
3. Town Planning Report;
4. Red Line Area Plan; and
5. Cultural Heritage Declaration Form.

Please email Council's invoice to admin@dpplanning.com.au.

If you have any questions, please don't hesitate to contact me by telephone (03) 9969 2263 or by email at admin@dpplanning.com.au.

Kind regards,

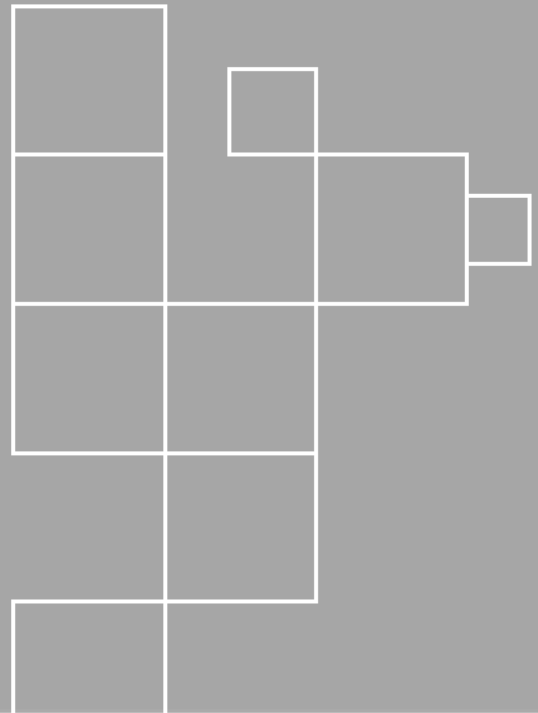
Director (MPIA)

Town Planning Report

Licensed Premises (General Licence)

12 McPherson Street, Casterton

Prepared for 'Kwinotti' (Waffle King SA Pty Ltd)



Quality and Care

Project No.	Revision	Author	Date	Issue
24-224	00		12 January 2024	FINAL issued to Council

Disclaimer

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Care for our people

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Care for our environment

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1. Introduction

1.1. Summary

DP Planning has been engaged by the proprietors of 'Kwinotti' to prepare a planning permit application for 12 McPherson Street, Casterton (the 'Site').

Approval is sought for a licensed premises (general licence) at 12 McPherson Street, Casterton (the 'Site').

This report provides details of the subject site and surrounding area; a detailed description of the proposal; and an assessment and justification of the proposal against the applicable provisions of the Glenelg Planning Scheme.

Having considered the proposal with respect to the Glenelg Planning Scheme, it is submitted that the proposal is appropriate and warrants a planning permit for the following reasons:

- The proposal is supported by the Municipal Planning Strategy and the Planning Policy Framework;
- The proposal is an appropriate response to the relevant planning controls affecting the site, providing a safely managed licensed premises that is appropriate for the role and scale of the area and the surrounding physical context.
- The proposed use will not cause unreasonable adverse amenity impacts to nearby properties in relation to noise; loading and unloading; and rubbish removal and storage.
- The proposal comprises adequate car parking provision and loading/unloading is available within close proximity of the site, considering the site's location and accessibility of alternative modes of public transport.
- The proposal is strategically located and compatible with surrounding land uses;
- The proposal will contribute positively to the vibrancy of the Casterton CBD and the township's wider hospitality offering;

The following documents should be read in tandem with this report and are provided as part of the application:

- Planning Property Report;
- Photo Montage; and
- Red Line Area Plan (by DP Planning).

For the reasons detailed within this report (and associated Appendices), we respectfully request Council support the proposal and grant a planning permit.

1.2. Limits and exclusions

This report has considered the following documents:

- Glenelg Planning Scheme (as of 12 January 2025)
- Certificates of Title (dated 3 December 2024)



- Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (Publication 1826.2, Environment Protection Authority, March 2021).
- Planning Practice Note 61 Licensed premises: assessing cumulative impact



2. Site, environs and context

2.1. Site

Site address	12 McPherson Street, Casterton
Title details	Crown Allotment 1A Section 17A Township of Casterton Parish of Casterton (Vol 05801 Fol 038) and Lot 1 on Title Plan 707295Y (Vol 03763 Fol 461) .
Site description	<p>The Site comprises two parcels with a total area of approximately 966 square metres. The parcels comprise two irregular rectangular polygon shapes.</p> <p>This site is developed with a restaurant, accessway, outdoor landscaped and paved areas and has a frontage to the McPherson Street road reserve (west) and the Glenelg River reserve.</p>
Landowners	For the purposes of Section 48 of the Planning and Environment Act 1987, are the registered landowners.
Easements, restrictions or covenants	<p>The site is not encumbered by any easements or restrictive covenants pursuant to Section 173 of the Planning and Environment Act 1987 and the Subdivision Act 1988.</p> <p>Refer to Appendix A - Certificate of Title for further details.</p>

2.2. Environs

The Site is approximately 966 square metres and is situated on the eastern side of McPherson Street. The Site comprises an irregular rectangular polygon shape, with it's boundaries formed by the McPherson Street road reserve (west), the Casterton Primary School (north), a former industrial building (south) and the Glenelg River reserve (east).

The Site is located in the Mixed Use Zone (Schedule 2) and consists of a restaurant building and outdoor landscaped and paved areas (for guests/patrons). The restaurant is permitted by P17135Change of use to allow restaurant and associated buildings and works and waiving of car parking requirements) within the following operational limits, per Condition 4, Conditions 8-12 and Condition 14 of P17135:

- The loading and unloading of goods from vehicles must only be carried out on the land and must not disrupt the circulation and parking of vehicles on the land.
- Not more than 55 persons, including patrons/staff, are to be present on the premises at any one time without the written consent of the responsible authority.
- Without the written consent of the responsible authority the use must only take place between 7:30 am and 10 pm.



- Deliveries to and from the site (including waste collection) must only take place between 7:30 am and 6 pm.
- Noise levels emanating from the premises must not exceed those required to be met under Noise from Industry in Regional Victoria: Recommended Maximum Noise Levels from Commerce, Industry and Trade Premises in Regional Victoria (EPA, 2011) for the General Residential Zone interface.
- No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
- The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - o Transport of materials, goods or commodities to or from the land;
 - o Appearance of any building, works or materials;
 - o Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or
 - o Presence of vermin.

The Site is accessed via McPherson Street, which comprises a 20-metre wide two-way bitumised road with footpaths and kerb and channel on each side, and street trees. McPherson Street is classed as an Urban Collector road within the Glenelg Shire Council road register (Asset ID 414). The site is serviced with reticulated sewer, water, telecommunications, gas and power infrastructure.

The site is also serviced with kerb-side waste collection within the Casterton collection zone, via a weekly 120L waste (garbage) bin service and fortnightly 240L recycling bin service.

Refer to **Figure 1 – Aerial Plan**



Figure 1: Aerial Plan

2.3. Context

The Site is situated near the southern end of the McPherson Mixed Use Precinct.

Car parking is well catered for within the CBD, with on-street car parks in close proximity to the site and multiple off-street car parks within walking distance of the Site (opposite).

Land to the south is within the Mixed Use Zone – Schedule 2 (**MUZ2**) and was originally developed as a butter factory, but has not been associated with industrial uses for some time. Land to the east is part of the Glenelg River reserve and contains an emergency vehicle access track and walking trail (Kelpie Trail). Land to the north contains the Casterton Primary School (Public Use Zone). Land to the west comprises the Casterton Railway Precinct containing museum, car parking and other public assets. Land to the west also comprises residential development contained in the General Residential Zone.

Refer to **Figure 1** – Aerial Plan and **Figure 2** – Context Plan for further details and the Planning Property Report contained at **Appendix B**.

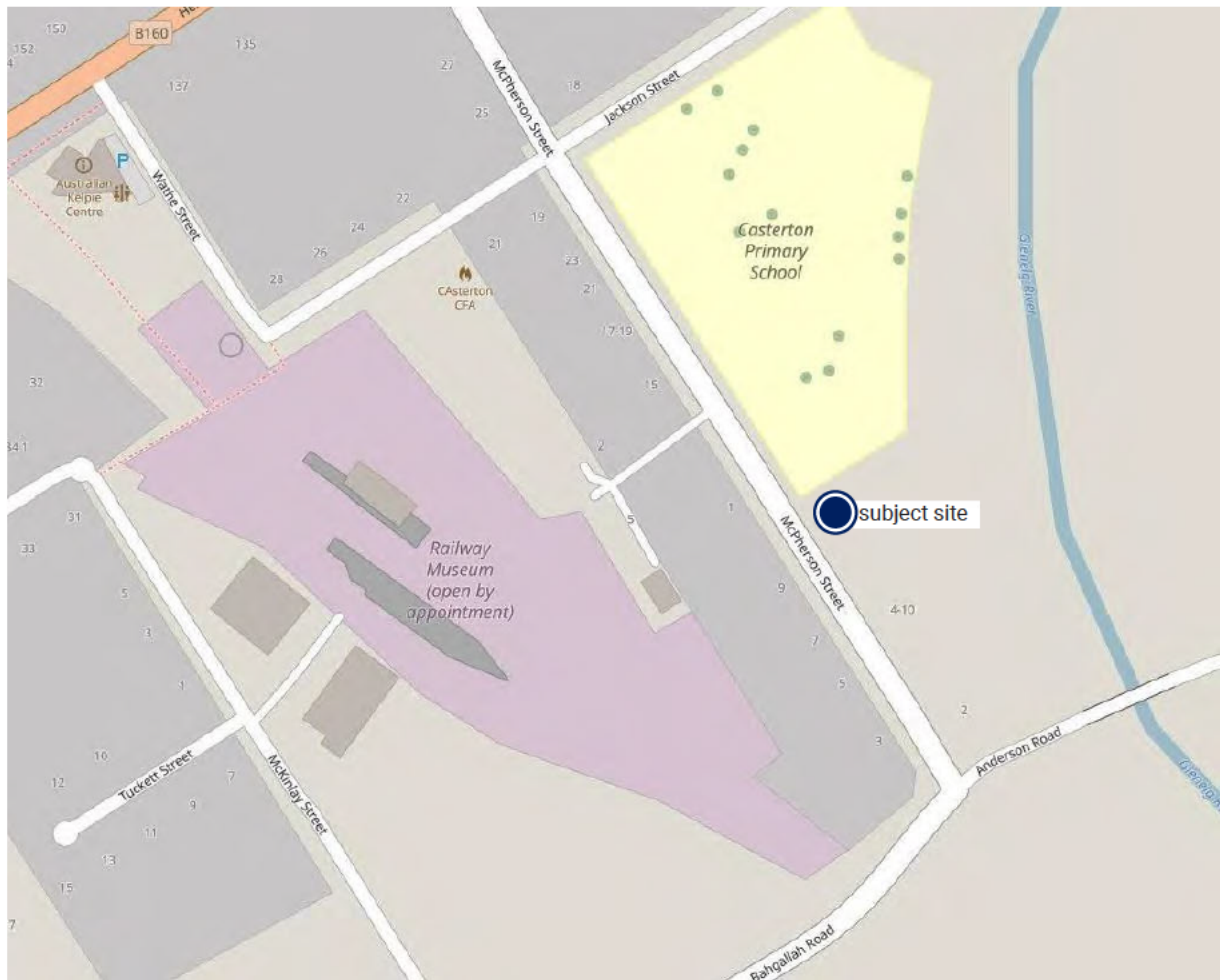


Figure 2: Context Plan

Due to its position in close proximity to the CBD, the site is within 500 metres of 3 licensed premises. These include a Producer's Licence (27 Henty Street), Packaged Liquor Licence (50 Henty Street) and a General Licence (25 Henty Street). See **Figure 3** for details.

It follows, that the area is within a 'cluster' of licensed premises as defined in PPN61: *Assessing the cumulative impact of licensed premises* (see **Section 5.2.3** for further details).

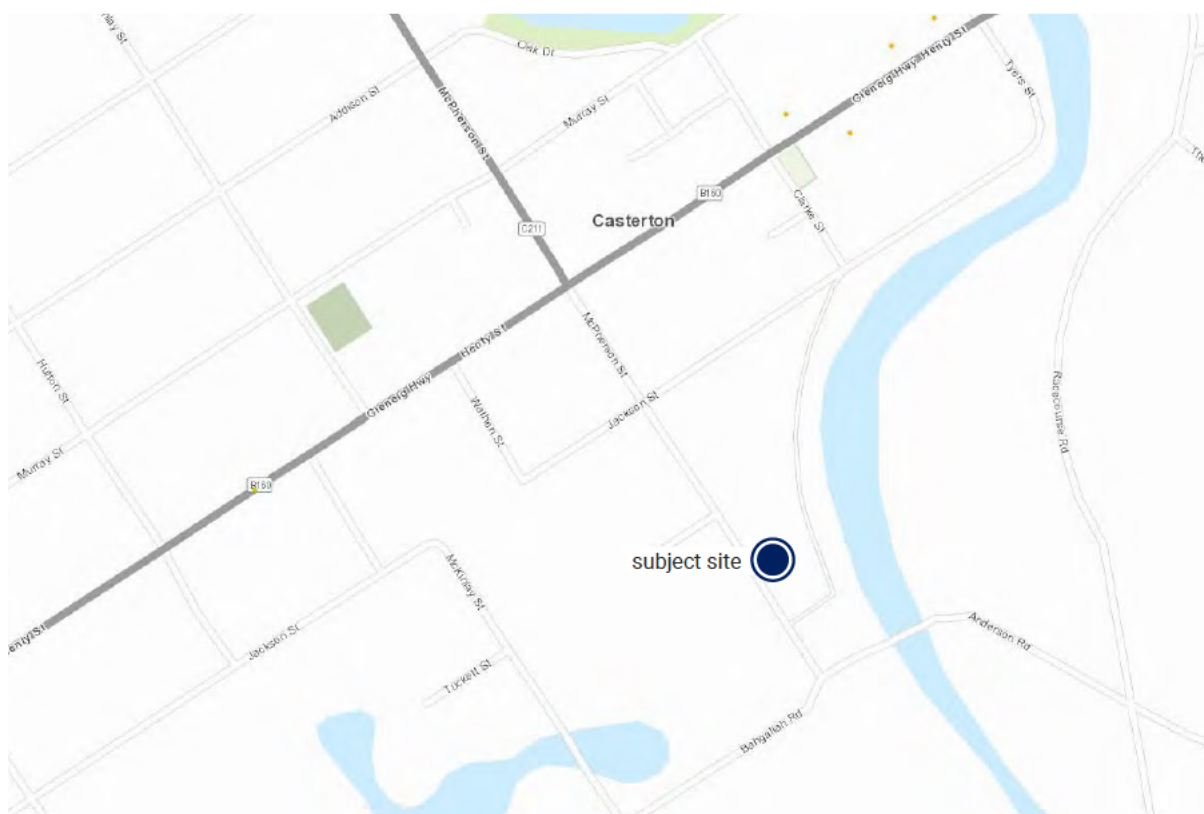


Figure 3: Map of licensed premises within 500 metres of the Site (source: <https://geomaps.vgccc.vic.gov.au/Liquor/> accessed 29 November 2024).

3. Proposal synopsis

3.1. Planning permit description

A planning permit is sought for a 'licensed premises' (general licence) associated with the proposed restaurant approved via P17135 (restaurant, associated buildings and works and waiving of car parking requirements).

The following Clauses of the Glenelg Planning Scheme trigger a planning permit for the proposal:

- Clause 52.27 – Permit required.

The following sections of this report describe in detail what the proposal is for.

3.2. Proposal description

A planning permit is sought for a 'licensed premises' (general licence) associated with the proposed restaurant approved via P21247 (retail premises).

The operator of the proposed licensed premises seeks to add to the economic and cultural vitality of the Casterton Township and hospitality offering by developing a unique licensed retail experience. The proposal comprises the sale of liquor associated with meals at an existing restaurant, as well as for the sale of low volume of locally sourced packaged liquor options for off-premises consumption.

3.2.1 Land use characterisation

The preamble to the permit issued for P17135, includes the following description of what the permit allows:

- *Change of use to allow restaurant and associated buildings and works and waiving of car parking requirements.*

The main and substantive purpose remains to be 'restaurant'.

The proposed operation of the licensed premises is to be consistent with all requirements/conditions of P17135, including:

- The loading and unloading of goods from vehicles must only be carried out on the land and must not disrupt the circulation and parking of vehicles on the land.
- Not more than 55 persons, including patrons/staff, are to be present on the premises at any one time without the written consent of the responsible authority.
- Without the written consent of the responsible authority the use must only take place between 7:30 am and 10 pm.
- Deliveries to and from the site (including waste collection) must only take place between 7:30 am and 6 pm.



- Noise levels emanating from the premises must not exceed those required to be met under Noise from Industry in Regional Victoria: Recommended Maximum Noise Levels from Commerce, Industry and Trade Premises in Regional Victoria (EPA, 2011) for the General Residential Zone interface (or **updated EPA publications as relevant**).
- No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
- The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - o Transport of materials, goods or commodities to or from the land;
 - o Appearance of any building, works or materials;
 - o Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or
 - o Presence of vermin.

The proposed 'red line area' for the sale and consumption of liquor is described in **Appendix D** (Town Planning Drawings) and are consistent with the staff and patrons areas approved in P17135.



4. Planning context

Clause 65 of the Victorian Planning Provisions identifies the relevant decision guidelines that a Responsible Authority (Council) must consider in assessing a planning permit application. The following are relevant to the proposed development:

- The matters set out in Section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone and other provisions.
- Any matter required to be considered in the zone or other provisions.
- The orderly planning of the area.
- The effect of the amenity of the area.

These matters, where relevant, form the framework of the following sections of this report.

4.1. Municipal Planning Strategy (MPS)

The Municipal Planning Strategy (MPS) describes the local and regional planning policies with a specific focus on areas and issues within the [municipality]. The policies relevant to the proposal are described below.

- Clause 02.01 **Context:** The population of Glenelg (approximately 20,152 in 2021) is growing modestly, with demand for growth along coastal areas. Retailing is the largest of the Shire's service industries.
- Clause 02.01 **Vision:** Clause 02.02 Vision: Land use and development elements supporting the Vision area:
 - o Our Education, Employment and Industry:
 - Objective: Adapting and growing a diverse economy to embrace employment of the future and educational opportunities.
 - o Our Industry, Education, and Employment:
 - Support our local businesses to increase their vitality and prosperity.
 - Explore alternative and innovative business practices.
 - Capitalize on economic growth through tourism.
 - Encourage diverse employment opportunities.
- Clause 02.03-1 **Settlement:** Council seeks to facilitate the development of Casterton by:
 - o Strengthening its role as a key service, freight and logistics location.
 - o Encouraging tourism and hospitality opportunities to complement accommodation land uses around McPherson Street.
 - o Improving connectivity between the river, recreation areas, residential areas and the town centre.
 - o Encouraging visual and landscaped connections between Ess Lagoon, Glenelg River and the Railway Reserve Precinct.



- Clause 02.03-7 Economic development: Supporting use and development that increases employment in the Shire particularly in Glenelg's key employment/industry sectors.
- Clause 02.04 Glenelg Shire Council Strategic Framework Plans: Map 1 illustrates Casterton as a 'Regional Town'.



An assessment of the proposal against the policies of the MPS is contained within Section 5.2.1 of this report.



4.2. Planning Policy Framework (PPF)

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance to the Site and the proposal are set out below.

Clause 11 Settlement

- Clause 11.01-1S **Settlement**: To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.01-1R **Settlement – Great South Coast**: To attract more people to the region.
- Clause 11.03-1S **Activity Centres** – To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Clause 13 Environmental Risks and Amenity

- Clause 13.05-1S **Noise management**: To assist the management of noise effects on sensitive land uses.

Clause 17 Economic Development

- Clause 17.01-1S **Diversified economy**: To strengthen and diversify the economy.
- Clause 17.01-2S **Business**: To encourage development that meets the community's need for retail, entertainment, office and other commercial services.
- Clause 17.02-1R **Business – Great South Coast**:

An assessment of the proposal against the policies of the PPF is contained within **Section 5.2.1** of this report.

4.3. Zoning

4.3.1. Mixed Use Zone

The Site is located within the Mixed Use Zone – Schedule 2 (Clause 35.03). The relevant purposes of the Mixed Use Zone are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.
- To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

The proposal is for a licensed premises associated with an existing restaurant permitted via P17135.



Meaning, the use is not proposed to change. It follows, that the proposal does not trigger a permit under the provisions of the Mixed Use Zone for any 'use' pursuant to Clause 32.04-1.

The proposal represents a compatible and appropriate commercial use in a mixed use area where a previous commercial use has been approved. It follows, that the proposal is consistent with the purpose of the Zone.

As no buildings and works are proposed, it follows, that no further assessment of the proposal is required under the Mixed Use Zone.

4.4. Overlays

4.4.1. Design and Development Overlay

The Site is located within the Design and Development Overlay (Clause 43.01). The relevant purposes of the Design and Development Overlay are:

- 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 proposal does not comprise any buildings and works. It follows, that no planning permit is triggered under Clause 32.02-2.

As no buildings and works are proposed, it follows, that no further assessment of the proposal is required under the Design and Development Overlay or Schedule 4 to the Design and Development Overlay.

4.5. Particular Provisions

4.5.1. Clause 52.27 Licensed Premises

Clause 52.27 is relevant to the proposal. The relevant purposes of Clause 52.27 include:

- 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.

Pursuant to Clause 52.27, a permit is required to use land to sell or consume liquor if a licence is required under the *Liquor Control Reform Act 1998*. No exemptions are applicable in this instance.

It is noted, that an application must be referred and notice of the application must be given in accordance with Clause 66 of this scheme.

Clause 66.03 states that applications in association with a premises that is to operate after 1am must be referred to the Victorian Commission for Gambling and Liquor Regulation. The proposal seeks to operate up to 11pm. It follows, that the application is not required to be referred under this provision.

See Appendix D Town Planning Drawings for illustrations of the proposed red line area.



See **Section 5.2.3** of this report for an assessment of the proposal against the relevant decision guidelines of Clause 52.27.

4.6. Other planning considerations

4.6.1. Aboriginal Cultural Heritage Sensitivity

The Site is identified within an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018.

See the Planning Property report at **Appendix B** for a copy of a plan verifying the area is mapped within a cultural heritage sensitivity area.

The proposal is not for a high impact activity as defined within the Aboriginal Heritage Regulations 2018. It follows, that a cultural heritage management plan is not required.



5. Planning Policy Assessment

5.1. Key planning issues

Based on the provisions of the Glenelg Planning Scheme and the decision guidelines of Clause 65, the following are submitted to be the key planning issues relevant to the proposed development of the Site.

- Is there strategic policy support for the proposal and is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?
- Does the proposal appropriately respond to the purpose and provisions of Clause 52.27 Licensed Premises?

5.2. Policy assessment

5.2.1. Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?

The proposal requires assessment under the Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS) of the Glenelg Planning Scheme.

Casterton is identified as a regional town and place of local significance. The proposal seeks to increase the vibrancy and vitality of the Casterton Township and nearby Central Business District (CBD) by adding to Casterton's hospitality and retail offering, and by strengthening the primacy of the Casterton Township as a regional township within the Great South Coast region (Clause 02.01 **Context**, Clause 02.02 **Vision**, Clause 02.03-1 **Settlement**, Clause 02.04 **Strategic Framework Plans**, Clause 11.01-1S **Settlement**, Clause 11.01-1R **Settlement: Great South Coast** and Clause 11.03-1S **Activity Centres**).

The proposal is considered to be appropriate for the neighbourhood character of the area (which includes an adequate level of off-street parking to support commercial premises). The proposal is considered unlikely to result in adverse amenity impacts, due to the established role, character and uses within the locality for retail, shops, restaurants, food and drinks premises, civic, community cultural premises and other liquor licences. The area is adequately separated from sensitive uses (including dwellings/residential uses), including buffers comprising roads between the premises and identified sensitive uses. The amenity impacts (particularly with regard to noise) will be reasonable for the mixed use nature of the area, and are able to be managed appropriately through existing standards of effective site/premises management (in accordance with the existing use of the site for 'restaurant'). Noise from the premises will comply with the noise limits outlined in EPA Publication Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (Publication 1826.2, Environment Protection Authority, March 2021). The proponent will manage patrons in accordance with their legislated and statutory obligations (Clause 13.05-1S **Noise Management**).

The proposed patron numbers and hours of trading will not result in an increase in the demand for car parking in the locality by patrons and staff. Car parking demand in direct proximity of the site will be



unaffected, with on and off-street car parks available to cater for short trip durations associated with the existing 'restaurant' use. Parking demand will continued to be catered for, and mitigated by the convenience of the site's location close to the Casterton CBD which includes other shops, supermarkets, accommodation and retail uses. Given that many commercial premises in this part of Casterton's Mixed Use Precinct and the wider CBD have never been able to provide on-site car parking (including the building/use currently occupying the Site), the proposal is considered to be acceptable with regard to the objectives and policies in the MPS and PPF for transport. (Clause 18.02-4S **Car parking**).

There is gradual growth and investment within Casterton CBD for high-quality hospitality experiences including recently permitted licences on Henty Street (Casterton Distilling Co.). Council seeks to facilitate the development of the retail services sector (which includes hospitality venues) and the proposal is consistent with these directives in the scheme. The proposal will help sustain an existing hospitality premises and broaden it's hospitality offering within the hospitality sector and will add diversity and interest to the Casterton Township. The continued vitality and vibrancy of the premises will be reinforced by the proposal, and will further increase Casterton's reputation as an attractive destination for visitors. Meaning, the proposal will help to grow and diversify the local economy. (Clause 02.03-7 **Economic Development**, Clause 17.01-1S **Diversified economy**, Clause 17.02-1S **Business**, Clause 17.02-1R **Business: Great South Coast**).

It follows, that in light of the above, the proposal is consistent with the PPF and the MPS of the Glenelg Planning Scheme.

5.2.2. Does the proposal appropriately respond to the purpose and provisions of Clause 52.27 Licensed Premises?

The proposal complies with the purpose of Clause 52.27. Meaning, the licenced premises is compatible with surrounding uses and is situated in an appropriate location, and the scale of the operation is not likely to result in any adverse impacts on the amenity of the surrounding area.

A response to the decision guidelines of Clause 52.27 is provided in the table below:

Clause 52.27 Decision Guidelines	Response
General issues	
The Municipal Planning Strategy and the Planning Policy Framework	<p>The Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) have been considered in this report.</p> <p>Please see Sections 5.2.1 for full details of the assessment.</p>

Clause 52.27 Decision Guidelines	Response
The impact of the sale or consumption of liquor permitted by the liquor license on the amenity of the surrounding area.	The proposed licensed premises is expected to bring positive and beneficial cumulative impacts to the amenity of the area.
The impact of the hours of the operation on the amenity of the surrounding area.	The proponent has completed their New Entrant Training Certificate and Responsible Service of Alcohol training and understands the requirements of operating a licensed premises.
The impact of the number of patrons on the amenity of the surrounding area.	The proposal seeks to attract retail trade and to leverage the economic and cultural vitality of the locality to operate a unique licensed premises, which includes the offering of liquor as an ancillary function to the main use of the site as a 'restaurant'.
(continued)	The zoning of the surrounding area, and local policy within the scheme, supports the respectful operation of licensed premises and a responsible increase in the number of licenced premises in the locality.
	There are residential zones in proximity to the Site. The location of residential uses within Casterton's Mixed Use Precinct is such that the amenity expectations of the occupants should reasonably be tempered to the normal activity levels encouraged by the zoning (and the zoning purpose) of the precinct. The proposal is considered to have a reasonable impact with respect to the zone of the Site and supporting policies and strategies.
	The proposed licensed premises is also expected to bring positive and beneficial cumulative impacts to the amenity of the area. The operating hours and number of patrons to be catered for continue to be modest for a typical restaurant, and will make a meaningful contribution to the Casterton Townships role as a social, cultural and economic generator and attractor for local residents and visitors.

Clause 52.27 Decision Guidelines	Response
The impact of the sale or consumption of liquor permitted by the liquor license on the amenity of the surrounding area.	It is considered that the sale of liquor for on and off premises consumption is considered to be acceptable in the context of the Casterton Mixed Use Precinct.
The impact of the hours of the operation on the amenity of the surrounding area.	External impacts such as noise will comprise low impact patron noise and recorded background music (within the building) compliant with EPA Publication Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (Publication 1826.2, Environment Protection Authority, March 2021).
The impact of the number of patrons on the amenity of the surrounding area.	The site is in close proximity to taxi and rideshare services and public transport. Public bus routes are within a walkable distance of the site.
The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.	<p>As ventilated earlier in this report, there are 3 licensed venues located within 500 metres of the site. There is diversity amongst the types of licence held in the locality including packaged liquor, general licence and producers' licences.</p> <p>The subject site's proximity to other licensed premises is indicative of the mixed use precinct and commercial centre's role in the local night-time economy, which has cumulative positive impacts including:</p> <ul style="list-style-type: none"> - The creation of a local 'identity' for the commercial centre as a hub for entertainment and as a key visitor destination; - Enhanced vitality of an area; - Economic benefits; - Increase in consumer choice; and - Increased ability to manage impacts. <p>In light of the above, it is considered that the proposed use and license is consistent with the type of venues within 500 metres of the subject site and will result in the aforementioned positive cumulative impacts.</p>

Clause 52.27 Decision Guidelines	Response
(continued)	<p>The proposal benefits from situational features and includes appropriate measures to mitigate any negative cumulative impacts, such as:</p> <ul style="list-style-type: none"> - The responsible service of alcohol. - Access to public on-street and off-street car parking facilities. - Access to taxi rank services. - Well documented venue and patron management procedures. - Good street lighting. - Good passive and active surveillance in the surrounding area. - Public amenities on site. <p>It follows, that any potential negative cumulative impacts are able to be mitigated to an acceptable level.</p>

The above assessment demonstrates that the proposal can be shown to comply with the purpose of Clause 52.27 and responds well to the decision guidelines of the Clause 52.27.



6. Conclusion

This town planning report details the proposal and has made an assessment against the relevant policy and planning controls of the Glenelg Planning Scheme.

The proposal is considered appropriate for the following reasons:

- The proposal is supported by the Municipal Planning Strategy and the Planning Policy Framework;
- The proposal is an appropriate response to the relevant planning controls affecting the site, providing a safely managed licensed premises that is appropriate for the role and scale of the area and the surrounding physical context.
- The proposed use will not cause unreasonable adverse amenity impacts to nearby properties in relation to noise; traffic, loading and unloading; and rubbish removal and storage.
- The proposal is strategically located and compatible with surrounding land uses;
- The proposal will contribute positively to the vibrancy of the Casterton Township and wider hospitality offering;

It is the conclusion of this report that the application is consistent with the purposes and intent of the planning controls and policy framework of the Glenelg Planning Scheme.

It follows as the recommendation and request of this report that Council issue a planning permit for the proposal.

We highly commend the application to Council, and look forward to working with Council during the assessment of the application.

December 2024



Appendices

Appendix A	Certificate of Title
Appendix B	Planning Property Report
Appendix C	Site Photos
Appendix D	Red Line Area Plan

