



3 PROPOSED DEVELOPMENT

3.1 Development Summary

This proposal represents the development of a new landmark Tavern and Micro-brewery to be located on the corner of Cathedral Avenue and Foreshore Drive within the City's 'Regional Centre' zone. To facilitate this development, the existing building on the site is to be retained and redeveloped to accommodate a bar, dining area, staff office, kitchen, storeroom and microbrewing facilities.

The proposed development has been designed to actively engage with the adjoining road reserves and pedestrian walkways, by incorporating a combination of landscaping and outdoor alfresco dining within the existing pedestrian footpaths along Foreshore Drive and Cathedral Avenue.

Careful consideration has been taken to ensure that the development facilitates a high level of visual interest as viewed from the streetscape through the use of innovative building articulation and a renovation of the existing building façade abutting Cathedral Avenue and Foreshore Drive.

Approval of this development will facilitate the construction of a landmark facility, optimally located on a prominent corner-site adjacent to the attractive Foreshore reserve. This valuable addition to the locality will act as a significant attractor for local residents, drawing them into the area and enhancing economic and social activity, as well as serving as a valuable landmark to attract, service and promote tourism along the foreshore reserve.

3.2 Site Layout & Design

The proposed Tavern comprises an existing internal floor area of 422m². This internal existing floor area will accommodate a Kitchen, bar area, dining area and amenities. The existing alfresco, located along Cathedral Avenue will be renovated, utilised, and extended as part of the proposed development. It is anticipated that an additional 20m² of alfresco will be added to the existing building to be used for alfresco dining. Additional alfresco dining area is proposed along Foreshore Drive within the pedestrian walkway. Arrangements can be made with the City in relation to the specifications of additional alfresco dining areas located outside of the subject land boundaries.

The proposed brewery will be located within an extension to the existing building within the north-eastern portion of the lot. This extension will comprise of an additional 97m² and accommodate the brewery, storeroom and cool room associated with the Micro-brewery and Tavern. The development also proposes an additional 154m² to be located within the north-western portion of the lot to be used as a beer garden and children's playground. This area is proposed to be shaded by numerous shade sails and trees over the dining area and playground. This will provide an aesthetic which promotes the area as a vibrant family friendly location within a prime location along the Geraldton foreshore reserve.

The development proposes the provision of two (2) parking bays alongside 1 designated loading bay, located within the northern portion of the lot. Access to these bays can be derived from the formal cross over onto Foreshore Drive. This cross over currently services the parking lot located within this area

The entrance to the building is clearly identifiable and accessible from both road frontages ensuring that connectivity is maintained with existing pedestrian linkages.



3.3 Building Design and Rationale

The proposed development has been designed to celebrate its location on a visually prominent street corner. At the same time, the design acknowledges and sensitively responds to the amenity of the area and the foreshore reserve. The prominent location of the site and its location along the foreshore reserve ensures that development, within this context should represent a high-quality built form that activates the streetscape and promotes the vibrancy of the area. The proposal achieves this by providing alfresco dining that interacts with the streetscape, and a playground to promote a 'family friendly' venue to be enjoyed by the various demographics that utilise the foreshore area.

3.4 Development Operations and Staffing

3.4.1 General Operations

The proposed development will operate as a Tavern and Micro-brewery for the patronage of residents and tourists within the local area. Local beers are to be brewed on-site in the proposed brewing facilities, as demonstrated on the development plans. This will be served to patrons to consume on the premises. Packaged alcohol will also be available as a takeaway purchase from the bar. The proposed kitchen will be utilised to prepare meals in support of the Tavern use.

3.4.2 Tavern Operations and Staffing

The proposed Tavern will operate with a maximum of nine (9) staff members at any one time to accommodate for peak occupancy. The proposed operating hours for the tavern are as follows:

OPENING HOURS:

Mon	noon till 11pm
Tue	noon till 11pm
Wed	noon till 11pm
Thurs	noon till 11pm
Fri	noon till 11pm
Sat	noon till 11pm
Sun	noon till 11pm

The proposed tavern is proposed to open 7 days a week to promote this location as a key landmark which can be accessible by residents and tourists each day of the week. The likely 'peak hours' associated with the Tavern is expected to be from 12:00pm (Noon)- 2:00pm and from 6:00pm-8:00pm.

3.4.3 Microbrewery Operations and Staffing

The proposed microbrewing facilities will consist of thirteen (13) tanks utilised for the preparation of various beverages, common with locally brewed beers. The proposed brewery will be located within the extended portion of the building and accommodate viewing windows from the Beer Garden and Dining Area. The Brewery will be appropriately separated from the Tavern to avoid patron interference.

The Brewing process is done over 6-8 hours and is not considered to adversely affect the amenity of the area through noise or odour pollution. The process is closed off from public interference for sanitation purposes. Brewing is likely to occur 2-3 times a week, with each process having the capacity to brew 1000L of beer.

Deliveries of supplies required to produce the beer will occur outside of regular operating hours, and will be facilitated by the provision of a commercial loading bay to the rear of the proposed development. The proposed delivery times associated with the brewery and tavern would occur before 11am Monday-Friday. This estimate is based on the likely scheduling of Geraldton freight



companies. In the Exmouth facility, brewery receive deliveries 2x a week to cater for the whole facility, and similar is expected here.

The proposed microbrewing facilities will be operated by a maximum of two (2) dedicated staff members at any one time. The proposed operating hours for the production processes associated with the microbrewing facilities are as follows.

OPERATING HOURS:

Mon	9am till 5pm
Tue	9am till 5pm
Wed	9am till 5pm
Thurs	9am till 5pm
Fri	9am till 5pm

This will include all of the maintenance and servicing of facilities. It is noted that the proposed microbrewing facilities emit very low levels of noise during operation and servicing, which is particularly important for customer comfort , given their location within the bar/public area.

3.5 General Site Development

This proposal has been designed in a manner that is cohesive and in accordance with the provisions set out in the City’s Local Planning Scheme No. 1 (LPS 1) which is the primary legislation governing development standards for this proposal.

The following provides a summary of the general site development principles included throughout this proposal.

3.5.1 Vehicle Movements

Vehicle movements are accommodated by the provision of an existing crossover onto Foreshore Drive. The crossover services an existing carpark which provides shared parking for the various businesses within this ‘Regional Centre’ block.

A secondary informal crossover and access way is located onto Foreshore drive which has direct access to Lot 101. This crossover will be removed as part of this application to support the proposed extensions to the development. The removal of this crossover will not adversely affect the traffic volumes associated with the alternative crossover, as the traffic movements within the site will remain minimal, given the limited provision of car parking bays.

3.5.2 Vehicle Parking

A total of three (3) parking bays and an additional one (1) loading bay has been provided to support this development.

3.5.3 Landscaping

Landscaping has been depicted nominally across the site, but it should be noted that that the final landscaping design can be subject to a condition of development approval. Significant



landscaping is proposed within the site to assist in providing an aesthetic of the site and additional shade within the outdoor beer garden. The large mature trees within the road reserve of Foreshore drive, will be retained and assist in providing the aesthetic of the development. Landscaping is also proposed to be integrated throughout alfresco seating areas. This will enhance the amenity and sustainability of the popular foreshore strip by providing valuable canopy cover to pedestrians and reducing the impacts of the Urban Heat Island (UHI) effect caused by the lack of green cover across urban areas.

3.5.4 Building Bulk and Scale

The building height of the proposed extension to the development has been designed to respect the existing building and the built form within the immediate area. In keeping with this, the maximum height of the development has been proposed for approximately 5.5m high.

Innovative design elements such as the use of open-glazed windows, canopy overhangs and a unique building articulation have been integrated into the design of the proposed development to assist in providing a seamless extension to the existing building and an aesthetically pleasing addition to the surrounding area and foreshore reserve, without dominating the visual landscape.

3.5.5 Drainage and Water Management

The existing drainage and water management conditions will be retained for the new development.

3.5.6 Waste Management

Waste management, including the storage and movement of bins has been considered in the design of the development. A waste storage area has been included at the eastern corner of the site, behind the building, and is suitably screened from view of the alfresco areas and surrounding land uses and streetscape. This will ensure that any unpleasant sights or smells are prevented from negatively impacting the amenity of the development and surrounding area.

Given some details regarding bin movement and collection will be finalised at building permit stage. It is expected that a condition of development approval would require the preparation of a Waste Management Plan that appropriately responds to the operation of the development.

3.5.7 Signage

Minimal signage has been proposed for this development. Two signs are to be integrated into the primary façade of the building facing Cathedral Avenue and Foreshore Drive respectively, Careful consideration has been taken to ensure that the signage and entranceway are clearly visible from the main street and that the design reflects the aesthetic style and character of surrounding developments via the selection of locally favoured materials and colours.