

BE OUR GUEST HOLDINGS – DEMONSTRATION OF PREVIOUS DEVELOPMENT AND OPERATING EXPERIENCE

Be Our Guest Holdings has 30+ years of experience in the development and operation of hospitality concepts in Western Australia. As the Owner of the Dome café brand it has received numerous awards for its adaptive re-use of heritage places. It is also the developer and operator of numerous independent label and boutique hospitality brands in both the Perth metropolitan area and across regional Western Australia. The Group operates venues across the categories of Cafes, Bars, Function facilities as well as boutique Hotels which have been awarded nationally for the quality of architecture and design



BAYSIDE KIOSK

FRESHWATERS CAFÉ – FRESHWATER BAY

A summer drinks, ice-cream and snacks kiosk for visitors to the parklands and reserves of Freshwater Bay



WINE BAR

THE CORDIAL BAR – KATANNING

An underground wine bar with curated drinks and tapas menu. Located within The Premier Mill Hotel.



SHORT-STAY ACCOMMODATION

PREMIER MILL HOTEL – KATANNING

Award-winning boutique hotel of 22 rooms in the heart of Katanning, gateway to the Great Southern Region



ALFRESCO TERRACE

THE FARMERS' HOME HOTEL – NORTHAM

An architecturally designed terrace overlooking the Avon River as part of the boutique Farmers Home Hotel in Northam



WINE BAR

THE TEMPERANCE BAR – NORTHAM

A boisterous contemporary bar in the heart of the Avon Valley telling the story of the impact of the Temperance Movement in the late 1800's



CAFÉ

FRESHWATERS CAFÉ – FRESHWATER BAY

A stunning contemporary but understated café which provides the connection between land and water on the Swan river.

**OLD YANCHEP SURFCLUB
GROUND FLOOR PLAN WITH SITE
CADESTRAL BOUNDARY
(DRAFT - EARLY CONCEPT ONLY)**

CAFÉ
ALFRESCO AREA
INCLUDING
TAKE-AWAY KIOSK
OPTION

BEACH BAR
WITH VIEWS
TO OCEAN

Platform, viewing platform, etc.
- these are not included in the
area of the site

CAFÉ INTERNAL
DINING ROOM
(STAIRS TO UPPER LOUNGE
& GUEST ACCOMODATION)

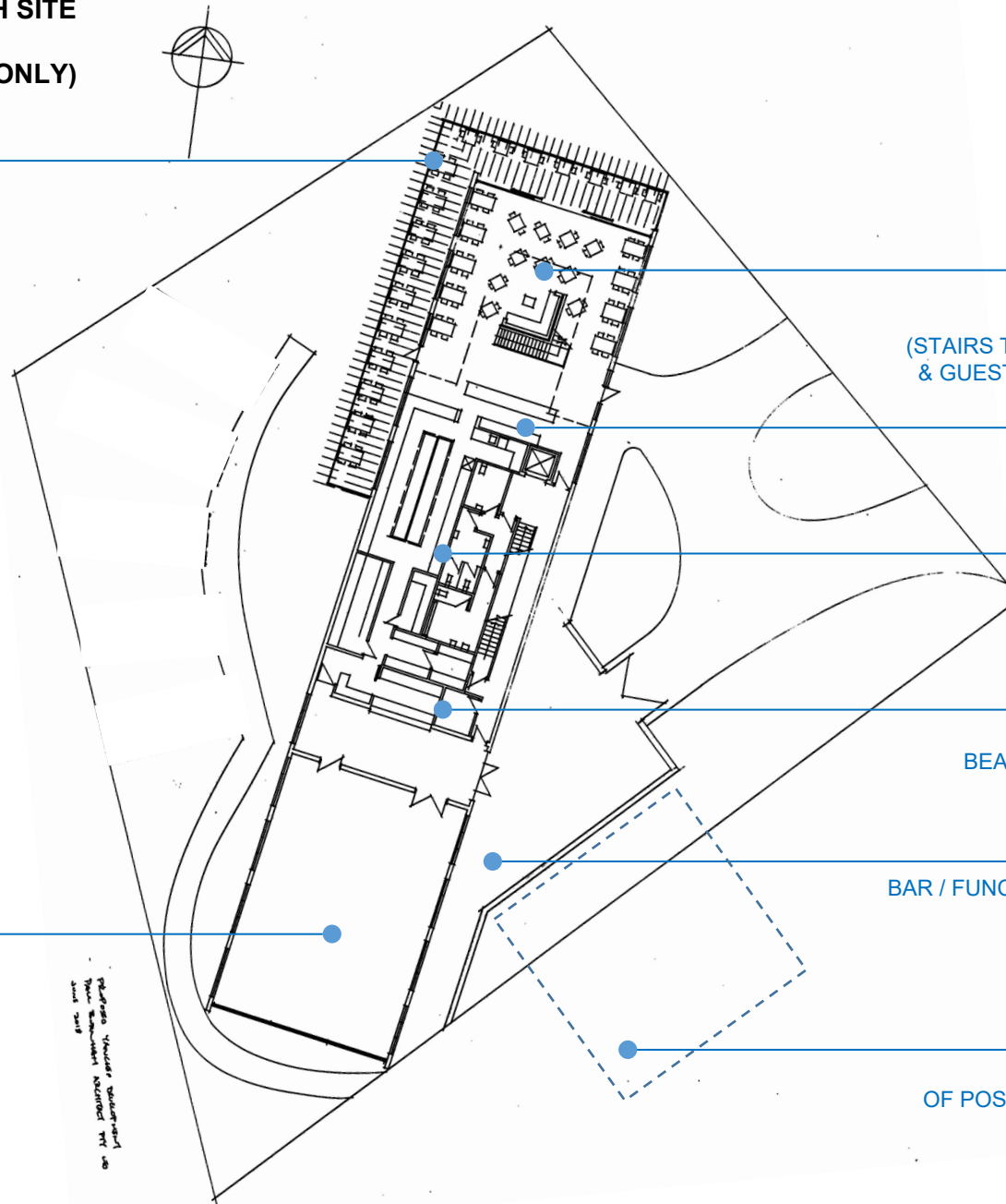
CAFÉ FRONT
SERVERY

KITCHEN
BACK OF HOUSE
TOILET FACILITIES

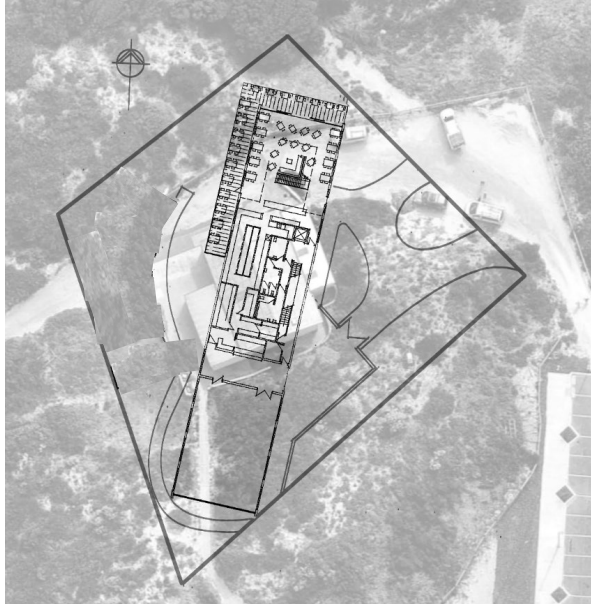
FUNCTION
BEACH BAR / SERVERY

BAR / FUNCTION COURTYARD
(WALL RETAINED
INTO DUNE)

DOTTED OUTLINE
OF POSSIBLE COURTYARD
EXTENSION



**GROUND FLOOR PLAN WITH SITE
CADESTRAL BOUNDARY AND
“AS EXISTING” OVERLAY
(DRAFT - EARLY CONCEPT ONLY)**



The site is designed as a “long house” optimising the area within the cadastral boundary. It provides for access from the rear and maximises views to the north, west and south whilst providing some buffer from the prevailing SW winds. On the ground level, the hospitality space located to the south will provide for a beach bar area with views to the lagoon with the option of opening up into ground level courtyard. The space to the north will be a beachside café. The building has the potential for a lower ground level which will be explored for a potential boutique function space. Upper levels in the “loft” of the long-house will provide for the possibility for short stay boutique accommodation and lounge areas for guests



DESIGN AND ARCHITECTURAL QUALITY

The architect appointed for this project is Mr Paul Burnham. Paul is a Western Australian Architect accoladed with numerous architectural awards for his sensitive approach to high quality boutique homes and hospitality developments. These include most recently for Freshwaters Café on Freshwater Bay and “Shelter” Brewery on the Busselton Foreshore. Paul will be giving utmost regard in the architectural and design process to the Design Principles as outlined in the Yanchep Lagoon Masterplan



Activity

- Seafood markets and community events in the piazza
- Midweek drinks and dinner
- Enjoying gelato in the shade while watching the kids play
- Enjoying a great coffee after a morning run/swim
- Browsing local traders' wares
- Watching the sunset from SLSC rooftop

Buildings

- Open buildings with transparent facades, operable walls and unenclosed spaces
- Wide eaves, verandahs and canopy roofs creating shady spaces
- Natural limestone and wood material palette with contemporary character
- Lightweight and sustainable construction methods

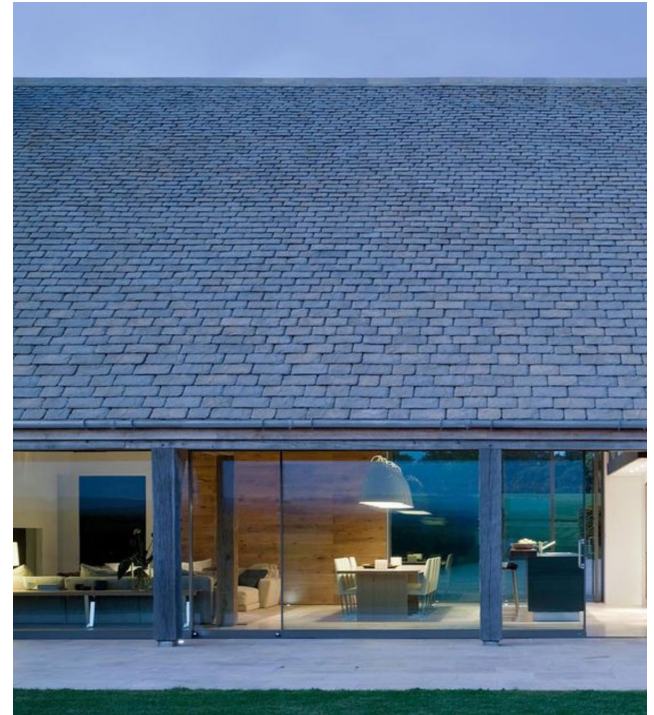
Landscape

- Paved terraces shaded by trees with low perimeter seating
- Bicycle racks, bench seating, sun lounges, showers and public art
- Generous boardwalk promenade connecting clusters of building
- Warm and atmospheric lighting to trees and strung between buildings
- Small pockets of grass to relax

Movement

- Pedestrian movement prioritised
- Roundabout entry replaced by shared space
- Continuous pedestrian access along upper and lower levels
- Additional steps and ramps connecting road to terraces
- New coastal pathways offering improved beach access
- Vehicle drop-off next to piazza

DESIGN DEVELOPMENT – DESIGN DIRECTION



DESIGN DEVELOPMENT – DESIGN DIRECTION (DRAFT - EARLY CONCEPT ONLY)

