

Attention: Mr Bill Parker, CEO

Please find attached plans and details for a proposed tea room we wish to establish at the Jerramungup Caravan Park.

This is part of our overall renovation and upgrade of the park and its facilities. This new initiative will enhance the experience that visitors to our community will have, increase the number of visitors and will be of benefit to many other businesses in our community.

We look forward to a favourable response from the Shire of Jerramungup.

Yours faithfully

Gail and Esko Hiilinen

Proprietors Jerramungup Caravan Park

Proposal: Tea Room

- Address:** 1 Moorshead Rd, Jerramungup
- Business:** Jerramungup Caravan Park
- Owners:** Esko Antero & Gail Merylyn HIILINEN
- Purpose:** To provide travellers with a quality facility that offers a comfortable and attractive place to eat and have beverages.
- Location:** Located within the caravan park (approximately the middle of the park)
Will be fenced and have an attractive cottage entry gate.
- Description:** Indoor seating
Verandah seating
Garden seating
- Parking** Most people using the tea room will normally be guests at the park and their vehicle(s) will be next to their caravan, cabin or tent site.
There is also parking available at the entrance to the park and also along Moorshead Rd.
- Toilets:** Newly renovated caravan park toilets are close to the tea room.
We have an area specified as a disabled toilet. This is an area that contained a urinal which has been removed. A new wall will be installed internally, a large external door will be installed. The area will be fitted with a flat shower, toilet & rails and a low basin. It will also have a change table for babies. There will be no step and the exterior access is flat. The access from the tea room is flat and easy to negotiate.
- Signage:** 1. The Tea Room
2. Arrows to toilets
3. Part of the general caravan park signage (an old fashioned sign post)
- Special:** We wish to make the venue *Bring Your Own* so guests can enjoy a glass of wine with their meal. It is already permissible to drink alcohol on the caravan park premises. We wish to have permission to extend this to the tea room. I have completed the RSA certificate and have been advised that under the Liquor Licensing Act we do not need a license as we are not selling liquor but we will investigate this fully. We do have to work within the guidelines of the RSA.
- Opening Hours:** Currently being developed based on the needs of caravan park clients. Discussions with owners of other local food and beverage premises (Tobruks, Jerramungup Roadhouse, Hotel) to ensure the best outcome for all concerned. We will only be serving hot drinks and light meals so will not interfere with the hotel trade and will open on Saturday and Sunday and evenings when the coffee shop (Tobruks) is closed. If we have a lot of workers or large

groups staying here we will offer them breakfast and dinner. We are thinking that in general about 10.00 – 2.00 pm weekdays (morning tea and lunch) would be appropriate. We expect there to be quite a bit of fluctuation in the beginning as we work out what is viable.

Menu: Tea, coffee, soft drinks, water, BYO alcoholic beverages (if approved)
Homemade scones, cakes and light meals
There will be no fixed menu; a blackboard will announce daily specials.

Furnishing: Antique sideboards, cupboards, etc
Wooden table and chairs
Outdoor furniture and umbrellas
Art & craft display
Ceiling fans

Costs: Existing building
Installation of stud and gyprock wall for new kitchen 400.00

Other: Display local art and craft
Book exchange
Internet access

Kitchen: New installation (John Usher, Rod Carthew, Esko Hiilinen, Bunnings)

Qualifications (copies attached):

- Barista Course (GSIT)
- Responsible Service of Alcohol (GSIT)

Kitchen

Cidins - Roses, Ferns

Lawn

Paving - Red pavers + crushed Limestone

Water Feature

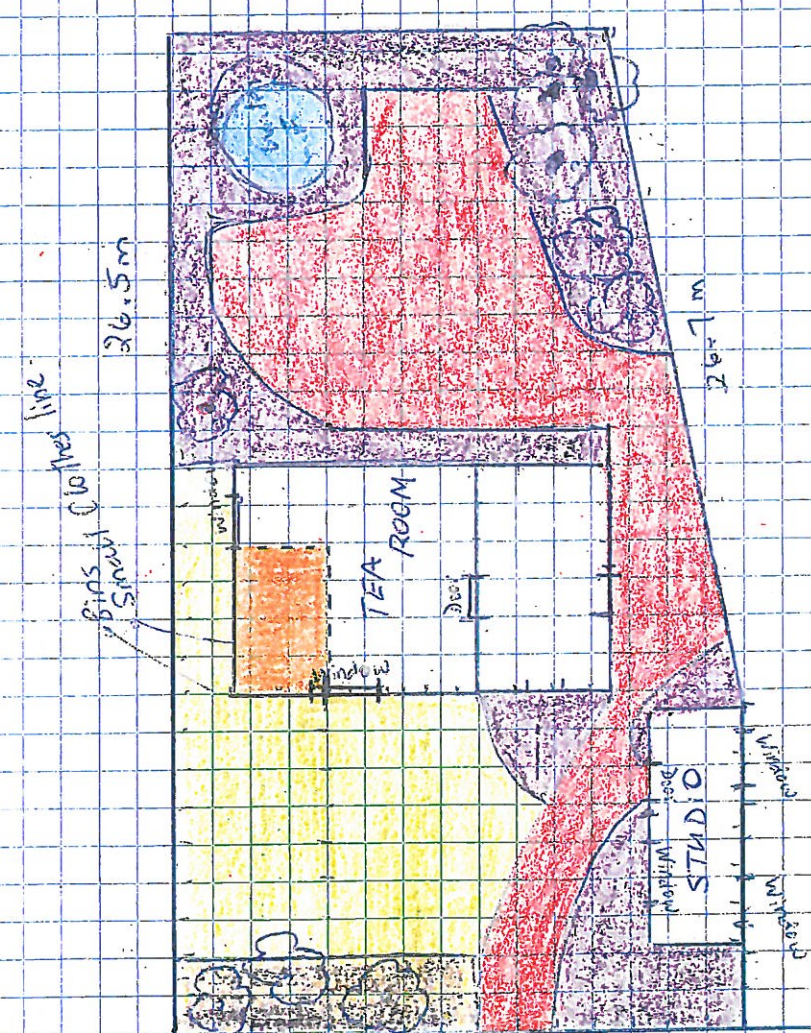
Seating - 15 Indoors
8 Vercandah
25 Greenery/Outdoors

Kitchen - Plan not get finalised
Will include =

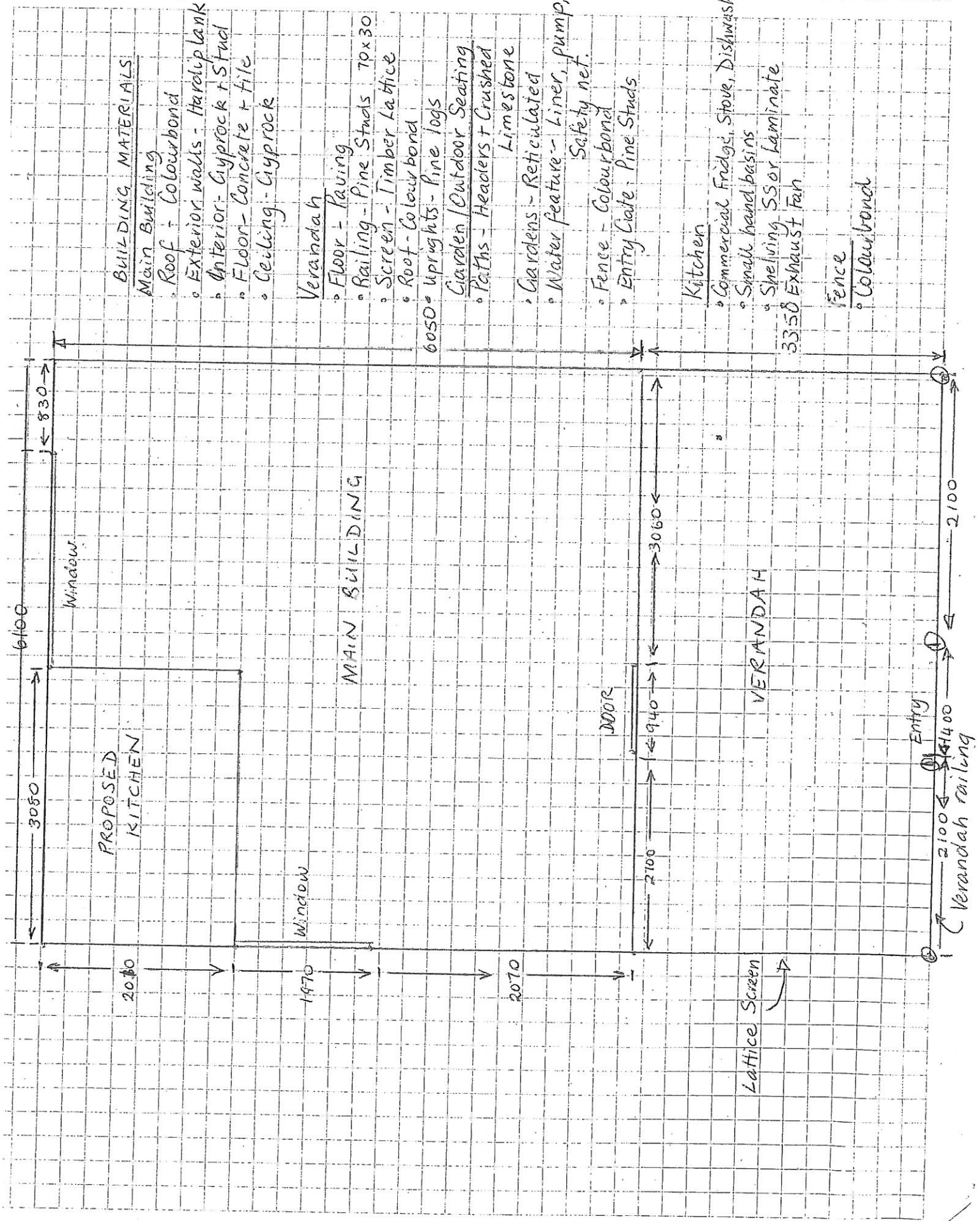
- Sink
- Wash Basin
- Dishwasher
- Microwave
- Stove
- Oven
- Coffee Maker
- Urn

- Fridges - Focah, drinks
- Freezer
- Exhaust Fan
- Counter
- St. Steels Benches/Tables

Toilets - Patrons use Park facilities



PROPOSED TEA ROOM
JERAMUNGUP CARAVAN PARK



BUILDING MATERIALS

- Main Building
- Roof - Colourbond
- Exterior walls - Hardiplank
- Interior - Gyprock + Stud
- Floor - Concrete + tile
- Ceiling - Gyprock

Verandah

- Floor - Paving
- Railing - Pine Studs 70x30
- Screen - Timber Lattice
- Roof - Colourbond

6050* Uprights - Pine logs

Garden/Outdoor Seating

- Paths - Headers + Crushed Limestone
- Gardens - Reticulated
- Water feature - Liner, pump, Safety net.

- Fence - Colourbond
- Entry Gate - Pine Studs

Kitchen

- Commercial Fridge, Stove, Dishwasher
- Small hand basins
- Shelving SS or Laminate
- 3350 Exhaust Fan

Fence

- Colourbond

EXTERNAL - TEA ROOM



OUTDOOR GARDEN AREA



VIEW - GARDEN AREA



VIEW FROM PARK DRIVEWAY



VIEW - ENTRY

INTERNAL-TEA ROOM



KITCHEN AREA

