



PROPERTY

C H A N G I



PLANNING PERMIT REPORT

567 – 569 High Street, Northcote

Clause 43.02-2: A planning permit is required for the construction and carrying out of works on land in DDO14.
Clause 52.27: A planning permit is required for a late-night liquor licence until 3am on Friday and Saturday nights
Clause 52.06: A reduction of the car parking requirement

Date – 20 September 2024

Version – 6.1: Reviewed by Lloyd Anderson, Town Planning Consultant, Property Change

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EXECUTIVE SUMMARY

Client:	Dopolavora
Legal Description:	Lot 2 on PS 043430
Description of proposal	The applicant seeks planning approval for external buildings and works associated with a Bar, a late night liquor license until 3am on Friday and Saturday nights only
Permit Triggers:	Cl. 43.02-2 (the construction of a building and the construction and carrying out of works on land in DDO14) Clause 52.27: A planning permit is for a liquor licence until 3am on Friday and Saturday nights only
Title Restrictions:	There are no encumbrances, caveats, or notices on title.
Site Area:	389 sqm
Zoning:	Commercial 1 Zone – Schedule 1 (C1Z)
Overlay(s):	Design and Development Overlay – Schedule 14 (DDO14) Special Building Overlay (SBO)
PPTN Area:	Yes

1. INTRODUCTION

Property Change has prepared this report in support of an application for a planning permit for building and works associated with a bar at 567-569 High Street Northcote (The subject site). This report should be read in conjunction with plans at Appendix 1a, 1b and 1c and acoustic report at Appendix 2.

The application has been assessed against the relevant requirements of the Darebin City Council Planning Scheme including the State and Local Planning Policy Framework and the provisions set out in the Commercial 1 Zone and Design and Development Overlay – Schedule 14.

This application is made with the consent of the landowner.

2. SUBJECT SITE AND SURROUNDS

THE SUBJECT SITE

The subject Site has a frontage of approximately 10m to High Street, Northcote, and a depth of approximately 39m, with a total area of 389 sqm. When searching the title on Landata the property is listed as two addresses on one title as follows:

Step 2 of 5: Confirm Property

Property Search Criteria	You used the following street address to specify the property: 567 High street, northcote
Property Search Results	 567-569 HIGH STREET, NORTHCOTE 3070 / Lot 2 Plan LP43430

There is an existing watch repair ship (Shop) on the site. It is not currently used.



Figure 1 - Aerial View of the Subject Site (Source: Metromap)



Figure 2 - Subject Site as viewed from the opposite side of High Street

The land has vehicle access from the rear laneway.



Figure 3 - Subject Site as viewed from the rear laneway.

SITE CONTEXT AND SURROUNDING AREA DESCRIPTION

The site is in the High Street retail strip. The built form context is dominated by shop fronts at ground. The area has a high degree of uniformity in terms of setback, parapet height and architectural integrity. The immediate abutments are as follows:

- North: immediate north is Thai Tiki Hut a restaurant use.



Figure 4 -Photos of the properties to the north of the subject site

- South: to the immediate south of the subject site is the Kitty Somerset Bar, family lawyers and a retail Tattoo shop.



Figure 5 To the south of the subject site – retail shop fronts

- East: Immediately east is a large church – Northcote Baptist Church and some residential apartments.
- West: Immediately to the west is residential dwellings with some addressing the laneway.

3. PROPOSAL

The proposal is to establish a wine bar within the existing building and use the outdoor area at the rear and front for patrons. The application proposes a capacity of 200 patrons at any one time, maximum occupancy in the courtyard of 60 persons at any one time and approximately 6 staff on site at any one time.

Description of the proposed wine bar

It is proposed to establish:

'Dopolavoro' which would be a wine bar specialising in Italian and European wines. The idea is to accompany this with Italian food in a warm and inviting environment with indoor and outdoor dining options, including street dining.

The hours of operation are:

Monday	11am–1 am
Tuesday	11am–1 am
Wednesday	11am–1 am
Thursday	11am–1 am
Friday	11am–3am
Saturday	11am–3am
Sunday	11am–1 am

- Food will be available for all trading hours - it be possible to order food while the late-night licence operates.
- Prep and ordering process - all food is made onsite and served to customers onsite. No takeaway or delivery food.
- Takeaway packaged and unopened beer and wine will be available to customers between certain hours as permitted by licensing.
- All food will be ordered in a table service manner and beverages can be purchased at the bar and via table service.
- The premises has rear access and loading dock for supplier deliveries and waste removal. No deliveries will be allowed through the front.
- Waste management plan: external company will be taking waste.

Patron Numbers

Our calculations of maximum patron numbers have been based on a ratio of 1 person per 0.75m², in accordance with the rate referred to in the Liquor Control Reform Regulations 2009 (LCRR2009) this would equate to the following number of patrons:

- Internal area – Calculations to be confirmed = $111.6\text{m}^2/0.75 = 140$ patrons internal area
- Rear external area – Calculations to be confirmed – 60 patrons (restricted by the acoustic assessment)

The intention is to have a 200 patron venue which is less than the allowable by as per the LCRR2009.

In terms of ratio of seating to standing:

- 75% of patrons will be seated;
- 25% of patrons will be standing.

This is the same ratio for indoors and outdoors.

Liquor

Liquor is proposed to be served at the venue, a planning permit is not required for the consumption on tenancy however requires a late night permit for Friday and Saturday night to 3am.

Music Noise

It is expected that music noise emissions from music played indoors will comply with EPA Noise Protocol for all relevant operating hours, on the basis that music will be played as background / ambience music only.

Music played in the outdoor courtyard is proposed to be restricted to only the 'Day / Evening' period. No music will be played outdoors during the 'Night' period (i.e. after 10 pm on a Sunday or Public Holiday, or after 11pm on any other day).

Doors and windows of the premises will be kept closed when music is being played indoors.

Building and works

The application seeks permission to construct and carry out the following buildings and works:

- The construction of four (4) bathrooms to the rear of the site
- The construction of an acoustic wall and doorway to rear lane.
- The construction of an outdoor dividing wall.

The proposed does not increase the overall height of the existing building and there is no change to the front façade apart from signage which would not exceed the maximum 8 sq.m allowable.

4. TITLE AND COVENANTS

The subject site is not registered with any Covenant relevant to the proposed use or works. A copy of the title is provided at Appendix 2.

5. ZONING

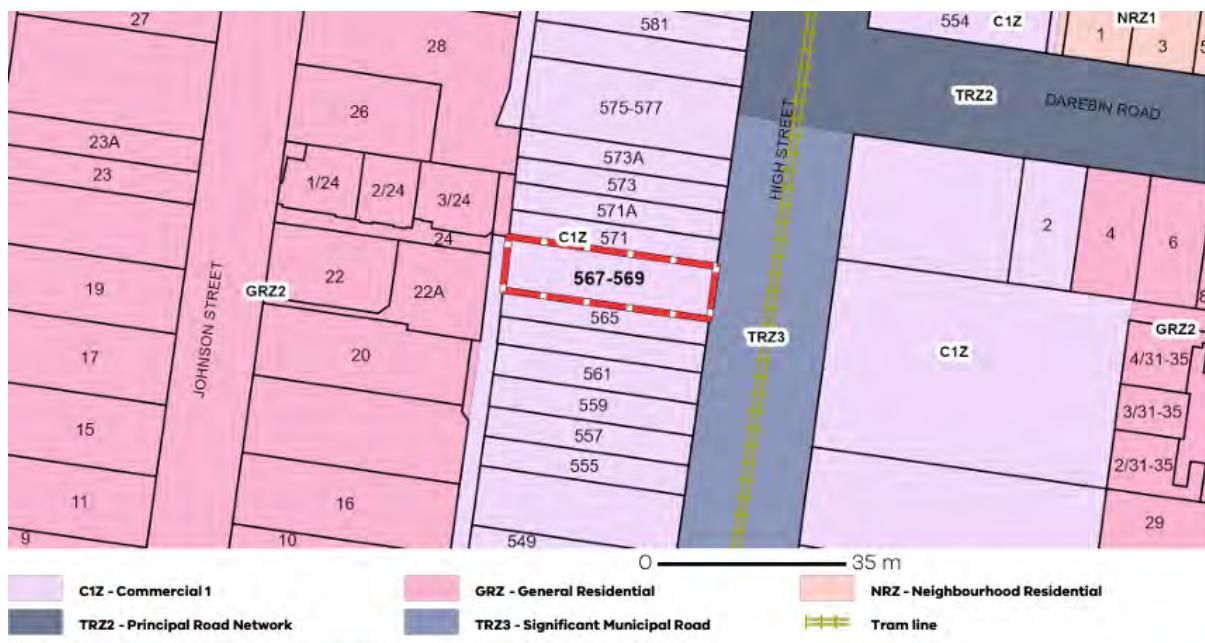
COMMERCIAL 1 ZONE (C1Z)

PURPOSE

The proposed wine bar is located within the Commercial 1 Zone (C1Z). The purpose of the C1Z as relevant to the proposal is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create vibrant mixed use commercial centres for retail, office, business, entertainment, and community uses.



The surrounding land is comprised of General Residential Zoning to the west of the subject site and there is an apartment building on the southern corner of High Street and Darebin Road.

PERMIT REQUIREMENT

Pursuant to Clause 32.08-9, a planning permit is required to construct a building or construct or carry out works. In this instance the acoustic wall and proposed toilet area requires a planning permit.

BAR LAND USE DEFINITION

The use is a Retail Premise (other than a Shop), subheading food and drink premise, specifically a Bar. A Bar is defined as the following:

Land used to sell liquor for consumption on the premises. It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling.

A Retail Premise (Bar) is a Section 1 permit not required in the Commercial 1 Zone.

BUILDING AND WORKS

Assessment of the application has therefore been limited to the acceptability of the buildings and works.

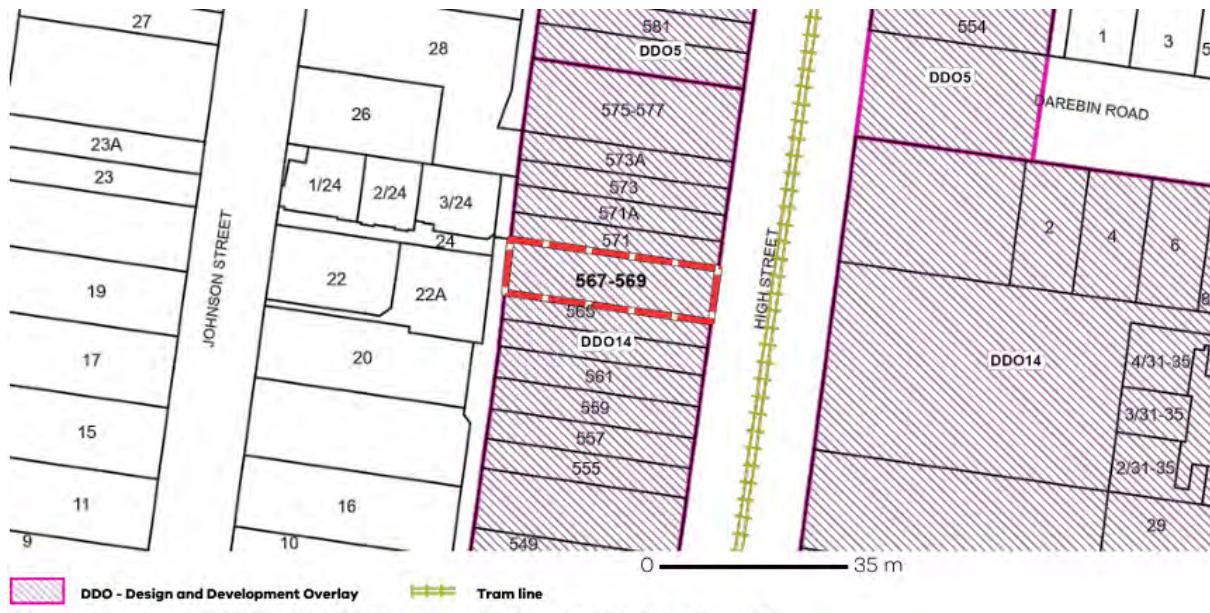
6. OVERLAYS

DESIGN AND DEVELOPMENT OVERLAY

The subject site is located within the Northcote Major Activity Centre. A planning permit is required to construct a building or carry out works. New works should address the design objectives as relevant:

To encourage environmentally sustainable design in the Northcote Major Activity Centre.

To protect the economic viability of businesses by designing and constructing commercial premises to prevent unreasonable off-site amenity impacts on adjoining and nearby residential uses.



The subject site is in Precinct A4 which is at the northern end of the activity centre. The activity centre ends at Darebin Road. The relevant design outcome is:

Rear access for service vehicles and staff car parking will be improved to support existing ground floor commercial development west of High Street.

SPECIAL BUILDING OVERLAY

The proposal is exempt from a permit per Cl.44.05-2. In this instance, as the proposal maintains original building footprint and the current floor levels are 300mm above flood level a permit is not required. This would not apply

"To an alteration to an existing building where the original building footprint remains the same and floor levels are constructed to at least 300mm above flood level."

There are no proposed building and works within the area subject to flooding.

7. PLANNING POLICY FRAMEWORK

The following objectives and strategies of the Planning Policy Framework (PPF) are relevant to the consideration of this planning application:

PPF Clause:	Relevant Objective/Strategy:
Clause 11.01-1S – Settlement	<ul style="list-style-type: none"> To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Limit urban sprawl and direct growth into existing settlements. Promote and capitalise on opportunities for urban renewal and infill redevelopment.
Clause 11.03-1R- Activity centres – Metropolitan Melbourne	<ul style="list-style-type: none"> Support the development and growth of Metropolitan Activity Centres by ensuring they: Locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Metropolitan Activity Centres or Major Activity Centres with good public transport.
Clause 13.07-1S – Land use compatibility	<ul style="list-style-type: none"> To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.
Clause 15.01-1/2S – Building design	<ul style="list-style-type: none"> To create urban environments that are safe, healthy, functional, and enjoyable and that contribute to a sense of place and cultural identity. To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
Clause 17.01-1S – Diversified economy	<ul style="list-style-type: none"> To strengthen and diversify the economy. Improve access to jobs closer to where people live.
Clause 17.02-1S – Business	<ul style="list-style-type: none"> To encourage development that meets the community's needs for retail, entertainment, office, and other commercial services.
Clause 18.02-3S – Public Transport	<ul style="list-style-type: none"> To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport. Locate higher density and increased development on or close to the Principal Public Transport Network in a way that does not compromise the efficiency of the Principal Public Transport Network.
Clause 18.02-3R – Principal Public Transport Network	<ul style="list-style-type: none"> Maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.
Clause 19 – Infrastructure	<ul style="list-style-type: none"> Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth, and family services) facilities.

8. LOCAL PLANNING POLICY FRAMEWORK

MUNICIPAL STRATEGIC STATEMENT

The following objectives and strategies of the Local Planning Policy Framework are relevant to the consideration of this planning application:

LPPF Clause:	Objective/ Strategy:
Built Environment (Clause 21.02-3)	<p>Objective 1 – Urban Design Excellence</p> <ul style="list-style-type: none"> • To ensure development in Darebin exhibits good urban design and provides distinctive, attractive, and engaging places in which to reside, visit or work. <p>Ensure development in activity centres, strategic corridors, and strategic development precincts:</p> <ul style="list-style-type: none"> • is responsive to its environment with a high-quality appearance. • promotes an urban scale and character that is appropriate to the role and function of the activity centre or strategic corridor precinct. • manages negative off-site impacts and interface issues with surrounding sensitive land uses. • promotes visual and physical improvements to the public realm. • encourages a safe and accessible environment for pedestrians, cyclists, public transport users and motorists.
Economic Development (Clause 21.04)	<p>Objective 1 – Retail</p> <ul style="list-style-type: none"> • To strengthen the established retail centres hierarchy in Darebin and the roles of the various activity centres and strategic development precincts in accommodating diverse and appropriate retail activities. <p>Strategies (as relevant)</p> <ul style="list-style-type: none"> • Focus future retail expansion around identified activity centres. • Encourage where appropriate complementary mixed uses in and around activity centres and along identified strategic corridors. • Facilitate intensive development, including commercial and residential development, in and around activity centres consistent with the relevant structure plans for these areas. • Encourage restricted retail as a potential ground floor use in the inter-nodal areas of High Street as specified in relevant local strategies. <p>Facilitate a higher intensity of activity in and around neighbourhood centres and local centres.</p>

LPPF Clause:	Objective/ Strategy:
Transport and Infrastructure (Clause 21.05)	<p>Objective 3 – Car Parking</p> <ul style="list-style-type: none"> • To manage the provision of car parking and congestion of car parking in Darebin and encourage use of sustainable transport modes to reduce car parking demand. <p>Strategies</p> <ul style="list-style-type: none"> • Investigate specific parking requirements at a precinct level leading to more localised and area specific provisions. • Ensure the design of new developments address interfaces with the public realm and support walking, cycling and public transport access, in accordance with the Objectives and Strategies in Clause 21.02-3.
<p>Clause 22.08 Northcote Activity Centre</p> <p>The subject site is in the CR – Croxton Precinct</p>	<p>The relevant objectives are:</p> <ul style="list-style-type: none"> • To ensure use and development within the Activity Centre is generally in accordance with the NAC Structure Plan. • To ensure the Activity Centre is developed in accordance with preferred built form outcomes including as set out in the High Street Urban Design Framework 2005 and High Street Precinct Guidelines, 2005 where relevant. • To reinforce High Street as the core retail and commercial activity spine. • To provide physical form and services that seek to create a more ecologically sustainable activity centre, including through incorporating principles of environmentally sustainable design. • To encourage a diversity of use and development focused around walking, cycling and public transport as the preferred forms of access. • To improve pedestrian access between key destination points. • To support a mix of uses, activities, services and facilities that enhance the economic, social, and environmental viability of the centre. • To develop the Activity Centre as a regional arts and culture node through a range of visual arts and live music venues and support services to the arts and design community. • To encourage innovative solutions that enable a diversity of living and working opportunities, with a focus on maintaining and providing affordable housing and employment spaces. • To maintain strong historic links to social and cultural diversity, including recognition of indigenous cultures and migration.

9. PARTICULAR PROVISIONS

CLAUSE 52.05 – SIGNAGE

Sign requirements are at Clause 52.05. This zone is in Category 1. A sign in Section 1 of the category may be constructed or put up for display without a permit, but all the conditions opposite the sign must be met. If the conditions are not met, the sign is in Section 2. Some overlays require a permit for Section 1 signs. To not require a permit the total display area of all signs to each premises must not exceed 8 sqm. The intention is to have signage on the front façade that does not exceed the 8 sqm restriction.

CLAUSE 52.06 – CAR PARKING

Clause 52.06-7 of the Planning Scheme allows for an application to reduce the car parking requirement (including to zero). Clause 52.06-7 states:

An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must address several matters to the satisfaction of the responsible authority, including:

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.

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

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

The convenience of pedestrian and cyclist access to the land.

Clause 52.06-7 also states that before granting a permit to reduce the number of spaces, the responsible authority,

must consider a number of other matters, as appropriate, including:

The Car Parking Demand Assessment.

The availability of alternative car parking in the locality of the land, including:

On street parking in non-residential zones.

Streets in residential zones specifically managed for non-residential parking.

CLAUSE 52.27 – LICENSED PREMISES

The servicing of liquor past 1am on Friday and Saturday nights until 3am requires a planning permit therefore assessment against the purpose, permit requirements and decision guidelines of 52.27 is provided at part 11.4 of this report.

Purpose

- 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.

Permit requirement

Clause 52.27: A planning permit is required to use land to sell liquor if a licence is required under the Liquor Control Reform Act 1998.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.
- The impact of the hours of operation on the amenity of the surrounding area.
- The impact of the number of patrons on the amenity of the surrounding area.
- The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.

CLAUSE 52.34 – BICYCLE FACILITIES

In relation to bicycle parking, Clause 52.34 of the planning scheme requires the provision of three on-site spaces, and the permit applicant has agreed to provide three on-site spaces. Therefore, no planning permission is required for the proposed number of on-site bicycle spaces.

CLAUSE 53.06 – LIVE MUSIC ENTERTAINMENT VENUES

The purpose of clause 53.06 Live music and entertainment noise, is:

- To recognise that live music is an important part of the State's culture and economy.
- To encourage the retention of existing and the development of new live music entertainment venues.
- To protect live music entertainment venues from the encroachment of noise sensitive residential uses.
- To ensure that noise sensitive residential uses are satisfactorily protected from unreasonable levels of live music and entertainment noise.
- To ensure that the primary responsibility for noise attenuation rests with the agent of change.

In relation to live music venues

- A live music entertainment venue must be designed, constructed and managed to minimise noise emissions from the premises and provide acoustic attenuation measures that would protect a noise sensitive residential use within 50 metres of the venue.

In summary, the above seeks to ensure that noise sensitive residential uses are satisfactorily protected from unreasonable levels of live music and entertainment noise.

An application must be accompanied by the information such as; the location of any live music entertainment venues with 50 metres of the site and hours and days of operation. The decision guidelines also require consideration of the following:

- The extent to which the siting, layout, design and construction minimise the potential for noise impacts.

- Whether existing or proposed noise sensitive residential uses will be satisfactorily protected from unreasonable live music and entertainment noise.
- Whether the proposal adversely affects any existing uses.
- The social and economic significance of an existing live music entertainment venue.
- The impact of the proposal on the functioning of live music venues.

Please find the attached acoustic report with Clause 53.06 assessment included which states:

An assessment of patron noise emissions from the premises indicates that with a maximum capacity of 60 patrons in the outdoor courtyard, noise levels received at the nearby Noise Sensitive Areas will be within an acceptable range, subject to the rear courtyard not being used after 10 pm.

Having regard to the decision guidelines, and the acoustic report, it is certain that the decision guideline stating 'The extent to which the siting, layout, design and construction minimise the potential for noise impacts' has been addressed and satisfied.

10. ASSESSMENT

STRATEGIC POLICY SUPPORT

There is strategic and policy support for the proposed use of the land for a bar. State policies within the Scheme support increased use of buildings in existing settlements limiting urban sprawl, as well as facilitating greater use of public transport while reducing car dependency. The proposal is also highly consistent with state and local policies within the Scheme also seek to improve access to services close to where people live. The development will contribute to an increase in the relevant services an established area with strong access to public transport and residential areas. In terms of built form, the proposal is modest and mostly internal an appropriate scale for its context. The re-use of the existing building in an established area that requires these services is environmentally sustainable and has strategic policy support.

BAR USE

Amenity impacts caused using the land are not relevant because of the as of right status of the use in the zone. The proposed development will provide a service to the community and is within the zoning requirements and is consistent with the surrounding uses.

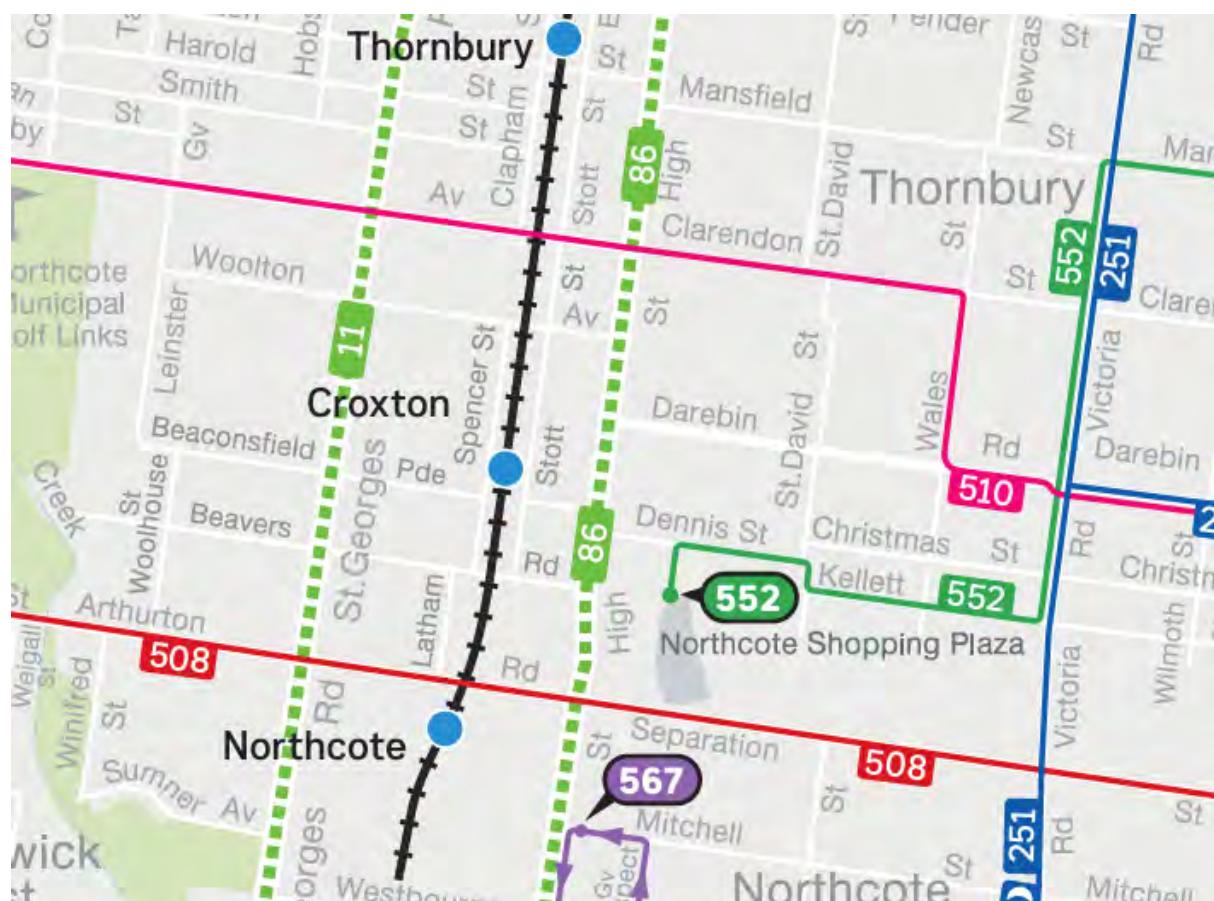
To this end, the zone contains a requirement that a use must not adversely affect the amenity of the neighbourhood. This requirement at clause 33.03-2 is an enforceable provision of the planning scheme. It imposes an obligation on the operator of a use to conduct that use in a manner that does not adversely affect the amenity of the neighbourhood. It also imposes an obligation on the Council to ensure that a use, whether an as of right use or permit required use, is operated in accordance with that requirement.

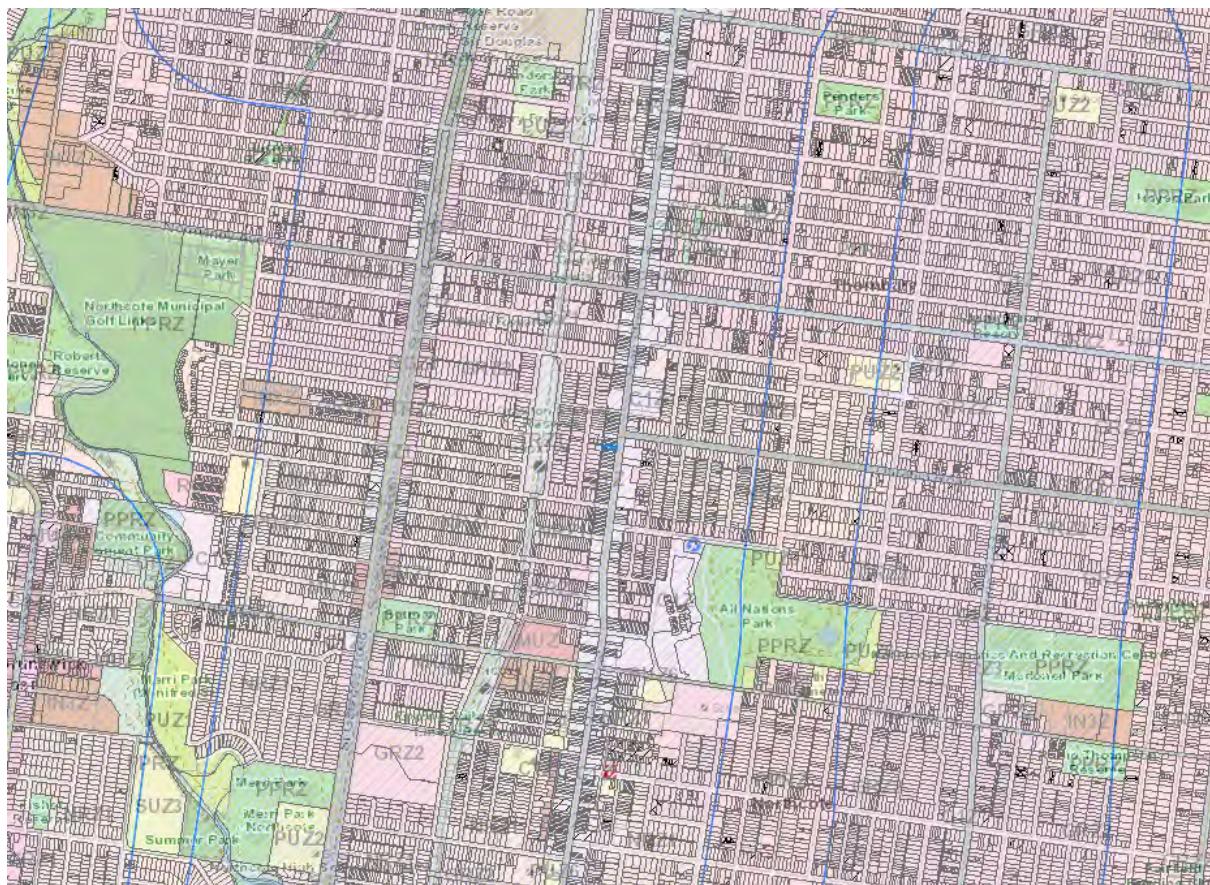
OFF-SITE AMENITY

The proposal will assist in moderating the impact on the amenity of neighbours by the installation of an acoustic wall for the residents at the rear. This use and activity are evident in this location and encouraged by the Activity Centre use therefore is not unexpected. Furthermore, the proposal is conveniently located and is respectful of surrounding development with minimal, if any, potential off-site amenity impacts. The proposed building of the acoustic wall will assist in the preventing the unreasonable off-site amenity impacts to adjoining and nearby residential uses and expected for properties that abut this street.

CAR PARKING REDUCTION ASSESSMENT

The subject site is well served by public transport, High Street has good transit which means many nearby public transportation options. It is located within the PPTN.





The pptn network area highlighted in dashed blue (Principal Public Transport Network Area)

Car parking demand assessment indicates that

1. The existing/former use is retail which is similar to the proposed in terms of the car parking calculations. The proposed use will have similar hours of operation to retail and therefore, the existing car parking conditions in the surrounding area are unlikely to materially change. Even if consideration is given to the bar operating later at night this is not the peak period on high street which is during the day.
2. There is timed car parking along high street which restricts parking at peak periods between 8am to 6pm to 1 hour.
3. There is sufficient capacity on-street to accommodate the projected car parking demand.
4. The proposal is similar in character with the typical arrangements of the surrounding commercial properties.
5. The site is accessible to alternate and active transport modes, encouraging staff to travel to the site via other forms of transport.

Accordingly, the proposed demand is appropriate in this context under the criteria outlined in Clause 52.06-7.

LIQUOR LICENCE ASSESSMENT

The following assessment is provided against the Decision guidelines in 52.23:

Decision Guideline:	Assessment:
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal supports employment growth which is consistent with the Darebin Planning Scheme.
The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.	Whilst the subject site is located within an activity centre, it is also located near residential properties. There would be limited amenity impacts considering the location or size of a wine bar in a dedicated retail/activity centre.
The impact of the hours of operation on the amenity of the surrounding area.	Given the acoustic treatment this will limit any detriment to the amenity of the surrounding area.
The impact of the number of patrons on the amenity of the surrounding area.	Given the acoustic treatment the impact on the amenity of the surrounding area would be minimal.
The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.	There are several liquor licences within the area therefore there is a cluster of liquor licences in the area. The venue is in the Major Activity Centre. Local policies identify Major Activity Centre as an appropriate location for bars and discourage the location of new entertainment uses outside designated activity centres.

CUMULATIVE IMPACT

As per the practice note a modest proposal does not require a detailed analysis however as previously noticed there is a cluster of liquor licences on High Street. The location, type and details of existing licensed premises within 500 meters of the proposal are shown below



South of subject site (closest first)	North of subject site (closest first)
<p>1. KITTY SOMERSET License No: 32281709 License Category: LATE NIGHT (ON-PREMISES) LICENCE Premises address: 565 High Street, Northcote 3070</p>	<p>2. THAI TIKI HUT RESTAURANT Licence No: 32254891 License Category: Restaurant and Café Premise address: 571 High Street, Northcote</p>
<p>3. LIQUOR TAVERN Licence Number: 32070865 License Category: Packaged Liquor Premise address: 553 High Street Northcote</p>	<p>4. PANPYLIAKI B'HOOD NAVARINON OF MELBOURNE AND VIC LIMITED Licence No 31421893 License Category: Restricted Club Licence Premise address: 553 High Street Northcote</p>

<p>5. NORTHSIDE WINES</p> <p>Licence No 31956466 Licence Category General Licence Premises Name NORTHSIDE WINES Address 1 543-545 HIGH ST</p>	<p>6. GREEK DEMOCRITUS HOUSE</p> <p>Licence No: 31150785 License Category: BYO permit authorisation Premises address: 583 High Street Northcote</p>
<p>7. KAY & CO</p> <p>Licence Number: 31961241 License Category: General Licence Premise address: 541 High Street Northcote</p>	<p>8. SABLE DELI</p> <p>Licence No 32367490 Licence Category On-Premises Licence Premises Name SABLE DELI Address 1 562-564 HIGH ST</p>
<p>9. NORTHCOTE SOUVLAKI BAR AND TAVERN</p> <p>Licence No 32257506 Licence Category On-Premises Licence Premises Name NORTHCOTE SOUVLAKI BAR AND TAVERN Address 1 537 HIGH STREET</p>	<p>10. PJ'S MEXICAN KITCHEN NORTHCOTE</p> <p>Licence No 32317534 Licence Category Restaurant and cafe Licence Premises Name PJ'S MEXICAN KITCHEN NORTHCOTE Address 1 599 HIGH STREET</p>
<p>11. FREE TO LTD</p> <p>License No. 36149242 License Category: Renewable Limited Licence Premise address 539 High Street, Northcote</p>	<p>12. CROXTON PARK HOTEL</p> <p>Licence No 31904419 Licence Category Late night (general) Licence Premises Name CROXTON PARK HOTEL Address 1 607 HIGH STREET</p>
<p>13. WELCOME TO THORNBURY</p> <p>Licence No 32327458 Licence Category On-Premises Licence Premises Name WELCOME TO THORNBURY Address 1 518-530 HIGH STREET</p>	<p>14. SUGAR N SALT PTY LTD</p> <p>Licence No 32352568 Licence Category Restaurant and cafe Licence Premises Name SUGAR N SALT PTY LTD Address 1 623 HIGH ST</p>
<p>15. HARU DINING</p> <p>Licence Number: 32242488 License Category: Restaurant and Café Premises address: 490 High Street Northcote</p>	<p>16. THE THORNBURY LOCAL</p> <p>Licence No 32277938 Licence Category Late night (on-premises) Licence Premises Name THE THORNBURY LOCAL Address 1 635 HIGH STREET</p>
<p>17. VA PENNE</p> <p>Licence No 32356342</p>	<p>18. PRIOR THORNBURY</p> <p>Licence No 36150049</p>

<p>Licence Category On-Premises Licence Premises Name VA PENNE Address 1 493 HIGH ST</p>	<p>Licence Category Limited Licence Premises Name PRIOR THORNBURY Address 1 637 HIGH ST</p>
<p>19. GRINGO VIBES Licence No 32306923 Licence Category Restaurant and cafe Licence Premises Name GRINGO VIBES Address 1 489 HIGH STREET</p>	<p>20. PIZZA FARRO Licence No 32221987 Licence Category Restaurant and cafe Licence Premises Name PIZZA FARRO Address 1 608 HIGH STREET</p>
<p>21. KITCHEN IROHA Licence No 32312453 Licence Category Restaurant and cafe Licence Premises Name KITCHEN IROHA Address 1 487 HIGH STREET</p>	<p>22. CACTUS STUDIO Licence No 32345896 Licence Category On-Premises Licence Premises Name CACTUS STUDIO Address 1 614 HIGH STREET</p>
<p>23. FIELD BLACK License No: 32300969 License Category: Restaurant and café Licence Premise address 468 High Street, Northcote 3070</p>	<p>24. THE OLD DOG CAFE Licence No 32361711 Licence Category Restaurant and cafe Licence Premises Name THE OLD DOG CAFE</p>
<p>25. IBLEO SOCIAL CLUB Licence No 31452268 Licence Category Restricted Club Licence Premises Name IBLEO SOCIAL CLUB Address 1 450 HIGH STREET</p>	<p>26. 1800 LASAGNE BAR Licence No 36135471 Licence Category Limited Licence Premises Name 1800 LASAGNE BAR Address 1 653 HIGH STREET</p>
<p>27. CELLAR 1839 Licence No 32067456 Licence Category Packaged Liquor Licence Premises Name CELLAR 1839 Address 1 TENANCY 3, Address 2 445-453 HIGH STREET</p>	<p>28. SOUVLAKI GR THORNBURY Licence No 32371261 Licence Category Restaurant and cafe Licence Premises Name SOUVLAKI GR THORNBURY Address 1 665 HIGH ST</p>
<p>29. LADADI KA Licence No 32353289 Licence Category Restaurant and cafe Licence Premises Name LADADIKA Address 1 439 HIGH STREET</p>	<p>30. FOODWORKS THORNBURY Licence No 32066442 Licence Category Packaged Liquor Licence Premises Name FOODWORKS THORNBURY Address 1 671-675 HIGH STREET</p>
<p>31. BOMBAY BENTO Licence No 32367131 Licence Category Restaurant and cafe Licence Premises Name BOMBAY BENTO Address 1 435 HIGH ST</p>	<p>32. FRANKLIN'S BAR MELBOURNE Licence No 31955216 Licence Category Late night (general) Licence Premises Name FRANKLIN'S BAR MELBOURNE Address 1 646 HIGH STREET</p>
<p>33. THE ESPRESSO ROOM</p>	<p>34. TASO'S CAFE & PATISSERIE</p>

<p>Licence No 32305684 Licence Category On-Premises Licence Premises Name THE ESPRESSO ROOM Address 1 SHOP 1, 410 HIGH STREET</p>	<p>Licence No 32304125 Licence Category On-Premises Licence Premises Name TASO'S CAFE & PATISSERIE Address 1 695 HIGH STREET</p>
<p>35. DOWNUNDER CURRY</p> <p>Licence No 32254972 Licence Category Restaurant and cafe Licence Premises Name DOWNUNDER CURRY Address 1 GROUND FLOOR Address 2 417-419 HIGH STREET</p>	<p>36. NATURALLY ON HIGH</p> <p>Licence No 36122949 Licence Category Limited Licence Premises Name NATURALLY ON HIGH Address 1 697-699 HIGH STREET</p>
<p>37. NORTHCOTE PLAZA BOTTLE SHOP</p> <p>Licence No 32064856 Licence Category Packaged Liquor Licence Premises Name NORTHCOTE PLAZA BOTTLE SHOP</p>	<p>38. PSARAKOS LIQUOR</p> <p>Licence No 32023436 Licence Category Packaged Liquor Licence Premises Name PSARAKOS LIQUOR Address 1 2-8 CLARENDON STREET</p>
	<p>39. LE CAFE FLO</p> <p>Licence No 32313661 Licence Category Restaurant and cafe Licence Premises Name LE CAFE FLO Address 1 709 HIGH STREET</p>
	<p>40. CAFE GUMMO</p> <p>Licence No 32368755 Licence Category Late night (on-premises) Licence Premises Name CAFE GUMMO Address 1 711 HIGH ST</p>

The Cumulative Impact Assessment submitted with the application indicates there are 40 licensed premises within 500m radius of the subject site. Licensed premises are a prevalent and common feature in the surrounding area.

In the surrounding area there are several small bars and restaurants that operate under either a General or On-Premises liquor licence, with a maximum closure time of 4:00am (Croxton).

Additionally, there is an existing compatibility between licenced premises and other uses fronting High Street that operate in the evenings in which patrons likely move between premises throughout the course of the night. Accordingly, there is a reasonable level of existing vibrancy along High Street. These are all consistent with expectations of what will reasonably occur in a commercial area.

PATRON BEHAVIOUR

Patrons within the premises will be closely monitored by staff for signs of intoxication in which if patrons are suspected of being intoxicated, they will be refused service and encouraged to leave the premises. Staff, including security

guards, will monitor the internal and external areas of the premises to ensure patrons are not misbehaving.

A Patron Management Plan can be provided as a condition of the planning permit to specify exactly how patrons will be managed internally within the premises and externally. The implementation of a Patron Management Plan associated with this premises will assist to improve patron behaviour and will ensure that management are responsible for the behaviour of patrons entering and exiting the premises and will make these management procedures enforceable under conditions on the Planning Permit.

11. CONCLUSION

The design response and supporting documentation demonstrates that the proposal complies with the relevant objectives, policies, and decision guidelines of:

- The proposal is consistent with the strategic policy direction within the Darebin City Council Planning Scheme.
- The proposal is consistent with the relevant Planning Policy Framework (PPF) and Local Policy objectives.
- The proposal is considered an appropriate design outcome for the site itself and shopping context.
- The proposal will contribute positively to the character of the immediate environment; and
- The proposal will not cause unreasonable material detriment to the adjoining properties.

This is an appropriate location for the proposal and a well-considered outcome for the site and surrounding area. The proposed development will contribute positively to the neighbourhood and assist in increasing the provision of services in commercial zones in the Darebin City Council Area.

Moreover, the outcome is consistent with the surrounding streetscape and will not negatively impact the amenity of the neighbouring properties. Therefore, it is respectfully requested that the Council issue a planning permit for a Bar Premise at 567-569 High Street, Northcote.