



Regional Development Assessment Panel Agenda

Meeting Date and Time: Wednesday, 22 January 2025; 9:30am
Meeting Number: RDAP/34
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
[RDAP/34 - 22 January 2025 - Shire of Manjimup](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – SHIRE OF MANJIMUP

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lots 71, 72, 73 & 74 (Nos.21 & 23) Pritchard Street, Manjimup - Motel and Restaurant – DAP/24/02791
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation



ATTENDANCE

DAP Members

Karen Hyde (Presiding Member)
Clayton Higham (Deputy Presiding Member)
Tony Arias (Specialist Member)
Cr Jennifer Willcox (Local Government DAP Member, Shire of Manjimup)
Cr Connelle Buegge (Local Government DAP Member, Shire of Manjimup)

Minute Secretary

Kristen Parker (DAP Secretariat)

Officers in Attendance

Ashlee Kelly (DAP Secretariat)



PART A – INTRODUCTION

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PART B – SHIRE OF MANJIMUP

- 1. Declarations of Due Consideration**
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- 3. Form 1 DAP Applications**
 - 3.1 Lots 71, 72, 73 & 74 (Nos.21 & 23) Pritchard Street, Manjimup - Motel and Restaurant – DAP/24/02791
- 4. Form 2 DAP Applications**

Nili.
- 5. Section 31 SAT Reconsiderations**

Nili.

Part B – Item 3.1 Lots 71, 72, 73, 74 (No. 21 & 23) Pritchard Street, Manjimup – Motel and Restaurant

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Regional DAP
Local Government Area:	Shire of Manjimup
Applicant:	Zara Wang Texture Design Pty Ltd
Owner:	Second GLT Pty L
Value of Development:	\$2 million <input type="checkbox"/> Mandatory (Regulation 5) <input checked="" type="checkbox"/> Opt In (Regulation 6)
Responsible Authority:	Shire of Manjimup
Authorising Officer:	Manager Planning Services
LG Reference:	TP129/2024
DAP File No:	DA/24/02791
Application Received Date:	27 August 2024
Report Due Date:	5 February 2025
Application Statutory Process Timeframe:	90 Days
Attachment(s):	Attachment 1 – Architectural Drawings Attachment 2 – Submissions Attachment 3 – OCM Minutes Attachment 4 – SWDRP Review & Recommendations Attachment 5 – Town Planning Statement
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Complete Responsible Authority Recommendation section
	<input type="checkbox"/> No Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Regional DAP resolves to:

- Approve** DAP Application reference DAP/24/02791 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 10.3 of the Shire of Manjimup Local Planning Scheme No. 4, subject to the following conditions:

Conditions

1. The development hereby approved is to be carried out in accordance with the plans and specifications submitted with the application and these shall not be altered and/or modified without the prior knowledge and written consent of the Shire of Manjimup.

Reference	Document Title	Date Received
DA-2001	Site Plan	26 September 2024
DA-2100	Floor Plan	26 September 2024
DA-2101	Floor Plan Amenities & Typical Motel Rooms	26 September 2024
DA-3100	Elevations	26 September 2024
DA-3101	Sectional Elevation	26 September 2024

2. Notwithstanding condition 1, prior to application for building permit, the plans submitted and hereby approved shall be modified as follows:
 - 2.1 Deeper landscape strip and fencing to the north.
 - 2.2 Consideration of sun protection for western facing windows.
 - 2.3 Consideration of safe outdoor play spaces.
 - 2.4 Improved street engagement to Pritchard Street including an active component.
 - 2.5 Selection of materials or treatment to shipping container storage.
 - 2.6 Increase carparking setback from Pritchard Street.
 - 2.7 Wayfinding signage strategy given the dual access.
3. Prior to the issue of a Building Permit, an urban water management plan is to be prepared and approved, to the satisfaction of the Shire of Manjimup;
4. The urban water management plan referred to in Condition 3, shall be implemented to the satisfaction of the Shire of Manjimup;
5. The applicant is to provide the finished floor levels for the proposed development to the western side of Narocki Way, prior to the application for Building Permit, to the satisfaction of the Shire of Manjimup;
6. A dilapidation report, prepared at the applicant's expense, documenting the current state of the verge, footpath and road shall be prepared and submitted to the Shire of Manjimup for approval prior to the commencement of any works associated with the development;
7. Within 60 days of a Building Permit being issued, a detailed landscaping and reticulation plan for the subject site and/or the road verge(s) must be submitted to and approved to the satisfaction of the Shire of Manjimup;
8. The approved landscaping and reticulation plan must be fully implemented within the first available planting season after the initial occupation of the development, and maintained thereafter, to the satisfaction of the Shire of Manjimup. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Shire of Manjimup;

9. Prior to the application for commencement of development a Waste Management Plan must be submitted to and approved by the Shire of Manjimup. The plan must include the following details to the satisfaction and specification of the Shire of Manjimup:

- 9.1 the location of bin storage areas and bin collection areas.
- 9.2 the number, volume and type of bins, and the type of waste to be placed in the bins.
- 9.3 details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas.
- 9.4 frequency of bin collections.

10. Within 60 days of the issue of Building Permit, the applicant must submit and have approved by the Shire of Manjimup, and thereafter implement to the satisfaction of the Shire of Manjimup, a construction management plan addressing the following matters:

- 10.1 How materials and equipment will be delivered and removed from the site.
- 10.2 How materials and equipment will be stored on the site.
- 10.3 Parking arrangements for contractors;
- 10.4 Construction waste disposal strategy and location of waste disposal bins;
- 10.5 Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
- 10.6 How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
- 10.7 Other matters likely to impact on the surrounding properties.

11. The construction works involved in the implementation of the development must not cause a nuisance to neighbours through noise, light, dust and/or sand drift;

12. Prior to the commencement of works, the applicant is to submit, and have approved to the satisfaction of the Shire of Manjimup, a detailed parking plan design which complies with Table 2 and 3 of Shire of Manjimup Local Planning Scheme No. 4, including 119 car parking bay/s, aisle widths, circulation areas, driveway/s and points of ingress and egress;

13. Prior to the occupation or use of the development hereby approved, the area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan shall:

- 13.1 Be constructed, drained and marked in accordance with Clause 5.17 of the Shire of Manjimup Local Planning Scheme No. 4 to the satisfaction of the Shire prior to the commencement of the use hereby permitted.
- 13.2 Thereafter be maintained to the satisfaction of the Shire.
- 13.3 Be made available for such use at all times and not used for any other purpose.
- 13.4 Be properly formed to such levels that it can be used in accordance with the plan.

14. Prior to the occupation of the development, vehicle crossovers between the subject land Pritchard Street and Narocki Way are to be located, designed, constructed, sealed and drained to the specification and satisfaction of the Shire of Manjimup;
15. The development hereby approved shall be connected to the Water Corporation reticulated sewerage system;
16. All piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the Shire of Manjimup, prior to lodging an application for a Building Permit;
17. The use hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants to the satisfaction of the Shire of Manjimup; and
18. Any external lighting proposed on the subject property must be installed as to not have a detrimental impact upon traffic in the vicinity or upon the general amenity of neighbouring properties to the satisfaction of the Shire of Manjimup.
19. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Advice Notes

1. This Development approval is NOT a building permit. A certified building permit must be formally applied for and obtained from Building Services BEFORE the commencement of any site and/or development works.
2. Further to Condition 12) above, the applicant is advised that as an alternative, the Shire of Manjimup is prepared to accept payment of cash-in-lieu for the required parking that cannot be provided on-site, with such payment to be used by the Shire to construct the parking spaces on Narocki Way prior to occupation of the development.
3. The development and associated uses are required to comply all relevant provisions of the *Health (Miscellaneous Provisions) Act 1911 (as Amended)*, *Health (Public Buildings) Regulations 1992*, the *Food Act 2008* and *Food Regulations 2009*. Prior to commencement of the uses hereby approved, various applications are required under this legislation, and it is recommended that you liaise with the Shire of Manjimup's Environmental Health Team over the preparation, lodgement and approvals processes.
4. No earthworks are permitted until full details and particulars have been submitted to and approved by the Shire of Manjimup prior to a building permit being issued.

5. Any retaining walls in excess of 500mm in height required in connection with development shall be so constructed as to accord with plans and specifications prepared by a practicing structural engineer to the satisfaction of the Shire of Manjimup and details and particulars of the certified plans and specifications shall be provided to Shire of Manjimup as part of any application for a building permit.
6. Any ground levels differences at the boundaries of the land in excess of 150mm must be retained, or otherwise stabilised to the satisfaction of the Shire of Manjimup, prior to occupation of the approved development and fences shall not to be used for that purpose.
7. If public consumption of alcohol is likely to occur on the subject premises, additional requirements may be imposed by the Liquor Licensing Division of the Department of Local Government, Sport and Cultural Industries. It is recommended that the proponent consult with the Liquor Licensing Division, either directly (on 1800 634 541) or via the website: www.dlgsc.wa.gov.au for further information.

Reasons for Responsible Authority Recommendation

The application as submitted provides a transition between the low density residential to the west and the light industrial in the east and to the north. Given there was no consequential revisions recommended from the SWDRP, the application is recommended for approval subject to conditions.

Details: outline of development application

Region Scheme	N/A
Region Scheme - Zone/Reserve	N/A
Local Planning Scheme	Shire of Manjimup Local Planning Scheme No. 4
Local Planning Scheme - Zone/Reserve	Town Centre
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Motel D Restaurant P
Lot Size:	2078sqm 2065sqm 2548sqm 2548sqm
Existing Land Use:	Vacant Land
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Local Design Review Panel

	<input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The application is for planning approval for Holiday Accommodation (Motel) and Restaurant comprising of:

- 76 individual motel units, contained within 16 separate buildings.
- 93 parking bays (including 2 ACROD bays and associated shared space), with 76 bays allocated to motel guests and 17 set aside for staff and visitors.
- Internal vehicle circulation space.
- Vehicle crossovers to Pritchard Street and Narocki Way.
- Central administration / guest facilities building fronting Narocki Way.
- Restaurant located at the intersection of Pritchard Street and Narocki Way;
- Back-of-house facilities, including plant room, bin store, cleaners’ room and bike store; and
- Perimeter fencing and landscaping.

Proposed Land Use	<p>Motel - means premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the Liquor Licensing Act 1988;</p> <p>Restaurant - means premises where the predominant use is the sale and consumption of food and drinks on the premises and where seating is provided for patrons, and includes a restaurant licensed under the Liquor Licensing Act 1988;</p>
Proposed Net Lettable Area	2,153sqm
Proposed No. Storeys	single
Proposed No. Dwellings	N/A

Background:

The subject land has a combined total area of 9,239m² and is located at the corner of Pritchard Street and Narocki Way, within the Manjimup town centre. All lots are vacant with minimal remnant vegetation. Land to the west is developed for residential purposes, to the north for light industrial purposes and to the east there is a mix of commercial land uses.

The landowner has obtained conditional approval to amalgamate the properties through a subdivision application to the Western Australian Planning Commission. Council may recall an application that was presented at the December 2023 meeting for a much larger scaled development, over a greater land size. This proposal was withdrawn prior to consideration due to delays with Western Power service rationalisation.

Legislation and Policy:

Legislation

Planning and Development Act 2005 s.162
Planning and Development (Local Planning Schemes) Regulations 2015 Part 7 cl. 60,
 cl.67(2)

Local Planning Scheme No. 4

- CI 4.2 Town centre zone
- CI 5.5 Variations to site and development standards and requirements
- CI 5.13 Landscaping
- CI 5.17 Car Parking Requirements
- CI 5.32 Town Centre zone
- Schedule 8 Planning Precinct Statement

State Government Policies

State Planning Policy 7.0 Good Design Principles.

Structure Plans/Activity Centre Plans

N/A

Local Policies

Local Planning Policy 6.1.18 Landscaping – Landscaping Requirements other commercial
 Local Planning Policy 6.1.21 Parking and Cash in Lieu – Policy Measures

Consultation:

Public Consultation

The proposal was referred to surrounding landowners for a period of 21 days for public comments. At the close of consultation two submissions were received, providing an objection to the inclusion of a Gymnasium and discussing potential impacts on adjoining neighbours.

Issue Raised	Officer comments
Objection to the Gymnasium proposed	The comments were around the number of existing gymnasiums already located in town and that there is not a demand for another facility. The matters to be addressed in the assessment of the proposal does not extend to business competition, it is assumed that the motel operator would have undertaken its own assessment of the demand or need.
Potential light intrusion into neighbouring residential areas;	Concerns were made with regards to the potential for light intrusion from the proposed motel which could have negative impacts on the adjoining low density residential dwellings. Appropriate conditions have been recommended to address this concern.

Material selection for abutting shipping container	The Department of Communities owns and manages several houses in the adjoining Devon Street. The comments noted that the shipping container was not representative of the domestic nature of the existing development and suggested an appropriate material treatment for the proposal. An appropriate condition has been recommended to address this.
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Referrals/consultation with Government/Service Agencies

A referral was sent to Tourism WA for comments. A late submission was received which stated that the proposed development would be a welcome addition to the Shire's accommodation inventory, noting that the abovementioned properties were all constructed pre-1970. The new offering is targeted at the corporate/business market which is appropriate for its town centre location and represents a significant investment that will help to offset the impact of native forestry transition on local employment opportunities.

Design Review Panel Advice

Given the prominent development location and the importance of the design when considering a substantial development within a town centre, Shire staff referred the proposal to the South West Design Review Panel (SWDRP). The SWDRP is a shared initiative between South West Shires and the Cities of Bunbury and Busselton. The panel comprises professionals in the fields of architecture, urban design, landscape architecture, heritage, sustainability and environmental design, town planning, arts and culture, and meets monthly to provide design advice on development applications, structure plans, design guidelines and any local government projects occurring in the local government areas.

Although the Shire of Manjimup initially opted out of the Terms of Reference for the SWDRP, the Shire has been fortunate to be able to participate and will incur minor costs associated with the panel meeting.

The proposal was considered by the panel on 1 November 2024. Minutes taken by the Chair are attached and the main findings are provided as a summary below.

The panel considered that the motel project had the capacity to effectively transition between the residential and service industry uses nearby. It determined that the positioning of the Restaurant and Reception is well considered and largely provides separation from the residential component of the motel to the Pritchard Street traffic. Further resolution was considered to be required between the interface of the single residential to the west for overlooking and setback issues. It was recommended that a review includes the following:

- Deeper landscape strip and fencing to the north.
- Reconsideration of the extent of earthworks as a finish floor level of greater than 500mm should not be supported.
- Consideration of sun protection for western facing windows.
- Consideration of safe outdoor play spaces.

- Improved street engagement to Pritchard Street including an active component.
- Review impact of container storage.
- Increase carparking setback from Pritchard Street.
- Ensure adequate wayfinding is provided given the dual access.

Planning Assessment:

The provisions of the Scheme include the land within the Town Centre Zone and within Planning Precinct 1d 'Manjimup Town Centre'. The purpose of the zone is to provide for the establishment and ongoing development of nodes of diverse commercial, professional, tourist, entertainment, residential and community activities to service the populations of the surrounding areas.

Objectives of the zone applicable to this application include maintain opportunities for residential, grouped residential, tourist accommodation, offices and where appropriate service commercial and service industry suitable in a country town and compatible with the commercial and community functions of the town.

In considering an application for planning consent, clause 10.2 of the Scheme requires that the local government has regard to various matters, including, but not limited to:

- (i) *the aims and provisions of the Scheme and any other relevant Local Planning Scheme operating within the Scheme area;*
- (vii) *the content and objective of Planning Precinct Statements set out in Schedule 8 of this Scheme;*
- (xi) *any social issues that have an effect on the amenity of the locality;*
- (xiv) *whether the land to which the application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;*
- (xv) *the preservation of the amenity of the locality;*
- (xvi) *the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;*
- (xvii) *whether the proposed means of vehicular access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;*
- (xviii) *the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*
- (xxiii) *whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;*
- (xxvi) *any relevant submissions received on the application; and*
- (xxvii) *the comments or submissions received from any authority consulted under Clause 10.1.*

To assist Council in determining the application, the following comments are offered:

Land Use Classification

The completed application form describes the proposed development as a Motel. From examination of the Scheme, the proposed development could be deemed to be consistent with the following definitions:

Motel means premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the Liquor Licensing Act 1988;

As reflected on the submitted plans, the applicants are making special provision for vehicles, with allocated parking bays adjacent to each of the accommodation units

Setbacks

Provisions of the Scheme do not identify specific setback requirements for development within the Town Centre Zone, but instead identify that:

- a) Site coverage of up to 100% where the local government is satisfied that adequate arrangements have been made in regard to access, car parking, traffic circulation of traffic, servicing and loading and unloading.
- b) A zero setback from the front boundary may be permitted where landscaped and paved pedestrian areas are to be provided adjacent to the front boundary and the local government is satisfied on the above matters.

In this case the applicants are proposing a 1.7m setback to Pritchard Street and a 2.3m setback to Narocki Way. A nil setback is proposed to a neighbouring property of 12m in length with a height of 2.5m being a 40-foot shipping container for back of house purposes.

The setbacks are considered a variation, although a nil setback is permitted, where a setback is provided, sufficient space is required for a 3m landscaping strip.

Planning Precinct Statement

The subject property is located within Sub-precinct D of the Manjimup Town Centre. Generally landowners within the sub-precinct are encouraged to:

- Develop commercial uses that require larger lots (sale of trucks/farm machinery/cars, sale of white goods, stock and station supplies).
- Construct development that is visually interesting, with simple buildings that maintain the country character of the locality.
- Ensure development that is not detrimental to the residential amenity of the adjacent zones.

The proposed accommodation is located between Service Industry type uses and low density residential. The proposal, if managed and developed correctly could provide an effective transition between the land uses. However, the proposed Motel units located on the western boundary are shown as being setback 3.8m, to ensure that there is not an impact from noise such as air-conditioning units

along this boundary, it is recommended that no air-conditioning units be located within the proposed setback or achieve at least a 1.5m setback.

As reflected on the submitted plans the applicant has identified a mix of materials responsive of the country locality such as timber batten cladding and brick fencing and walls.

The accommodation units will be single storey with each unit being orientated internally to the site. External fencing is proposed around the perimeter of the site in order to restrict unauthorised access to the site. The applicant has advised that where the property adjoins other land uses, a Colorbond® fence is proposed to match existing, whilst fencing proposed to sections of Pritchard Street and Narocki Way elevations is proposed to be 1.2m, chainlink steel fencing in charcoal colour with brick pillars.

Car Parking

In accordance with clause 5.17 of the Scheme the following off-street car parking requirements apply to the proposed development:

Use	Minimum Number of Parking Spaces to be Provided	Proposal	Parking Required	Parking provided
Motel	1 per unit	76 units	76 bays	93
	plus 1 per 25m ² of service area.	510sqm	20,4 bays	
Restaurant	1 per 4 patrons	58 patrons	15 bays	
Total			112	

The applicant has provided enough parking spaces to cater for one bay per each accommodation units with an additional 19 bays available for staff, visitors and service providers. Additional parking could also be provided on-street and for buses.

The applicant has stated that this is a variation of 5 bays, this was not taking into account the back of house areas. Shire staff have assessed the variation as 19 car spaces. The shared use of the restaurant by motel guests would generate a reciprocal use of bays however the restaurant land use only has a parking demand of 15 bays, less than the shortfall.

It is assessed that the service area and back of house is the cause for the shortfall.

The applicant does have the ability to seek a variation by providing additional landscaping.

Cash in Lieu

In accordance with Clause 5.17.11 of the Scheme where an applicant can satisfy the local government that the minimum car parking requirements cannot be provided on the site, a cash payment can be accepted in lieu of the provision of parking. As outlined within the clause, the payment shall be equivalent to the

cost of providing and constructing the car parking together with the value of the land that would otherwise be occupied by the car parking.

Clause 5.7.11 (b) stipulates that before accepting the payment of cash-in-lieu, the local government must have:

- i. purchased land for a car park; or
- ii. provided a public car park in the vicinity of the proposed development or have a firm commitment to do so; or
- iii. have an endorsed car parking strategy with agreed works to be implemented.

In this case, the Shire has an adopted Parking Strategy, which identifies the formalising of parking bays located on the railway reserve to the rear of the shops fronting Giblett Street. As the Shire is already in control of the land, which was obtained without the need to purchase the land, it is recommended the requirements of clause 5.17.11 be varied such that any cash in-lieu component is equivalent to the construction cost only.

Given the allocated areas is not in close proximity to this proposal, any cash-in-lieu received could be utilised to construct parking abutting the property on Narocki Way.

Landscaping

Provisions of the Scheme specify that a minimum of 5% of the site is required to be set aside for landscaping. In accordance with clause 5.13 of the Scheme, landscaping may consist of garden plantings and areas for pedestrian use. At the discretion of the local government landscaping may include natural bushland, swimming pools and areas under covered ways.

Notwithstanding the above, clause 5.13.3 of the Scheme states that the requirements for landscaping will be determined by Council on the merits of each case. In order to provide further guidance on this to applicants and Shire staff alike, Council has adopted Local Planning Policy 6.1.8 – Landscaping.

As outlined within the Policy, a minimum three metre landscaping strip is required for commercial developments, except where development is approved with a nil setback. In this case, the applicant has not achieved a sufficient setback to Narocki Way to allow for landscaping.

The policy states that applicants are encouraged to use waterwise plants and water sensitive urban design with a minimum of 75mm of mulch (25mm for native plant species). Unless otherwise justified, landscaped areas are required to be reticulated and the use of programmable irrigation controls and water efficient irrigation controllers is encouraged.

With respect to the subject proposal, the following comments are offered:

- Applicants are proposing extensive paved areas within the site for pedestrian movement within the site along with landscaping adjacent to each proposed car parking bay; and

- The percentage of landscaping complies with Scheme requirements.

Relaxation of Standards

In accordance with clause 5.5.1 of the Scheme, where a development does not comply with a standard or requirement prescribed by the Scheme, the local government may approve the application, despite this non-compliance. As stated in clause 5.5.3 of the Scheme, *“the power conferred by this clause may only be granted if the local government is satisfied that:*

- (i) Approval of the proposed development would be appropriate having regard to the criteria set out in clause 10.2; and*
- (ii) The non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality of the likely future development of the locality.”*

Conclusion:

The applicant as submitted provides a transition between the low density residential to the west and the light industrial in the east and to the north. Given there was no consequential revisions recommended from the SWDRP, the application is recommended for approval subject to conditions.

Alternatives

Prior to Council Meeting, the applicant brought to the attention of Shire Staff a miscalculation and typo in parking requirements however, Council did not propose an alternative condition to Condition 12. Should the decision maker decide, it is proposed that an alternative number of parking bays would be 111 bays.

FAVOURITE HOTEL

LOT 71-74 PRITCHARD STREET MANJIMUP WA



DRAWING LIST

DA-1100	LOCATION PLAN
DA-1101	EXISTING SURVEY PLAN
DA-2001	SITE PLAN
DA-2100	FLOOR PLAN
DA-2101	FLOOR PLAN
DA-2102	ROOF PLAN
DA-3100	ELEVATIONS
DA-3101	SECTIONAL ELEVATIONS
DA-6800	RENDERING IMAGES
DA-6801	RENDERING IMAGES
DA-6802	RENDERING IMAGES

TEXTURE

PROPOSED MOTEL
LOT 71-74 PRITCHARD
STREET MANJIMUP WA

JOB NUMBER: 2228
10-09-2024
ISSUED FOR
DEVELOPMENT APPLICATION

SCALE NA
CLIENT: SECOND GLT
GROUP PTY LTD

DRAWING TITLE
COVER

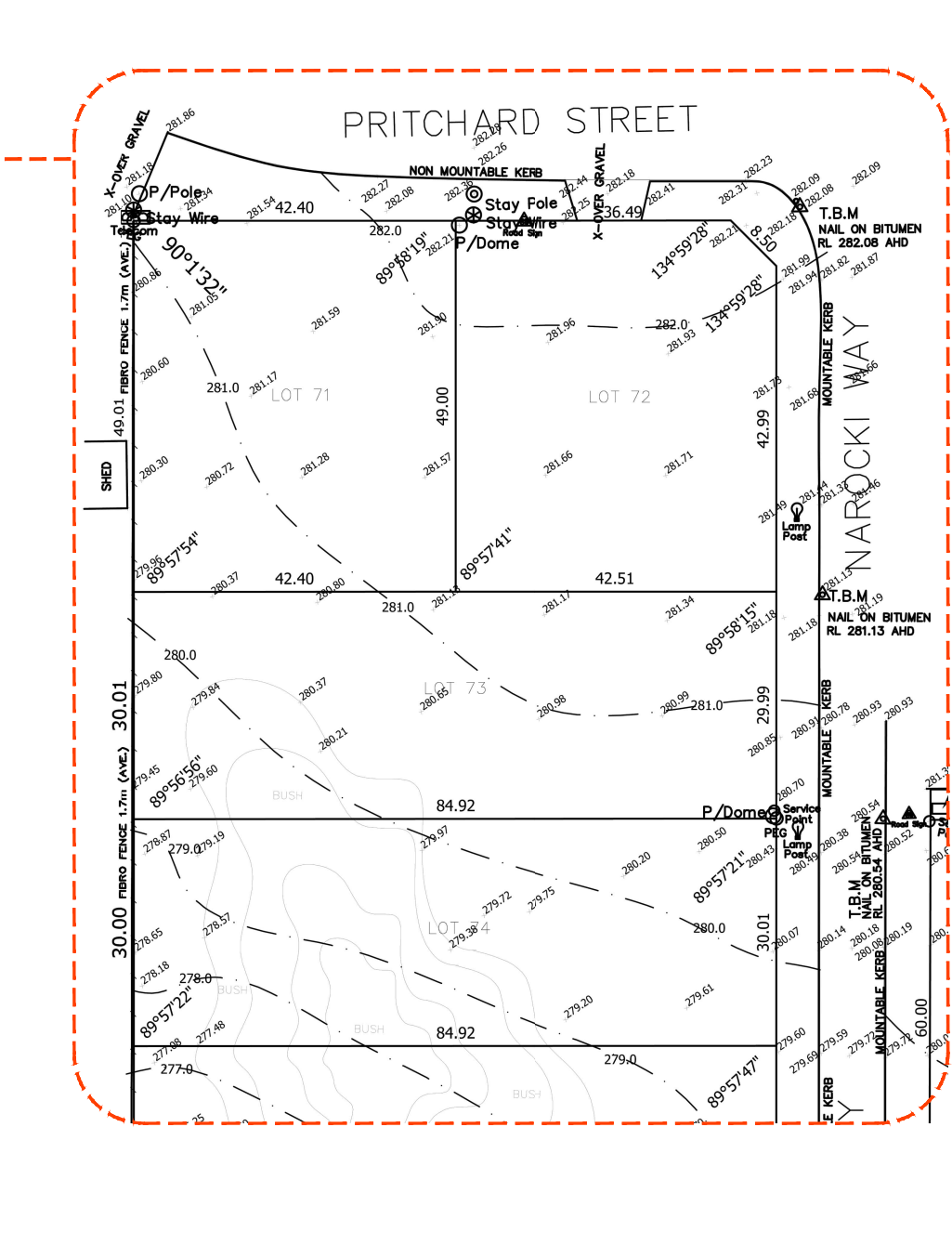
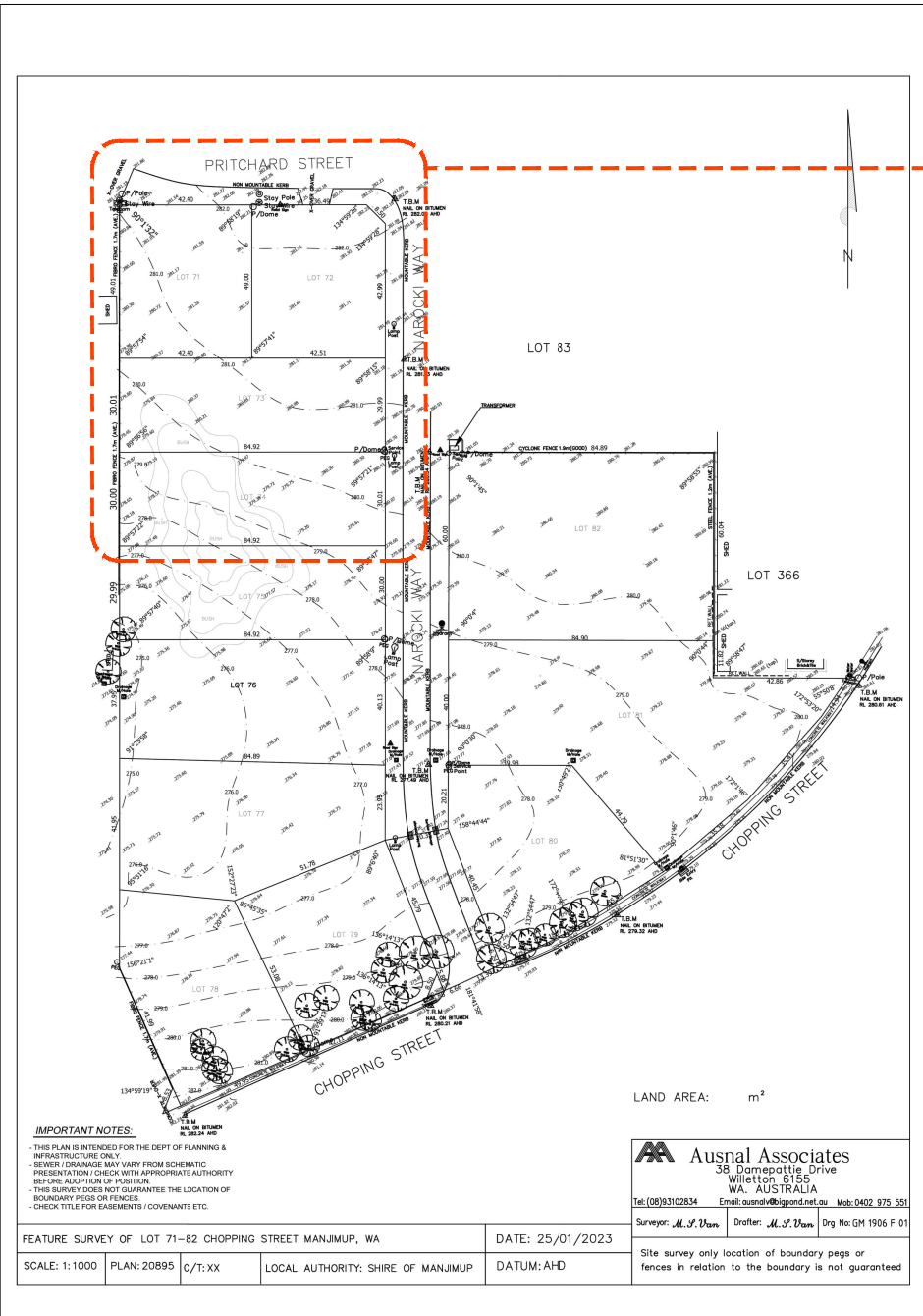
DA-0000

Texture
office@texture-arch.com.au
www.texture-arch.com.au



LOT 71-74 PRITCHARD STREET MANJIMUP





IMPORTANT NOTES:

- THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.
 - SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.
 - THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES.
 - CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

AA Ausnal Associates
 38 Domepatie Drive
 Willetton 6155
 WA, AUSTRALIA
 Tel: (08)93102834 Email: ausnalvl@bigpond.net.au Mob: 0402 975 551

Surveyor: *M. J. Dean* Drafter: *M. J. Dean* Dwg No: GH 1906 F 01

FEATURE SURVEY OF LOT 71-82 CHOPPING STREET MANJIMUP, WA		DATE: 25/01/2023	
SCALE: 1:1000	PLAN: 20895	C/T: XX	LOCAL AUTHORITY: SHIRE OF MANJIMUP
DATUM: AHD		Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed	

16 PRITCHARD STREET







NAROCKI WAY

NAROCKI WAY

PRITCHARD STREET

PRITCHARD STREET

24 PRITCHARD STREET

-  PROPOSED HOTEL ROOM BUILDING AREA: 1558M²
-  PROPOSED SERVICES BUILDING AREA: 280M²
(ADMINISTRATION, BREAKFAST, KITCHEN, MEETING ROOMS, GYM, CARE TAKE(S) ROOM)
-  BOH (BACK OF HOUSE): 230M²
-  RESTAURANT 150M²
-  LANDSCAPE DEEP SOIL AREA: 2673M²
-  TREES (TBC IN LATER STAGE)



TEXTURE

PROPOSED MOTEL
LOT 71-74 PRITCHARD
STREET MANJIMUP WA

JOB NUMBER: 2228
10-09-2024
ISSUED FOR
DEVELOPMENT APPLICATION

SCALE 1:200 @ A1
CLIENT: SECOND GLT
GROUP PTY LTD

DRAWING TITLE
SITE PLAN



DA-2001

Texture
office@texture-arch.com.au
www.texture-arch.com.au

16 PRITCHARD STREET

24 PRITCHARD STREET

NAROCKI WAY

NAROCKI WAY



TEXTURE

PROPOSED MOTEL
LOT 71-74 PRITCHARD STREET MANJIMUP WA

JOB NUMBER: 2228
10-09-2024
ISSUED FOR DEVELOPMENT APPLICATION

SCALE 1:200
CLIENT: SECOND GLT GROUP PTY LTD

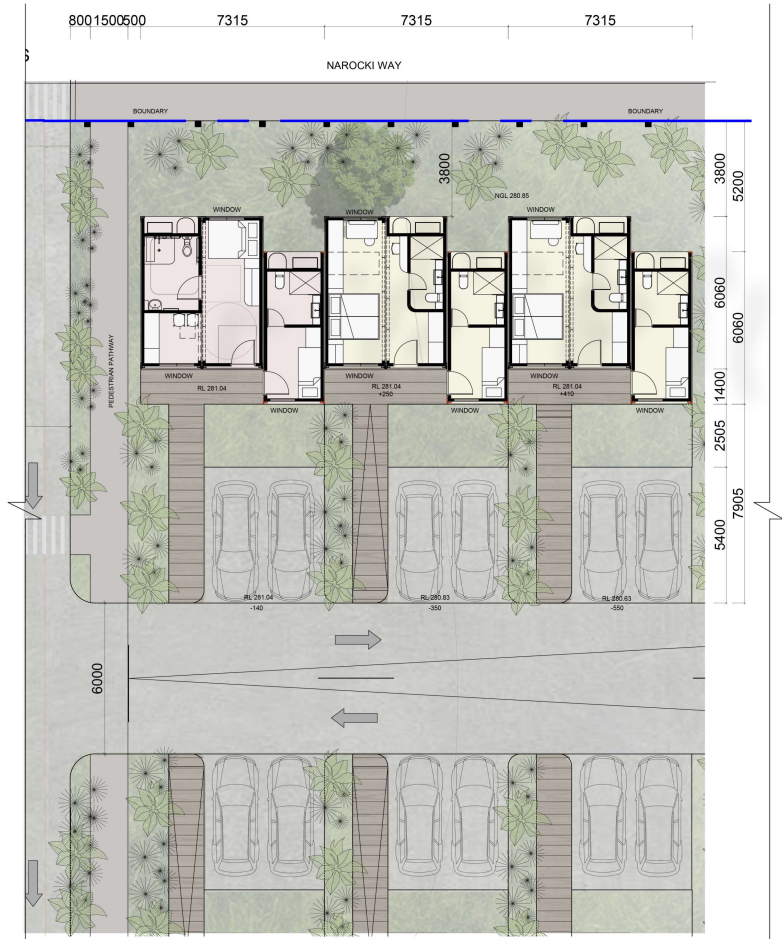
DRAWING TITLE
FLOOR PLAN



DA-2100
Texture
office@texture-arch.com.au
www.texture-arch.com.au



• RESTAURANT & HOTEL ANCILLARY AMENITIES BUILDING



• TYPICAL HOTEL ROOMS



16 PRITCHARD STREET

24 PRITCHARD STREET

NAROCKI WAY

NAROCKI WAY



TEXTURE

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PROPOSED MOTEL
LOT 71-74 PRITCHARD STREET
MANJIMUP WA

JOB NUMBER: 2228
10-09-2024
ISSUED FOR
DEVELOPMENT APPLICATION

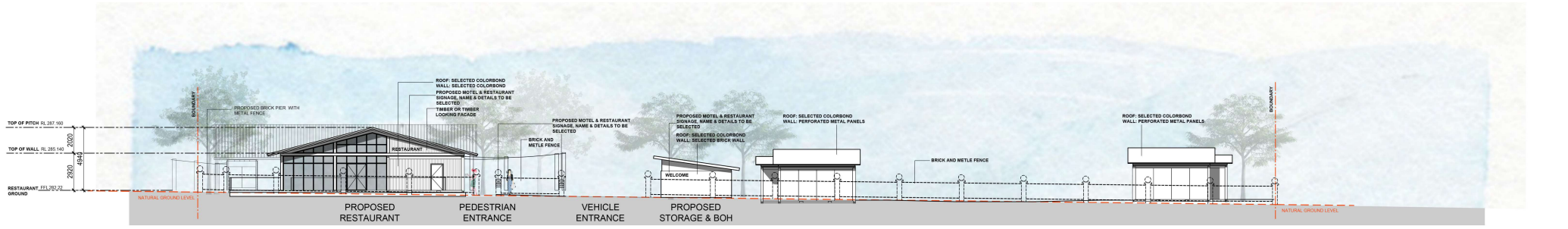
SCALE 1:200
CLIENT: SECOND GLT
GROUP PTY LTD

DRAWING TITLE
ROOF PLAN

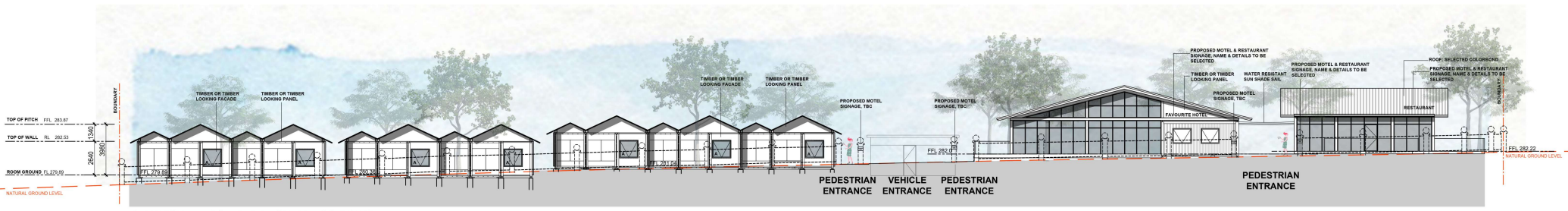


DA-2102

Texture
office@texture-arch.com.au
www.texture-arch.com.au



ELEVATION 1 - NORTH ELEVATION - PRITCHARD STREET



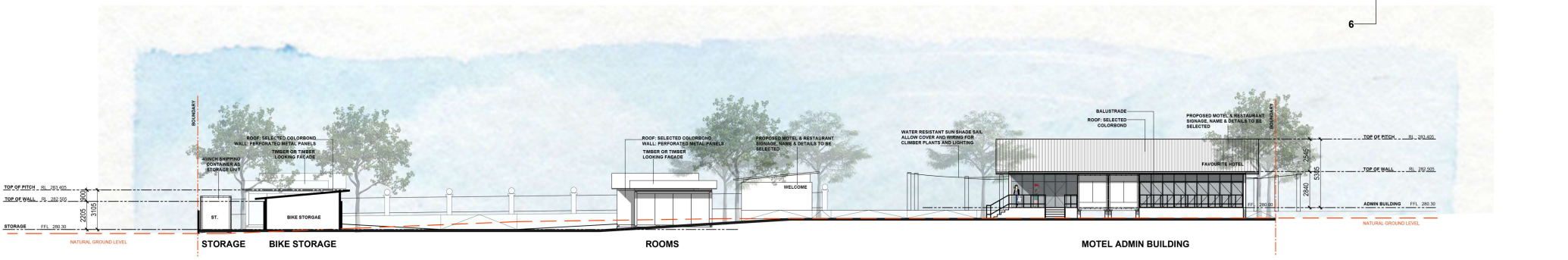
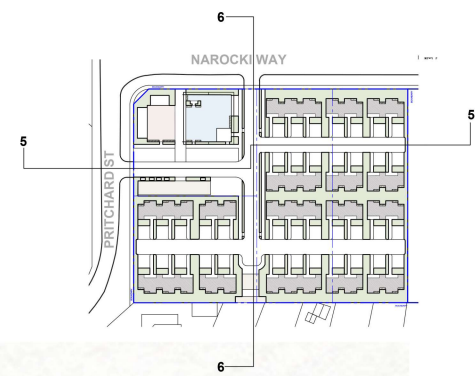
ELEVATION 2 - EAST ELEVATION - NAROCKI WAY



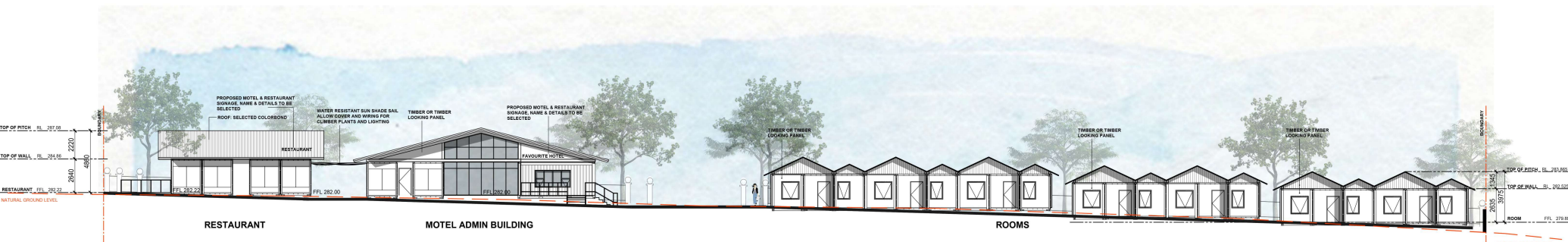
ELEVATION 3 - SOUTH ELEVATION



ELEVATION 4 - WEST ELEVATION



ELEVATION 5 - SECTIONAL ELEVATION



ELEVATION 6 - SECTIONAL ELEVATION



VIEW FROM NAROCKI WAY TO ADMIN BUILDING AND RESTAURANT



VIEW FROM PRITCHARD STREET TO RESTAURANT



VIEW FROM DRIVEWAY TO ADMIN BUILDING



VIEW FROM ROAD TO PEDESTRIAN PATH



VIEW FROM NAROCKI WAY TO ADMIN BUILDING AND RESTAURANT



VIEW FROM CORNER OF PRITCHARD STREET AND NAROCKI WAY TO RESTAURANT



VIEW FROM DRIVEWAY TO ADMIN BUILDING



BIRD VIEW

The Chief Executive Officer
Shire of Manjimup
PO Box 1
MANJIMUP WA 6258

Via email: info@manjimup.wa.gov.au

25 October, 2024

RE: Lot 71 (23) Pritchard Street, Manjimup
DA24/127 , TP2024/129 , P5208

We write as concerned business owners within the Shire of Manjimup regarding the proposed 'Favorite Motel' which is to include a gymnasium.

Visitors to our town should be encouraged to use local facilities. There are already three (3) existing fitness facilities located within the Shire of Manjimup being Fitlife 24/7, The Manjimup Regional Aqua Centre and ourselves, Stokeys Fitness 24/7, as well as The Movement Wellness Hub which incorporates yoga, and Luxe Pilates & Fitness.

The proposal to put another gym facility only 25m away from ours, doesn't make sense. If the clientele of this proposed tourist centre is totally contained within their own facility, what would they be contributing towards local business. We can't see how this would benefit the town.

Each and every client we have and maintain is important to us. Even though the proposed gym is not huge, the clientele per person is worth a possible \$20 to us per workout. Walkin clients are a critical and essential part of our business. The proposed motel is offering 76 Units, each with at least a double bed therefore would be a minimum of 76 casual visits with a maximum of 152. Even at half capacity there is the ability of 38 casual passes that could be utilising local facilities. Whilst we can only speak for our business we are nowhere near and never have been at full capacity of users. Our fitness centre can and should handle a lot more. There are only certain times of the year when we are "busy" and can capitalise on that. As with most country towns a lot of people are involved in their local sporting clubs, ie football, soccer, basketball, netball, cricket the soon to be opened tennis centre plus others, and this impacts on gym usage.

On this basis we would like to register as business owners and neighbours a very strong NO to allow the proposal in its current state. We have no doubt that the addition of the 'Favourite' Motel minus the gymnasium could be a definite bonus to the town, however not if they have the potential to be detrimental to existing local business.

A slight restructure by eliminating the gym, we would be more than happy for the proposal to go ahead.

Regards,

Ivan & Derrise Grbavac
Proprietors
Stokeys Fitness 24/7

Jocelyn Baister

From: Andrew McBride
Sent: Wednesday, 13 November 2024 4:16 PM
To: Info
Subject: Lot 71-74 (21-23) Pritchard Street, Manjimup - Proposed Motel

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Attention: Chief Executive Officer

Good afternoon,

The Department of Communities would like to respond to the proposed Motel development at the above property. The Department has no issue with the proposal with the exception of the following:

- The units sit against the rear fence line it does not show security lighting but I see there is provision in the development.
- We would want to address any light spill and ensure it is appropriately dealt with.
- Fence heights may be an issue to the rear of our property's dependant on the final height of the buildings. This area of Manjimup seems to be attracting higher building pads than older properties making the overall height of the finished building something we are not able to determine yet but it could be a privacy issue.
- The container shed located at the rear of our directly affected property (12 Devon Street) is a non-standard form of development within residential areas such as this.
- We would request that, if this proposal be approved, it be treated in a way that ensures the finish does not resemble a sea container.

Finally we request that this proposal be accordingly assessed to the Shire's Local Planning Scheme.

Should you have any further enquiries, please do not hesitate to contact me.

Kind regards

Andrew McBride
Senior Project and Planning Officer – Urban Planning, Design & Approvals
Operations | Housing & Homelessness
Kind regards

Department of Communities
P +61 8 6215 1651 E
Level 5, 130 Stirling Street, Perth WA 6000
W communities.wa.gov.au



The Department of Communities acknowledges the traditional owners of the country throughout Western Australia and their connection to the land, waters and community. We pay our respects to them, their cultures and elders past, present and emerging.

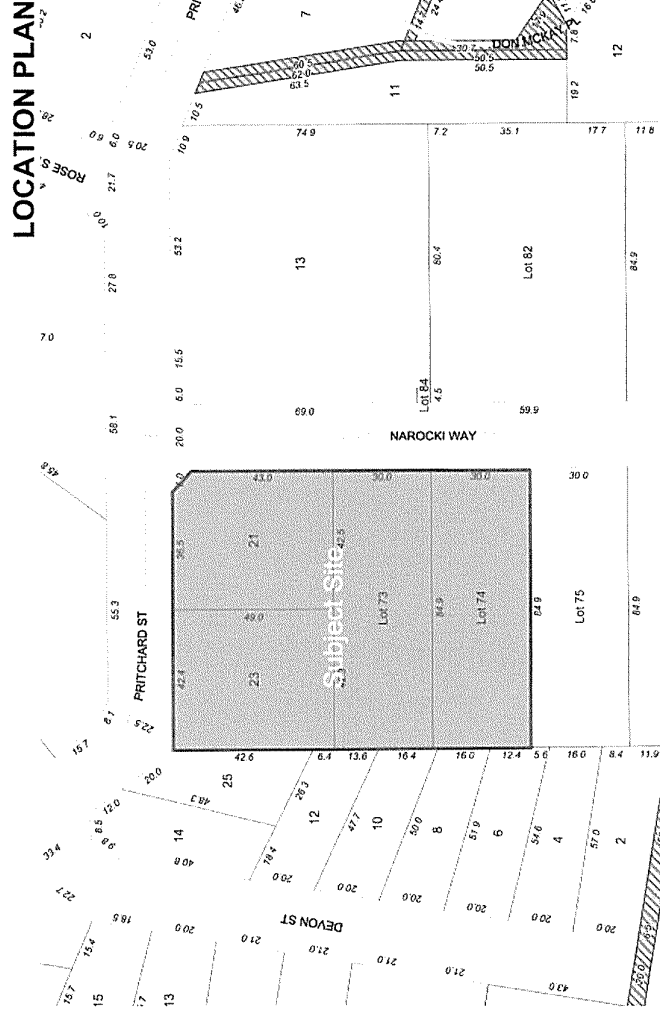
ATTACHMENT

9.5.4 Responsible Authority Report - Proposed Motel and Restaurant at Lot 71 and 72 Pritchard Street and Lot 73 and 74 Narocki Way, Manjimup

PROPONENT OWNER	Texture Design Pty Ltd Second GLT Pty Ltd
LOCATION / ADDRESS	Lot 71 and 72 Pritchard Street and Lot 73 and 74 Narocki Way, Manjimup
WARD	Urban
ZONE	Town Centre
DIRECTORATE	Development Services
FILE REFERENCE	DA24/127 P52048, 52122, 25197, 52278
LEGISLATION	<i>Planning and Development Act 2005</i>
AUTHOR	Jocelyn Baister (Manager Planning Services)
DATE OF REPORT	13 November 2024
DECLARATION OF INTEREST	Nil

BACKGROUND

The subject land has a combined total area of 9,239m² and is located at the corner of Pritchard Street and Narocki Way, within the Manjimup town centre. All lots are vacant with minimal remnant vegetation. Land to the west is developed for residential purposes, to the north for light industrial purposes and to the east there is a mix of commercial land uses. A location plan is provided below



The landowner has obtained conditional approval to amalgamate the properties through a subdivision application to the Western Australian Planning Commission. Council may recall an application that was presented at the December 2023 meeting for a much larger scaled development, over a greater land size. This proposal was withdrawn prior to consideration due to delays with Western Power service rationalisation.

The Shire is in receipt of an application for planning approval for Holiday Accommodation (Motel) and Restaurant comprising of:

- 76 individual motel units, contained within 16 separate buildings.
- 93 parking bays (including 2 ACROD bays and associated shared space), with 76 bays allocated to motel guests and 17 set aside for staff and visitors.
- Internal vehicle circulation space.
- Vehicle crossovers to Pritchard Street and Narocki Way.
- Central administration / guest facilities building fronting Narocki Way.
- Restaurant located at the intersection of Pritchard Street and Narocki Way;
- Back-of-house facilities, including plant room, bin store, cleaners' room and bike store; and
- Perimeter fencing and landscaping.

Whilst copies of the submitted plans and supporting information are shown attached, A3 copies of the plans will be provided to elected members prior to the meeting.

ATTACHMENT: 9.5.4 (1)

The applicant has provided a notice that the application is to be determined by a Development Assessment Panel (DAP). This report to Council is a 'Responsible Authority Report' that is provided to the DAP providing Council's comment on the proposal. Council is requested to consider the recommendation to the DAP due to the car parking variation.

PUBLIC CONSULTATION UNDERTAKEN

In accordance with Clause 9.6 of Local Planning Scheme No. 4, the proposal was referred to surrounding landowners for a period of 21 days for public comments. A referral was also sent to Tourism WA for comments. At the close of consultation two submissions were received, providing an objection to the inclusion of a Gymnasium and discussing potential impacts on adjoining neighbours. A copy of the submissions is attached.

ATTACHMENT: 9.5.4 (2)

COMMENT

The provisions of the Scheme include the land within the Town Centre Zone and within Planning Precinct 1d 'Manjimup Town Centre'. The purpose of the zone is to provide for the establishment and ongoing development of nodes of diverse commercial, professional, tourist, entertainment, residential and community activities to service the populations of the surrounding areas.

Objectives of the zone applicable to this application include maintain opportunities for residential, grouped residential, tourist accommodation, offices and where appropriate service commercial and service industry suitable in a country town and compatible with the commercial and community functions of the town.

In considering an application for planning consent, clause 10.2 of the Scheme requires that the local government has regard to various matters, including, but not limited to:

- (i) the aims and provisions of the Scheme and any other relevant Local Planning Scheme operating within the Scheme area;*
- (vii) the content and objective of Planning Precinct Statements set out in Schedule 8 of this Scheme;*
- (xi) any social issues that have an effect on the amenity of the locality;*
- (xiv) whether the land to which the application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;*
- (xv) the preservation of the amenity of the locality;*
- (xvi) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;*
- (xvii) whether the proposed means of vehicular access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;*
- (xviii) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*
- (xxiii) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;*
- (xxvi) any relevant submissions received on the application; and*
- (xxvii) the comments or submissions received from any authority consulted under Clause 10.1.*

To assist Council in determining the application, the following comments are offered:

Land Use Classification

The completed application form describes the proposed development as a Motel. From examination of the Scheme, the proposed development could be deemed to be consistent with the following definitions:

Motel means premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the Liquor Licensing Act 1988;

As reflected on the submitted plans, the applicants are making special provision for vehicles, with allocated parking bays adjacent to each of the accommodation units

Setbacks

Provisions of the Scheme do not identify specific setback requirements for development within the Town Centre Zone, but instead identify that:

- a) Site coverage of up to 100% where the local government is satisfied that adequate arrangements have been made in regard to access, car parking, traffic circulation of traffic, servicing and loading and unloading.
- b) A zero setback from the front boundary may be permitted where landscaped and paved pedestrian areas are to be provided adjacent to the front boundary and the local government is satisfied on the above matters.

In this case the applicants are proposing a 1.7m setback to Pritchard Street and a 2.3m setback to Narocki Way. A nil setback is proposed to a neighbouring property of 12m in length with a height of 2.5m being a 40-foot shipping container for back of house purposes.

The setbacks are considered a variation, although a nil setback is permitted, where a setback is provided, sufficient space is required for a 3m landscaping strip.

Planning Precinct Statement

The subject property is located within Sub-precinct D of the Manjimup Town Centre. Generally landowners within the sub-precinct are encouraged to:

- Develop commercial uses that require larger lots (sale of trucks/farm machinery/cars, sale of white goods, stock and station supplies).
- Construct development that is visually interesting, with simple buildings that maintain the country character of the locality.
- Ensure development that is not detrimental to the residential amenity of the adjacent zones.

The proposed accommodation is located between Service Industry type uses and low density residential. The proposal, if managed and developed correctly could provide an effective transition between the land uses. However, the proposed Motel units located on the western boundary are shown as being

setback 3.8m, to ensure that there is not an impact from noise such as air-conditioning units along this boundary, it is recommended that no air-conditioning units be located within the proposed setback or achieve at least a 1.5m setback.

As reflected on the submitted plans the applicant has identified a mix of materials responsive of the country locality such as timber batten cladding and brick fencing and walls.

The accommodation units will be single storey with each unit being orientated internally to the site. External fencing is proposed around the perimeter of the site in order to restrict unauthorised access to the site. The applicant has advised that where the property adjoins other land uses, a Colorbond® fence is proposed to match existing, whilst fencing proposed to sections of Pritchard Street and Narocki Way elevations is proposed to be 1.2m, chainlink steel fencing in charcoal colour with brick pillars.

State Planning Policy 7.0 Design of the Built Environment

The intent of SPP 7.0 is to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes and supports consistent and robust design review and assessment processes across the State.

South West Design Review Panel

Given the prominent development location and the importance of the design when considering a substantial development within a town centre, Shire staff referred the proposal to the South West Design Review Panel (SWDRP). The SWDRP is a shared initiative between South West Shires and the Cities of Bunbury and Busselton. The panel comprises professionals in the fields of architecture, urban design, landscape architecture, heritage, sustainability and environmental design, town planning, arts and culture, and meets monthly to provide design advice on development applications, structure plans, design guidelines and any local government projects occurring in the local government areas.

Although the Shire of Manjimup initially opted out of the Terms of Reference for the SWDRP, the Shire has been fortunate to be able to participate and will incur minor costs associated with the panel meeting.

The proposal was considered by the panel on 1 November 2024. Minutes taken by the Chair are attached and the main findings are provided as a summary below.

The panel considered that the motel project had the capacity to effectively transition between the residential and service industry uses nearby. It determined that the positioning of the Restaurant and Reception is well considered and largely provides separation from the residential component of the motel to the Pritchard Street traffic. Further resolution was considered to be required between the interface of the single residential to the west for overlooking and setback issues.

It was recommended that a review includes the following:

- Deeper landscape strip and fencing to the north.
- Reconsideration of the extent of earthworks as a finish floor level of greater than 500mm should not be supported.
- Consideration of sun protection for western facing windows.
- Consideration of safe outdoor play spaces.
- Improved street engagement to Pritchard Street including an active component.
- Review impact of container storage.
- Increase carparking setback from Pritchard Street.
- Ensure adequate wayfinding is provided given the dual access.

ATTACHMENT: 9.5.4(3)

The SWDRP comments are not binding and the recommendations are not mandatory. The advice and recommendations can be used as a decision making aid, forming part of the assessment of the proposal.

Given the proposal was considered to have merit, it is considered by Shire staff that the recommendation to revise details of the proposal are able to form part of conditions of a recommended approval.

Car Parking

In accordance with clause 5.17 of the Scheme the following off-street car parking requirements apply to the proposed development:

Use	Minimum Number of Parking Spaces to be Provided	Proposal	Parking Required	Parking provided
Motel	1 per unit	76 units	76 bays	93
	plus 1 per 25m ² of service area.	510sqm	20.4 bays	
Restaurant	1 per 1 patrons	58 patrons	15 bays	
Total			112	

The applicant has provided enough parking spaces to cater for one bay per each accommodation units with an additional 19 bays available for staff, visitors and service providers. Additional parking could also be provided on-street and for buses.

The applicant has stated that this is a variation of 5 bays, this was not taking into account the back of house areas. Shire staff have assessed the variation as 19 car spaces. The shared use of the restaurant by motel guests would generate a reciprocal use of bays however the restaurant land use only has a parking demand of 15 bays, less than the shortfall.

It is assessed that the service area and back of house is the cause for the shortfall.

The applicant does have the ability to seek a variation by providing additional landscaping.

Relaxation of Standards

In accordance with clause 5.5.1 of the Scheme, where a development does not comply with a standard or requirement prescribed by the Scheme, the local government may approve the application, despite this non-compliance. As stated in clause 5.5.3 of the Scheme, “*the power conferred by this clause may only be granted if the local government is satisfied that:*

- (i) Approval of the proposed development would be appropriate having regard to the criteria set out in clause 10.2; and*
- (ii) The non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality of the likely future development of the locality.”*

Cash in Lieu

In accordance with Clause 5.17.11 of the Scheme where an applicant can satisfy the local government that the minimum car parking requirements cannot be provided on the site, a cash payment can be accepted in lieu of the provision of parking. As outlined within the clause, the payment shall be equivalent to the cost of providing and constructing the car parking together with the value of the land that would otherwise be occupied by the car parking.

Clause 5.7.11 (b) stipulates that before accepting the payment of cash-in-lieu, the local government must have:

- i. purchased land for a car park; or
- ii. provided a public car park in the vicinity of the proposed development or have a firm commitment to do so; or
- iii. have an endorsed car parking strategy with agreed works to be implemented.

In this case, the Shire has an adopted Parking Strategy, which identifies the formalising of parking bays located on the railway reserve to the rear of the shops fronting Giblett Street. As the Shire is already in control of the land, which was obtained without the need to purchase the land, it is recommended the requirements of clause 5.17.11 be varied such that any cash in-lieu component is equivalent to the construction cost only.

Given the allocated areas is not in close proximity to this proposal, any cash-in-lieu received could be utilised to construct parking abutting the property on Narocki Way.

Landscaping

Provisions of the Scheme specify that a minimum of 5% of the site is required to be set aside for landscaping. In accordance with clause 5.13 of the

Scheme, landscaping may consist of garden plantings and areas for pedestrian use. At the discretion of the local government landscaping may include natural bushland, swimming pools and areas under covered ways.

Notwithstanding the above, clause 5.13.3 of the Scheme states that the requirements for landscaping will be determined by Council on the merits of each case. In order to provide further guidance on this to applicants and Shire staff alike, Council has adopted Local Planning Policy 6.1.8 – Landscaping.

As outlined within the Policy, a minimum three metre landscaping strip is required for commercial developments, except where development is approved with a nil setback. In this case, the applicant has not achieved a sufficient setback to Narocki Way to allow for landscaping.

The policy states that applicants are encouraged to use waterwise plants and water sensitive urban design with a minimum of 75mm of mulch (25mm for native plant species). Unless otherwise justified, landscaped areas are required to be reticulated and the use of programmable irrigation controls and water efficient irrigation controllers is encouraged.

With respect to the subject proposal, the following comments are offered:

- Applicants are proposing extensive paved areas within the site for pedestrian movement within the site along with landscaping adjacent to each proposed car parking bay; and
- The percentage of landscaping complies with Scheme requirements.

Submissions Received

In addition to the submissions mentioned above, other comments received raised concerns and questions with regards to:

- Potential light intrusion into neighbouring residential areas;
- Material selection for abutting shipping container; and
- Objection to the inclusion of a gymnasium when there is an existing gym business nearby.

To assist Council is considering the submissions, the following comments are provided.

The Department of Communities owns and manages several houses in the adjoining Devon Street. Concerns were made with regards to the potential for light intrusion from the proposed motel which could have negative impacts on the adjoining low density residential dwellings. Appropriate conditions have been recommended to address this concern.

The Department of Communities made comments relating to the proposed 40 foot shipping container, to be used for 'back of house' and situated directly on the boundary of a neighbouring property. The comments noted that the shipping container was not representative of the domestic nature of the

existing development and suggested an appropriate material treatment for the proposal. An appropriate condition has been recommended to address this.

A neighbouring business made comment with regards to a proposed gymnasium as part of the motel complex. The comments were around the number of existing gymnasiums already located in town and that there is not a demand for another facility. The matters to be addressed in the assessment of the proposal does not extend to business competition, it is assumed that the motel operator would have undertaken its own assessment of the demand or need.

Conclusion

The applicant as submitted provides a transition between the low density residential to the west and the light industrial in the east and to the north. Given there was no consequential revisions recommended from the SWDRP, the application is recommended for approval subject to conditions.

STATUTORY ENVIRONMENT

Planning and Development Act 2005, Local Planning Scheme No. 4 and relevant Planning Policies as adopted by Council.

POLICY / STRATEGIC IMPLICATIONS

Approval to the application as submitted is consistent with Strategy B2 of the Shire of Manjimup's Community Strategic Plan 2021-31, being to:

B2: Attract business-class accommodation services to Manjimup.

ORGANISATIONAL RISK MANAGEMENT

Nil.

FINANCIAL IMPLICATIONS

The required application fee has been paid in accordance with the Schedule of Fees and Charges adopted as part of the 2024/25 annual budget and the *Planning and Development (Development Assessment Panels) Regulations 2011* fees and charges.

The Shire of Manjimup has covered the fees applicable for the payment of the Design Review Panel members' services.

SUSTAINABILITY

Environmental: Nil.

Economic: Approval to the application as submitted will result in the creation of short term employment associated with development of the site and long term employment through its ongoing operation. The establishment of accommodation as proposed will add to existing accommodation options within the town, potentially attracting additional visitors to the Shire and region.

Social: The proposal is in close proximity to existing businesses that emit noise and residences which are sensitive to excessive noise. The final development will alter the amenity of the location for the foreseeable future.

VOTING REQUIREMENTS: SIMPLE MAJORITY

OFFICER RECOMMENDATION

That Council recommend that the Regional Joint Development Assessment Panel approve the Development Assessment Panel Application reference DAP/24/02791 at contained in Attachment 9.5.4 (1) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of Clause 10.3 of the Shire of Manjimup Local Planning Scheme No. 4 and subject to the following conditions and advice:

1. The development hereby approved is to be carried out in accordance with the plans and specifications submitted with the application and these shall not be altered and/or modified without the prior knowledge and written consent of the Shire of Manjimup.

Reference	Document Title	Date Received
DA-2001	Site Plan	27 August 2024
DA-2100	Floor Plan	27 August 2024
DA-2101	Floor Plan Amenities & Typical Motel Rooms	27 August 2024
DA-3100	Elevations	27 August 2024
DA-3101	Sectional Elevation	27 August 2024

2. Notwithstanding condition 1, prior to application for building permit, the plans submitted and hereby approved shall be modified as follows:
 - 2.1 Deeper landscape strip and fencing to the north.
 - 2.2 Consideration of sun protection for western facing windows.
 - 2.3 Consideration of safe outdoor playspaces.
 - 2.4 Improved street engagement to Pritchard Street including an active component.
 - 2.5 Selection of materials or treatment to shipping container storage.
 - 2.6 Increase carparking setback from Pritchard Street.

- 2.7 Wayfinding signage strategy given the dual access.
3. Prior to the issue of a Building Permit, an urban water management plan is to be prepared and approved, to the satisfaction of the Shire of Manjimup;
 4. The urban water management plan referred to in Condition 3, shall be implemented to the satisfaction of the Shire of Manjimup;
 5. The applicant is to provide the finished floor levels for the proposed development to the western side of Narocki Way, prior to the application for Building Permit, to the satisfaction of the Shire of Manjimup;
 6. A dilapidation report, prepared at the applicant's expense, documenting the current state of the verge, footpath and road shall be prepared and submitted to the Shire of Manjimup for approval prior to the commencement of any works associated with the development;
 7. Within 60 days of a Building Permit being issued, a detailed landscaping and reticulation plan for the subject site and/or the road verge(s) must be submitted to and approved to the satisfaction of the Shire of Manjimup;
 8. The approved landscaping and reticulation plan must be fully implemented within the first available planting season after the initial occupation of the development, and maintained thereafter, to the satisfaction of the Shire of Manjimup. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Shire of Manjimup;
 9. Prior to the application for commencement of development a Waste Management Plan must be submitted to and approved by the Shire of Manjimup. The plan must include the following details to the satisfaction and specification of the Shire of Manjimup:
 - 9.1 the location of bin storage areas and bin collection areas.
 - 9.2 the number, volume and type of bins, and the type of waste to be placed in the bins.
 - 9.3 details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas.
 - 9.4 frequency of bin collections.
 10. Within 60 days of the issue of Building Permit, the applicant must submit and have approved by the Shire of Manjimup, and thereafter implement to the satisfaction of the Shire of Manjimup, a construction management plan addressing the following matters:
 - 10.1 How materials and equipment will be delivered and removed from the site.
 - 10.2 How materials and equipment will be stored on the site.

- 10.3 Parking arrangements for contractors;
 - 10.4 Construction waste disposal strategy and location of waste disposal bins;
 - 10.5 Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - 10.6 How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
 - 10.7 Other matters likely to impact on the surrounding properties.
11. The construction works involved in the implementation of the development must not cause a nuisance to neighbours through noise, light, dust and/or sand drift;
 12. Prior to the commencement of works, the applicant is to submit, and have approved to the satisfaction of the Shire of Manjimup, a detailed parking plan design which complies with Table 2 and 3 of Shire of Manjimup Local Planning Scheme No. 4, including 119 car parking bay/s, aisle widths, circulation areas, driveway/s and points of ingress and egress;
 13. Prior to the occupation or use of the development hereby approved, the area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan shall:
 - 13.1 Be constructed, drained and marked in accordance with Clause 5.17 of the Shire of Manjimup Local Planning Scheme No. 4 to the satisfaction of the Shire prior to the commencement of the use hereby permitted.
 - 13.2 Thereafter be maintained to the satisfaction of the Shire.
 - 13.3 Be made available for such use at all times and not used for any other purpose.
 - 13.4 Be properly formed to such levels that it can be used in accordance with the plan.
 14. Prior to the occupation of the development, vehicle crossovers between the subject land Pritchard Street and Narocki Way are to be located, designed, constructed, sealed and drained to the specification and satisfaction of the Shire of Manjimup;
 15. The development hereby approved shall be connected to the Water Corporation reticulated sewerage system;
 16. All piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the Shire of Manjimup, prior to lodging an application for a Building Permit;

17. The use hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants to the satisfaction of the Shire of Manjimup; and
18. Any external lighting proposed on the subject property must be installed as to not have a detrimental impact upon traffic in the vicinity or upon the general amenity of neighbouring properties to the satisfaction of the Shire of Manjimup.

Advice to Applicant

1. This Development approval is NOT a building permit. A certified building permit must be formally applied for and obtained from Building Services BEFORE the commencement of any site and/or development works.
2. Further to Condition 12) above, the applicant is advised that as an alternative, the Shire of Manjimup is prepared to accept payment of cash-in-lieu for the required parking that cannot be provided on-site, with such payment to be used by the Shire to construct the parking spaces on Narocki Way prior to occupation of the development.
3. The development and associated uses are required to comply all relevant provisions of the *Health (Miscellaneous Provisions) Act 1911 (as Amended)*, *Health (Public Buildings) Regulations 1992*, the *Food Act 2008* and *Food Regulations 2009*. Prior to commencement of the uses hereby approved, various applications are required under this legislation, and it is recommended that you liaise with the Shire of Manjimup's Environmental Health Team over the preparation, lodgement and approvals processes.
4. No earthworks are permitted until full details and particulars have been submitted to and approved by the Shire of Manjimup prior to a building permit being issued.
5. Any retaining walls in excess of 500mm in height required in connection with development shall be so constructed as to accord with plans and specifications prepared by a practicing structural engineer to the satisfaction of the Shire of Manjimup and details and particulars of the certified plans and specifications shall be provided to Shire of Manjimup as part of any application for a building permit.
6. Any ground levels differences at the boundaries of the land in excess of 150mm must be retained, or otherwise stabilised to the satisfaction of the Shire of Manjimup, prior to occupation of the approved development and fences shall not to be used for that purpose.
7. If public consumption of alcohol is likely to occur on the subject premises, additional requirements may be imposed by the Liquor

Licensing Division of the Department of Local Government, Sport and Cultural Industries. It is recommended that the proponent consult with the Liquor Licensing Division, either directly (on 1800 634 541) or via the website: www.dlgsc.wa.gov.au for further information.

FORESHADOWED MOTION – Cr Darin

That Council recommend that the Regional Joint Development Assessment Panel refuse the Development Assessment Panel Application reference DAP/24/02791 contained in Attachment Error! No document variable supplied. (1) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of Clause 10.3 of the Shire of Manjimup Local Planning Scheme No. 4 for the following reasons:

- The proposal does not comply with the minimum requirement for car parking as per Local Planning Scheme No. 4 Table 2 – Car parking; and
- Given the proposed street setbacks, the proposal cannot provide a minimum three (3) metre landscaping strip to all street frontages in accordance with Local Planning Policy 6.1.18 Landscaping.

Reason for the alternative recommendation:

The proposal is not compliant with the Local Planning Scheme or Local Planning Policy requirements.

COUNCIL RESOLUTION

MOVED: Cr Darin SECONDED: Cr De Campo

29613

That Council recommend that the Regional Joint Development Assessment Panel approve the Development Assessment Panel Application reference DAP/24/02791 at contained in Attachment 9.5.4 (1) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of Clause 10.3 of the Shire of Manjimup Local Planning Scheme No. 4 and subject to the following conditions and advice:

1. The development hereby approved is to be carried out in accordance with the plans and specifications submitted with the application and these shall not be altered and/or modified without the prior knowledge and written consent of the Shire of Manjimup.

Reference	Document Title	Date Received
DA-2001	Site Plan	27 August 2024

DA-2100	Floor Plan	27 August 2024
DA-2101	Floor Plan Amenities & Typical Motel Rooms	27 August 2024
DA-3100	Elevations	27 August 2024
DA-3101	Sectional Elevation	27 August 2024

2. Notwithstanding condition 1, prior to application for building permit, the plans submitted and hereby approved shall be modified as follows:
 - 2.1 Deeper landscape strip and fencing to the north.
 - 2.2 Consideration of sun protection for western facing windows.
 - 2.3 Consideration of safe outdoor play spaces.
 - 2.4 Improved street engagement to Pritchard Street including an active component.
 - 2.5 Selection of materials or treatment to shipping container storage.
 - 2.6 Increase carparking setback from Pritchard Street.
 - 2.7 Wayfinding signage strategy given the dual access.

3. Prior to the issue of a Building Permit, an urban water management plan is to be prepared and approved, to the satisfaction of the Shire of Manjimup;

4. The urban water management plan referred to in Condition 3, shall be implemented to the satisfaction of the Shire of Manjimup;

5. The applicant is to provide the finished floor levels for the proposed development to the western side of Narocki Way, prior to the application for Building Permit, to the satisfaction of the Shire of Manjimup;

6. A dilapidation report, prepared at the applicant's expense, documenting the current state of the verge, footpath and road shall be prepared and submitted to the Shire of Manjimup for approval prior to the commencement of any works associated with the development;

7. Within 60 days of a Building Permit being issued, a detailed landscaping and reticulation plan for the subject site and/or the road verge(s) must be submitted to and approved to the satisfaction of the Shire of Manjimup;

8. The approved landscaping and reticulation plan must be fully implemented within the first available planting season after the initial occupation of the development, and maintained thereafter, to the satisfaction of the Shire of Manjimup. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Shire of Manjimup;

9. Prior to the application for commencement of development a Waste Management Plan must be submitted to and approved by the Shire

of Manjimup. The plan must include the following details to the satisfaction and specification of the Shire of Manjimup:

- 9.1 the location of bin storage areas and bin collection areas.
- 9.2 the number, volume and type of bins, and the type of waste to be placed in the bins.
- 9.3 details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas.
- 9.4 frequency of bin collections.

10. Within 60 days of the issue of Building Permit, the applicant must submit and have approved by the Shire of Manjimup, and thereafter implement to the satisfaction of the Shire of Manjimup, a construction management plan addressing the following matters:

- 10.1 How materials and equipment will be delivered and removed from the site.
- 10.2 How materials and equipment will be stored on the site.
- 10.3 Parking arrangements for contractors;
- 10.4 Construction waste disposal strategy and location of waste disposal bins;
- 10.5 Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
- 10.6 How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
- 10.7 Other matters likely to impact on the surrounding properties.

11. The construction works involved in the implementation of the development must not cause a nuisance to neighbours through noise, light, dust and/or sand drift;

12. Prior to the commencement of works, the applicant is to submit, and have approved to the satisfaction of the Shire of Manjimup, a detailed parking plan design which complies with Table 2 and 3 of Shire of Manjimup Local Planning Scheme No. 4, including 119 car parking bays/s, aisle widths, circulation areas, driveways and points of ingress and egress;

13. Prior to the occupation or use of the development hereby approved, the area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan shall:

- 13.1 Be constructed, drained and marked in accordance with Clause 5.17 of the Shire of Manjimup Local Planning Scheme No. 4 to the satisfaction of the Shire prior to the commencement of the use hereby permitted.
- 13.2 Thereafter be maintained to the satisfaction of the Shire.
- 13.3 Be made available for such use at all times and not used for any other purpose.

13.4 Be properly formed to such levels that it can be used in accordance with the plan.

14. Prior to the occupation of the development, vehicle crossovers between the subject land Pritchard Street and Narocki Way are to be located, designed, constructed, sealed and drained to the specification and satisfaction of the Shire of Manjimup;
15. The development hereby approved shall be connected to the Water Corporation reticulated sewerage system;
16. All piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the Shire of Manjimup, prior to lodging an application for a Building Permit;
17. The use hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants to the satisfaction of the Shire of Manjimup; and
18. Any external lighting proposed on the subject property must be installed as to not have a detrimental impact upon traffic in the vicinity or upon the general amenity of neighbouring properties to the satisfaction of the Shire of Manjimup.

Advice to Applicant

1. This Development approval is NOT a building permit. A certified building permit must be formally applied for and obtained from Building Services BEFORE the commencement of any site and/or development works.
2. Further to Condition 12) above, the applicant is advised that as an alternative, the Shire of Manjimup is prepared to accept payment of cash-in-lieu for the required parking that cannot be provided on-site, with such payment to be used by the Shire to construct the parking spaces on Narocki Way prior to occupation of the development.
3. The development and associated uses are required to comply all relevant provisions of the *Health (Miscellaneous Provisions) Act 1911 (as Amended)*, *Health (Public Buildings) Regulations 1992*, the *Food Act 2008* and *Food Regulations 2009*. Prior to commencement of the uses hereby approved, various applications are required under this legislation, and it is recommended that you liaise with the Shire of Manjimup's Environmental Health Team over the preparation, lodgement and approvals processes.

4. No earthworks are permitted until full details and particulars have been submitted to and approved by the Shire of Manjimup prior to a building permit being issued.
5. Any retaining walls in excess of 500mm in height required in connection with development shall be so constructed as to accord with plans and specifications prepared by a practicing structural engineer to the satisfaction of the Shire of Manjimup and details and particulars of the certified plans and specifications shall be provided to Shire of Manjimup as part of any application for a building permit.
6. Any ground levels differences at the boundaries of the land in excess of 150mm must be retained, or otherwise stabilised to the satisfaction of the Shire of Manjimup, prior to occupation of the approved development and fences shall not to be used for that purpose.
7. If public consumption of alcohol is likely to occur on the subject premises, additional requirements may be imposed by the Liquor Licensing Division of the Department of Local Government, Sport and Cultural Industries. It is recommended that the proponent consult with the Liquor Licensing Division, either directly (on 1800 634 541) or via the website: www.dlgsc.wa.gov.au for further information.

CARRIED: 8/1

For: Cr Buegge, Cr Darin, Cr De Campo, Cr Eiby, Cr Miolin, Cr Omodei, Cr Ventris, Cr Willcox.

Against: Cr Winfield.



SOUTH WEST Design Review Panel

Review and Recommendations

Local government	Shire of Manjimup
Item no.	Item 8 – Motel and Restaurant Lot 71-74 (No.21-23) Pritchard Street, Manjimup
Date	1 st November 2024
Time	10.30am
Location	Microsoft Teams
Panel members	Craig Smith Suzie Zuber Kent Lyon Chair Member Member
Local government officers	Jason Giadresco Director Development Services
Proponent/s	Zara Wang Alan Stewart Richard Tay Texture Design Lateral Planning Second GLT Pty
Design review	
Proposed development	76 motel rooms, 93 car parking spaces, combined reception with breakfast and caretakers building; restaurant catering for 58 patrons; bike storage and service areas. The proposal includes the use of a 40 foot shipping container as storage
Property address	Lot 71-74 (No.21-23) Pritchard Street, Manjimup
Background	The subject land consists of four parcels, totaling 9,238m ² . Land to the west is developed for residential purposes, to the north is a light industrial area and to the east is a mix of land uses including veterinary clinic, fitness studio and mechanic. The land owner obtained conditional approval to amalgamate the land (over a total nine parcels). This application is the second to be lodged with the Shire. In 2023 the applicant submitted a proposal for a Motel and Tourist Resort which would cover the 12 properties in their ownership. The application was withdrawn prior to determination due to delays with western power through the amalgamation conditions. Public consultation was undertaken on the previous application and is yet to commence on this application.
Proposal	The project was introduced by A.S. and presented by Z.W. , who covered the submitted report and further information including the following: <ul style="list-style-type: none"> • The site is on the periphery of the town centre. • 29% to be landscaped. • Intent to access from both streets. • Bike storage / bikes available to guests. • Prefab units with sustainability merit. • Intent of the combined Restaurant and Reception building. • Restaurant to have public access. • Usable space outside each unit. • 6 DDA units. • 93 car bay provision assumes internal and external users. • Consultants to be appointed in next phase. • Pedestrian (and cycling) access to be resolved.

	<ul style="list-style-type: none"> External lighting and other safety items as per the submitted reports.
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REVIEW AND RECOMMENDATIONS

Overview:

This motel project, while not close to the centre of town has the capacity to effectively transition between nearby residential and service industry uses. To do so, the development needs to be a comfortable, safe and enjoyable place. The positioning of the Restaurant and Reception is well considered and largely separates the residential component from Pritchard Street traffic.

There are, however, several detailed issues that require further resolution. The most pressing of these being the interface with the single residential lots to the north, for both overlooking and setback issues. The scale and expressive design of the Restaurant and Reception building is supported, subject to further detail and DDA resolution.


The choice of materials and construction techniques could be supported on the provision of additional information. The proposed uses of the development are discretionary in the scheme. There are no design conflicts with the nearby uses, other than along the west boundary. The following summary highlights the strengths of the scheme and areas in need of further attention.

SUMMARY EVALUATION AGAINST SPP7.0

Good Design Principles	Comments
<p>1: Context and character</p>	<p>Strengths</p> <ul style="list-style-type: none"> The Restaurant and Reception (R&R) building is well positioned and of a suitable scale and form. The project addresses the street corner. Residential separation from Narocki. Natural materials <p>Areas for improvement</p> <ul style="list-style-type: none"> Pritchard setback to Stores and Units is minimal and would benefit from a deeper landscape strip and some northern fenestration. Control of road noise not yet covered. Timber decking noted as an option. Insufficient detail to assess. In a timber town natural materials should be a priority.
<p>2: Landscape quality</p>	<p>Strengths</p> <ul style="list-style-type: none"> Quantity of DRZ (29%) Greening of parking areas Extent in and around R&R building <p>Areas for improvement</p> <ul style="list-style-type: none"> More detail and clarity required on planting scheme and varieties. Given the extent of the landscaping, better functionality could be achieved. In particular, the space allocated in front of units that may work for a single occupancy, but is compromised for twin key use. Expert landscape advice is recommended.
<p>3: Built form and scale</p>	<p>Strengths</p> <ul style="list-style-type: none"> Scale is supported. Built form and exposed structure of the R& R building is supported. Consistent use of screening across the site. Generous separation of unit rows. <p>Areas for improvement</p> <ul style="list-style-type: none"> Units raised more than 500 above natural ground level is not supported. More detail on residential units is required Sun control for units aligned west-east requires further information.

<p>4: Functionality and build quality</p>	<p>Strengths</p> <ul style="list-style-type: none"> - Materials and construction methods generally supported. - Single level residential is appropriate. - Parking shortfall could be supported, given that many if the users of the Restaurant are expected to be motel occupants. - Cross ventilation provided in most units, but needs to be demonstrated for all. - Internal layouts of residential units are functional. <p>Areas for improvement</p> <ul style="list-style-type: none"> - Height above ground level in south-west corner is unacceptable. - Consider some reconfiguration of units to provide improved privacy to improve bedroom to bedroom facing issues. - DDA provision is encouraging, however, further resolution required in the R&R building, height of units above natural ground level and lack of DDA parking for DDA units, which could be achieved. - DDA access has to be equitable, not secondary. - Construction thickness to unit roofs is unrealistic. - Undercover reception parking would be useful in winter. - Sectional drawings need to be included to help explain the construction and the substantial fall across the site
<p>5: Sustainability</p>	<p>Strengths</p> <ul style="list-style-type: none"> - Sustainability intent on the construction side is encouraging, including reusable units and minimal site impact from residential units. - Low carbon approach is supported. - There is potential for a certified result. <p>Areas for improvement</p> <ul style="list-style-type: none"> - Energy use not yet covered. - Drainage/water storage & usage not yet covered. - Sustainability program should be further explained and a commitment confirmed. - Sun protection to units may be effective, but this should be demonstrated in the drawings.
<p>6: Amenity</p>	<p>Strengths</p> <ul style="list-style-type: none"> - Internal layouts of residential units. - Meals provision well catered for in R&R building. - The quantity of landscaping is encouraging. - Distance between rows of units. - External lighting. - Parking adjacent to accommodation. <p>Areas for improvement</p> <ul style="list-style-type: none"> - Some concern was shown in respect to the minimal cooking facilities. While the absence of cooking facilities is typical of many motels, provision in some units may be preferred by families. - Unclear if basic fridge and kettle provision is available in all units - The absence of external facilities and safe places to play for families/children. There is ample space that could be used. - Some bedroom spaces are positioned opposite each other. - The three blank walls facing Pritchard lack street engagement. - Consider an active component (possibly bike store) on the street edge. - Container Storage on west boundary may be an imposition on the adjoining house or seen as a successful separation by neighbour. Council issue. - Restaurant parking has insufficient setback from Pritchard. - Gym size is not supported. - Provision of acoustic isolation between units (e.g. Toilet noise) to be demonstrated.
<p>7: Legibility</p>	<p>Strengths</p> <ul style="list-style-type: none"> - Position of the Restaurant and facilities building provides visual and functional clarity.

	<ul style="list-style-type: none"> - Clear vehicle circulation. <p>Areas for improvement</p> <ul style="list-style-type: none"> - The double street entries may cause issues for first time users. - Ensure a clear sense of arrival - Consider Narocki as exit only to free up some space and simplify the vehicle circulation. - Internal signage.
8: Safety	<p>Strengths</p> <ul style="list-style-type: none"> - Lighting provision - Clear vehicle circulation <p>Areas for improvement</p> <ul style="list-style-type: none"> - Turning vehicle bays at the southern boundary - Further consideration of eyes on the street. - Fencing and secure areas for kids at risk. - Further attention is required for cyclists & pedestrian access and egress. Request for access along Pritchard "not in DA" noted.
9: Community	<p>Strengths</p> <ul style="list-style-type: none"> - The project can make a significant contribution to the Manjimup community and economy in servicing tourism and business. <p>Areas for improvement</p> <ul style="list-style-type: none"> - Check for any possible cultural questions and contributions that the project might have. - Improve the western interface. - Consider after hours secure lines. - Include reference to Munda Biddi Trail access.
10: Aesthetics	<p>Strengths</p> <ul style="list-style-type: none"> - R&R location, and scale - Materials and details are generally supported, subject to further detail. <p>Areas for improvement</p> <ul style="list-style-type: none"> - Layout of units and parking - Detail of the Storage/Service block - Landscape, environment and buildings to be considered as one.

Design Reviewer: Craig Smith	Signature: 	Date: 4 November 2024
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Application for Development Approval

'Favourite' Motel

Lots 71 to 74 (Nos. 21 to 23) Pritchard Street,
Manjimup

LATERAL
PLANNING

Document Control

Reference	0366
Location	Lots 71 to 74 (No's 21 to 23) Pritchard Street corner Narocki Way, Manjimup
Client	Second GLT Pty Ltd
Document Title	Application for Development Approval
Document File Name	0366 Town Planning Statement
Document Date	9 September 2024
Document Version	0
Author	Alan Stewart

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1.0 Introduction

Lateral Planning acts on behalf of Second GLT Pty Ltd (Client), being the proponent of the proposed development at Lots 71 to 74 (Nos. 21 to 23) Pritchard Street, corner Narocki Way, Manjimup (Site).

This Town Planning Statement has been prepared in support of an Application for Development Approval (Application) which proposes the construction of a new high-quality Motel comprising 76 motel units, 93 on-site parking bays, an administration / guest facilities building and a stand-alone restaurant.

2.0 Site Information

2.1 Overview

Address	Nos. 21 to 23 Pritchard Street
Local Authority	Shire of Manjimup (Shire)
Certificates of Title	Volume 2055 Folio 975 (Lot 71) Volume 2055 Folio 976 (Lot 72) Volume 2055 Folio 977 (Lot 73) Volume 2055 Folio 978 (Lot 74)
Encumbrances	Easement Burden (Lots 73 and 74)
Registered Proprietor	Second GLT Pty Ltd
Survey Plan	Plan 20895
Land Area	9,238m ²
Frontages	Pritchard Street: 94.9m Narocki Way: 108.9m
Land Use / Buildings	Vacant

Table 1: Site Summary

2.2 Analysis

The Site is situated in Manjimup, in the Shire of Manjimup, approximately halfway between the towns of Bridgetown and Pemberton.

The Site is bound by Pritchard Street to the north and Narocki Way to the east. The surrounding area contains a mix of retail and commercial uses. The land to the west of the Site comprises mainly low density single residential dwellings.

The Site is predominantly clear of existing vegetation with the exception of two (2) groups of shrubs-like vegetation, one located along the Pritchard Street frontage of the Site and the other located near the south-west (rear) boundary within Lots 73 and 74. The existing vegetation will be cleared to facilitate the proposed development. No existing buildings are located on the Site. The Site falls by approximately 5 metres from a level of approximately 282 metres AHD at its north-east corner to 277 metres AHD at the south-west corner.

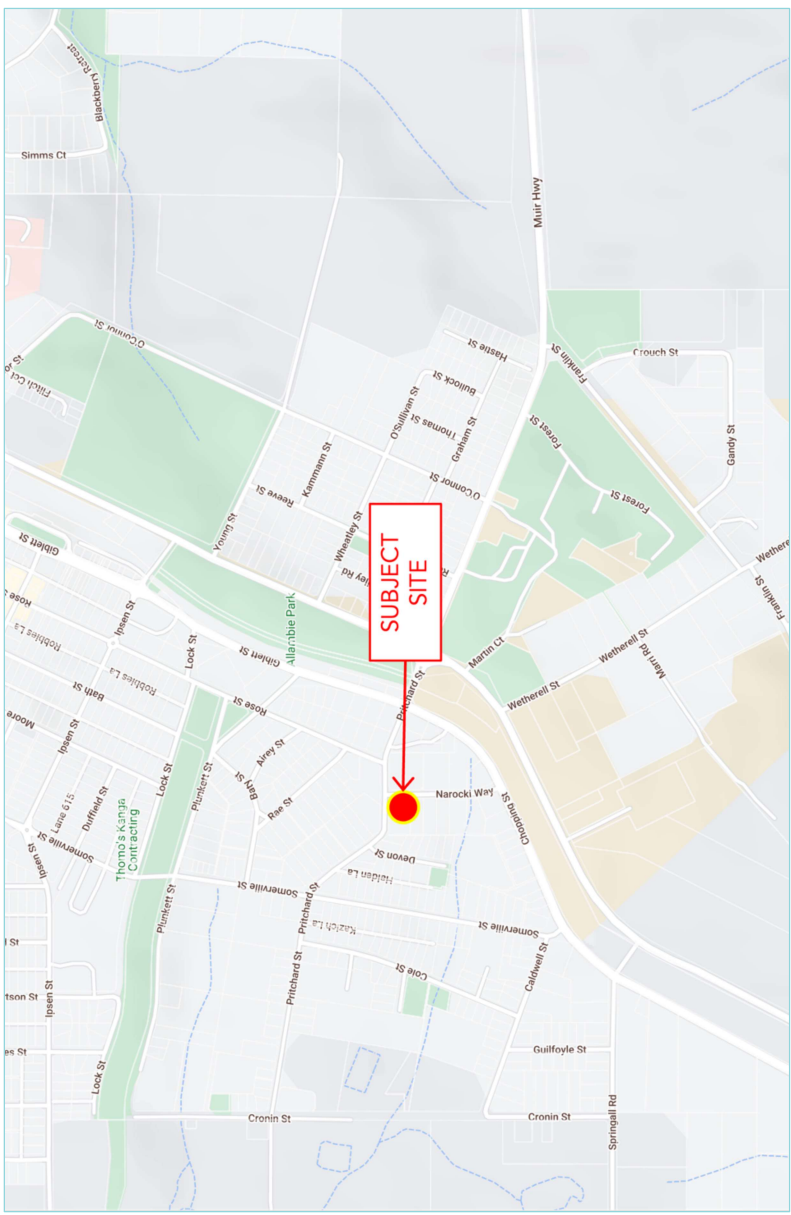


Figure 1: Location Plan



Figure 2: Site Plan

3.0 Description of Proposed Development

3.1 Overview

This Application proposes the construction of a high-quality Motel, comprising:

- 76 individual motel units, contained within 16 separate buildings;
- 93 parking bays (including 2 ACROD bays and associated shared space), with 76 nays allocated to motel guests and 17 set aside for staff and visitors;
- Internal vehicle circulation space;
- Vehicle crossovers to Pritchard Street and Narocki Way;
- Central administration / guest facilities building fronting Narocki Way;
- Restaurant located at the intersection of Pritchard Street and Narocki Way;
- Back-of-house facilities, including plant room, bin store, cleaners' room and bike store; and
- Perimeter fencing and landscaping.

Of the 76 motel units, 32 are standard dual key units (64 keys) each containing a room with a double bed and bathroom and a separate room with two single beds and a bathroom (coloured yellow on the enclosed Development Application plans). This design allows for families / groups to book two (2) adjoining units in a dual key arrangement. The remaining 6 units (12 keys) are designed to meet universal (accessible) design standards (coloured pink on the enclosed Development Application plans). The floorplate offerings have been designed to accommodate a wide range of potential visitors including singles, couples and families.

At the core of the development concept is a central administration / guest facilities building and a restaurant which are conveniently located at the intersection of Pritchard Street and Narocki Way. The building will accommodate a communal breakfast area and kitchen, reception area, caretaker's room, gymnasium and meeting rooms. The restaurant will be located in a separate stand-alone building and be accessible to the general public as well as motel guests. The motel units are connected to the administration / guest facilities building and restaurant by a network of internal landscaped pathways.

All vehicle access to, and egress from, the Site will be provided via two (2) new crossovers - one to Pritchard Street and the other to Narocki Way. The design of the crossover and internal manoeuvring spaces will allow vehicles to enter and exit the Site in a forward gear.

The proposed building materials and finishes have been carefully selected to reflect the area's rural character. Roofing will be constructed of colorbond and external walls will comprise a mix of perforated metal panel, timber (or timber look) and brick facades. External fencing will comprise brick pillars with wire mesh infill.

Table 2 below provides a summary of the proposed development.

Element	Description
Number of Motel Units	76
Number of Parking Bays	93
Bookings	All bookings are managed online and handled by the operator's central office, located in Fremantle
Reception Hours	8am to 4pm Self-check-in and check-out will be available after hours
Staff	<u>Motel</u> Caretaker (Customer Care): 1 full-time staff member 8am to 4pm Housekeeping: 3 part-time staff members 10am to 2pm Breakfast (Set Up & Dishwashing): 1 part-time staff member 7am to 10am <u>Restaurant</u> Restaurant staff levels will vary commensurate with demand / bookings.
Amenities	Communal kitchen and dining area Two (2) meeting rooms Gymnasium Restaurant Bike store
Landscaping	2,673m ² (29% of the Site area)

Table 2: Development Summary

3.2 Design Principles

The project Architect has provided the following explanation of the proposed development's design principles:

The design philosophy for this project centres on creating a harmonious blend of functionality and aesthetics that respects the local environment and community. Key principles include:

Integration with Nature: *The design aims to blend seamlessly with the natural surroundings, incorporating green spaces and using materials that complement the local landscape.*

User-Centric Design: *The layout and amenities are designed to enhance the guest experience, ensuring comfort and convenience.*

Community Engagement: *By providing public amenities such as the restaurant and incorporating local materials and artistry, the development fosters a strong connection with the Manjimup community.*

Sustainability: *A commitment to environmentally responsible design and operations is a cornerstone of the project, ensuring long-term benefits for both guests and the local ecosystem.*

4.0 Town Planning Considerations

4.1 Region Planning Scheme

There is no region planning scheme applicable to the Site.

4.2 Shire of Manjimup Local Planning Scheme No.4

4.2.1 Zoning

The Site is zoned Town Centre under the Shire’s Local Planning Scheme No.4 (LPS4). The land to the north, south and east is similarly included in the Town Centre zone while land to the west is located in the Residential zone. The LPS4 zoning is shown in Figure 2 below.

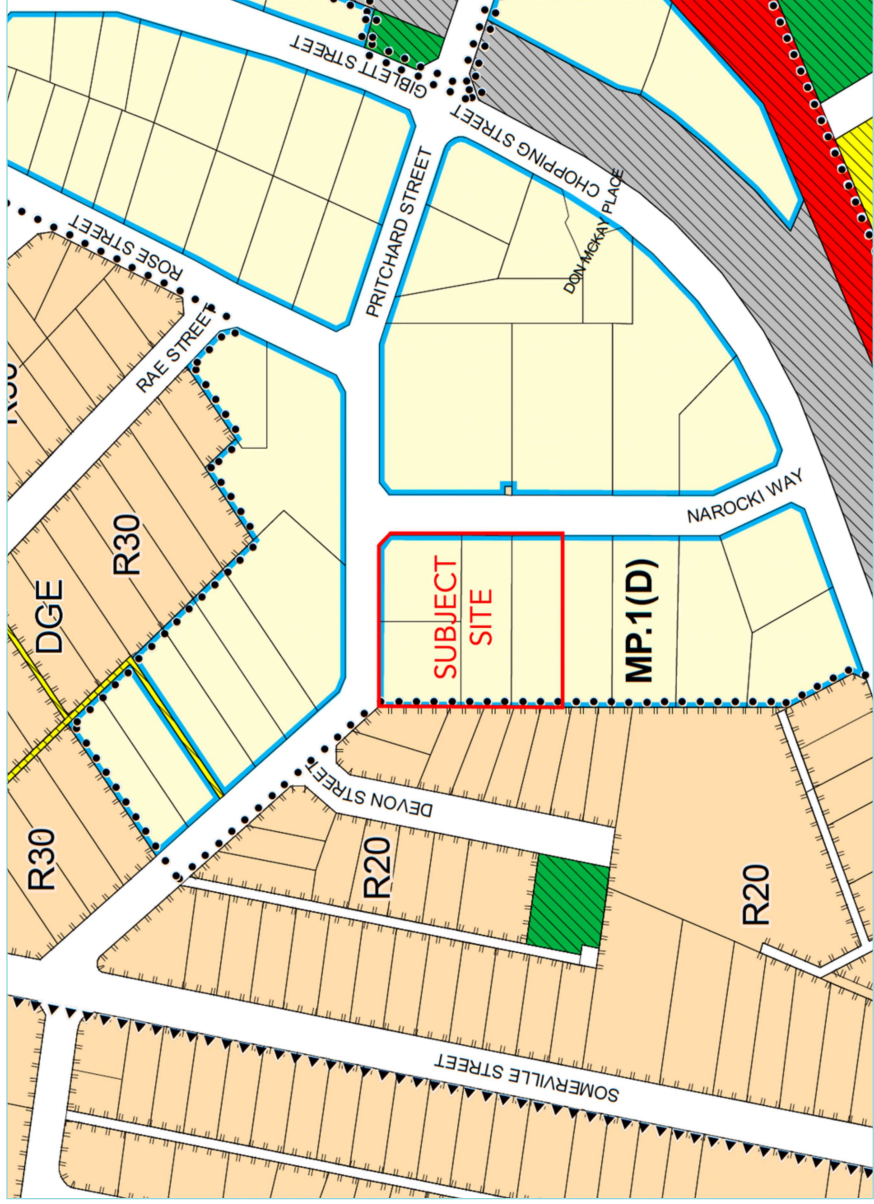


Figure 3: LPS4 Zoning Map

The Purpose of the Town Centre zone is to provide for:

the establishment and ongoing development of nodes of diverse commercial, professional, tourist, entertainment, residential and community activities to service the populations of surrounding areas.

The Objectives of the Town Centre zone are to:

- (i) encourage the establishment of a diverse range of activities and the associated infrastructure / services required to fulfil the community, commercial and administrative functions of a town centre;*
- (ii) ensure that town centre structure and open areas are of high quality, achieve a unified theme (where this has been agreed) and promote the retention of features which enhance the appearance of the central area or provide a sense of identity;*
- (iii) encourage residential accommodation within the town centre area compatible with commercial uses;*
- (iv) provide for a consolidated, accessible, safe and vibrant town centre with a mix of compatible uses;*
- (v) protect, maintain and enhance where possible the visual and heritage elements of the town;*
- (vi) maintain opportunities for residential, grouped residential, tourist accommodation, offices and where appropriate service commercial and service industry suitable in a country town and compatible with the commercial and community functions of the town;*
- (vii) provide for a flexible response to new and innovative ideas;*
- (viii) encourage the ease of pedestrian movement and sharing of infrastructure while achieving safety and efficiency in traffic circulation; and*
- (ix) ensure that development conforms to any Local Planning Policy or Planning Precinct adopted by the local government.*

The Application will provide high-quality tourist accommodation in a landscaped setting, consistent with the purpose and objectives of the Town Centre zone and in keeping with the desire to establish and develop a diverse range of activities in Manjimup town centre.

4.2.2 Planning Precincts

Schedule 8 of LPS4 contains Planning Precinct Statements.

The Site is in Sub-Precinct D of Manjimup Precinct 1 – Town Centre ('Precinct 1D'). The Planning Statement for Precinct 1D indicates that:

- Development in the area south of Lock Street will allow for the full range of Town Centre uses, however landowners will be encouraged to:*
- develop those commercial uses requiring larger lots where storage and less commercial areas are required, which would generally be expected in a major rural service centre and which are not necessarily required to be located in an Industry zone (eg. sale of trucks/farm machinery/cars, sale of white goods, stock and station supplies). While not precluding retail development within this Sub-Precinct, such development is encouraged to locate within Sub-Precincts MP 1A, the northern portion of Sub-Precinct MP 1B and in Sub-Precinct MP 1 C;*
 - provide the development of visually interesting, simple buildings maintaining the country character of the locality; and*
 - provide development which is not detrimental to the residential amenity of adjacent Residential zones.*

The proposed development satisfies the intent of Precinct 1D. The Application proposes a use that is permissible ('D') in the Town Centre zone, in the form of a single-storey Motel with a contemporary design set within landscaped grounds. The development will maintain the rural character of the area without any adverse impact on the amenity of the adjacent residential area.

4.2.3 Land Use Permissibility

Having regard to the form and design of the proposed accommodation, the development is considered to fall within the use class of Motel, which is defined in LPS4 as:

premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the Liquor Licensing Act 1988.

In accordance with the LPS4 Zoning Table, a Motel is designated as a 'D' use in the Town Centre zone, meaning the decision-maker may exercise discretion and approve the proposed use having regard to all relevant planning considerations.

4.2.4 Development Standards

Relevant development standards under LPS4 are addressed below.

Standard	Requirement	Response
Building Height	Maximum of 2 storeys and / or 9 metres above Natural Ground Level (NGL)	The Application proposes a single storey building with a maximum roof height of less than 6 metres above NGL.
Retaining Walls	No retaining walls that alter NGL by more than 0.5 metres shall be constructed without approval.	The development has been designed to follow the existing Site contours whilst providing for level building areas. Due to the Site's topography, some retaining is required. Minor areas of retaining are proposed internally between the Motel units as they step down from north to south. No retaining is proposed in the street setback areas.
Storage of Goods	No open storage of goods shall be permitted within 10 metres of the front boundary of a site without approval. All storage areas shall be screened by landscaping, fencing or other means.	All storage areas associated with the Application will be screened by landscaping, buildings or fencing. This includes the proposed bin store located along the Narocki Way frontage of the Site.
Plot Ratio	Maximum 2.0:1 (18,476m ²)	0.24:1 (2,153m ²)
Services	All development to be connected to sewer, water and drainage.	The proposed development will be connected to all essential services including power, water and sewer. The development will make provision for the storage and disposal of stormwater.
Landscaping	5% of the Site (462m ²)	29% (2,673m ²) Trees are also proposed to be planted.

<p>Setbacks</p>	<p><u>Primary Street</u> Nil permitted where landscaped and paved pedestrian areas are provided and the Shire is satisfied adequate arrangements have been for access, parking, traffic, safety, servicing and loading.</p>	<p>Building setbacks are proposed to all street frontages, with landscaping provided to the setback area.</p> <ul style="list-style-type: none"> • <u>Narocki Way:</u> <ul style="list-style-type: none"> - Motel Units 3.8 to 5.2 metres - Services / Admin: 2.3 metres - Restaurant: 6.5 metres • <u>Pritchard Street:</u> <ul style="list-style-type: none"> - Motel Units 1.7 to 4.1 metres - Back-of-House: 1.7 metres - Restaurant: 5.4 metres
<p>Car Parking</p>	<p><u>Motel</u> 1 bay per Unit (76) 1 bay / 25m² Service Area (200m²) Service Area is the internal floor area of the Services Building, excluding: <ul style="list-style-type: none"> • Caretakers Room; • Reception; • Passageways. <u>Restaurant</u> 1 bay / 4 patrons (58 seats)</p>	<ul style="list-style-type: none"> • <u>Rear (West):</u> <ul style="list-style-type: none"> - Motel Units 3.8 to 5.2 metres - Back-of-House: Nil • <u>Side (South):</u> <ul style="list-style-type: none"> - Motel Units 1.5 metres <p>The nil setback to the rear boundary has a length of 12 metres and height of 2.5 metres. The building will be situated close to an adjoining shed and rear garden of the adjacent residential property. In this context, the nil setback will not have an adverse impact on the amenity of the adjoining properties by reason of overlooking, overshadowing or visual dominance.</p> <p>All side / rear setbacks areas will be landscaped.</p>
<p>Car Parking</p>	<p><u>Motel</u> 1 bay per Unit (76) 1 bay / 25m² Service Area (200m²) Service Area is the internal floor area of the Services Building, excluding: <ul style="list-style-type: none"> • Caretakers Room; • Reception; • Passageways. <u>Restaurant</u> 1 bay / 4 patrons (58 seats)</p>	<p>Parking Required</p> <ul style="list-style-type: none"> • Motel <ul style="list-style-type: none"> - Units 76 - Service Area <u>8</u> Sub-Total Motel 84 • Restaurant <u>14</u> <p>Total Car Bays Required 98 Total Car Bays Proposed 93</p> <p>In accordance with Clause 5.5 of LPS4, the car parking variation of 5 car bays is considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> • Informal off-street parking is available in Narocki Way; • Parking for guests will be at its highest demand during the night when surrounding businesses are closed, limiting the extent to which the use of on-street bays may affect other businesses in the locality; • Although 76 units are proposed, there are 38 dual key units designed to accommodate families travelling together, further reducing demand for car parking; • The Application proposes landscaping above minimum requirements. While some landscaping could be

		removed to provide additional parking, this would be detrimental to the amenity and environment of the site
		<ul style="list-style-type: none"> The Restaurant will be utilised primarily by Motel guests already parked on-site, who do not generate additional parking demand. For example, if one-third of the Restaurant seats (20) were occupied by Motel guests, it reduces the Restaurant’s parking requirement by 5 car bays (effectively removing the shortfall).
Car Park Design	Dimensions of car bays and aisles as per Table 3 of LPS4.	Landscaping, including trees, is provided throughout the car park to reduce its visual impact.

Table 3: Development Standards

4.3 State Planning Policies

4.3.1 State Planning Policy No. 5.4 - Road and Rail Noise

State Planning Policy 5.4 – Road and Rail Noise (SPP5.4) seeks to minimise the adverse impacts of road and rail noise on noise-sensitive land uses with the ‘trigger distance’ of major transport corridors. The applicable ‘trigger distances’ are as follows:

- Strategic Freight and Major Traffic Routes: 300 metres;
- Other Significant Freight / Traffic Routes: 200 metres;
- Passenger Railways: 100 metres;
- Freight Railways: 200 metres.

The Site is located 220 metres to the north-west of South Western Highway (Strategic Freight and Major Traffic Route) and partially within the trigger distance of a major transport route.



Figure 4: State Planning Policy 5.4 – Trigger Distance to South Western Highway

SPP5.4 sets the following Noise Targets for noise sensitive land uses:

- Outdoor Day: 55dB
- Outdoor Night: 50dB
- Indoor Day (living areas): 40dB
- Indoor Night (bedrooms): 35dB

A desk-top assessment has been undertaken in accordance with the SPP5.4 Road and Rail Noise Guidelines to determine if the Application will satisfy the Noise Targets. Table 2 under the Road and Rail Noise Guidelines forecast a noise exposure level of 53dB for a noise sensitive premises situated 220 metres from a two-lane 'strategic freight/major traffic route', assuming open and flat ground. With existing screening buildings, a 4dB reduction is applied, resulting in applicable noise exposure levels of 49dB, respectively. This noise exposure level exceeds the Indoor Day Noise Target by 9dB and the Indoor Night Noise Target by 14dB.

In accordance with the Road and Rail Noise Guidelines, noise-sensitive land uses and/or development is acceptable, subject to mitigation measures being undertaken in accordance with an approved Noise Management Plan. An Acoustic Engineer will be engaged prior to the issue of a Building Permit to prepare the required Noise Management Plan.

4.4 Local Planning Policies

4.4.1 Local Planning Policy 6.1.5 - Holiday Accommodation

The Objectives of Local Planning Policy 6.1.5 – Holiday Accommodation ('LPP6.1.5') are to:

- (i) *Ensure Holiday Houses are operated in a manner that does not impact on surrounding residents;*
- (ii) *Ensure people and property are protected in the event of bushfire, and an adequate risk assessment is undertaken;*
- (iii) *Allow for regular updating of management information to assist in emergency management and response to matters that may affect the amenity of surrounding residences; and*
- (iv) *Recognise the increasing market demand for Holiday House accommodation within the Shire of Manjimup and encourage Holiday House development that does not adversely impact on residential amenity.*

The provisions in LPP6.1.5 are largely concerned with the use of existing dwellings for holiday accommodation rather than traditional forms of short-term accommodation such as a Motel. Notwithstanding, the Application is considered to satisfy the Objectives of LPP6.1.5 given that:

- The development is designed with generous setbacks to the western boundary adjoining the Residential zone. The adjoining dwellings are orientated east-west with a large rear garden;
- The Site is not within a declared Bushfire Prone Areas; and
- The development will be suitability managed and operated in accordance with an approved Management Plan and Evacuation Plan.

4.4.2 Local Planning Policy 6.1.18 – Landscaping

The Objectives of Local Planning Policy 6.1.18 – Landscaping (‘LPP6.1.18’) are to encourage:

- (i) *development that incorporates a creative landscape plan, with the use of interesting details, plant selection and design ideas; and*
- (ii) *nature spaces and the protection and enhancement of areas of natural, historical, and cultural significance.*

LPP 6.1.18 requires development to provide a minimum 5% of the site area as landscaping. The Application proposes extensive landscaping throughout the Site and within the street setback areas, comprising an overall provision of 2,673m² of landscaped areas, equating to approximately 29% of the Site. In addition, 23 trees are proposed to be planted throughout the Site.

4.5 Deemed Provisions

Deemed Provision 67 of the Planning and Development (Local Planning Schemes) Regulations sets out the various matters that a decision-maker is required to consider in determining this Application. The table below explains how the Application addresses each of the relevant matters listed in Deemed Provision 67.

Deemed Provision 67	Response
(a) Local Planning Scheme	The Application is capable of approval under LPS4.
(b) Orderly and proper planning	The use is consistent with the orderly and proper planning of the locality.
(c) State Planning Policies	State Planning Policy 5.4 – Road and Rail Noise.
(d) Environmental Protection Policies	Not applicable
(e) Any policy of the WAPC	Not applicable
(f) Any policy of the State	Not applicable
(g) Local Planning Policies	Local Planning Policy 6.1.5 – Holiday Accommodation Local Planning Policy 6.1.18 – Landscaping
(h) Structure Plans, Centre Plans and Local Development Plans	Not applicable
(i) Review of Local Planning Scheme	Not applicable
(j) Reserved land	Not applicable
(k) Built heritage conservation of any place of cultural significance	The development does not have an adverse impact on the built heritage conservation of any place of cultural significance.
(l) Cultural heritage significance	The site is not within an area of cultural heritage significance. The development will not have any effect on a known site or place of Aboriginal heritage significance.
(m) Compatibility with setting	The development is compatible with its setting, being a short-stay accommodation use within the Town Centre.

(n)	Amenity of the locality:	
	(i) Environmental impacts	The proposal will not have any adverse impact on the environment.
	(ii) Character of locality	The design of the development is compatible with the character of the area.
	(iii) Social impacts	The development will not have any adverse social impacts.
(o)	Effect on natural environment	The development will not have an adverse effect on the natural environment.
(p)	Landscaping and tree retention	Landscaping, including tree planting, is proposed.
(q)	Environmental risks	None
(r)	Risk to human health or safety	None
(s)	Access and parking	Parking for 93 cars is provided on the site, with additional on-street parking available in the immediate locality.
(t)	Traffic impacts	It is not considered the traffic generated by the development will have an adverse effect on traffic flow and safety of the surrounding road network.
(u)	(i) Public Transport	The proposed Motel will generate limited demand for public transport as the majority of guests will drive. Trans WA runs regular coach services linking Perth, Bunbury and Albany via Manjimup.
	(ii) Public Utilities	All utilities required to service the development are available, including water, sewer, and power.
	(iii) Waste Management	A bin store is proposed of sufficient capacity to service the development.
	(iv) Pedestrian & Cyclist Access	The development is accessible by foot to Manjimup town centre.
	(v) Elderly & Disability Access	ACROD permit parking bays are provided for guest / staff / visitor use.
(v)	Loss of community benefit or service	The Application will not result in any loss of a community service.
(w)	History of the site	No relevant site history.
(x)	Impact on the community	The development will have a positive impact on the community. The Application will facilitate redevelopment of an underutilised parcel of land in the Town Centre of Manjimup and the proposed Motel / Restaurant will contribute to the growth of Manjimup as a tourist destination.
(y)	Submissions on the proposal	To be determined
(za)	Comments from agencies	To be determined
(zb)	Other planning considerations	None

Table 4: Deemed Provisions

5.0 Conclusion

This Town Planning Statement has been prepared in support of an Application for Development Approval for a Motel and Restaurant at Lots 71 to 74 (Nos. 21 to 23) Pritchard Street, corner Narocki Way, Manjimup.

The Application will facilitate the redevelopment of an underutilised parcel of land situated in the Town Centre of Manjimup. The proposed Motel and Restaurant will contribute to the economy and growth of Manjimup as a tourist destination in the south-west region.

The proposed development satisfies the relevant considerations of Deemed Provision 67, is consistent with the principles of orderly and proper planning, and will not have any detrimental impact on the amenity of the locality.





PART C – OTHER BUSINESS

- 1. State Administrative Tribunal Applications and Supreme Court Appeals**
- 2. Meeting Closure**