The Owners Corporation
Cote De Azure,

10th November 2019

RE: Jolena PTY LTD T/A Zinc Bar - request to lodge DA with Sutherland Council

Dear the Owners Committee,

As a business we have been working with local police licensing Sergeant Darrin Thompson to comply with his intention to reform local licences and operations. We of course want to ensure that we work with both the Police and the council to ensure we are fully compliant and operate above board.

Through this ongoing discussion, it has been requested that we should consider redefining our license to a general bar licence.

This process is multi- faceted and includes the following steps:

1. Strata approval to lodge a DA (as per page 51, Special By-Law 101.3(a).)
2. Council approval of change to our DA
3. Approval by local Licensing Police (which we have)
4. Approval by Office of Liquor and Gaming approval

This change in classification of our license will mean as a condition, we must comply with the following:

- Additional security to further manage patron impact on the community
- Enhanced CCTV operation
- Implement an agreed patron cap

We are willing to implement all of these items in cooperation with Police requests however as the process in quite costly we are seeking strata's approval of the required DA amendments before we proceed any further with the process.

Please note you will obviously see the actual DA before lodgement however we obviously would like to know strata's position prior to investing time or money.

Extremely Important to note what this will mean:

- Changing only the BUSINESS USE in the DA
- No change to trading hours whatsoever they will remain as per current DA
- 100% the same DA conditions we currently have
- The business will operate exactly the same as it does
- More tightly controlled business reducing community impact
- Additional Security guard on Saturday nights
- More rigorous policies and procedures
- Enhanced CCTV for policing measures

For us this change will simply further cement our position with Police, Council and hopefully Strata as a well-managed responsible local business and can also open up potential discussions with the Owners Committee that we rent the Common Property area at the entrance to Zinc (behind Gerale street garden bed and as discussed previously), and be given exclusive use under a rental arrangement.

This area would obviously remain as no smoking but would potentially generate extra income for the Strata Fund and clear up Common Property boundaries to suit all parties. Obviously happy to discuss a fair market rate square metre rate.

We are more than happy to come and discuss this with the Owners Corporation as required.

Ross Robinson – Director Jolena PTY LTD T/A Zinc Bar

