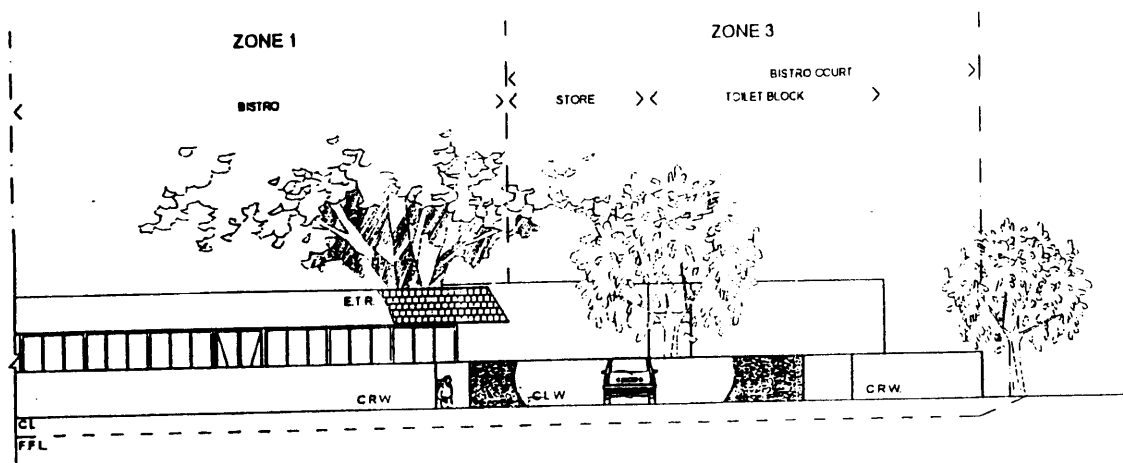
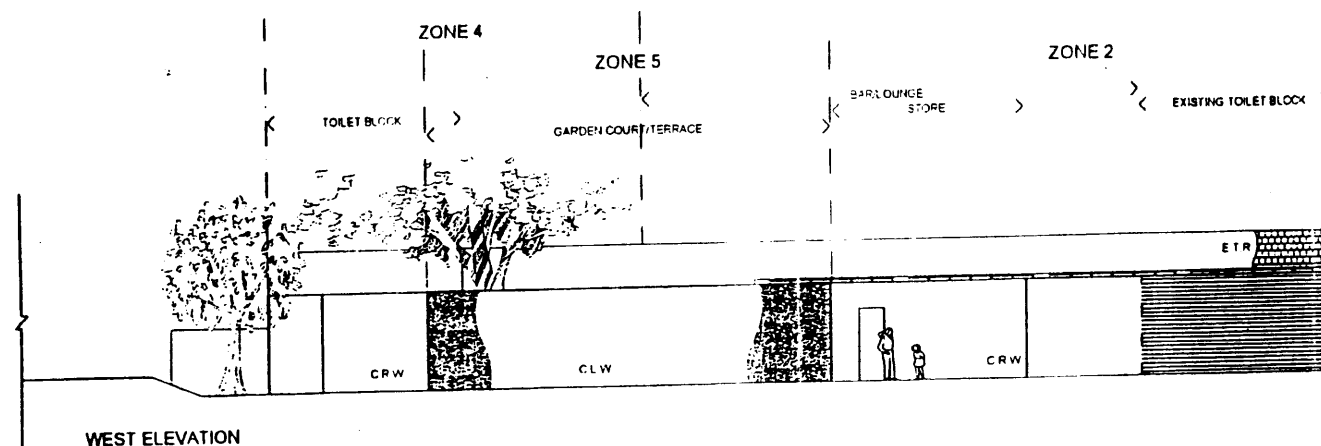


NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

ABBREVIATIONS

FFL	FINISHED FLOOR LEVEL
CL	EXISTING CURB 150 CL
CLW	CRUSHED LimestONE FEATURE WALL
CRW	PAINTED CEMENT RENDER A/R/L
FC	FEATURE COLOUR 'CCRW

NOTES

REFER TO WILSON-HUNT DWG. 011 AND 014
SCALE 1:50 ELEVATIONS FOR MORE DETAIL.

* REFER TO LANDSCAPE ARCHITECT (LRA) DRAWINGS
FOR EXTENT OF EXISTING VEGETATION AND
PROPOSED LANDSCAPING *

**WILSON
HUNT**
design consultants

3 Leventon Ave
Wood Park Vic 3026
Tel: (03) 9440 1100
Fax: (03) 9440 1101
www.wilsonhunt.com.au

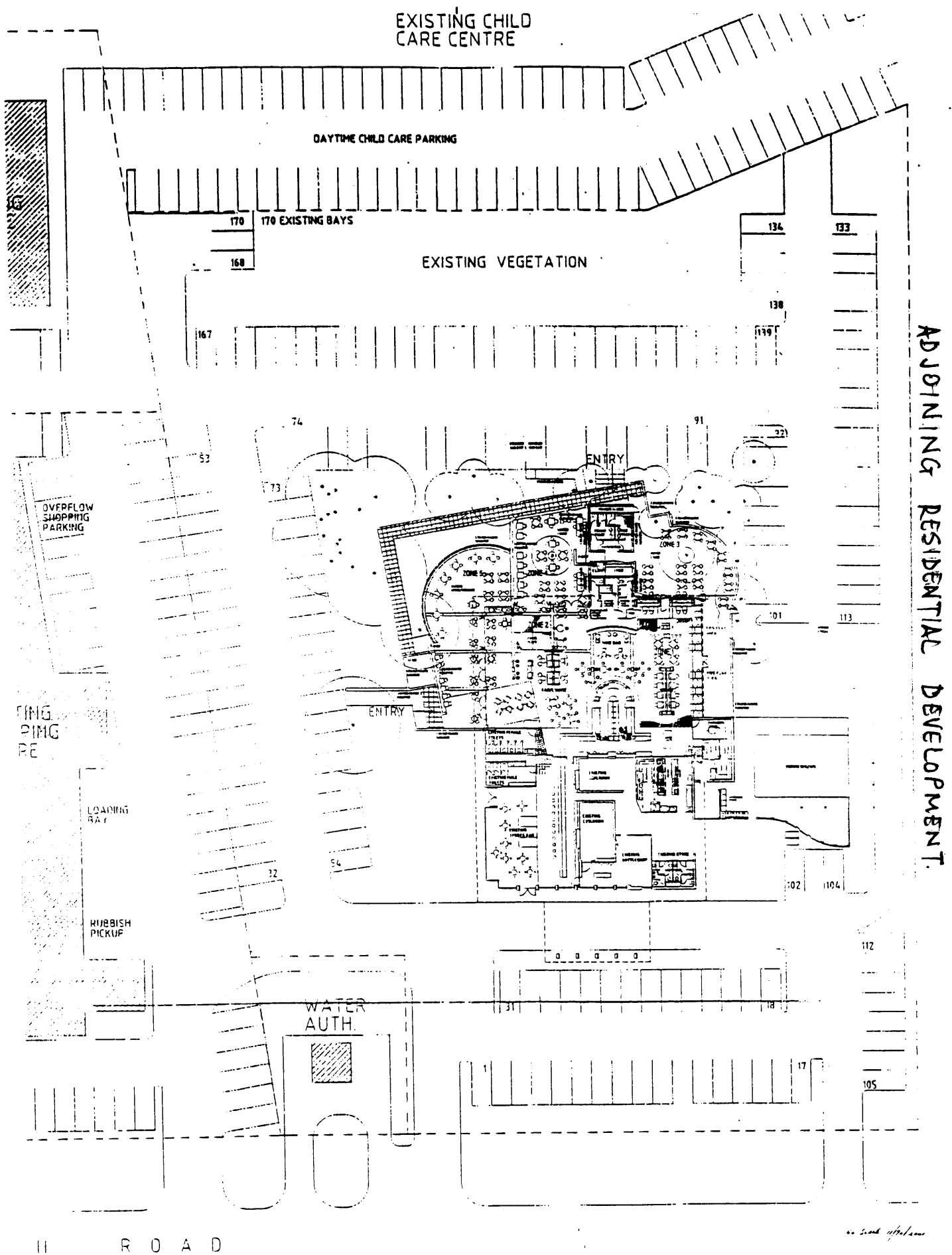
Project:

THE CARINE

Drawing Title:

PROPOSED ELEVATIONS

Scale	NTS	Title	1"=30'0"
Drawn	JP	Approved	SW
Verify all dimensions before construction work and show 3 mm pt			
Project Number	20C0-025	Drawing Number	PRE-ELV



Objection No	Submission	Comment
1.	Objection There will an increase in vandalism in the nearby open space and primary school. Noise, parking traffic management and collateral effects will undoubtedly increase considerably.	1.1 The issue of vandalism is difficult to quantify and justify in any link to the proposed tavern development. 1.2 It is agreed that the issue of noise is problematic in regard to this proposal
2.	Objection Not opposed to all the concepts, however concerned regarding the prospect of noise pollution.	2.1. It is considered noise generation is an important aspect of the proposal to be considered. It is recognised that there is potential for noise to impact on nearby residences. The acoustic report submitted by the applicant is not considered to sufficiently address the noise concerns at this stage.
3.	Objection Scale of proposed development out of scale with area. Noise will affect nearby residents. Insufficient car parking will be provided to cater for the development. Increased traffic to the tavern will place entry and exit points under greater pressure, which are already hazardous. Increase in anti-social behaviour.	3.1 The proposal is not necessarily considered to be out of context with the surrounding area, however it is agreed that the management of associated issues, eg noise, parking are relevant considerations. 3.2 Although not a planning issue, it may be appropriate for the tavern management to prepare a Management plan to address issues, such as perceived antisocial behaviour. 3.3 The provision of carparking does not currently meet Scheme standards. However, as the applicant proposes to limit patronage, the extent of discretion is considered to be minor..
4.	Objection Noise pollution. There have been complaints from residents and investigations from Director of Liquor Licensing. Development of a beer garden is too close to residential properties, and inappropriate. Parking will be insufficient. There will be an increase in anti-social behaviour.	4.1 It is noted that complaints have been acted on by the Director of Liquor Licensing, and the issue of noise remains of concern in the current application

5.	<p>Objection</p> <p>Already experiencing problems from rowdy patrons. Provision of car parking is inadequate. Potential loss of property values. Appear to be aiming at a young crowd and therefore intention of live bands</p>	<p>5.1 Property values are not strictly a town planning matter.</p> <p>5.2 There is no substantiation that the aim of the development is for a young crowd with consequential live bands.</p>
6.	<p>Objection</p> <p>Lack of parking, litter is a problem. Noise will rise, and is already a problem. Anti-social behaviour. Beach Road is already busy and this will be placed under pressure.</p>	<p>6.1 Given the varied hours of operation of the shopping centre and tavern, it is not considered that there will be any additional impacts on traffic flows in the area.</p>
7.	<p>Objection</p> <p>Loud noise will flow outside into resident's private areas. Entry & exit points are under pressure, and more accidents will surely result. There will be insufficient parking, and anti-social behaviour.</p>	<p>See comments above</p>
8.	<p>Objection</p> <p>Excessive noise will result over surrounding residential area. Littering, damage to cars and property is common and this situation will deteriorate beyond current levels.</p>	<p>See comments above</p>
9.	<p>Objection</p> <p>Supports the improvement of the tavern, but not the beer garden and associated noise and music. Playing of music in the beer garden should be prohibited.</p>	<p>See comments above</p>
10.	<p>Objection</p> <p>Inappropriate for a residential area</p>	<p>See comments above</p>
11.	<p>Objection</p> <p>The size of the proposed venue is not in scale with the area. Noise penetration will particularly affect residences in Carine Gales Estate. There will be insufficient car parking provided. Traffic management in and out of the car parks along Beach Road will become more of a problem. Increase in anti-social behaviour and collateral damage. Adjoining owners should have been notified personally.</p>	<p>See comments above</p> <p>Adjoining owners were not individually advised in writing, however, an advert was placed in the Wanneroo Times for 3 consecutive weeks, and a sign was positioned on the site for the 3 week advertising period.</p>
12.	<p>Support</p> <p>Development is needed for the increased population of this area.</p>	<p>Noted</p>
13.	<p>Objection</p> <p>Insufficient car parking. Will attract anti-social behaviour.</p>	<p>See comments above</p>

14.	Objection Parking will be very inadequate. Traffic in/out of the shopping centre is congested at present, any increase in traffic would cause an obvious danger. Loud music, anti-social behaviour, drunkenness, littering is often associated with this type of facility.	See comments above
15.	Objection Parking will be inadequate. Sound suppression measures are inadequate and inconsistent.	See comments above
16.	Objection Noise and vandalism will cause annoyance to ratepayers living in the vicinity. Traffic difficulties will increase.	See comments above
17.	Objection Antisocial behaviour will increase. Loud noise will also increase.	See comments above
18.	Objection Noise would increase. Parking would become inconvenient to our patients. Entry & exit points to car parks would become hazardous.	See comments above
19.	Objection Scale of proposed development out of scale with area. Noise will affect nearby residents. Insufficient car parking will be provided to cater for the development. Increased traffic to the tavern will place entry and exit points under greater pressure, which are already hazardous. Increase in anti-social behaviour.	See comments above
20.	Objection Concerned at an increase in noise level from the venue. Increase in demand for parking would lead to greater inconvenience to the Centre's customers. Entry & exit points are a genuine safety issue. Expansion of the taven will attract increased anti-social behaviour.	See comments above
21.	Objection Impact on parking which is already stretched to the limit at peak times. Entry & exit points which are hazardous. Younger patrons attracted to live bands and loud music There is already a problem with antisocial behaviour in the area.	See comments above
22.	Support Although lives nearby, noise and patrons have not been a problem. No objection to live music. Do not think that parking will be a problem. Accepts that car park access to Carine Glades shopping centre is hazardous. Nearby residences have only been built in the last 12-18 months, people bought land knowing it is near the tavern.	Noted
23.	Objection Concern over noise, and low frequency sounds which are difficult to contain. Numbers of proposed patrons appears excessive for a small suburban shopping centre. May encourage younger crowd and bands, and increasing noise pollution	See comments above

24.	<p>Objection</p> <p>The idea of folding/sliding doors means that music cannot be contained. The required number of car bays is unlikely to satisfy patronage. Outdoor dining facility is acceptable as long as loud music is contained.</p>	See comments above
25.	<p>Objection</p> <p>Parking is undesirable from the standpoint of traffic, proximity to the bus stop, school and residences. Antisocial behaviour of patrons</p>	See comments above
26.	<p>Objection</p> <p>Agree with improvements to tavern, however proposed patron numbers are out of proportion with available parking and size of shopping centre. Noise from patrons would spread to both the shopping centre and residential homes</p>	See comments above
27.	<p>Objection</p> <p>Proposal is turning tavern into a 1950's style pub. Will increase antisocial behaviour. Insufficient car parking. Proposal better suited to a designated entertainment precinct.</p>	See comments above
28.	<p>Objection</p> <p>Insufficient parking provided. Traffic in and out of the tavern surrounds is questionable. Who will control the antisocial behaviour.</p>	See comments above
29.	<p>Objection</p> <p>Car park is already congested. Young children use Beach Road to cross to Carine Open Space and may become a very dangerous situation. Better for the tavern to relocate. Noise from cars and music is a problem.</p>	See comments above
30.	<p>Objection</p> <p>Inadequate car parking. Potential for loud noise. Congested and dangerous traffic in and out of the tavern would be exacerbated. Antisocial behaviour.</p>	See comments above
31.	<p>Objection</p> <p>Loud music and associated noise pollution problems. Late night licence applications and associated behavioral problems. Raises various questions in regard to security, noise, crowd control, parking, property values, and vandalism. Generally supports that the tavern needs a refurbishment, but the issue is scale and compatibility with the needs of the local community.</p>	See comments above
32.	<p>Objection</p> <p>Out of keeping with the size of the local centre. 576 standing patrons suggests a younger clientele with bands playing loud music, which won't be contained. Car parking is inadequate. Entry/exit points are hazardous and will be under more pressure. Increased antisocial behaviour.</p>	See comments above

33.	Objection Out of keeping with the size of the local centre. 576 standing patrons suggests a younger clientele with bands playing loud music, which won't be contained. Car parking is inadequate. Entry/exit points are hazardous and will be under more pressure. Increased antisocial behaviour.	See comments above
34.	Objection Insufficient parking provided resulting in overflow into adjoining streets. Increased patronage will attract increased antisocial behaviour. The effects of noise travel and seriously underestimated, and the containment of live music will be extremely difficult.	See comments above
35.	Support Believe that the redevelopment would create an outstanding community facility and benefit to the Carine commercial precinct.	Noted
36.	Objection Insufficient car parking. Access onto main road is difficult.	See comments above
37.	Objection Insufficient car parking. Increase in antisocial behaviour. Biggest concern is noise. Previous complaints resulted in Director of Liquor Licensing requiring music be restricted to a closed room, and that noise monitoring equipment be used. 'Free flowing mix' of people between inside and outside is not conducive to a noise controlled environment. Severe reservations regarding the efficacy of the proposed noise screens. The proposed expansion will have a seriously negative impact on the locality and myself.	37.1 Noted that Liquor Licensing has been involved in noise complaints. Concern is raised that current proposal does not guarantee that noise will be contained within acceptable limits. The potential for "break-out" noise from the interior is a concern.
38.	Objection The area is not considered appropriate for the proposed new tavern and beer garden. The clientele will be young adults attracted by loud music and entertainment not conducive to the peaceful family orientated nature of the surrounding neighbourhood. Parking is inadequate. Entrances and exits off roads are hazardous enough at the moment. Antisocial behaviour will occur.	See comments above
39.	Objection The proposed expansion will have detrimental effects on the neighbourhood as far as safety and peace and order is concerned. There will be a negative effect on property values.	See comments above
40.	Objection The proposed scale is out of keeping with the local shopping and commercial centre. Noise will occur from live bands and loud music. Insufficient parking. Entry and exit points to car parks will be placed under pressure at peak times. Increase in antisocial behaviour.	See comments above

41.	<p>Objection</p> <p>Out of keeping with the size of the local shopping centre and commercial centre. 576 standing patrons suggests younger clientele with bands playing live and noise creating a nuisance to nearby residents. Parking will be difficult, and entry and exit points are problematic at present. Increased antisocial behaviour.</p>	See comments above
42.	<p>Objection</p> <p>Constantly subjected to acts of vandalism, noise and antisocial behaviour, which will be made worse if tavern is allowed to spread to a beer garden.</p>	See comments above
43.	<p>Objection</p> <p>Parking congestion in the shopping centre and nearby side streets. Noise pollution will be created as there will be more customers drinking than eating, the bi-fold doors will allow loud music to outside areas, and when customers depart. Potential for antisocial behaviour. Suggests that consideration be given to reducing accommodation limits, more chair and tables for dining, tavern doors be closed to contain music, restricting closing times, providing lighting in Juniper Park to discourage antisocial behaviour, City Watch to monitor site at closing times.</p>	<p>See comments above</p> <p>43.1 The suggested measures to address the various issues are noted, and may be given consideration in a management plan for the operation of the tavern.</p>
44. 67 Signature Petition	<p>Objection</p> <p>Development of an 'integrated external lounge not a beer garden' has clear potential for disturbing the privacy and peace of the neighbourhood. Bi-fold doors will allow entertainment sound to be transmitted to the external areas. Walls are not effective barriers to sound and low frequency sound creates ground vibrations that can travel great distances. Concerned regarding the potential use of the external areas. External areas considered inappropriate. Previous-complaints have resulted in intervention from Liquor Licensing.</p>	See comments above

