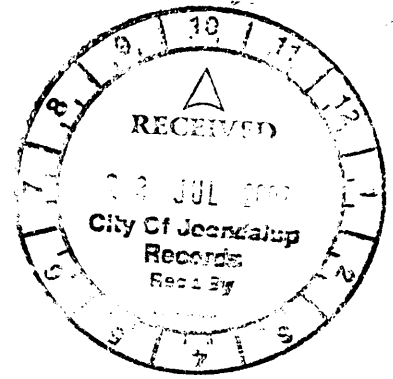


CHIEF EXECUTIVE OFFICER

CITY OF JOONDALUP



COUNCIL Meeting OF 23 JULY 2002

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A	Act

City of Joondalup  
DOCUMENT REGISTRATION  
Ref 05518 01122  
No 223662  
Action Officer: minor  
cc: DP&D  
CEO

Resident's Question

Re: Carine Glades Tavern Development Application – Tavern’s Noise Demonstration

Are Councillors who attended the Tavern’s recent noise control demonstration aware that the demonstration, which whilst like the commissioned Acoustic Report does not address the issues of atypical crowd noise, external entertainment noise, vehicular noise, patron noise outside the venue, other amenity issues and the like, also does not have technical merit with regard to the residential impact of internally-generated entertainment noise?

If no, have Councillors been briefed concerning the differing acoustical insulation properties of typical structural materials for low (bass) frequencies, versus the higher frequencies, and concerning the subject of psychoacoustics, that is, how our perception of a particular sound will vary according to the frequencies, volumes, and time durations of other sounds present at the same time in a fairly predictable manner, so that “white”, “pink”, or background noise, for example, can prove very effective in blocking out, or “masking” other annoying, extraneous, or impulsive noises?

If yes or no, will Councillors ensure they are fully briefed prior to making decisions concerning the development, and can Councillors understand that background noises from birdsong, wind in leaves, distant traffic noise (e.g. the freeway), and the like, can be very effective in masking out bass noises external to the Tavern, but are likely to be very well insulated from a resident’s bedroom, whereas bass sound may not, so that the bass noise may well create a serious disturbance when residents are trying to sleep, or may cause cutlery to vibrate, both effects having been reported by residents on several previous occasions?

Can Councillors therefore appreciate that the Demonstration is likely to have, intentionally or unintentionally, and irrespective of the often-reported fact that the noise monitor red light has been flickering when physically observed by residents during periods of noise disturbance, provided a seriously flawed argument as to the adequacy of the proposed noise management scheme?

Will Councillors therefore take heed of the large number of resident’s complaints about noise, recorded by the Tavern and more particularly otherwise, and of the concerns for noise expressed by most if not all of the residents nearby the Tavern, and require more complete noise studies to be done, and conditions applied?

Ian Thompson  
25 Juniper Way; DUNCRAIG WA 6023

Also on behalf of Carine Glades and nearby residents.

City of Joondalup

DOCUMENT REGISTRATION

CHIEF EXECUTIVE OFFICER

Ref: 05518 0422

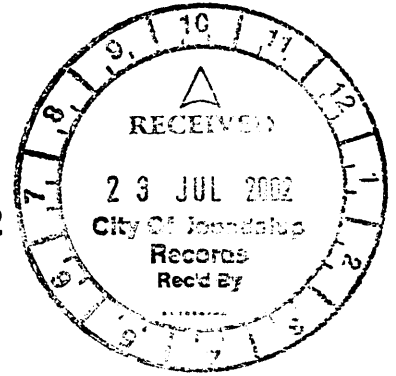
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CITY OF JOONDALUP

Action Officer: *Minda*

*"DPCD  
CEO"*

COUNCIL Meeting OF 23 JULY 2002



**Resident's Question**

Re: Carine Glades Tavern Development Application – Noise Traffic Factor

Does Council understand that traffic volumes on Beach Road have reduced considerably since the construction of Reid Highway, which fact can be confirmed by the Department of Main Roads, and that the Traffic Factor utilised in the determination of Influencing Factors to be applied for calculation of the allowable noise levels measured at a resident's property are derived from the actual average weekly traffic flow, which has subsequently reduced?

If yes, does Council acknowledge that the Acoustic Report commissioned by the Tavern, makes use of historical data, that does not reflect this reduction in traffic flow?

If yes or no, does Council understand that the actual traffic flow reduction, confirmed by the Department of Main Roads, could require that a lower Traffic Factor should be applied?

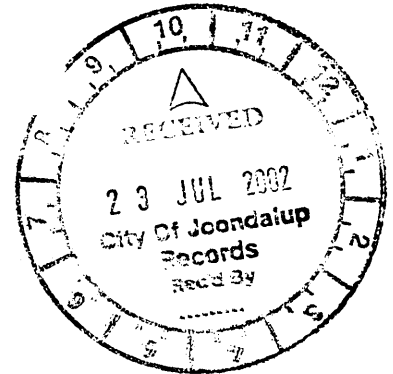
If yes or no, does Council appreciate that if a new, reduced Traffic Factor is applied, then the Acoustic Report studies indicate substantial breaches in the EPA's noise regulations would occur, often even when only part of the venue is operating, and even when not considering the added effects of atypical crowd noise, any internal or external entertainment noise, vehicular noise, patron noise outside the venue, etc.?

If Council approves the development in spite of these observations, and the required reduction in traffic factor becomes fully ratified, has Council determined how the reductions in noise levels will be achieved, and will it take responsibility for the noise disturbance, in excess of the legislated limits, that residents will be forced to endure in the meantime?

Ian Thompson  
25 Juniper Way; DUNCRAIG WA 6023

Also on behalf of Carine Glades and nearby residents.

City of Joondalup  
DOCUMENT REGISTRATION  
Ref. 05518 01122 CHIEF EXECUTIVE OFFICER  
Act No. 223661  
City of Joondalup  
Council Meeting 23/7/02  
Resident's Question



**Re: Carine Glades Tavern Development - Parking, Scale & Noise.**

The question of the parking issue as to the number of bays required raised at the last Council meeting **was answered** by indicating that the assessment is "according to the Town Planning Scheme Standards"

Does COJ Planning have the authority, ability or capacity to assess this issue in realistic terms rather than fall back on regulatory standards?

If yes, has COJ Planning really considered the impact of increased patronage of the Tavern to 630 combined with a realistic ratio of 2 to 3 people per vehicle resulting in a car park requirement for 200 to in excess of 300 cars?

If no, will Planning reconsider realistically the practicality of increasing patronage to 630, when parking of 200 to 300 cars will become a major issue and take into account the recent experience of June 9 Lewis/Tyson fight when, assuming patronage was within maximum limits, the parking situation in the whole shopping complex was in complete chaos?

Has Planning also considered the noise impact on near neighbors of up to 200 to 300 cars leaving the Tavern at midnight after a special entertainment function?

Lindsay Bistrup  
24 Juniper Way  
Duncraig.

*[Handwritten signature]*  
for Lindsay (unavailable sick)  
*[Handwritten signature: Lindsay Bistrup]*

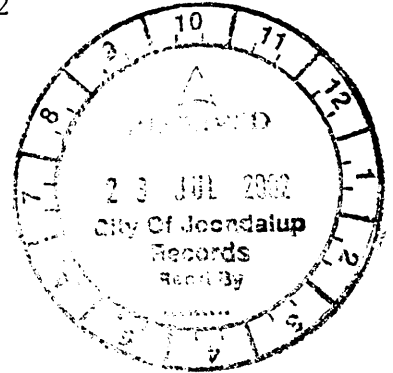
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	ATT	MINOR

CDPCD  
CEO  
mayer

The Chief Executive Officer,  
City of Joondalup  
Administration Centre  
Boas Avenue  
JOONDALUP  
W.A 6027

J.K. & M.D. Allan  
21 Juniper Way  
DUNCRAIG W.A. 6023  
Ph. 9447 5634

20th July 2002



Dear Sir,

Proposed Alterations to Carine Glades Tavern

We enclose the questions for the consideration of councillors at their meeting to be held Tuesday, 23rd July 2002, relevant to the above mentioned matter.

Yours faithfully,

J.K. Allan *J.K. Allan*

M.D. Allan *M.D. Allan*

J.K. & M.D. Allan  
21 Juniper Way  
Duncraig W.A. 6023  
Ph 9447 5634

20th July 2002

QUESTIONS TO THE COUNCILLORS FOR THE CITY OF JOONDALUP

re: CARINE GLADES TAVERN RE-DEVELOPMENT

Part 1

The potential for noise and anti-social behaviour is the basis for concern by nearby residents.

The only proposed limitations to excessive noise are:-

- (a) the closure of doors
- (b) the flashing of a red light when amplified music exceeds the designated decibels
- (c) the licensee's proposed management plan and dispute resolution procedures.

Question

Do Councillors accept that these requirements will be effective late at night when patrons attending singles nights, wedding receptions or similar functions are in "full swing", possibly inflamed by alcohol?

Further, how do residents prove excessive noise post-event?

Part 2

Although the Director of Liquor Licensing has given qualified approval to the re-development, he did comment that "the Carine Glades Tavern is located in a noise sensitive area and that when completed the proposed renovations have the potential to increase the popularity of the tavern and therefore create further noise and disturbance in the area".

Question

Do the Councillors recognise that the activities at the tavern will almost certainly be a source of continuing conflict between nearby residents and the licensee?

Part 3

The licensee obviously has much at stake but existing residents have collectively invested a far greater sum in order to live in a quiet, semi-rural environment, always zoned residential.

Question

Will the Councillors give consideration to rezoning the tavern land as residential (viz the Castle Hotel, North Beach) thereby allowing the licensee to recover his present investment through sub-division so that he may site a new tavern in a more appropriate area?.

J.K.ALLAN



M.D. ALLAN

