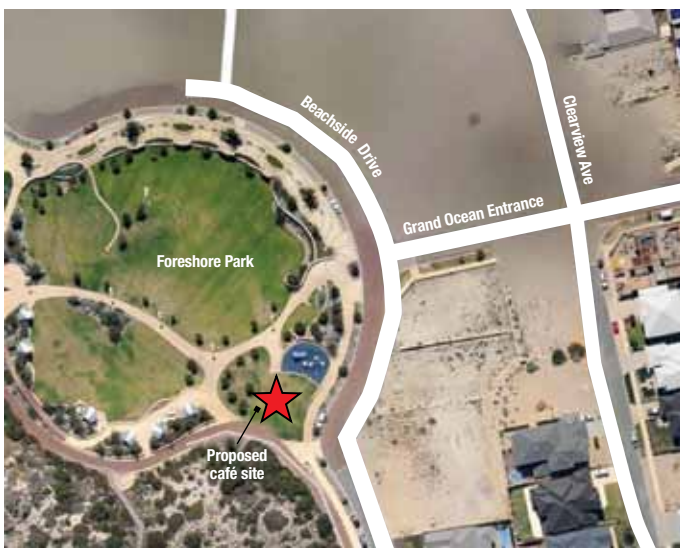




Frequently asked questions

Why is a café proposed for Burns Beach Estate?

Burns Beach Estate is a growing community which will ultimately be home to more than 1500 households. Peet is keen to ensure that the community is well serviced by a range of local amenities, including a high-quality café.



Where is the site of the proposed café?

The new café is proposed to be located on the south-eastern side of Foreshore Park, adjacent to the playground and beach.

Why has Foreshore Park been identified as the site for the proposed café?

As the community's major social and recreational hub, Foreshore Park is developing into a popular area for private and community events – making it an ideal location for a café.

Foreshore Park has been earmarked for a café or retail development since the earliest stages of planning for the Estate. A café was included in the *Burns Beach Structure Plan* which was approved by the City of Joondalup and the Western Australian Planning Commission in 2007.

Who will build and operate the proposed café?

The café will be built, owned and operated by Dôme Coffees Australia (Pty) Ltd. Dôme is an experienced café developer, operating in Western Australia for almost 20 years and with 100 cafés across six countries. The company is well-credentialed to deliver a first-class food and beverage venue.

What type of facility will it be?

The proposed Dôme café will operate as a regular coffee shop and meeting place.

What will the building look like?

The café will be a custom-designed two-storey building with a maximum height of 9.85 metres.

It will offer seating for up to 206 people – made up of 134 internal seats and an alfresco area for 72. The design will be in-keeping with other Dôme cafés which include signature domed ceilings, wood paneling and leather upholstered furnishings.



Early design concepts only and subject to change.

Does the proposed café need to be this size?

Yes. A café of this size will allow it to accommodate the needs of the growing Burns Beach Estate community – which will ultimately be home to an estimated 2,875 residents. The size of the café will also ensure it is commercially viable and has the potential to become a long-term community asset.

When will construction start?

The Development Application for the café has been submitted to the City of Joondalup for its consideration. If approved, it is expected that construction will commence following receipt of a building licence and all other necessary approvals.

How will any future construction impact on the community?

If the proposal is approved, construction will commence under strict guidelines and in accordance with City of Joondalup requirements. Whilst there is usually some inconvenience associated with building and construction activity, any impact on local residents is expected to be minimal. It is not anticipated that there will be access restrictions to Foreshore Park or the beach during construction.

More detailed information regarding construction will be made available to residents if and when the development is approved.

How much parking will there be for café patrons?

Whilst the café is expected to primarily attract Burns Beach Estate residents, there are 95 car parking bays located within 400 metres of the proposed site to be used by café patrons if required.

Local residents will be within walking distance of the café, which will be linked to the community's network of pedestrian and cycle pathways. Bicycle racks will be provided for café patrons.

Why focus on the development of a café when there are other basic facilities – in particular toilets – that are yet to be provided in the area?

Foreshore Park features barbecue facilities and shelters, an outdoor shower and large areas of open space, providing an ideal location for people to enjoy the coast with family and friends.

Whilst Peet is keen to continue to provide amenities for the local community, we believe that a separate toilet and shower block at Foreshore Park may create unwanted antisocial behaviour.

Instead, we have worked with the Dôme developers to ensure that the toilets at the café would be made available for public use.

How many people will work there?

The café is expected to employ approximately 20 people, including some from the local area.

Will the venue be licensed?

Dôme has not applied for a Liquor License at this stage. If an application is submitted in the future, feedback from the community would be sought on this matter.

What will the opening hours be?

The proposed trading hours for the café will be from 7.00am to 7.00pm Sunday to Thursday, and 7.00am to 9.00pm on Friday and Saturday.

How will security be managed?

The proposed café is not expected to create any antisocial behaviour. In fact, the café patrons will provide additional passive surveillance in the area which will discourage antisocial behaviour. In any event, Peet's existing community security patrols will continue to operate in the area.

How can I learn more about the proposed café?

Information about the café, including designs and images, is on display at the Burns Beach Estate Sales Office and is also available for viewing on the Burns Beach Estate website at www.burnsbeachestate.com.au

Can I provide feedback about the proposal?

Peet is very interested to hear from residents and homebuyers about their thoughts on the proposed development – in particular:

- How do you feel about the development of a café at Burns Beach Estate?
- Would you or other members of your household be likely to use the proposed café?
- Do you have any other comments?

Please provide your feedback before Friday 29 July 2011 by email to community@peet.com.au or phone 1800 819 912.