

GAP BLUFF HOSPITALITY PTY LTD

National Parks and Wildlife Service

Thursday August 2, 2018

Re: Gap Bluff Review of Environmental Factors Revised Exhibition Draft

Summary of Changes and Previous Use Comparison

Dear Sir/Madam,

We have pleasure in submitting the Revised REF for the six buildings contained within Gap Bluff having made substantial changes as a comprehensive response to the Submissions received from the initial REF. We have also prepared the following summary of the key points of difference to our initial REF and in addition, shown the comparison of the Gap Bluff previous use to what is now proposed by Gap Bluff Hospitality.

In essence Gap Bluff Hospitality are –

- Fully restoring, renovating and maintaining these important heritage buildings and surrounds;
- Broadly maintaining previous use; and
- Reducing capacities below the previous use.

The revised REF makes the following key changes -

- Deletion of the proposed second floor level of the Armoury;
- Changing the use of Constables Cottage from a café/restaurant back to short-stay accommodation;
- Provision of sufficient on-site parking to accommodate all guest and staff parking requirements;
- Incorporation of additional acoustic and noise containment measures;
- Enabling complimentary community use of Officers Mess or Armoury on up to 10 occasions per year;
- Holding an annual Community Open Day to Constables Cottage, 33 Cliff Street, Green Point Cottage and Gap Bluff Cottage; and
- Introduction of a daily cap on patron numbers, with a maximum of 410 guests attending functions at the Gap Bluff Precinct on any one day.

The proposed modifications result in significant improvements to traffic, parking and noise emissions. The revised proposal seeks to balance the public interest with a commercially viable outcome which will facilitate the conservation and adaptive reuse of the site, and prevent the previous buildings from further falling into disrepair.

In addition, the Revised REF Proposal reflects or reduces the previous use of The Armoury and The Officers Mess as Function Venues.

The Gap Bluff Centre

Approved Use	Previous	Proposed
The Armoury	Function Venue	Function Venue
The Officers Mess	Function Venue	Function Venue
Gap Cottage	Staff Accommodation	Short-Term Accommodation

Hours of Operation

Previous - 7.00am – 11.30pm,

Proposed – 8.30am – 23.30pm bar closed and music ceased, vacated by Midnight.

Venue Capacity

Gap Bluff Hospitality has actually reduced proposed capacities below the previous capacities, as outlined below -

Venue Capacity	Previous Venue Capacity				Proposed Venue Capacity				Variance			
Style	The Armoury	The Officers Mess	Theatrette	Total	The Armoury	The Officers Mess	Theatrette	Total	The Armoury	The Officers Mess	Theatrette	Total
Cocktail	250	120		370	160	110		270	-90	-10		-100
Lunch or Dinner	150	100		250	140	95		235	-10	-5		-15
Buffet Lunch/Dinner	150	100		250	140	95		235	-10	-5		-15
Dinner Dance	150	100		250	140	95		235	-10	-5		-15
Theatre Style			50	50			50	50			0	0

Transportation

Public Transport will be actively promoted.

All parking requirements for the Function Venues will be contained within the Gap Bluff Centre. Parking access will be controlled by Gap Bluff Hospitality at the Lighthouse Road entrance ensuring that cars are not queuing at the Military Road entrance.

Noise Management

Previous

Proposed

The Armoury

Minimal

Extensive Sound-proofing and In-House Systems/Electronic Monitoring – Active Management Controls

The Officers Mess

Minimal

Extensive Sound-proofing and In-House Systems/Electronic Monitoring – Active Management Controls

Camp Cove

Approved Use

Previous

Proposed

Constable Cottage

Short-Term Accommodation

Short-Term Accommodation

Green Point Cottage

Short-Term Accommodation

Short-Term Accommodation

33 Cliff Street

Staff Accommodation

Short-Term Accommodation

Please note that the proposed works dates for Revised REF are no longer relevant and the Program will be revised pending the Approvals process. I trust this summary sufficiently addresses all matters raised and we thank you once again for the opportunity to respond accordingly within the Revised REF. We greatly look forward to the Exhibition of our Revised REF and feedback on our greatly improved proposal.

Yours sincerely,



Philip Beauchamp

Development Director