

Executive Summary

This proposal seeks to create a Micro Brew Bar “Microbrewery”, known as “Batavia Brewing Company” focussed on the sale of on-premise beer for consumption on premise in a social / public setting, that is family friendly. It will also provide a large function space for social gatherings, events, conferences and other social gatherings. In compliance with liquor directives food will be provided ancillary to the supply of beer.

This use is in keeping with previous usages. It will also have a far less an impact on the surroundings than its previous long life as a nightclub.

The proposed use as a Microbrewery has been highlighted as a key business in need of attraction to the CBD in key city planning documents as no such venue currently exists in Geraldton.

Property Address: 60 Fitzgerald Street, Geraldton

Certificate of Title: Volume: 2092 Folio: 551

Property Owner: SVS Pty Ltd in 15/18 shares and Abul Shahid in 3/18 shares

Land Area: 2116sqm

Frontage to Fitzgerald Street: 38.68m and a depth of 54.7m

Total Building: 835sqm

Building under main roof 750sqm plus attached portico: 85sqm

Zoning: Regional Centre RAC-3

Building Class: 9b

Municipal Inventory: GN Place no 136

Car Bays: 27

Previous Use: Nightclub / Cabaret Function Centre (40 years)

Current Approved Use: Health Club (7 years)

Proposed New Use: Microbrewery Bar / Function Centre

Scope of Alterations: There are no significant proposed alterations to the building that would alter the building’s classification or compliance with the local planning scheme. No external modifications will be undertaken, so no adverse impacts on heritage or usage or any change in floor space.

Variations to Scheme or Local Planning Policy: There are no changes sought.

Key City Documents

Local Planning Scheme 1

The current zoning of Regional Centre – RAC 3 permits a range of uses, most relevant of which are:

Discretionary Uses: Small Bar, Tavern, Tourist Development

This proposal is in keeping with these uses, noting historically the site has been used as a nightclub which is an “A” use in the zoning table also.

Geraldton City Centre Revitalisation Plan 2017

Reference Number	Theme Area	Core Priority	Strategy	Outcome	Goal / Action
PL1	Place	Diverse City Centre	Identify missing land uses and businesses in the city centre and possible demand (e.g. residential, maker spaces, tourism, education). Encourage drawcard uses into the city centre.	Understanding what uses are necessary to complement existing city centre uses and increase vibrancy. Draw-card uses provide key/unique destinations to draw tourists into the city centre, and increase overall vibrancy	WCCI could have a role in identifying any key missing businesses from the city centre. Ensure draw-card and desirable land uses (e.g. brewery) are permitted uses within the Regional Centre zone within LPS 1.
PL6	Place	Branding and Place	Point of difference for the city centre that embraces the nautical theme, and supports existing retail.		
PL12	Place	Branding and Place	Program regular events and activities that are city centre specific.		

PL1: The very first strategy and example given for CBD vibrancy and tourism attraction is a brewery.

PL6: The branding and naming of the entity embraces key elements of Geraldton's nautical history.

PL12: The creation of an event around the Batavia nautical theme as well as locally made produce would be a key attractant.

Geraldton Jobs and Growth Plan 2021-23

Focus Area: City Centre Revitalisation Plan

The plan was highlighted as a key driver for economic development for Geraldton and reinforces the importance of the identification of a need for a microbrewery as above.

Nearby Similar Developments

Nothing contained within this application is outside of permitted uses nearby and are not only in keeping with its surrounds, but further enhance them as per the applicable zoning of the proposed site.

Within 500 metres

The Geraldton Hotel – Traditional pub with gambling and skimpy barmaid service with no local produce. It should also be noted Council has approved them running outdoor concerts in their carpark, with permission to exceed noise levels.

The Geraldton Beach Hotel (Same Street 200m) – Sports bar with skimpy barmaid service no food or local produce.

Piper Lane – Small Bar trading as a café.

Ocean Centre Hotel – Hotel Licence, no food servicing guests.

The Provincial – Small Bar, only open Tuesday to Saturday nights, serving food.

Mercantile Club – Membership based club operating as a tavern 5 days a week with gambling facilities.

Geraldton Club – Membership club open only 1 day a week operating as a limited function centre and bar.

The Vibe Nightclub (Same Street 100m)– Currently closed but approved to open.

Within 1.5km

Restaurants such as L'Italiano, Tantis, Golden Dragon, Jade House and Noodlers Noodle House and bars such as The Murchison Tavern, The Freemasons Hotel and Cutler and Smith all exist within close proximity.

Proposed Use

There is currently no microbrewery located in Geraldton, which is a glaring omission from the hospitality industry when compared to all other regional centres. Microbreweries are found in many smaller centres also. Some well-known ones include, Broome's "Matsos", Exmouth's "Froth", and Kalbarri's "Finlays". Larger scale operation such as Little Creatures, Blasta and Feral have gone on to become large players on the national stage.

The proposed Batavia Brewing Company will be focussed on the sale of on-premise beer for consumption on premise in a social / public setting. It will also provide a large function space for social gatherings, events, conferences and other social gatherings. In compliance with liquor directives food will be provided ancillary to the supply of beer and events

The facility will operate as a family friendly venue, with a focus on craft beer, served in a nautical themed environment. The use proposed use as stated above is a key recommendation of the City's planning documents.

Existing Development

The site is primarily an open plan space from the south along to the east, a number of small rooms to the west, with a separated function room to the north to the area delineated on the attached plan, that has long operated as a nightclub and more recently a gym / health club.

We note separate compliance for health certification will be required for the kitchen area.

There are a total of 5 toilet areas in the building.

Male Toilet 1: 2 stalls, 1 urinal, 2 sinks

Female Toilet 1: 5 stalls, 4 sinks

Disabled Toilet: 1 Stall, 1 sink

Male toilet 2: 2 stalls, 2 urinals, 2 sinks

Female Toilet 2: 2 stalls, 2 sinks

Total Toilets: 15

The overwhelming majority of the site is to remain unchanged.

Proposed Works

Whilst the majority of works constitute installation of furnishings, and some fit out with flooring, we agree a building permit will be required and will be applied for upon receipt of planning approval.

Total building works proposed for this change of use include:

Brew Floor

As indicated in blue on Attachment 1, which involves sealing of the floor, installation of fencing to keep people away from the brew area and installation of equipment and general fitout of flooring and paint, comprising less than 10% of total floor space.

Kitchen

Plant and equipment and flooring will be installed in the kitchen.

Benches

As indicated in pink are two half sized walls that will act as benches, one for the kitchen and one for a bar, as indicated in Attachment 1.

Door widening

This will be a temporary measure only to facilitate the installation of brew tanks, the doors will be returned to their normal state. This may also not be required.

Floor covering

Vinyl floor tiling will be installed in the areas shown as dining, entry, Lounge area 1 and lounge area 2.

Cool Room

A cool room and associated plant will be installed where indicated.

Function Room, Office, Toilets and Store

There are no changes to the flooring in function room or office

Certification of Works

The proposed use as a Microbrewery has been highlighted as a key business in need of attraction to the CBD in key city documents above.

There will be minor rooms used for administration and storage, but the overwhelming floor space is to be used as a public gathering space and will remain intact as is.

This usage is in keeping with the current building classification of 9b. A qualified building certifier has certified this use and this proposal is in full compliance with the National Construction Code.

The NCC states

*“Class 9b buildings are **assembly buildings in which people may gather for social, theatrical, political, religious or civil purposes.** They include schools, universities, childcare centres, pre-schools, sporting facilities, night clubs, or public transport buildings.”*

As there are no works of a substantial or structural need to be done, there is no need for a reassessment of the building use, particularly as the use clearly meets the definition.

Furthermore we have taken advice from the certifier on the need to receive building approval as per Attachment 4.

Proposed Plant

The brewery plant consists of:

1. 2 x 1200ltr tanks for brewing the beer.
2. 2 x 2000L liquor tanks to feed the brewery during production and for transfer to the Uni-tanks.
3. 6 x Uni-tanks are used to ferment the beer.
4. 1 x 5600ltr Reverse osmosis system.

The brewery plant is depicted in Attachment 2.

All other plant is minor such as a kitchen fitout and furniture.

Access to Site

There are no changes to existing site access / egress.

Demolition

No demolition is required.

Persons on site

All areas for the consumption of beer and food in the microbrewery areas will be designed to cater for 200 people.

The function area will seek to accommodate up to 200 people also.

Total building capacity is planned to be set at 400 people.

The previous capacity limit set on the building by the City of Greater Geraldton was 500 people.

This use is well within keeping with previous usages. It will have a far less an impact on the surroundings than its previous long life as a nightclub.

Staff

An expected maximum of 20 staff will be onsite at any one time.

Hours of Use

Initial Opening Hours

From the onset to cater for the initial “new venue” period and for hours that will apply during peak tourism periods it is proposed to open 6 days a week (Tuesday to Sunday) from 11am to 10pm.

Off Peak Trading Hours

It may be that the venue only opens for 11am to 10pm on Friday, Saturday and Sunday.

Brewing Days

Monday will be a brewing day with only brew staff on site.

Function Hours

It is expected function hours will fall within the peak hours as stated above.

Parking

The site currently has 26 car bays on site plus 1 disabled bay.

As per LPS 1

“The parking ratio for the Regional Centre Zone only applies where the development has a works component that proposes an increase in the floor area, and only applies to that increased floor area. It is not applicable where the development is for a use that has no works component or a development where the works component does not increase the floor area”

As no such development to increase floor area is to occur, it is deemed these bays are sufficient.

Services and Amenities

All public utilities are available to the land including electricity (3 phase) water, gas, deep sewerage, NBN and telephone.

Rubbish

The site is serviced by both municipal waste removal and a commercial provider will also be utilised for both solid and liquid waste as required.

Fire

The site has a monitored, fire detection and alarm system with public address facilities. The site is fitted with a fire hose reel, and emergency lighting all of which haven certified as compliant during its use as both a nightclub and health club / gym

Signage

All signage and theming will be in keeping with the "Batavia Theme" and will occupy all existing signage locations on site.

Storm Water

No external alterations to the building are proposed and all storm water will continue to be retained on site as is currently the case.

Closing Summary

All of the City's planning documents support the development of a microbrewery. All town panning schemes and zoning support this location for the development of a microbrewery. The previous uses of the site as well as surrounding uses are all in keeping with the use as a microbrewery. There are no significant works of a structural or material nature to be undertaken to achieve the new usage so it is respectfully requested, the City utilises its discretion to approve the use as per the planning framework.

We are seeking to first obtain planning approval, prior to commencing the works for which a building permit will be applied once received.