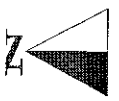




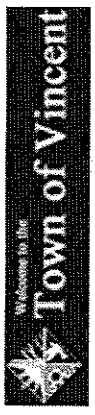
Nos 331-  
367  
Bulwer  
Street



19/02/2009

1:1831

The Town of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the Town of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



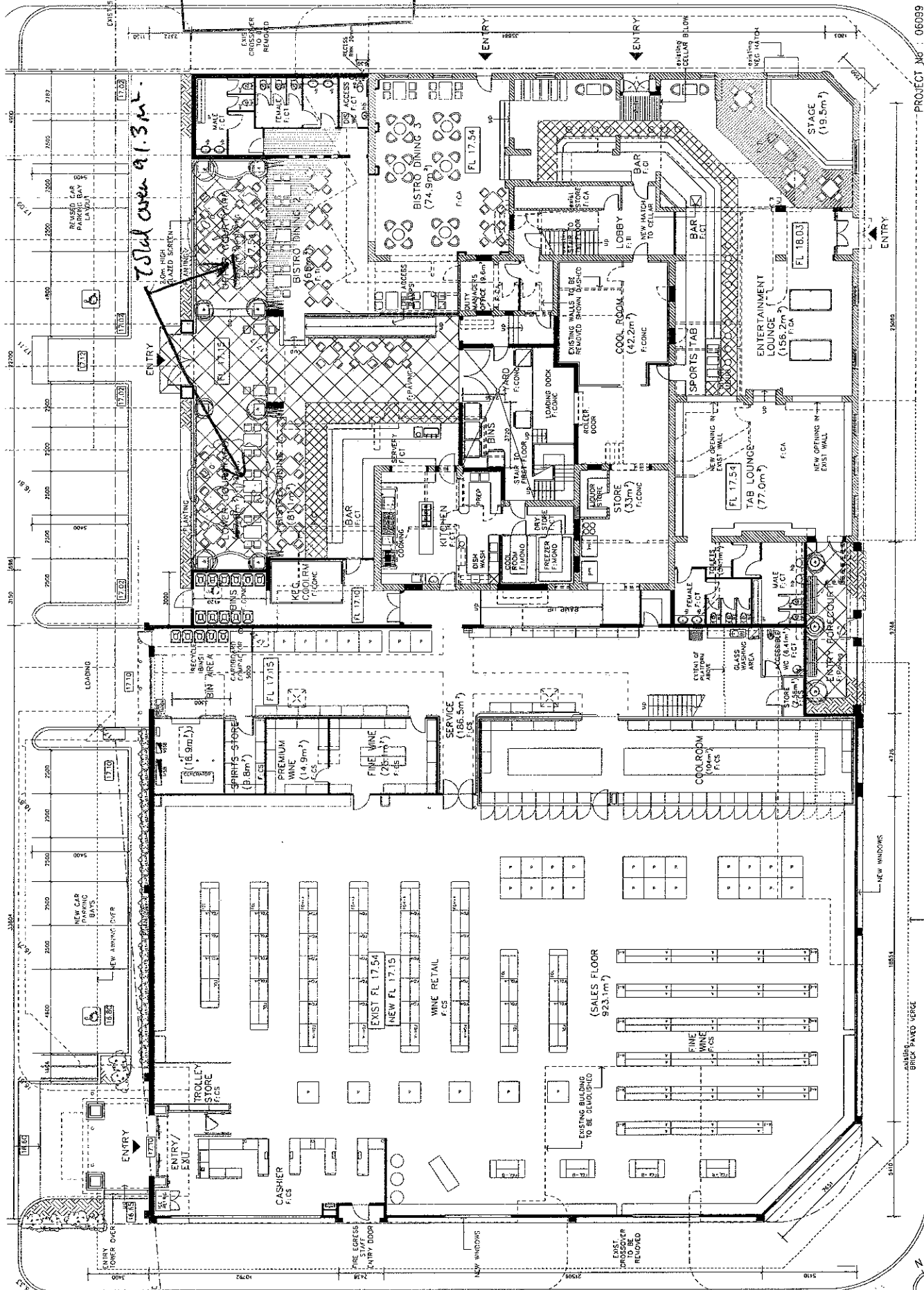


TOWN OF VINCENT  
AMENDED PLANS

18 FEB 2009

Item 9.1.16

WALL LEGEND  
 ■ NEW WALL  
 ▨ EXIST. WALL



PROJECT No. 06099  
 Issue No. : P01 rev G  
 Date : 13 FEBRUARY 2009

**PLANNING**  
 OLDFIELD KNOTT  
 ARCHITECTS PTY LTD  
 607 WALKER STREET, BRISBANE, QLD 4008  
 P.O. BOX 8498, SUBURBAN, W.A. 6008  
 TEL: (08) 9381 8747 FAX: (08) 9381 4619  
 EMAIL: J.KNOTT@OLDFIELDKNOTT.COM.AU

C WESTERN COURTYARD AREAS REDUCED  
 WINDOWS/AVENUE ADDED

HYDE PARK HOTEL - ALTERATIONS & ADDITIONS  
 CNR FITZGERALD, BULWER & LAWLEY STREETS, PERTH

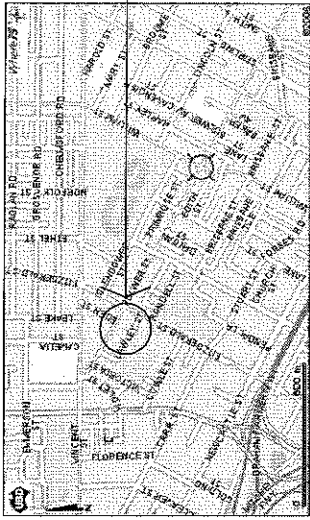
GROUND FLOOR PLAN (PROPOSED)  
 SCALE 1:100

VINCENT  
LANS  
009

LAWLEY  
STREET



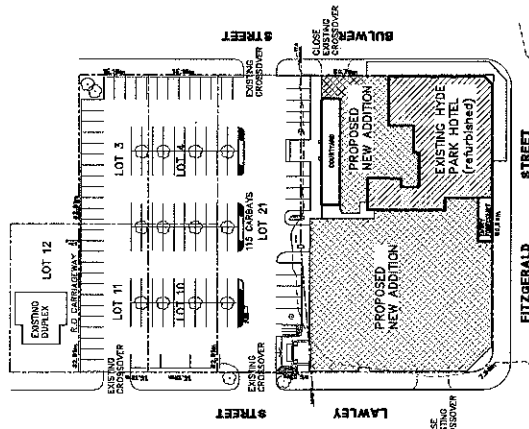
HYDE PARK HOTEL CNR  
FITZGERALD,  
BULWER & LAWLEY  
STREETS, PERTH,  
LOTS 3,4,10,11,12,21



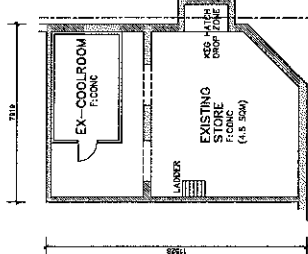
LOCATION PLAN

TOWN OF VINCENT  
AMENDED PLANS  
18 FEB 2009

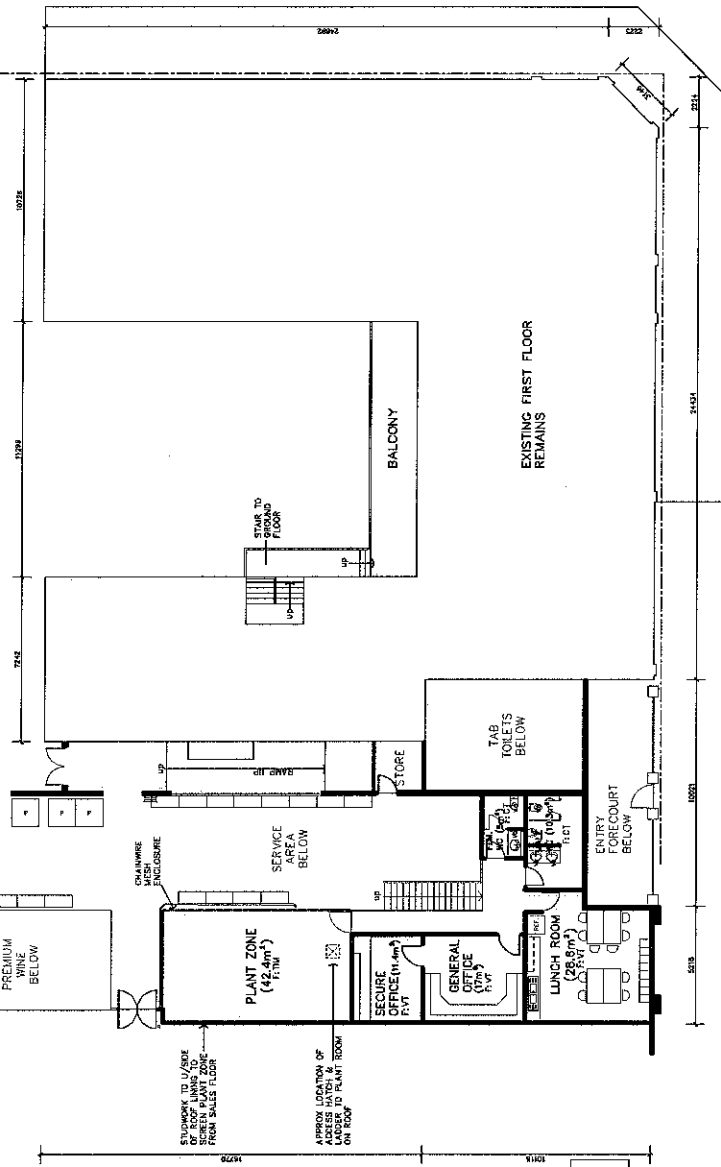
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LOT 3, 4, 10, 11, 12, 21	FITZGERALD, BULWER & LAWLEY STREETS, PERTH.
TOWN LOTS	65A, 65B, 65C, 65D, 65E, 65F, 65G, 65H, 65I, 65J, 65K, 65L, 65M, 65N, 65O, 65P, 65Q, 65R, 65S, 65T, 65U, 65V, 65W, 65X, 65Y, 65Z, 66A, 66B, 66C, 66D, 66E, 66F, 66G, 66H, 66I, 66J, 66K, 66L, 66M, 66N, 66O, 66P, 66Q, 66R, 66S, 66T, 66U, 66V, 66W, 66X, 66Y, 66Z, 67A, 67B, 67C, 67D, 67E, 67F, 67G, 67H, 67I, 67J, 67K, 67L, 67M, 67N, 67O, 67P, 67Q, 67R, 67S, 67T, 67U, 67V, 67W, 67X, 67Y, 67Z, 68A, 68B, 68C, 68D, 68E, 68F, 68G, 68H, 68I, 68J, 68K, 68L, 68M, 68N, 68O, 68P, 68Q, 68R, 68S, 68T, 68U, 68V, 68W, 68X, 68Y, 68Z, 69A, 69B, 69C, 69D, 69E, 69F, 69G, 69H, 69I, 69J, 69K, 69L, 69M, 69N, 69O, 69P, 69Q, 69R, 69S, 69T, 69U, 69V, 69W, 69X, 69Y, 69Z, 70A, 70B, 70C, 70D, 70E, 70F, 70G, 70H, 70I, 70J, 70K, 70L, 70M, 70N, 70O, 70P, 70Q, 70R, 70S, 70T, 70U, 70V, 70W, 70X, 70Y, 70Z, 71A, 71B, 71C, 71D, 71E, 71F, 71G, 71H, 71I, 71J, 71K, 71L, 71M, 71N, 71O, 71P, 71Q, 71R, 71S, 71T, 71U, 71V, 71W, 71X, 71Y, 71Z, 72A, 72B, 72C, 72D, 72E, 72F, 72G, 72H, 72I, 72J, 72K, 72L, 72M, 72N, 72O, 72P, 72Q, 72R, 72S, 72T, 72U, 72V, 72W, 72X, 72Y, 72Z, 73A, 73B, 73C, 73D, 73E, 73F, 73G, 73H, 73I, 73J, 73K, 73L, 73M, 73N, 73O, 73P, 73Q, 73R, 73S, 73T, 73U, 73V, 73W, 73X, 73Y, 73Z, 74A, 74B, 74C, 74D, 74E, 74F, 74G, 74H, 74I, 74J, 74K, 74L, 74M, 74N, 74O, 74P, 74Q, 74R, 74S, 74T, 74U, 74V, 74W, 74X, 74Y, 74Z, 75A, 75B, 75C, 75D, 75E, 75F, 75G, 75H, 75I, 75J, 75K, 75L, 75M, 75N, 75O, 75P, 75Q, 75R, 75S, 75T, 75U, 75V, 75W, 75X, 75Y, 75Z, 76A, 76B, 76C, 76D, 76E, 76F, 76G, 76H, 76I, 76J, 76K, 76L, 76M, 76N, 76O, 76P, 76Q, 76R, 76S, 76T, 76U, 76V, 76W, 76X, 76Y, 76Z, 77A, 77B, 77C, 77D, 77E, 77F, 77G, 77H, 77I, 77J, 77K, 77L, 77M, 77N, 77O, 77P, 77Q, 77R, 77S, 77T, 77U, 77V, 77W, 77X, 77Y, 77Z, 78A, 78B, 78C, 78D, 78E, 78F, 78G, 78H, 78I, 78J, 78K, 78L, 78M, 78N, 78O, 78P, 78Q, 78R, 78S, 78T, 78U, 78V, 78W, 78X, 78Y, 78Z, 79A, 79B, 79C, 79D, 79E, 79F, 79G, 79H, 79I, 79J, 79K, 79L, 79M, 79N, 79O, 79P, 79Q, 79R, 79S, 79T, 79U, 79V, 79W, 79X, 79Y, 79Z, 80A, 80B, 80C, 80D, 80E, 80F, 80G, 80H, 80I, 80J, 80K, 80L, 80M, 80N, 80O, 80P, 80Q, 80R, 80S, 80T, 80U, 80V, 80W, 80X, 80Y, 80Z, 81A, 81B, 81C, 81D, 81E, 81F, 81G, 81H, 81I, 81J, 81K, 81L, 81M, 81N, 81O, 81P, 81Q, 81R, 81S, 81T, 81U, 81V, 81W, 81X, 81Y, 81Z, 82A, 82B, 82C, 82D, 82E, 82F, 82G, 82H, 82I, 82J, 82K, 82L, 82M, 82N, 82O, 82P, 82Q, 82R, 82S, 82T, 82U, 82V, 82W, 82X, 82Y, 82Z, 83A, 83B, 83C, 83D, 83E, 83F, 83G, 83H, 83I, 83J, 83K, 83L, 83M, 83N, 83O, 83P, 83Q, 83R, 83S, 83T, 83U, 83V, 83W, 83X, 83Y, 83Z, 84A, 84B, 84C, 84D, 84E, 84F, 84G, 84H, 84I, 84J, 84K, 84L, 84M, 84N, 84O, 84P, 84Q, 84R, 84S, 84T, 84U, 84V, 84W, 84X, 84Y, 84Z, 85A, 85B, 85C, 85D, 85E, 85F, 85G, 85H, 85I, 85J, 85K, 85L, 85M, 85N, 85O, 85P, 85Q, 85R, 85S, 85T, 85U, 85V, 85W, 85X, 85Y, 85Z, 86A, 86B, 86C, 86D, 86E, 86F, 86G, 86H, 86I, 86J, 86K, 86L, 86M, 86N, 86O, 86P, 86Q, 86R, 86S, 86T, 86U, 86V, 86W, 86X, 86Y, 86Z, 87A, 87B, 87C, 87D, 87E, 87F, 87G, 87H, 87I, 87J, 87K, 87L, 87M, 87N, 87O, 87P, 87Q, 87R, 87S, 87T, 87U, 87V, 87W, 87X, 87Y, 87Z, 88A, 88B, 88C, 88D, 88E, 88F, 88G, 88H, 88I, 88J, 88K, 88L, 88M, 88N, 88O, 88P, 88Q, 88R, 88S, 88T, 88U, 88V, 88W, 88X, 88Y, 88Z, 89A, 89B, 89C, 89D, 89E, 89F, 89G, 89H, 89I, 89J, 89K, 89L, 89M, 89N, 89O, 89P, 89Q, 89R, 89S, 89T, 89U, 89V, 89W, 89X, 89Y, 89Z, 90A, 90B, 90C, 90D, 90E, 90F, 90G, 90H, 90I, 90J, 90K, 90L, 90M, 90N, 90O, 90P, 90Q, 90R, 90S, 90T, 90U, 90V, 90W, 90X, 90Y, 90Z, 91A, 91B, 91C, 91D, 91E, 91F, 91G, 91H, 91I, 91J, 91K, 91L, 91M, 91N, 91O, 91P, 91Q, 91R, 91S, 91T, 91U, 91V, 91W, 91X, 91Y, 91Z, 92A, 92B, 92C, 92D, 92E, 92F, 92G, 92H, 92I, 92J, 92K, 92L, 92M, 92N, 92O, 92P, 92Q, 92R, 92S, 92T, 92U, 92V, 92W, 92X, 92Y, 92Z, 93A, 93B, 93C, 93D, 93E, 93F, 93G, 93H, 93I, 93J, 93K, 93L, 93M, 93N, 93O, 93P, 93Q, 93R, 93S, 93T, 93U, 93V, 93W, 93X, 93Y, 93Z, 94A, 94B, 94C, 94D, 94E, 94F, 94G, 94H, 94I, 94J, 94K, 94L, 94M, 94N, 94O, 94P, 94Q, 94R, 94S, 94T, 94U, 94V, 94W, 94X, 94Y, 94Z, 95A, 95B, 95C, 95D, 95E, 95F, 95G, 95H, 95I, 95J, 95K, 95L, 95M, 95N, 95O, 95P, 95Q, 95R, 95S, 95T, 95U, 95V, 95W, 95X, 95Y, 95Z, 96A, 96B, 96C, 96D, 96E, 96F, 96G, 96H, 96I, 96J, 96K, 96L, 96M, 96N, 96O, 96P, 96Q, 96R, 96S, 96T, 96U, 96V, 96W, 96X, 96Y, 96Z, 97A, 97B, 97C, 97D, 97E, 97F, 97G, 97H, 97I, 97J, 97K, 97L, 97M, 97N, 97O, 97P, 97Q, 97R, 97S, 97T, 97U, 97V, 97W, 97X, 97Y, 97Z, 98A, 98B, 98C, 98D, 98E, 98F, 98G, 98H, 98I, 98J, 98K, 98L, 98M, 98N, 98O, 98P, 98Q, 98R, 98S, 98T, 98U, 98V, 98W, 98X, 98Y, 98Z, 99A, 99B, 99C, 99D, 99E, 99F, 99G, 99H, 99I, 99J, 99K, 99L, 99M, 99N, 99O, 99P, 99Q, 99R, 99S, 99T, 99U, 99V, 99W, 99X, 99Y, 99Z, 100A, 100B, 100C, 100D, 100E, 100F, 100G, 100H, 100I, 100J, 100K, 100L, 100M, 100N, 100O, 100P, 100Q, 100R, 100S, 100T, 100U, 100V, 100W, 100X, 100Y, 100Z



SITE PLAN (SEE DWG P.06 FOR LARGER DETAIL)



CELLAR PLAN  
SCALE 1:100



PROPOSED UPPER MEZZANINE  
SCALE 1:100

WALL LEGEND  
  
NEW WALL  
  
EXIST. WALL

PROJECT No : 06099  
 ISSUE No : P.02 Rev G  
 DATE : 13 FEBRUARY 2009  
**PLANNING**

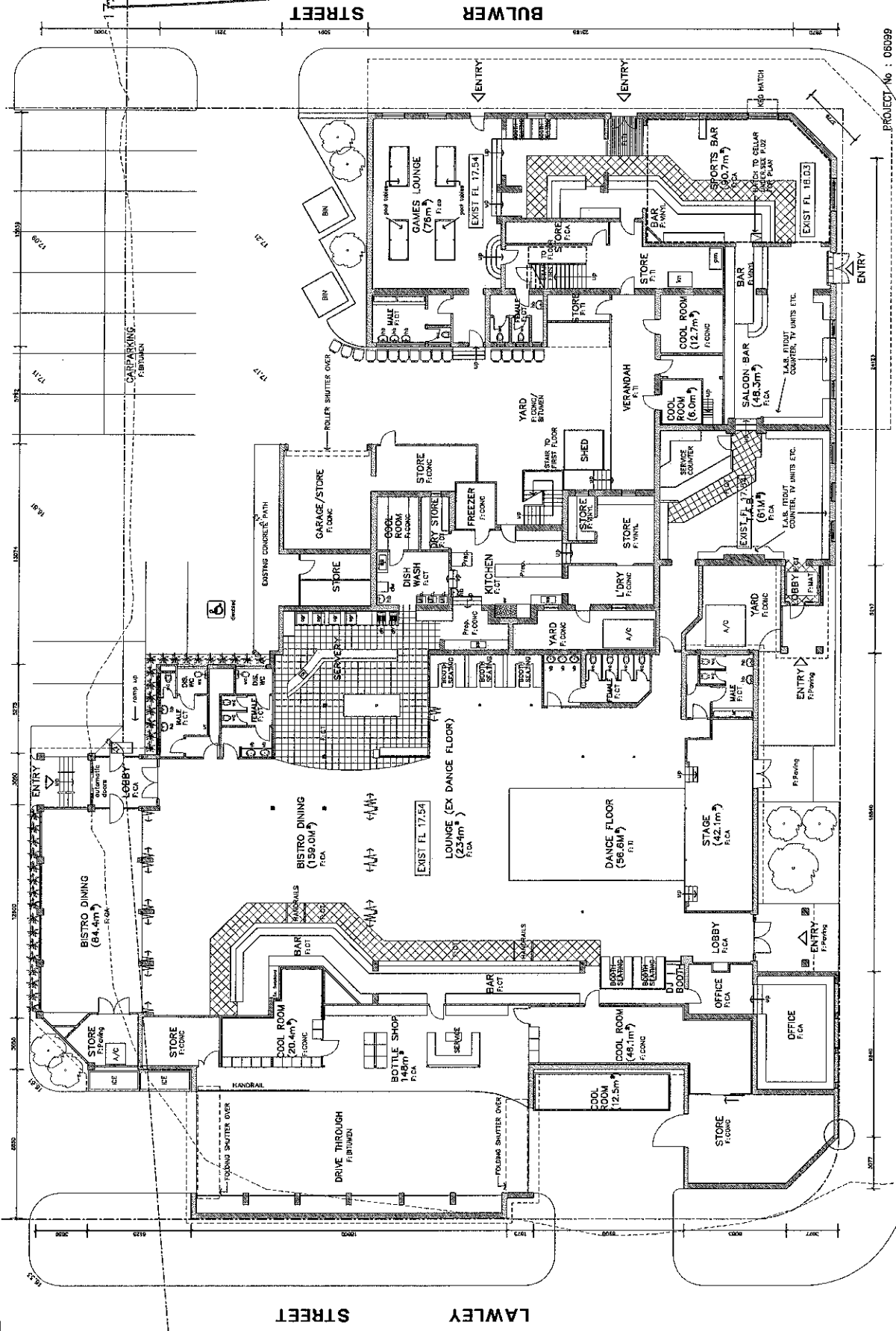
**OLDFIELD KNOTT**  
 ARCHITECTS PTY. LTD.  
 207 MAY STREET, DALMEITH GORGE  
 PERTH, WEST AUSTRALIA 6104  
 TEL: (08) 9487 0261 FAX: (08) 9487 0418  
 EMAIL: info@oldfieldknott.com.au



HYDE PARK HOTEL - ALTERATIONS & ADDITIONS  
 CNR FITZGERALD, BULWER & LAWLEY STREETS, PERTH

NOTE: DIMENSIONS ARE APPROXIMATE  
 SUBJECT TO SITE SURVEY

TOWN OF VINCENT  
 AMENDED PLANS  
 18 FEB 2009



GROUND FLOOR PLAN  
 AS EXISTING  
 SCALE 1:100

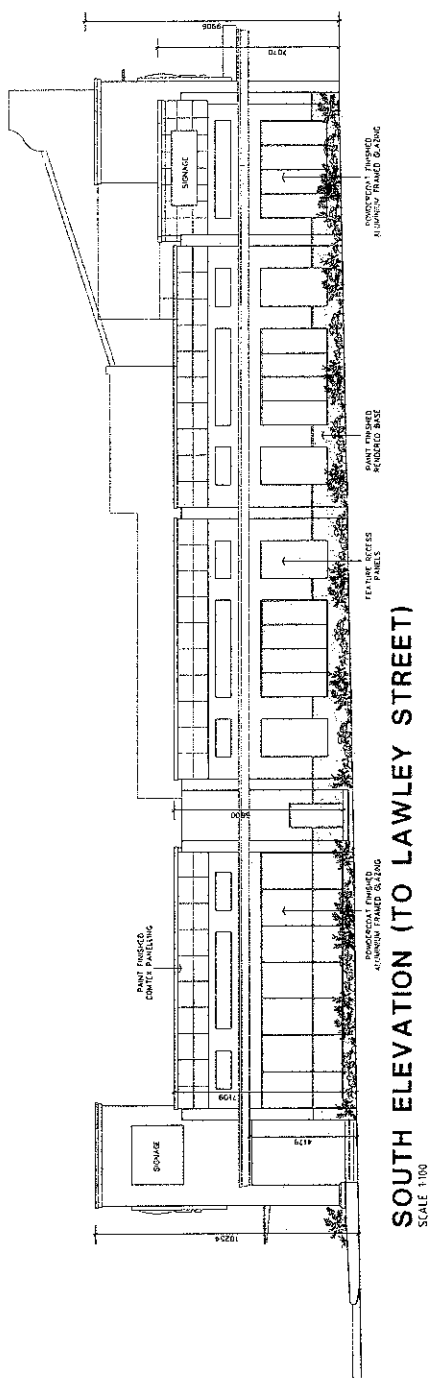
FITZGERALD STREET  
 HYDE PARK HOTEL - ALTERATIONS & ADDITIONS  
 CNR FITZGERALD, BULWER & LAWLEY STREETS, PERTH

PROJECT No : 06099  
 ISSUE No : P.03 Rev D  
 Date : 13 FEBRUARY 2009  
**PLANNING**  
 OLDFIELD KNOTT  
 ARCHITECTS PTY. LTD.  
 P.O. BOX 619, SUBIACO, W.A. 6004  
 P.O. BOX 100, PERTH, W.A. 6001  
 P.O. BOX 100, PERTH, W.A. 6001

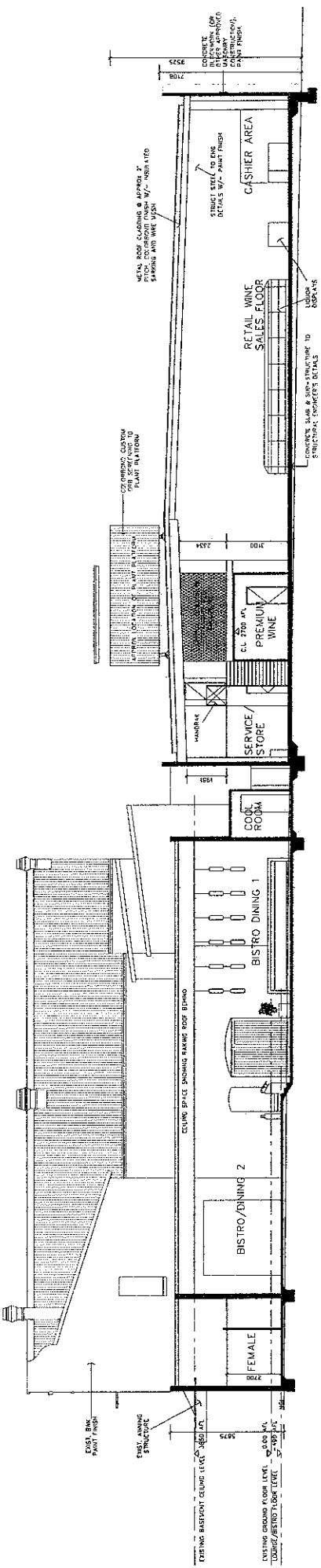




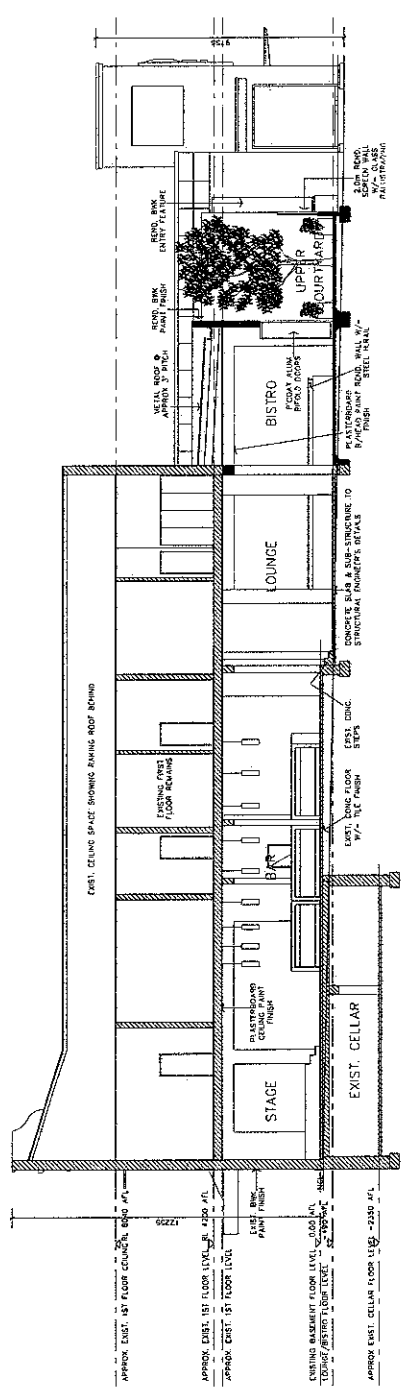
TOWN OF VINCENT  
 AMENDED PLANS  
 18 FEB 2009



**SOUTH ELEVATION (TO LAWLEY STREET)**  
 SCALE 1:100



**SECTION X-X**  
 SCALE 1:100



**SECTION Y-Y**  
 SCALE 1:100

**WALL LEGEND**  
 ■ NEW WALL  
 ▨ EXIST. WALL

PROJECT No : 060899  
 ISSUE No : P-05 Rev B  
 DATE : 13 FEBRUARY 2009

**PLANNING**

**OLDFIELD KNOTT ARCHITECTS PTY. LTD.**  
 5/50 GARDNER STREET  
 PERTH, WESTERN AUSTRALIA 6000  
 TEL: (08) 9381 9788 FAX: (08) 9381 4619  
 EMAIL: info@oldfieldknott.com.au



GENERAL SCALE: ALTERNATIVE  
 WIDTHS/PLANNING: A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100

**HYDE PARK HOTEL - ALTERATIONS & ADDITIONS**  
 CNR FITZGERALD, BULWER & LAWLEY STREETS, PERTH

**MGA** TOWN PLANNERS  
Principal - Peter Golf

26 Mayfair Street  
West Perth 6005  
Western Australia

Telephone (08) 9321 3011  
Facsimile (08) 9324 1961  
Mobile 0408 096 040  
Email mga@global.net.au

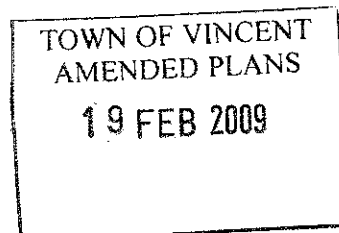
Postal Address:  
PO Box 104  
WEST PERTH 6872

ACN 008 887 230  
ABN 14 311 076 348

Our Ref: 2566

19 February 2009

Chief Executive Officer  
Town of Vincent  
P O Box 82  
LEEDERVILLE WA 6902



**Attention: Mr Rasaratnam Rasiah**

Dear Sir

**Re: Hyde Park Hotel**

We refer to the recently submitted modified plans for the redevelopment of the Hyde Park Hotel and provide the following comments. As you will recall, the original proposal was refused because of :

1. Excessive area devoted to the sale of alcohol.
2. Significant change in use, resulting in loss of entertainment and change in culture of the premises.
3. Increased parking shortfall.
4. Substantial complaints received from businesses and residents in the area.
5. Affect on amenity of residents and businesses in the area.

Parking

It is proposed to address parking first. The Minutes from Council's meeting of 16 December 2006 provided the following parking assessment.



<b>Requirements as per Parking and Access Policy</b>	<b>Required</b>
Tavern (1 space per 3.8 square metres of public floor area or 1 space per 4.5 persons of maximum number of persons approved for the site, whichever is the greater)  Public floor area = 553 square metres Parking required = 145.53 car bays or Maximum number of persons as per the Town's Health Services = 589 Parking required = 130.89 car bays	218 car bays (nearest whole number)
Retail Premises-bottleshop (1space per 15 square metres of gross floor area) Area of shop = 1094 square metres Parking required = 72.93 car bays  Total Parking required = 218.46 car bays	
Apply the parking adjustment factors <ul style="list-style-type: none"> <li>▪ 0.85 (within 400 metres of a bus stop)</li> <li>▪ 0.85 (within 400 metres of an existing public car parking place(s) with in excess of a total of 75 car parking spaces)</li> </ul>	(0.723)
	157.61 car bays
Car parking provided on-site	115 car bays
Minus the most recently approved on-site parking shortfall	12.93 car bays
Resultant shortfall	29.68 bays

<b>Requirements</b>	<b>Existing</b>	<b>Proposed</b>
Car Parking	Public floor area = 810 square metres Parking required = 213.16 bays  Area of Drive Through (Retail) = 227 square metres Parking required = 15.13 car bays  Total parking requirement = 229 car bays (nearest whole number)  Total parking requirements (after applying adjustment factors) = $229 \times 0.723 = 165.57$ car bays  Parking provided on-site = 124 car bays  Minus the most recently approved on- site parking shortfall = 12.93 car bays  Existing shortfall = 28.64 car bays	As per above parking calculation – resultant parking shortfall = 29.68 car bays.

Revised plans adjust the floor areas to balance the proposed development with the existing development in terms of parking as detailed below.

Requirements as per Parking and Access Policy	Required
Tavern (1 space per 3.8 square metres of public floor area or 1 space per 4.5 persons of maximum number of persons approved for the site, whichever is the greater)  Public floor area = 545.8 square metres Parking required = 143.63 car bays or Maximum number of persons as per the Town's Health Services = 589 Parking required = 130.89 car bays	216.56 car bays
Retail Premises-bottleshop (1space per 15 square metres of gross floor area) Area of shop = 1094 square metres Parking required = 72.93 car bays  Total Parking required = 218.46 car bays	
Apply the parking adjustment factors <ul style="list-style-type: none"> <li>▪ 0.85 (within 400 metres of a bus stop)</li> <li>▪ 0.85 (within 400 metres of an existing public car parking place(s) with in excess of a total of 75 car parking spaces)</li> </ul>	(0.723)
Car parking provided on-site	156.57 car bays
Minus the most recently approved on-site parking shortfall	115 car bays
Resultant shortfall	12.93 car bays
	28.64 bays

Requirements	Existing	Proposed
Car Parking	Public floor area = 810 square metres Parking required = 213.16 bays  Area of Drive Through (Retail) = 227 square metres Parking required = 15.13 car bays  Total parking requirement = 229 car bays (nearest whole number)  Total parking requirements (after applying adjustment factors) = $229 \times 0.723 = 165.57$ car bays  Parking provided on-site = 124 car bays  Minus the most recently approved on-site parking shortfall = 12.93 car bays  Existing shortfall = 28.64 car bays	As per above parking calculation-- resultant parking shortfall = 28.64 car bays.

### Excessive Area For Sale Of Alcohol

The proposal is to create a high quality packaged liquor outlet predominantly trading in wines including a large premium wine section. The store will carry a wide range of wines including wines of different styles from all the wine regions of Australia as well as a wide selection of international wines. The store will be a destination store used by people wishing to re-stock their home cellar rather than people looking for convenience packaged liquor purchases such as picking a six pack or a bottle of wine. The style of retailing can therefore be likened to a supermarket which is going to appeal to those making significant purchases rather than those simply wishing to purchase one bottle.

### Change In Culture

Part of the proposed development involves re-establishing the “pub” function within the heritage premises. Previously, the “pub” function was predominantly located within an extension to the south of the heritage part of the development. By relocating the “pub” function into the heritage building, the heritage building will achieve a new lease of life. Incorporation of these functions within the heritage building include provision for entertainment as well as provision for dining facilities within a bistro area as well as an alfresco courtyard. The “pub” will retain a TAB lounge and therefore fulfil all of the functions currently provided by the existing premises.

### Complaints

It is acknowledged that wherever there are entertainment uses particularly premises providing for the consumption of alcohol, there are from time to time complaints occurring. In this instance however, while the range of functions offered by the Hyde Park Hotel is to continue the scale of the entertainment areas in particular is to be reduced. Predominantly, complaints are likely to arise as result of people leaving a venue “en masse” following the performance of a band. The likelihood of there being complaints resulting from the revamped premises is therefore reduced.

### Amenity

At the Council meeting on 16 December, Council also raised a concern over incidents of street drinking in the area and people consuming alcohol within local parks. As discussed above, the style of the proposed bottleshop will change from one supplying convenience liquor to one catering mainly for large purchases. Just as it is unlikely that someone would travel to a supermarket and go through the hassle of negotiating the aisles and the checkouts in order to buy a carton of milk, it is less likely that people would go to the proposed bottleshop to purchase a six pack to drink in the local park. The purchase of liquor for immediate consumption is more likely to occur at the current drive-through bottleshop than it would in the proposed bottleshop.

Meeting With Mayor

Executives from ALHG met with the Mayor, Mr Catania, the CEO, Mr Giorgie, and the Deputy CEO Mr Boardman on 10 February to discuss the concerns raised by Council at the meeting in December. It was agreed that a number of changes should be made to the plan including the provision of lighting in the car park to enhance public safety, improving general security to the benefit of local amenity. The proposed lighting is shown on the modified plans. It was also agreed that the frontages to the new development should be activated by the provision of windows and windows have therefore been inserted into the walls of the proposed bottleshop along Fitzgerald Street and Lawley Street. It was also agreed that a verandah providing weather protection to people using the footpath should be incorporated along Fitzgerald Street. This verandah has also been extended along the Lawley Street frontage so that it is believed that the development is now significantly improved as a result of the consultation with Council executives.

In accordance with the above comments and the amended plans, we look forward to Council's favourable reconsideration of this proposal. Should you require further information however, do not hesitate to contact this office.

Yours faithfully



P M GOFF

Encls.