

PIA Form 2A - Additional Information

Luxe Tapas and Sports Bar

2.1 What facilities and services will be provided by the proposed premises?

At Luxe Tapas and Sports Bar we will be providing a service of food and drinks to our patrons. Our menu consists of a combination of tapas foods and pub style foods. Our menu will be available to all patrons throughout all operating hours. On our drink menu we have a variety of drink choices available to patrons who intend on dining with us, these choices will be from; tap beers, bottled beers, ciders, a choice of cocktails, spirits and a selection of non-alcoholic drinks (tea, coffee, juices, and soft drinks).

We have a small zone that can be partitioned off for patrons should they want to hold a function with us. We will provide catering from our kitchen for any functions that are held within the premises.

We intend on showing all major sporting events along with non-major sporting events throughout the venue. Occasionally we will have performances from live artists, this would occur on weekends and would abide by the noise guidelines. We believe that having a live musician will aid in creating a relaxed atmosphere. Live musicians can also be an option available for guests if they are holding a function with us.

We have the following facilities available to patrons who visit our premises; 2 toilets and 2 basins for females, 1 toilet, 1 urinal and 2 basins for males, and 1 toilet and basin in the disabled toilet along with a wall mounted change table for any patrons with small children.

One of our goals for the venue is to make it a family friendly environment, to cater for those with young children we intend on having a small play zone which will be closed with a fence and gate, we will also have soft fall flooring to prevent children from hurting themselves.

2.2 What is the proposed manner of trade?

After completing a survey over 24 hours of 130 people who live within a 2km radius of the premises, we found that during our trading hours we will be catering for people aged between 25 and 45, with some of these people having young families. We aim to provide a unique dining experience for our guests that leave them wanting to return. We will have fully trained and qualified staff who hold current RSA certification and managers who hold a current Unrestricted Approved Manager's certificate, we will also ensure all employed staff members abide by all house policies and procedures that are in place.

2.3 What is the target client base?

After researching the population within Wattle Grove we found that in 2016 there was a recorded number of 5,968 people living in the area. Since then more housing estates have been constructed and established therefore more people now live within the area. We completed a survey over 24 hours of 130 people who live within a 2km radius of the premises' location and found that our target client base would be people between the ages of 25 – 45, with some of these having young families.

With gaining the knowledge of this information we aim to create a unique dining experience combined with a sports bar atmosphere that caters for all persons and is also family friendly.

2.4 Will the premises be distinguished by any particular theme or décor?

Our design layout will consist of the following; we aim to create an open plan layout whilst still being able to host small functions. We will be doing this by having a partition wall placed in the venue with an open centre, this wall will be covered with timber look material, we will then be mounting televisions along the top of this wall on either side (3 either side, 6 in total) these televisions will show different sports throughout all hours of the day.

The bar will have timber look material along the front (this will tie in nicely with the partition wall that I mentioned earlier), and the bar top will be finished in gloss black. We will be using warm coloured pendant lighting as features throughout the venue.

The overall theme will be tied together with timber tables and matte black chairs. As our design theme incorporates a sports bar there will also be different sporting memorabilia displayed around the venue for patrons to admire.

3.1 Why is the grant of a license in the public interest and how will it benefit the community?

We believe the grant of this small bar license is in the public's interest because there aren't any other venues within the area that offer services like ours. The survey that we completed had responses from 130 people who live within a 2km radius of the premises in Wattle Grove. We found that 125 people (96%) said they do want a sports bar/ tapas restaurant in the area, as noted by a survey participant, "it is something different, there isn't anything else in the area like it that is also family friendly". We believe our premises will benefit the community in a positive way as it will give people somewhere to go out locally, and will also open up a variety of jobs for those who live in the area.

As there are only a couple of sit down only restaurants within the area, we believe our premises will be greatly accepted as we also have the option for a function zone/ private dining area, along with being a family friendly environment.

We want to help fellow small businesses within the Shire of Kalamunda community. We aim on doing this by using locally sourced fruits, vegetables, wines and ciders.

We also note that upon discussing with the City of Kalamunda, they supported the idea of our tapas restaurant/ sports bar being established in Wattle Grove as it is positive addition to the area.

4.3 What are the proposed strategies the applicant will implement to minimise harm or ill health?

In order for us to minimise harm or ill health at our venue we will be implementing the following;

- Set cut off times for the bar's service of alcohol,
- All alcohol is to be consumed on the premises only,
- Crowd controllers will be hired for major sporting events and functions,
- CCTV security surveillance will be installed throughout the premises,
- Our menu will be readily available for all patrons whilst the premises is open for business,
- All staff will be required to have current RSA certification and must follow the harm minimisation policy, code of conduct, and house management plans, along with Occupational Health and Safety Policies,
- There be an approved manager on the premises at all times during all operating hours.

5.1 What is the nature and character of the local community?

According to the statistics from Census 2016, Wattle Grove has a population of 5,968, with a median age of 32 years. Of these 5,968 people 50.5% are female and 49.5% are male. There are roughly 1,610 families within the area with an average of 1.9 children per family. The employment status for those living in Wattle Grove was noted to be 61.3% fulltime, 27.4% part time and 7.1% were unemployed. The median weekly income for those living in Wattle Grove was noted at \$876 for individuals, and \$2,180 for families. For those that were employed, it was recorded that 77.7% of people travelled by car and 6.9% of people used public transport.

Since this Census report was conducted back in 2016 more housing estates have been established. Unfortunately these are the most current statistics available for us to use.

(Attached is a hard copy of the 2016 Census report for your perusal).

5.4 What consultation with local government regarding the proposed premises has been taken into account in establishing a business plan?

We have met with the Planning Department and Health Department at the City of Kalamunda and discussed their acceptance of our proposed tapas restaurant and sports bar, we also discussed the need for a change of use application. The building was initially approved and zoned for multiple restaurants and small business premises', as our tenancy was initially approved for a drive through liquor store we have been required to submit a Change of Use to accommodate our Small Bar Liquor License. We have submitted sections 39 & 40 for written approval by the City of Kalamunda on the 8th November 2017. We are currently in the process of completing our Change of Use application with the City of Kalamunda.

5.7 What are the public transport facilities (including taxi services) that would be available to patrons, or any other transport facilities proposed to be provided by the applicant for patrons?

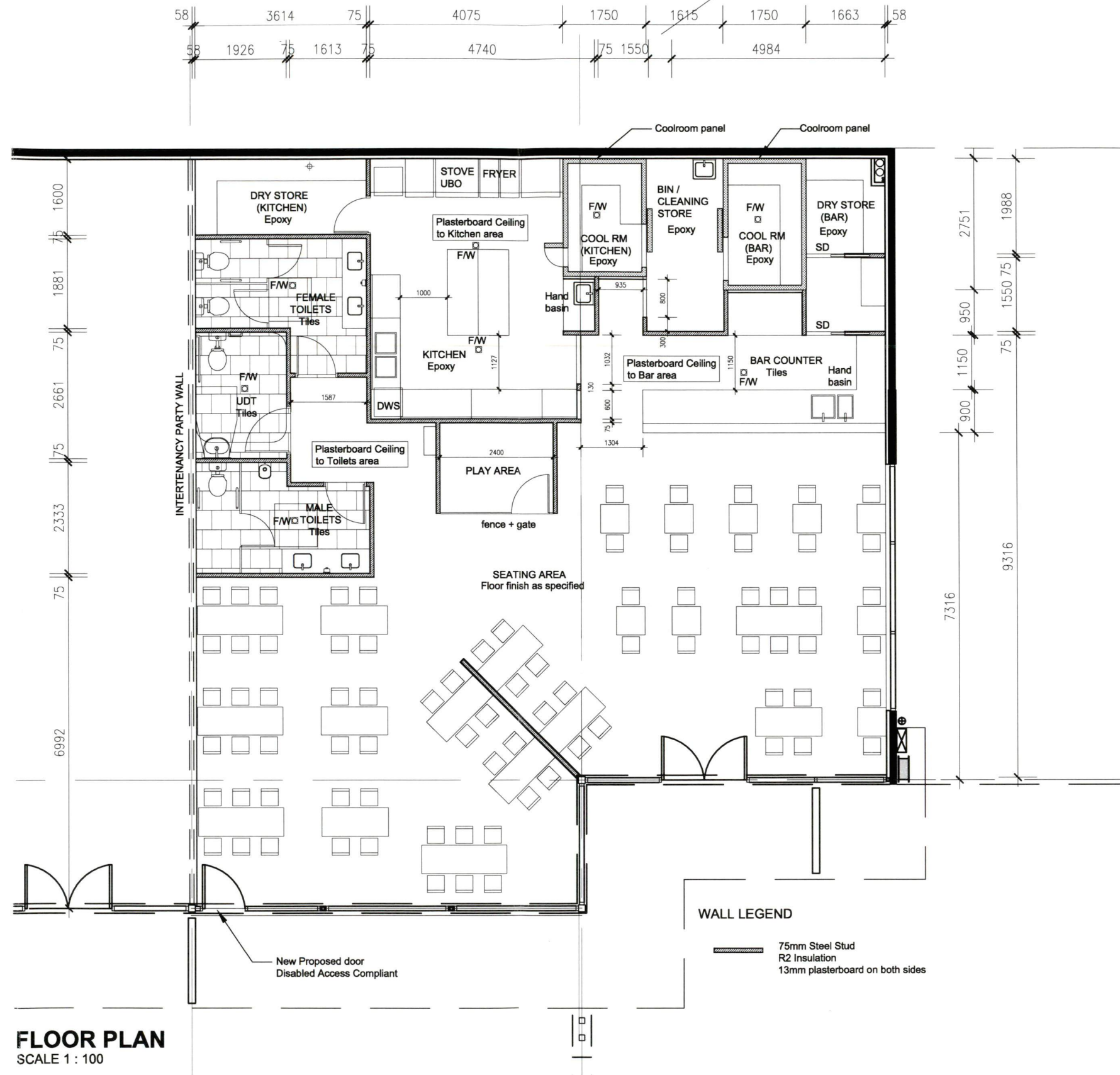
After doing research we found that the following public transport facilities will be available to our patrons;

- Uber and Taxis are readily available 24 hours a day, 7 days a week.
- 2 bus stops are located at either end of the shopping complex where the premises is located.

5.11 What is the potential impact of the proposed premises on vandalism, litter and criminal acts? (Especially violent crimes including domestic violence). This may include improvements in the passive and active security of the area.

As the premises is located within the area of a shopping complex there is already street lights in place and lighting around the outside of all the buildings. We intend on having CCTV surveillance installed not only inside the premises but monitoring the front of our premises. We do not condone any form of violence or criminal activity and will have crowd controllers and procedures in place to deal with such situations should they arise. We will also have a rubbish bin located at the front of our premises to aid in the reduction of littering of passer-byers and patrons.

NOTES
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DRAFT ONLY

CONCEPT DESIGN

				DRAWING TITLE		CLIENT	NOTE: SCALE/S APPLY FOR ORIGINAL DRAWING SIZE: A3		SCALES
				GROUND FL. PLAN		MR LUKE NORRIS			1:100
				THIS DRAWING IS COPYRIGHT THIS DRAWING IS THE PROPERTY OF NEW FORM CONSTRUCTION. USE OR COPYING OF THIS DRAWING IN WHOLE OR PART WITHOUT THE WRITTEN PERMISSION OF NEW FORM CONSTRUCTION CONSTITUTES A COPYRIGHT INFRINGEMENT.		PROJECT	DRAWN		
						HALE VILLAGE	SIGN.....		
						MIXED USE DEVELOPMENT	DESIGNED		
						TENANCY 01	SIGN.....		
							JOB NUMBER	DRAWING NUMBER	ISSUE No.
								A101	1
1	NLTL	21.11.17	CONCEPT DESIGN ISSUE						
issue	by	date	issue name						

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MR LUKE NORRIS

HALE VILLAGE
MIXED USE DEVELOPMENT
TENANCY 01

NOTE: SCALE/S APPLY FOR ORIGINAL DRAWING SIZE: A3

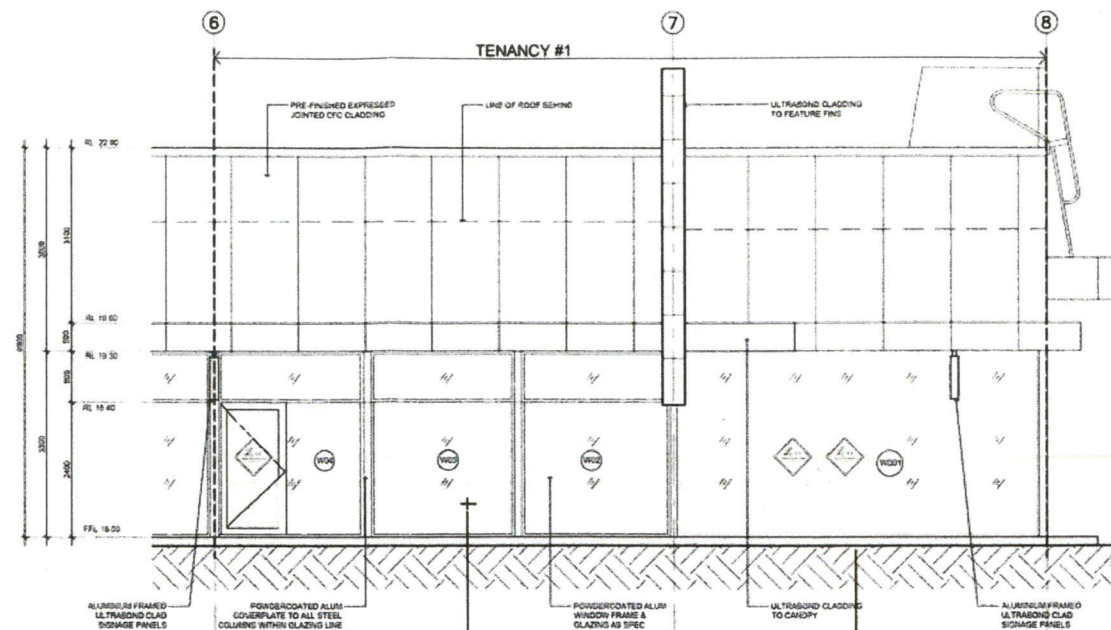
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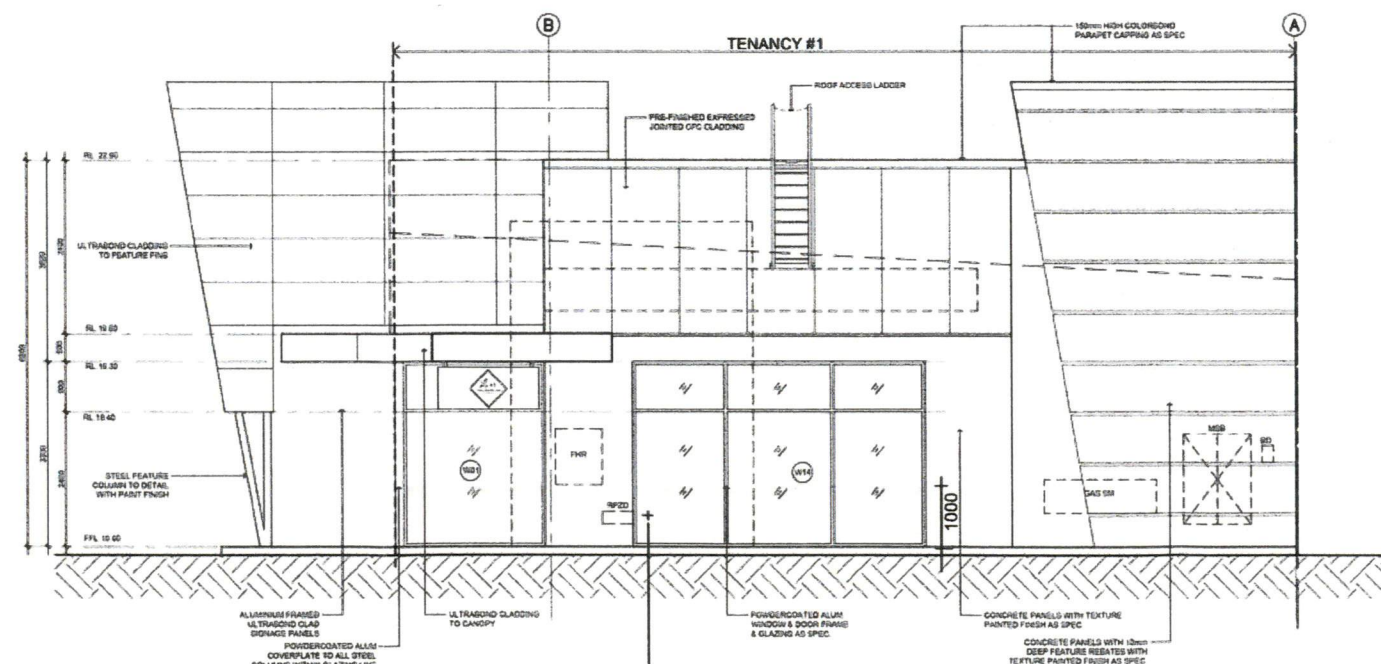
A101
1



TENANCY #1 - ELEVATION 1 (FRONT)
SCALE 1:50

White Window Frosting
1000mm High From ground level

Signage logo.
with 1000mm High
White window frosting
On Front door.



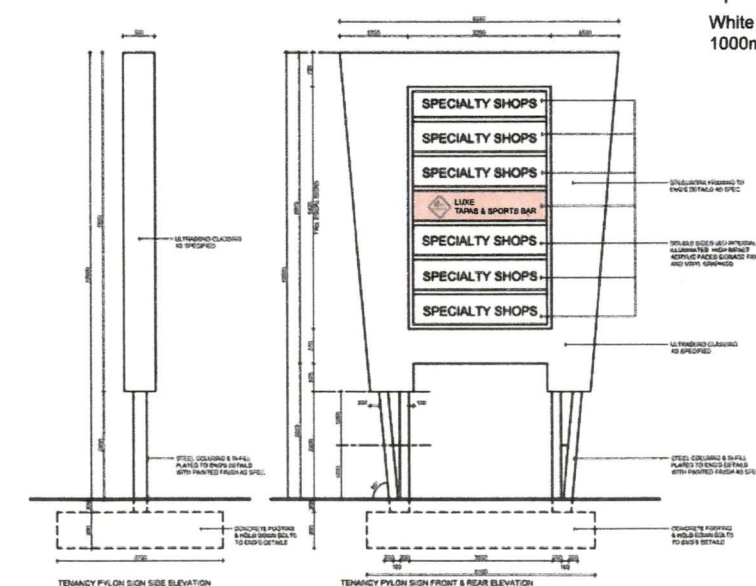
TENANCY #1 - ELEVATION 2 (SIDE)
SCALE 1:50

White Window Frosting
1000mm High From ground level



Signage logo.
with Rose Gold Background
On Signage box

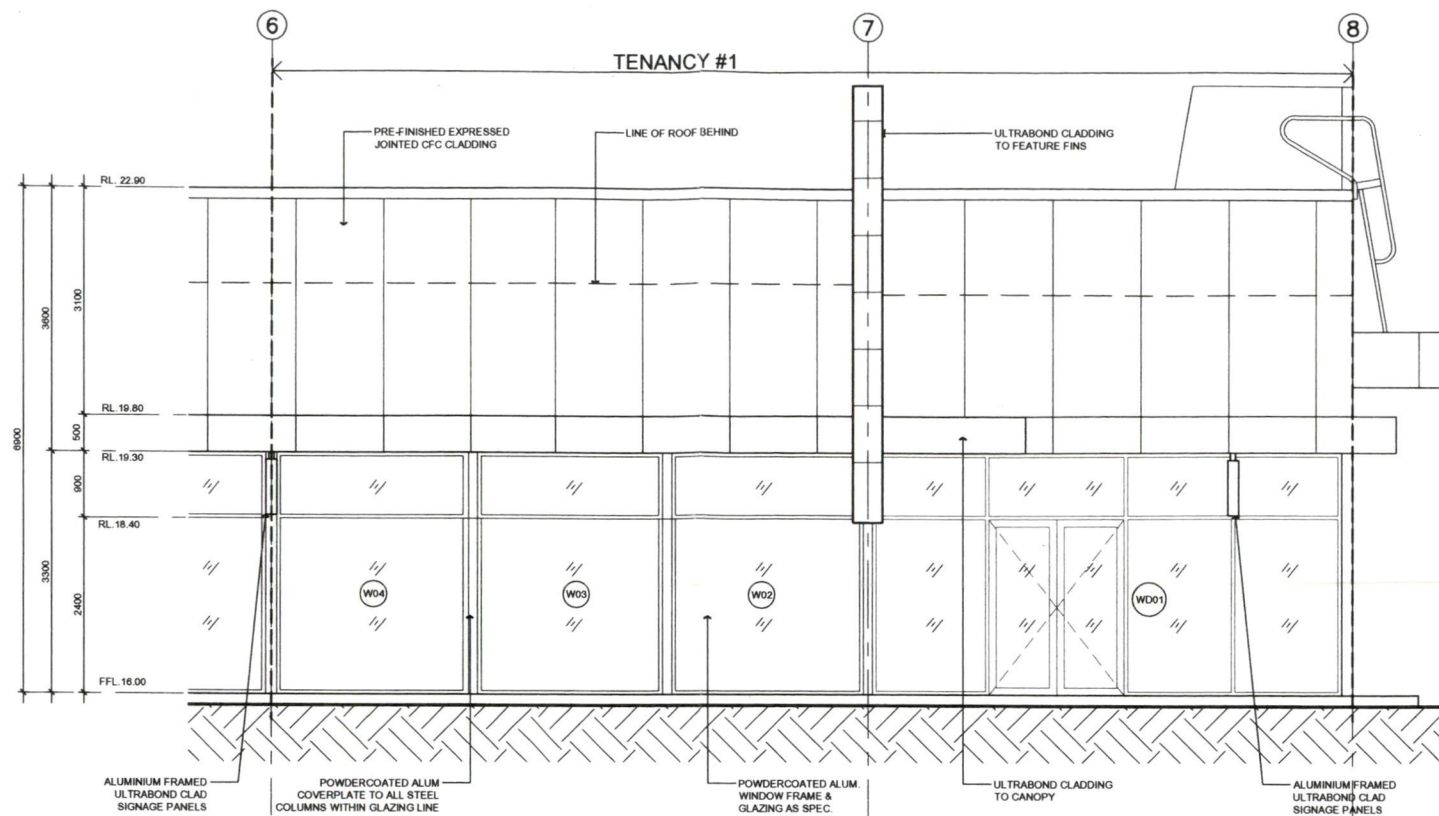
White Window Frosting
1000mm High From ground level



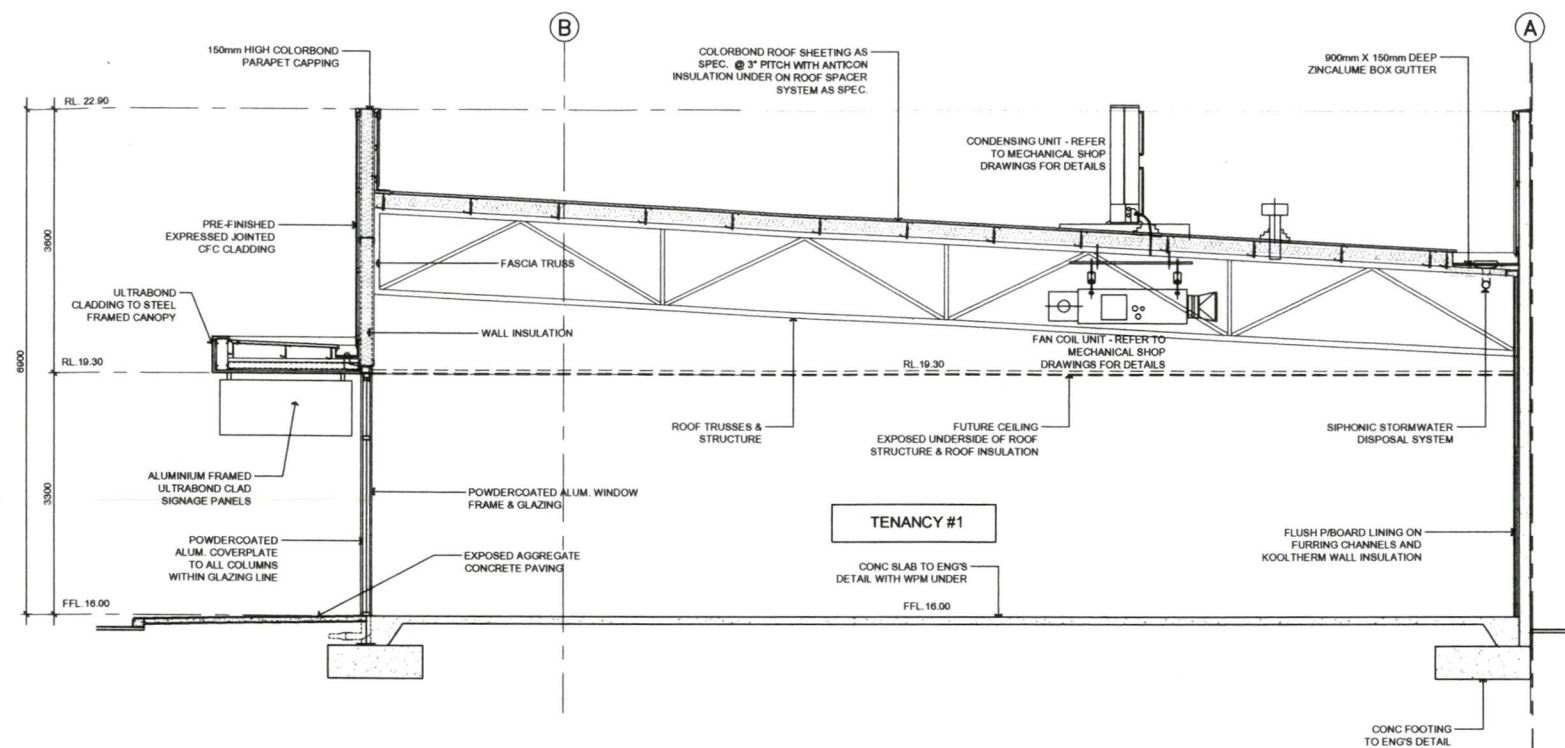
Typical Signage logo design

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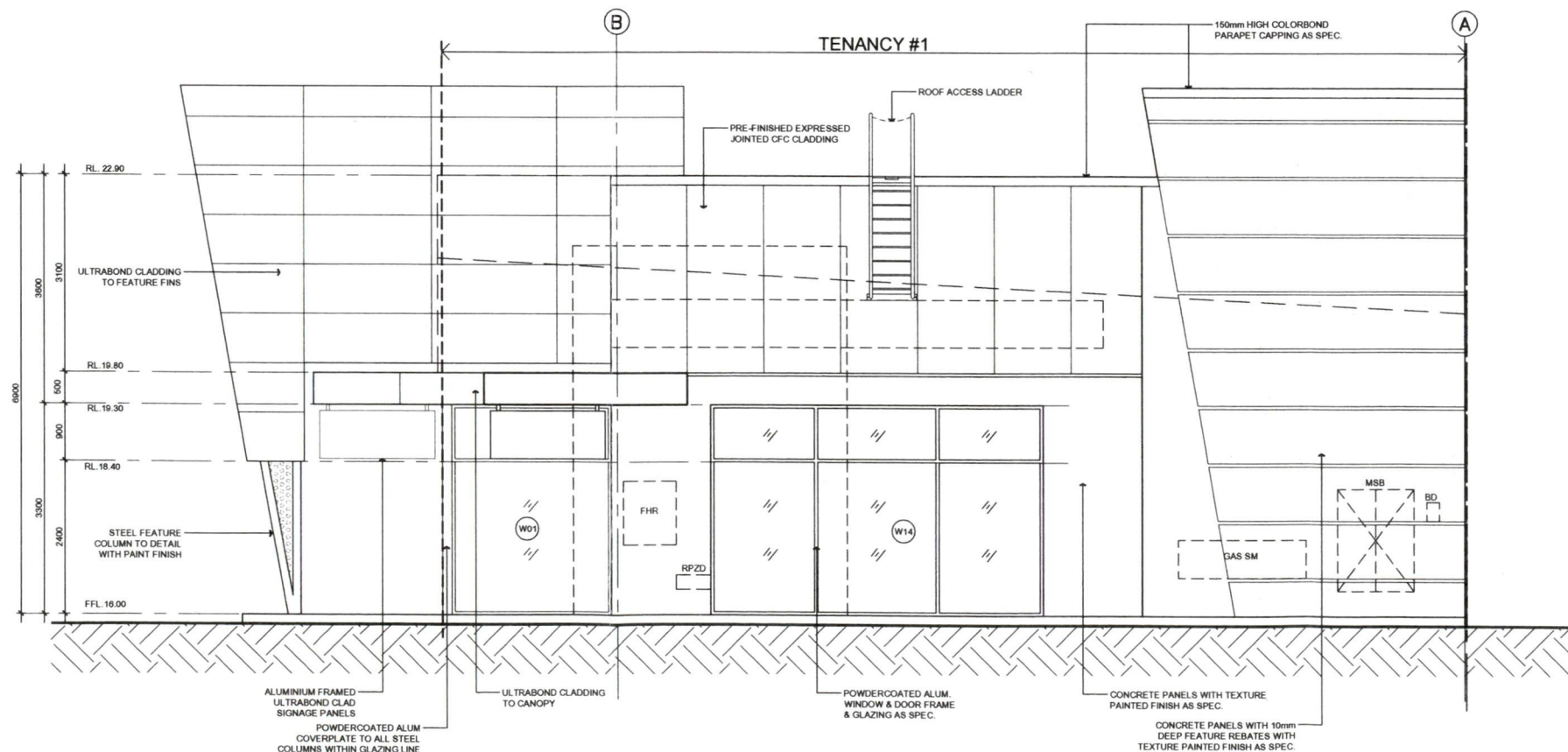
				<div><div><div></div></div><div><div>NEW FORM</div><div>CONSTRUCTION</div><div>architects & builders</div></div><div><div>206 railway parade</div><div>west leederville, wa 6007</div><div>93819710</div><div>robert@newformconstruction.com.au</div></div></div>	DRAWING TITLE SIGNAGE PLAN		CLIENT MR LUKE NORRIS		NOTE: SCALE/S APPLY FOR ORIGINAL DRAWING SIZE: A3		SCALES NTS	
					© THIS DRAWING IS COPYRIGHT THIS DRAWING IS THE PROPERTY OF NEW FORM CONSTRUCTION USE OR COPYING OF THIS DRAWING IN WHOLE OR PART WITHOUT THE WRITTEN PERMISSION OF NEW FORM CONSTRUCTION CONSTITUTES A COPYRIGHT INFRINGEMENT	PROJECT HALE VILLAGE MIXED USE DEVELOPMENT TENANCY 01		DRAWN SIGN: _____				
								DESIGNED SIGN: _____				
1	NLTL	21.11.17	CONCEPT DESIGN ISSUE					JOB NUMBER	DRAWING NUMBER A102	ISSUE No. 1		
issue	by	date	issue name		ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ON-SITE WORK & / OR OFF-SITE FABRICATION. ONLY FIGURED DIMENSIONS TO BE USED DO NOT SCALE THIS DRAWING							



TENANCY #1 - ELEVATION 1 (FRONT)
SCALE 1:50



TENANCY #1 - SECTION
SCALE 1:50



TENANCY #1 - ELEVATION 2 (SIDE)
SCALE 1:50

LEGEND:

	150mm CONCRETE PANELS TO ENG'S DETAILS WITH 30mm KOOLTHERM K12 INSULATION AS SPECIFIED FIXED TO WALL WITH 28mm FURRING CHANNELS AND 13mm PLASTERBOARD TO ROOF LEVEL
	FUTURE TENANCY PARTITION WALL
	WINDOW / DOOR NUMBER
	STEEL COLUMN
	STEEL COLUMN & DOWNPIPE
	STAINLESS STEEL BOLLARD

	PANEL JOINT
	CONTROL JOINT
	CONSTRUCTION JOINT
	SAWN JOINT
	INDUSTRIAL / GREASE WASTE POINT
	SEWER WASTE POINT
	VENT PIPE
	WATER SERVICE
	GAS SERVICE
	400A GAS COCK ON WALL AT 150mm BELOW FINISHED CEILING LINE
	200A COLD WATER BV WITH REMOTE READ SUBMETER ON WALL AT 150mm BELOW FINISHED CEILING LINE

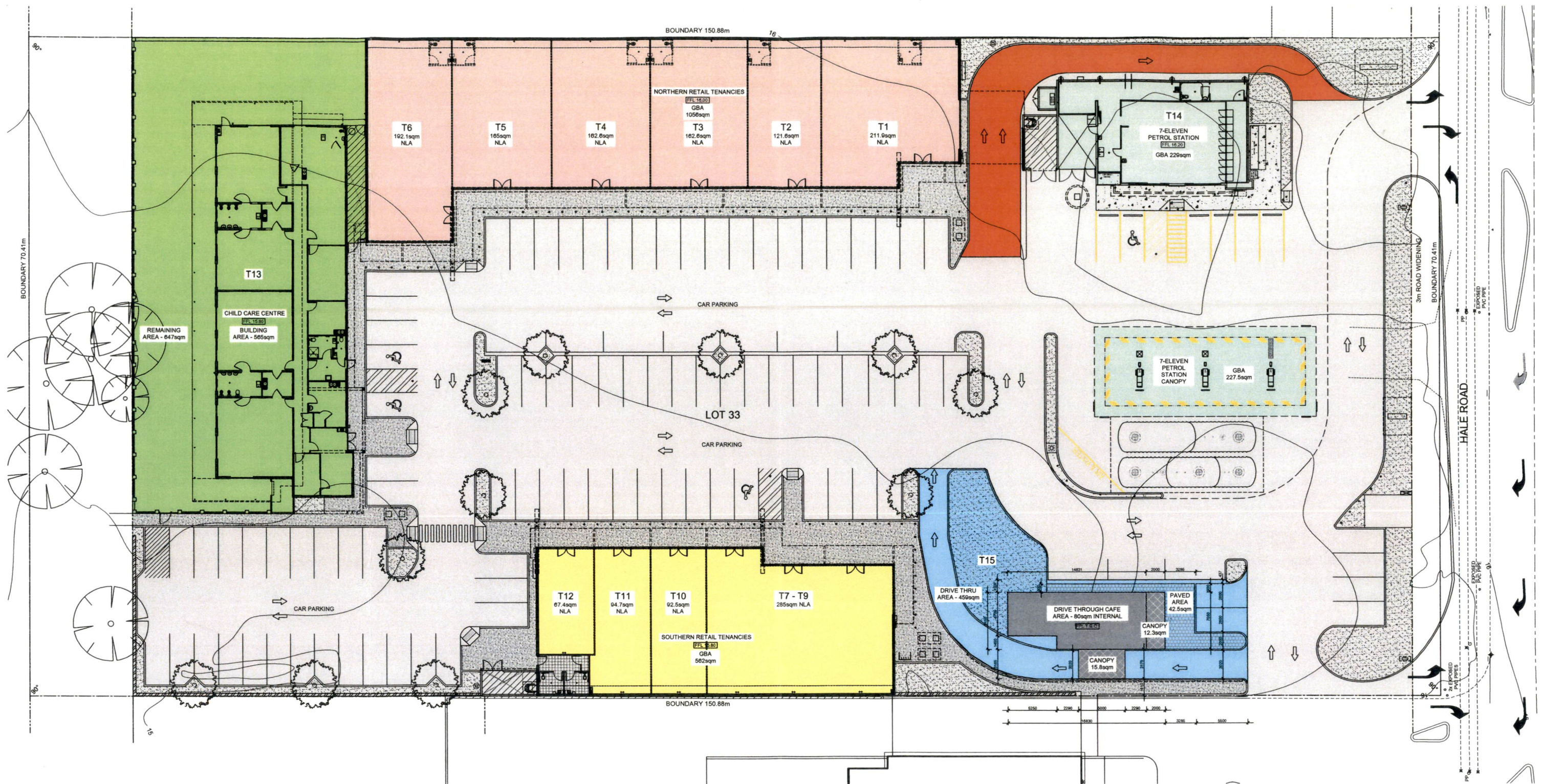
	GAS PIPEWORK IN CEILING SPACE
	WATER PIPEWORK IN CEILING SPACE
	DENOTES CONTINUATION OF SERVICES PIPES INTO ADJACENT TENANCY
	FIRE HOSE REEL
	REDUCED PRESSURE ZONE DEVICE
	TENANCY DISTRIBUTION BOARD
	FLOOR DISTRIBUTOR
	MAIN SWITCH BOARD
	BUILDING DISTRIBUTOR

	CEILING TYPE
	CEILING HEIGHT ABOVE FINISHED FLOOR LEVEL
	ULTRABOND CLADDING AS SPECIFIED
	LED EXTERIOR LIGHT TO ELEC. ENG'S DETAILS
	EMERGENCY LIGHT TO ELEC. ENG'S DETAILS
	EXIT SIGN TO ELEC. ENG'S DETAILS
	SURFACE MOUNTED LIGHT TO ELEC. ENG'S DETAILS

NORTHERN RETAIL

- AREA TO BE CONFIRMED BY LICENSED SURVEYOR.
- AREA CALCULATED FROM INSIDE WALL FACE OF EXTERIOR WALLS TO CENTRE LINE OF INTERTENANCY WALL.
- CHECK AND CONFIRM ALL DIMENSIONS AND LOCATIONS OF EXISTING SERVICES ON SITE.
- REFER ALSO TO TENANCY FITOUT GUIDE.

A	ISSUED FOR INFORMATION	AK	AK	10.11.2017
	revision/issue	drawn	checked	date
project	HALE VILLAGE - MIXED USE DEVELOPMENT	drawn	description	
	location	checked	TENANCY #1 DRAWINGS	
scale	1:50	date	10.11.2017	
	A1	project no	54.16	dwg no
Hodge Collard Preston ARCHITECTS				T1-2
Third Floor, 38 Richardson Street, West Perth, WA 6005 PO Box 743, West Perth, WA 6872 Ph: (08) 9322 5144 Fax: (08) 9322 5740 Email: admin@hpcperch.com				REV A



PROPOSED LEASE AREA PLAN
SCALE 1:200

LEGEND:

	LICENCED AREA - T1		CHILDCARE CENTRE LEASE AREA
	7 ELEVEN LEASE AREA		COMMON AREA
	DRIVE THROUGH CAFE LEASE AREA		
	SOUTHERN RETAIL TENANCY LEASE AREA		
	NORTHERN RETAIL TENANCY LEASE AREA		

ALL AREAS TO BE CONFIRMED BY LICENSED SURVEYOR.

!!! NOTE - THIS DRAWING SHOULD BE PRINTED IN COLOUR

H	TENANCIES T1 AND T2 FLOOR AREA REVISED	AK	AK	10.11.2017
G	TENANCY NUMBERS REVISED	AK	AK	05.10.2017
F	DIMENSIONS FOR DRIVE THROUGH CAFE ADDED	AK	AK	15.09.2017
E	DRIVE THROUGH CAFE ADDED IN LIEU OF MUZZ BUZZ PAD	AK	AK	15.09.2017
D	TENANCY T12 REVISED TO T11 AND TENANCY T11 REVISED TO T12	AK	AK	28.08.2017
C	MUZZ BUZZ LEASED AREA REVISED	AK	AK	22.12.2016
B	NORTHERN & SOUTHERN RETAIL TENANCY NLA ADDED	AK	AK	06.12.2016
A	MUZZ BUZZ BUILDING AREA & REMAINING AREA ADDED	AK	AK	01.12.2016
revision/issue	description	drawn	checked	date
project	HALE VILLAGE - MIXED USE DEVELOPMENT	drawn	description	
location	LOT 33 HALE ROAD, WATTLE GROVE	checked	LEASE AREA PLAN	
scale	1:200	date	11.11.2016	
sheet no	54.16	project no	54.16	dwg no
		rev	H	

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