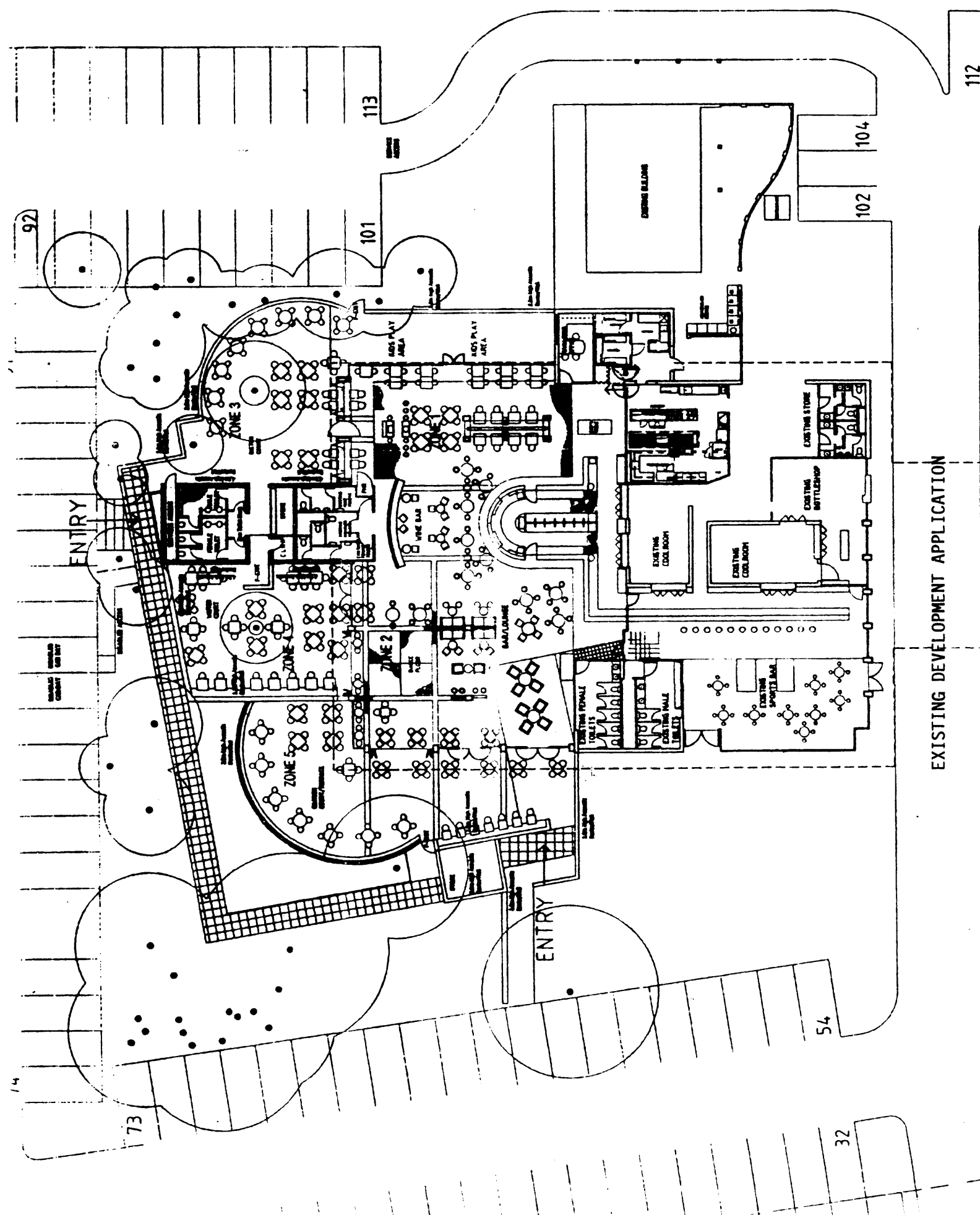
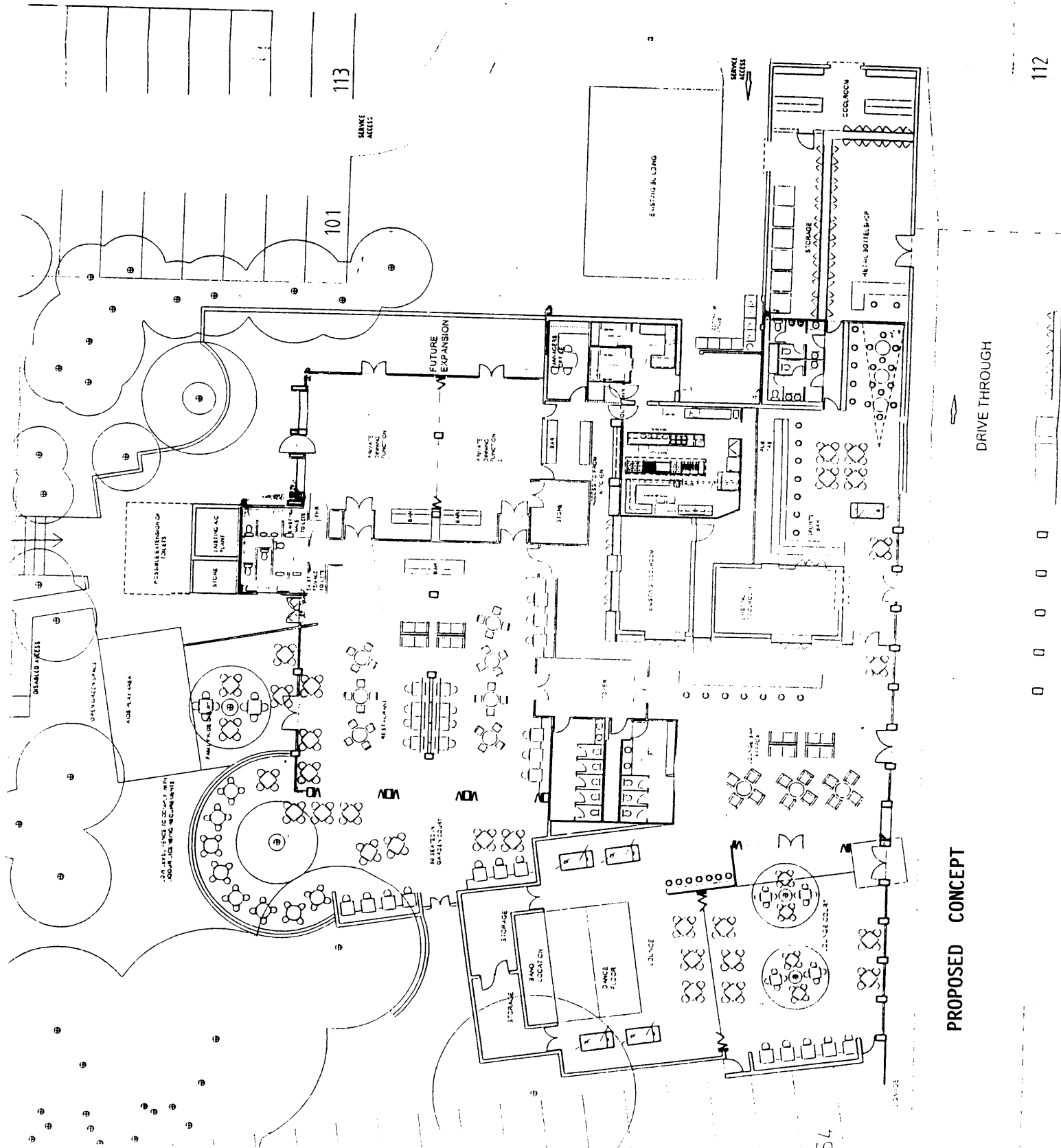


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## APPENDIX 19





WILSON  
HUN  
design consultants

THEO

NTS	1/4"
MP	1/8"
DATE OF SUBMITTAL	10/10/2011
PROJECT NAME	THEO

0000

112

PROPOSED CONCEPT

54

0341

19 December 2001

Mr Chris Terelinck  
Approval Services

05518

Carine Glades Tavern  
Attn: Mr Brian Higgins  
493 Beach Road  
CARINE WA 6020

Dear Brian

CARINE GLADES TAVERN – REPORT & PROPOSAL LODGED ON 7  
DECEMBER

I refer to our 7 December meeting and to your proposal and written comments submitted at the time.

The broad issues have been examined by various staff to provide as best guidance as possible (given the level of detail provided) for you to develop a detailed proposal. It should be noted that the City's comments are based on sketch floor plans provided by yourself, without the benefit of elevations, design details, or an acoustic performance report. These comments are provided in good faith to support your further design development as necessary.

Initially, I should point out that the notional redesign appears to be very positive as it foreshadows the relocation of the major al fresco area from the North and East side of the development to the West. This is a positive move in terms of reducing potential impacts on neighbours.

It is recommended that the following aspects be considered if the proposal is to be progressed to a standard suitable for determination of a Development Application.

## Acoustic issues:

- ☐ issues for consideration include
- ☐ break out noise through concertina doors
- ☐ break out noise through building structure (critically the roof), and insulation of band area.
- ☐ location of plant rooms, air conditioning installation, and bin service areas
- ☐ capacity of al fresco areas (although notionally this looks to be much improved on the earlier proposals)
- ☐ monitoring devices and strategies need to be developed



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- 2 -

## Scale of the development:

- ☐ building occupancy needs to be verified by checking detailed design, seating and standing areas etc
- ☐ scaled plans need to be lodged to provide surety as to size and likely occupancy of areas
- ☐ the strategy for building occupancy is a key factor, and your proposal to address this aspect should be detailed.

## Parking:

- ☐ complete site plans need to be lodged showing parking allocation
- ☐ parking demand will need to be re-checked. The rechecking need is caused by the increase in floor space proposed and the suggested reduced patronage levels proposed.
- ☐ Manoeuvring and access arrangements for service vehicles will require checking to ensure suit

## Operations and Management:

The management strategy should cover the following issues:

- ☐ building occupancy/capacity management
- ☐ noise complaint response proposals and strategy to manage relationships with neighbours (possibly including occasional meetings with community representatives on the management issues)
- ☐ use of the al fresco areas
- ☐ installation of acoustic monitoring equipment
- ☐ use of the function room
- ☐ management of patrons, particularly those leaving the site late at night
- ☐ societal / behavioural issues

Brian, I am sure you'd appreciate that I cannot give any commitment on behalf of the Council that a revised proposal will be approved. The changes you have made do intimate that , improvements to the earlier proposal, particularly in regard to the acoustic issues, will be achieved.

Please call to discuss any aspect of the above.

Yours sincerely

CHRIS TERELINCK  
Manager, Approval Services

*http://coj04.apps.rms.srvlets.docGet?Command=VIEW&Revision=1&File=00386104.DOC*