Location of Proposed Development - DA 2022-11 – No 6-8 (Lot 203) Hollings Road Denmark

Change of Use – Restaurant & Shop to Restaurant & Small Bar (Use Not Listed)

[redacted]

[redacted]

[redacted]
Denmark, WA 6333
[redacted]

Shire of Denmark Planning Services
953 South Coast Hwy
Denmark, WA 6333

January 12, 2022

To whom it may concern,

The purpose of this covering letter is to inform you as to our intentions to apply for a liquor license with RGL WA. We have been previously informed that in order to proceed with Section 39 and 40 approvals we must first apply for a change of use to list the premises as a restaurant/small bar.

Included with this letter is the Application for Change of Use, Checklist for said application, and a survey drawing of the premises and the proposed licensed area. We recognize that there may be a requirement for an additional toilet and so have proposed a 2nd toilet at the rear of the al fresco.

We have a license application in the online portal and the Ref#[redacted]. At this point we are applying for a Small Bar License at the premise currently known as Tea House Books.

- Our first priority is to the Denmark local community. We want to be a go-to venue to showcase local talent and host local clubs and events.
- We are focused on showcasing high quality American style BBQ, Tex-Mex and pub fare along with local craft beer, local wines and local spirits.
- We do not intend to be a late-night venue, being 11am to 10pm.
- We foresee maximum occupancy to be 120 patrons.
- We do not intend to maintain the bookshop, but may have a small selection of niche books and gifts. These would be things related to beer making and BBQ.

We hope that we have included enough information and if not please contact us at any time to discuss further. We look forward to working together to provide the people of Denmark with more walking/biking friendly options for dining and socializing in the downtown area.

Warm Regards,

[redacted]
Directors
[redacted]

BL 4188

45260

15500 EXISTING

9000

11000

3100 ADDITION

PROPOSED COFFEE SHOP/ ARTISTS COOP

~7.5m

Bar Seating

Glass Wash

ICE mach

Coffee

Beer Taps

Hand Wash

Kegs

Walk IN Fridge

Hand Wash

1210x943

PROPOSED VERANDAH

Grade

150x50 F11

150X50 F11 RAFTERS AT 1200 CRS

160 CROWN DIA JARRAH POLES ON GALV STIRRUPS

Outdoor Seating

LANDSCAPING

EXISTING SHED

PARK

PARKING

NEW KITCH

DISH WASHER UNDER BENCH

BRICK PAVING

Existing Room

Store

Proposed Toilet Option 1

2400 WC

STAFF CONC.

FEMALE DISABLED CONC.

dp

100 1800 100 710 100 2050 2050 100

S

LEGEND

Licensed Area

Smoke alarm (SA)

Fire extinguisher (4.5 kg dry chemical) (FE)