



HA-DEC GROUP

Design & Engineering Consultants

Shesh Besh Shisha Bar and Restaurant

Shesh Besh Shisha Bar and Restaurant located at 209 Oxford street, Leederville, WA, 6007 is a restaurant and shisha bar which also has an outdoor shisha smoking area recently in operation for its patrons. A maximum of 50 patrons is allowed within the shisha bar smoking area at any given time, and hookah smoking devices are utilised together with the sale of beverages for patrons within the establishment. There are no live/pre-recorded music plays on the venue. A 1x flat screen TV is situated on the eastern facing wall of the outdoor area.

Operational Hours		No: of Staffs	Maximum No: of customers at one time
Monday	4pm – 12am	3 (shisha bar) 4(restaurant)	50
Tuesday to Friday	2pm – 12am		
Saturday and Sunday	12pm – 12am		

Any anti-social behaviour inside the venue will be initially managed by the management like approach the patrons and tell them to stop and leave, if they don't comply then the management will seek assistance from WAPOL (000) or city's Ranger service (92736000 or 92736061-after hours).

Proposed Work

Installation of plastic barrier as per acoustic report, Plastic barriers are ready made and hence no cutting are required to perform onsite. The readymade

plastic barrier will be installed directly and hence no loud noise or other hazards will be occurred.

The proposed work does not affect the business operation. The intended work will be performed and finishes before business hour of the business.

The use of plastic barriers as an extension to the walls will actually reduce the noise levels from reaching outside the venue, the business will operate alongside with this use.

Equipment's Used- No heavy machineries or equipment's are used. Just required cordless screwdrivers.

Hours of work- 1 Day

Number labours required to perform work- 2

Car Parking

There is no allocated parking for the customers and they need to park on street. Contractors assigned for the job will park their vehicle on street and will perform their work. This vehicle won't cause any sort of parking or traffic issues on the street. Kindly see attached parking management plan.

Waste Management Plan

No wastes are occurred during the installation of the barriers -Attached PDF

Scheme No 2

Part3 Clause 16- Zones and the Use of Land

Regional Centre Zone Objective	Proposed Business Assessment
To provide a range of services and uses to cater for the local and regional community, including but not limited to specialty shopping, restaurants, cafes and entertainment.	The proposed business presents a combined services of dining in restaurant and a separate access for shisha lounge that perfectly integrates with the developing nature of the community. A hub of and social gathering that provides entertainment for local community.
To provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the centre.	Our business provides employment opportunities to over 20 staff from various traditions and on different employment basis. The diversity within our employment platform is well presented and considered to be a value add to our business that enhances the interaction with the community
To encourage high quality pedestrian-friendly street orientated development that responds to and enhances the key element of the Regional Centre, and to develop areas for public interaction.	The glass frontage of our restaurant ensures perfect interaction and connectivity with the community and the outside pedestrians. The warm back ground music at the restaurant and the state of the art internal fit out provisions have become a source of attraction to pedestrians. Our business ensures design tonality with the businesses in Leederville central and hence places the regional area in different position that meets the community's expectations.
To ensure level of activity, accessibility and diversity of uses and density to sustain public transport and enable casual surveillance of public space.	The location of our business and the close proximity to bus stops and train station encourage the customers to use means of public transport services, which in turn sustain TransPerth WA. Please note that wide spectrum of our customers and staff benefiting from the bus stop that is literally in front of our restaurant entrance. In addition, the unique glass frontage and the location of our restaurant facilitate an uninterrupted overlook in and to the neighbouring areas.
To provide residential opportunities within the Regional Centre including high density housing affordable housing, social and special needs housing, tourist accommodation and short term accommodation.	Our business employs staff from various background, ages and working permit conditions which makes it easier for them to reside within the area and therefore enhances the residential and accommodation opportunities .
To ensure that the centres are developed with due consideration to State Planning Policy 4.2 Activity Centres for Perth and Peel.	In light of the above responses, it is evident that our business is perfectly in keeping with the referred to Policy. Its provisions communicate with the Policy's objectives

Policy No 7.7.1 Non-residential development parking requirements

We note your comment that the City's Parking Policy doesn't include a specified car parking standard for an unlisted land use. The usual capacity of our business at any one time i.e 50 customers and the trading hours of both the restaurant and the shisha lounge qualify the dependency on the City's car parking provisions that are spread throughout the area without violating the private parking allowance of neighbouring premises. In addition, the close proximity of and the tendency of our customers to use public transport provisions have added further assurance that our business is in fact operate without the need for dedicated car parking bays. We have implemented certain trading hours for both functions (restaurant and shisha lounge) to properly manage the car parking requirements. Our trading hours that commence after 5 Pm avoid the busy hours of neighbouring businesses which has been evident throughout the previous 3 years.

It is unfortunate that the physical location of our property preclude us from accommodating an easy accessible car parking bays and therefore request to consider our case based on the above circumstances.

Other Information

- **Waste Management Plan**

Please be informed that the waste management plan was developed by our service provider (JJ Richards and Sons) trading as JJ's Waste and Recycling. We have conveyed your requirements to them and the below clarifications were received from their end:-

Description	Clarification
waste generation volumes for three waste streams	Please refer to the attached Service Calendar provided by JJ's Waste and Recycling
number and volume of bins	Please refer to the attached Service Calendar provided by JJ's Waste and Recycling
bin store location and structural details, including wash down amenity	We have 1x 1100 litre waste bin that is allocated at a designated lockable area easily accessible from the rear lane so it can be emptied by JJ's Waste and Recycling on the specified frequency i.e 3 times per week and washed by our staff
waste collection frequency	Please refer to the attached Service Calendar provided by JJ's Waste and Recycling
collection point	From the designated area mentioned above
bin presentation point	Not applicable as JJ's Waste and Recycling are appointed as our incumbent service provider

- **Max number of customers at any one time**

We hereby confirm that the maximum number of customers at any one time that we have so far entertained is 50 customers as mentioned in the acoustic report. The reference to 80 customers is a type error

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- **Licences and permits**

Please see attached licence to sell tobacco product/retailer sale issued by WA Government – Department of Health/ Tobacco Control Branch.

Consultation Comments

Please see attached table confirming our response to all comments as required.