

Yellowdot Enterprises Pty Ltd
t/a Barchetta Cafe

ABN 67 607 345 362



Mr. Garry Bird
Manager Corporate and Community Services
Town of Cottesloe
109 Broome Street, Cottesloe WA 6011
PO Box 606, Cottesloe WA 6911

June 23 2016

--
Re FORMAL PROPOSAL, PROPERTY LEASE, 149 Marine Pde, North
Cottesloe, Barchetta Cafe

Dear Mr. Bird,

Thank you for your help with this application. We were disappointed to have missed out on June's agenda. This application addresses problems which need to be attended to urgently.

As you know we are offering to continue the application process begun by the previous owners of Barchetta in 2014. Their application sought to upgrade the building.

Officers for the Town of Cottesloe and its lawyers have done a lot of work on this application. A significant file of correspondence exists. Their findings assured the previous owners that this application is achievable and outlined the steps necessary.

Background

The Town of Cottesloe acts as lessor.

We act as lessee but in this case we also own the building. We and the Town of Cottesloe need to act jointly to solve the following problems.

- The building has become an eyesore. It looks like a toilet block from the road.
- Sewerage piping which passes through the change-rooms leaks occasionally and is dangerously fragile
- The public change-rooms need some basic maintenance
- The bin area is insufficient. It is in public view. Its function leaves grease on the footpath and it impinges on the enjoyment of the many passers-by who must step past it when walking along the beach front.
- The current floorplan makes poor use of the building's best feature –its spectacular view of North Cottesloe Beach.

These problems are serious indeed and need to be remedied immediately.

Please find attached drawings which show our proposed solutions to these problems. They include-

- Re surface (beautify) the façade
- Replace the sewerage pipes
- Undertake maintenance of the public change-rooms and disabled toilet
- Enclose the bin area and move it away from the footpath
- Bins, cooking oil waste and deliveries access from the side rather than the front
- Extend balcony

We propose to remedy the above problems at our expense; a significant benefit to the Town of Cottesloe –and to the people of Cottesloe. In order to justify this cost and to enable us to recoup some of the cost our application asks for a twenty one year lease. Our bank requires this term.

We trust this proposal will be given the highest priority and that approval be given in the next few months.

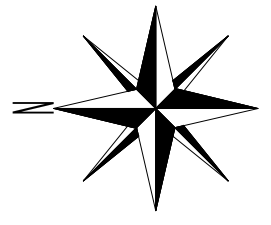
We would be pleased if you would share this letter with officers and Councilors of the Town of Cottesloe and submit it as a formal application.

Barchetta is central to the lives of many Cottesloe residents. With your help we can turn Barchetta from an “eyesore into an icon”; A local and international destination everyone can be proud of.

Yours faithfully,

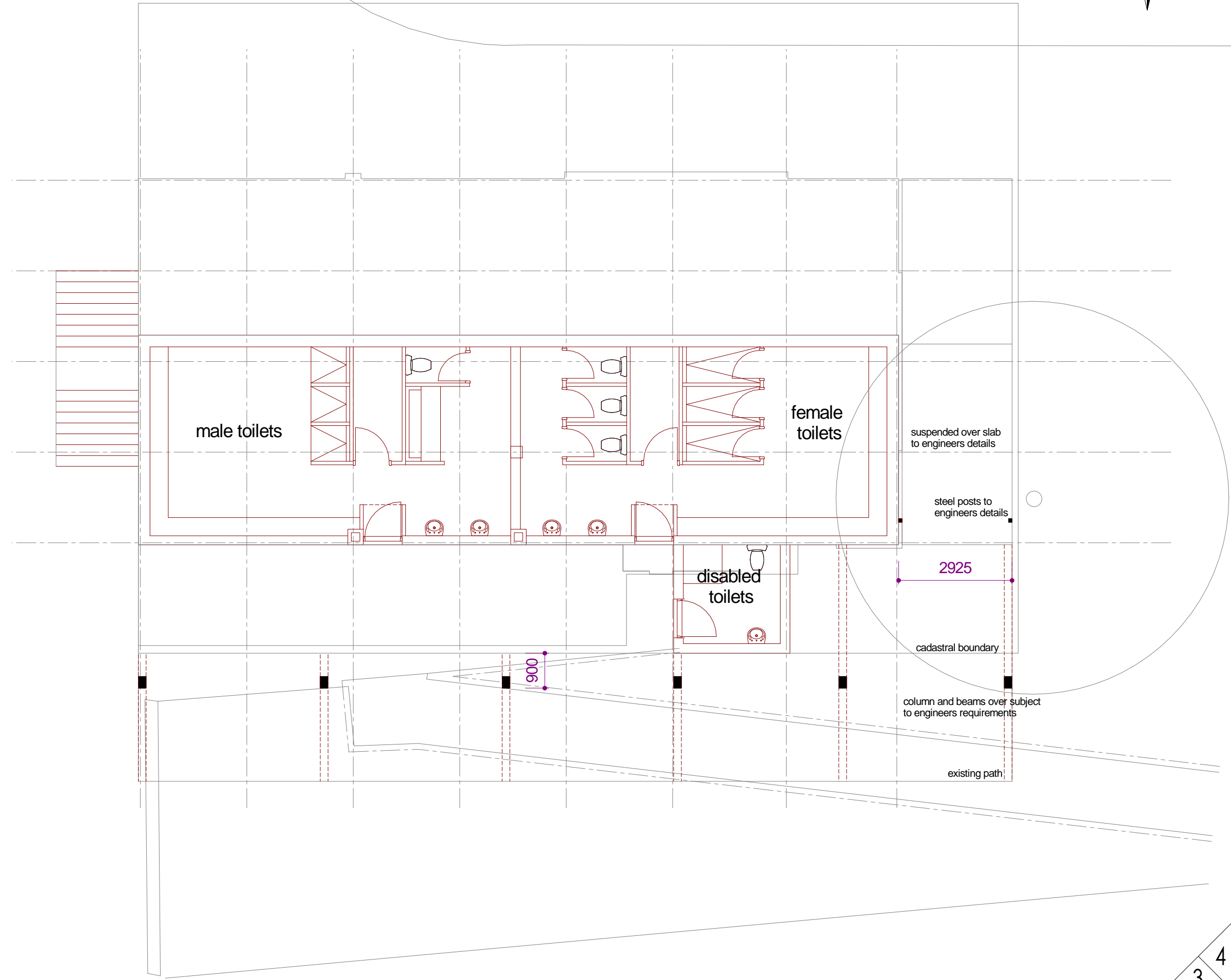
Philip King
Yellowdot Enterprises Pty Ltd

1
2



FLOOR PLAN

LOWER GROUND



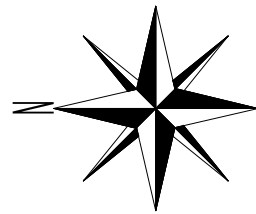
Proposed Works at:
Barchetta Cafe
Marine Parade Cottesloe
For:
Yellow Dot Enterprise

Drawn : CS	Revision
Date : 16.05.16	18/05/16 various CS
Scale : 1:100	23/05/16 various CS
Sheet : 1 of 3	



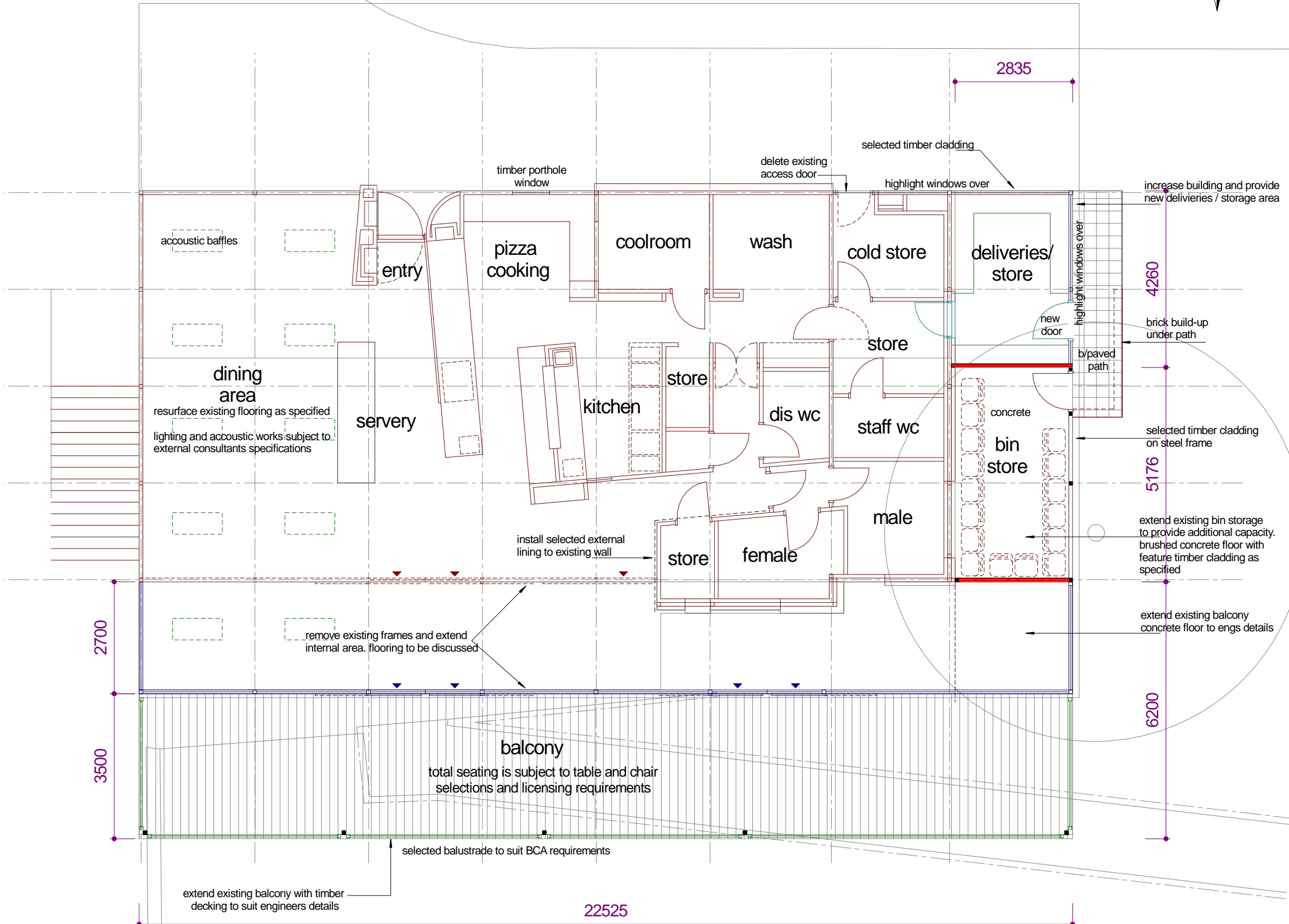
3
4

1
2



FLOOR PLAN

GROUND FLOOR



Proposed Works at:
Barchetta Cafe
Marine Parade Cottesloe
For:
Yellow Dot Enterprise

Drawn : CS	Revision
Date : 16.05.16	18/05/16 various CS
Scale : 1:100	23/05/16 various CS
Sheet : 2 of 3	



3
4



Elevation 1



Elevation 2



Elevation 3



Elevation 4

ELEVATION
SCALE 1:100

Proposed Works at:

Barchetta Cafe
Marine Parade Cottesloe

For:
Yellow Dot Enterprise

Drawn : CS	Revision
Date : 16.05.16	18/05/16 various CS
Scale : 1:100	23/05/16 various CS
Sheet : 3 of 3	



