

We are seeking approval to enhance the amenities at Lake Charlegrark Recreation Reserve by utilizing existing facilities to offer additional services to local residents, tourists, and guests of the caravan park. The proposal includes obtaining a liquor license for Charlie's Diner and creating an outdoor seating area in the style of a festival beer garden. This addition aims to provide a relaxed and enjoyable environment for all visitors while maintaining the natural beauty and tranquility of the reserve.

### **Proposed Site and Design**

The bar will be operating within the existing canteen building where Charlie's Diner is currently situated. The outdoor seating area will be designed with flexibility in mind, ensuring that no fixed furniture or fixtures are installed. All seating and tables will be removable to maintain the area's versatility.

### **Key Features**

#### **1. Bar/Service Area:**

- The bar and service area will be integrated into the existing canteen space, utilizing the far end of the canteen.
- This setup minimizes the need for additional construction and allows the space to revert back to existing conditions.

#### **2. Seating and Tables:**

- The outdoor area will feature a combination of seating options, including picnic tables, bar tables, bench seating, and non-fixed seating.
- The grassed and paved areas will be enclosed with barriers, with specified entry points to control access and ensure safety.
- All seating and tables will be easily movable, allowing for adaptable layouts based on the event or the number of visitors.

#### **3. Lighting:**

- Existing lighting will be utilized, including LED floodlights and LED lighting around the service areas, providing ample illumination at 6 x 1200 lumens.
- To create a more inviting and ambient atmosphere, additional festoon lights will be installed. These softer lights will complement the existing lighting and enhance the overall aesthetic of the space.

#### **4. Sound:**

- Soft background music will be played around the bar area during operational hours from 10 am to 8 pm. The music will be sourced from Bluetooth speakers.
- The sound levels will be kept low to ensure they do not exceed the existing noise levels in the area, which are typically generated by jet skis, ski boats, and groups of people camping.

### **Proximity to Caravan Park and Noise Management**

The proposed site is located within the central day-use area of the reserve, approximately 200 meters from the nearest powered sites and the main caravan park area. Given the current noise levels generated by recreational activities around the lake, the addition of background music and visitor activity in the proposed beer garden will not exceed or significantly impact the existing noise environment.

### **Parking Arrangements**

On-site parking is available for all patrons. Parking for caravan park guests is already accounted for, with allocated spaces provided for each vehicle on their site. For day visitors, the existing unused car park behind the venue will be utilized. This area, measuring at least 720 square meters, can accommodate approximately 36 vehicles, with three access points available for convenient entry and exit.

The car park layout will ensure efficient use of space, with each car park space measuring 2.5 meters by 5.5 meters in a 16-meter by 45-meter area. The existing gated main access point, along with other entrances, will be used to facilitate smooth traffic flow.

### **Conclusion**

This proposal aims to enhance the visitor experience at Lake Charlegrark Recreation Reserve by offering a new and vibrant social space. The design and operational plans have been carefully crafted to preserve the natural amenity of the reserve while providing much-needed services to our growing number of visitors. We believe that the addition of the liquor license and outdoor seating area will significantly contribute to the reserve's appeal, attracting more tourists and providing a welcoming space for local residents.

We respectfully request your consideration and approval of this proposal.

8 September 2024

Attention: Amy Longva  
West Wimmera Shire Council

Dear Amy,

RE: Planning Permit Application PA1184  
Proposal: Obtaining a Liquor License for Charlie's Diner  
Address: 78 Lake Charlegrark Road, Minimay Vic 3413

Thank you for your correspondence regarding the above application. Please find the requested information below to assist in the assessment process.

**1. Confirmation of Total Number of Patrons**

The open-air beer garden area at Charlie's Diner has a total area of 165.9 square meters, which could accommodate up to approximately 222 patrons based on the .75 rule. To maintain a relaxed atmosphere and prevent overcrowding, the planned seating arrangement includes 52 seats at 6 picnic tables and 18 stools around 3 bar tables, with a standing capacity for 50 patrons.

Therefore, the total capacity requested is 120

**2. Operational Hours**

The existing operational hours for Charlie's Diner are as follows:

- **Peak Summer (December to February):** 10am to 8pm, 7 days a week
- **Autumn and Spring (September to November and March to May):** Friday, Saturday, and Sunday, 10am to 8pm
- **Winter (June to August):** Open for events only

For the proposed bar, the expected hours of operation are:

- **Peak Summer (December to February):** 12pm to 9pm, 7 days a week, with an option to extend to 10pm for events.
- **Autumn and Spring (September to November and March to May):** For events and long weekends only; Friday, Saturday, and Sunday, 12:00pm to 8:00pm.
- **Winter (June to August):** The bar will not be operating in all circumstances.

**3. Signage Details**

Existing signage directs to Charlie's Diner within the park and is also posted at the front of the diner. The only additional signage will be a small 100cm by 40cm sign reading "BAR," which will be hung above the proposed bar service area. This sign will be removable, suspended on hooks above the bar service counter, and will not be illuminated.

4. **Food Service**

Food purchased from Charlie's Diner will be allowed to be consumed in the licensed area. The bar will feature an independent menu with standard bar food items such as hot chips, wedges, dips, and packaged snacks. This menu will be available throughout all bar hours of operation, even when the full menu from Charlie's Diner is not available.

Please let me know if any additional information is required. I look forward to your feedback and further processing of our application.

Thank you for your assistance.

Yours sincerely,

Ash Stanbridge

# LAKE CHARLEGRARK

## CARAVAN PARK







