

24 March 2025

Planning Services  
Shire of Manjimup

## **APPLICATION FOR DEVELOPMENT APPROVAL FLOATING SAUNA & ASSOCIATED SITE WORKS LOT 13542 SWIMMING POOL ROAD, PEMBERTON**

Lateral Planning acts for Floating Sauna Pty Ltd, which has entered into a Memorandum of Understanding with the Pemberton Visitor Centre Incorporated.

Pursuant to the Memorandum of Understanding, please find enclosed an Application for Development Approval ('Application') to establish a Floating Sauna at Pemberton Swimming Pool, Pemberton ('subject site').

### **Subject Site**

#### **Location**

Pemberton Swimming Pool is situated on Lefroy Brook in Pemberton Forest Park, to the north of Swimming Pool Road, in the town of Pemberton.



*Context Plan*



Location Plan

### Cadastral Description

The site comprises Lot 13542 on Deposited Plan 220033, held on Certificate of Crown Land Title Volume LR3141 Folio 153.

Pemberton Forest Park is held in Reserve 19857 for the purpose of Recreation and Tourist Facilities. The Department of Planning, Lands and Heritage is the responsible agency for Reserve 19857. Management Orders have been granted to The Pemberton Tourist Centre Incorporated with power to lease for any term not exceeding 50 years. Refer Attachment 1 – Reserve Report.

Pemberton Swimming Pool was entered on the State Register of Heritage Places in May 2012. The Register Entry reads:

*Pemberton Swimming Pool, a large irregular tear drop shaped pool of natural appearance about 50 metres wide and 200 metres long, created in a forest setting by the Pemberton community in 1929/30 by damming a tributary of the Lefroy Brook.*

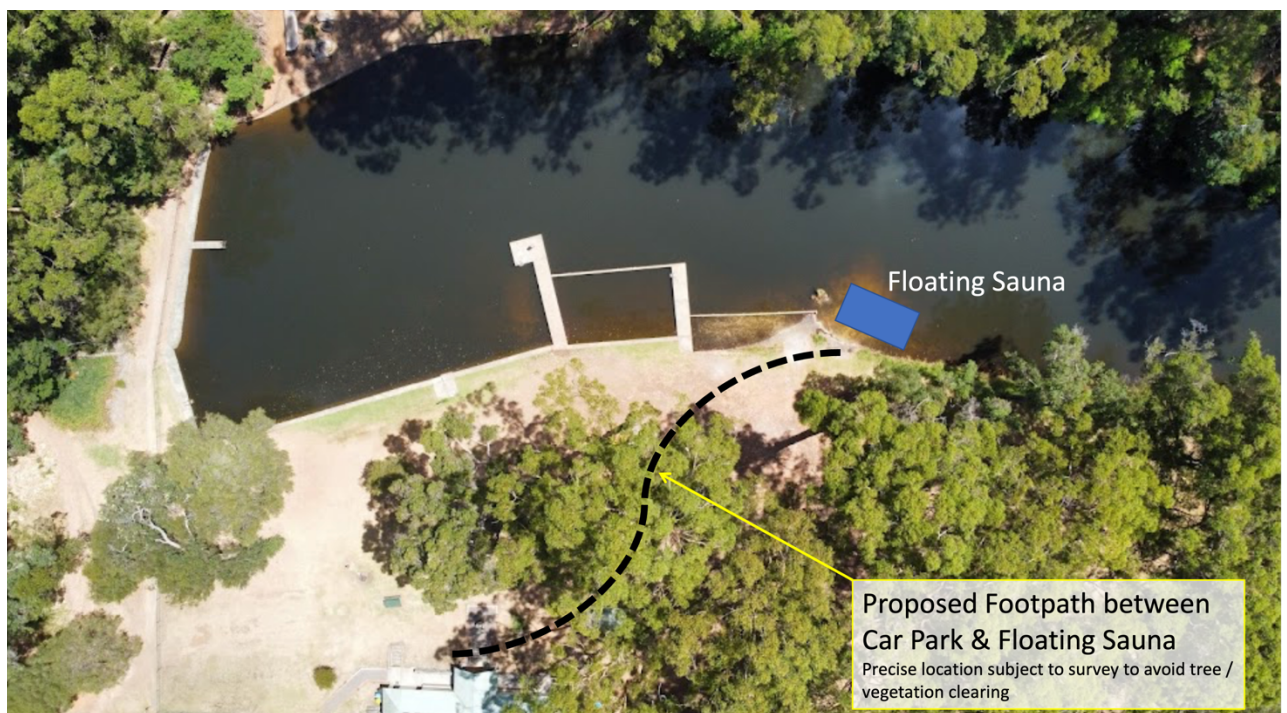
The site is the subject of a Memorial registered on the Certificate of Crown Land Title pursuant to the Heritage Act. Refer Attachment 2 – Heritage Listing.

### Proposed Development

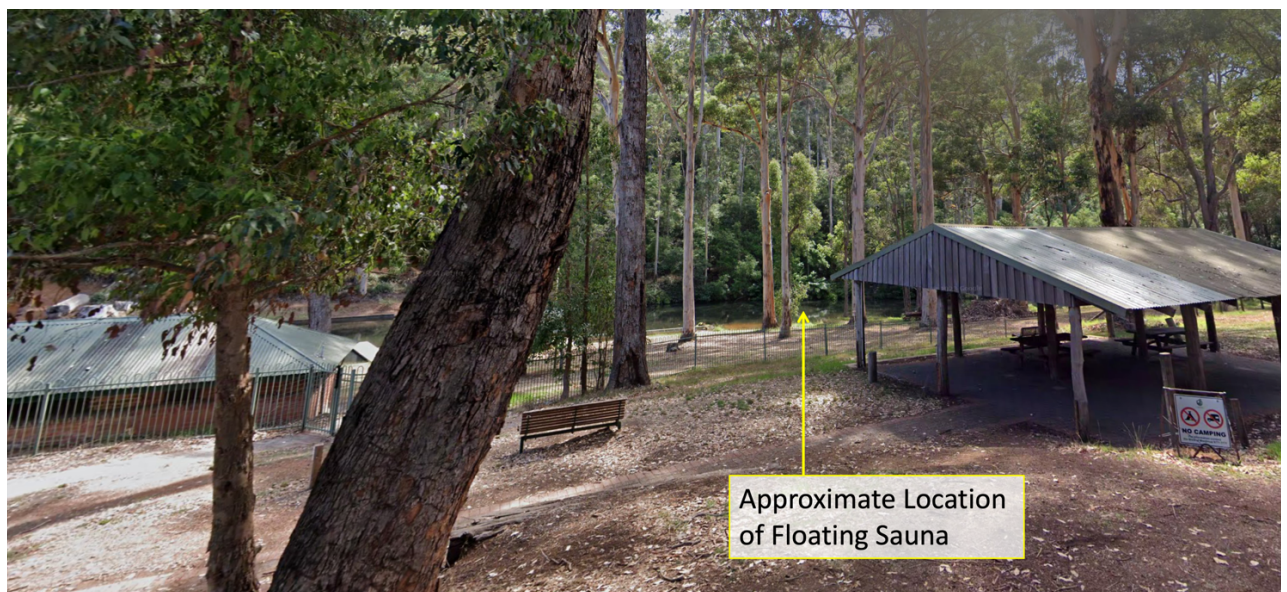
The Application seeks approval to establish a Floating Sauna adjacent to the southern foreshore of Pemberton Swimming Pool. The Floating Sauna will be moored adjacent to the shoreline for ease of access, with no requirement to construct a ramp / gangway (a temporary gangway will be made available for universal / wheelchair access, as required). It is proposed to construct a pedestrian path on the foreshore between the Floating Sauna and existing kiosk. The Floating Sauna will either be anchored to the riverbed or moored to a bollard on the foreshore.

The Floating Sauna will have a floor area of 73.5 square metres and include two saunas with window overlooking the pool, four small changerooms and a semi-enclosed deck with seating. A wood fire will provide heating for the saunas. It is proposed to store the wood in a secure trailer that will be stationed in the car park whilst the Floating Sauna is in operation.

The Floating Sauna will be available for bookings 8am to 9pm throughout the year (excluding Christmas Day), with capacity for up to 12 customers at any time. The Floating Sauna will be attended by up to two staff who will meet and greet customers upon arrival and carry out an induction. At the conclusion of a booking, staff will return to the site to clean up and ensure the premises is left in a safe and tidy condition. All waste will be removed on a daily basis.



*Aerial View of Proposed Location of Floating Sauna & Pedestrian Path*



*View Toward Site of Floating Sauna from Car Park*

## **Town Planning Considerations**

### **Region Schemes**

The site is not subject to any Region Scheme.

### **State Planning Policies**

#### State Planning Policy 3.5 Historic Heritage Conservation

The objectives of State Planning Policy 3.5 are:

- *To conserve places and areas of historic heritage significance.*
- *To ensure that development does not adversely affect the significance of heritage places and areas.*
- *To ensure that heritage significance at both the State and local levels is given due weight in planning decision-making.*
- *To provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.*

As noted above, Pemberton Swimming Pool is listed on the State Register of Heritage Places and the site is the subject of a Memorial pursuant to the Heritage Act. Given the nature of the use and the limited extent of physical works, it is not considered the proposed development will have any detrimental impact on the cultural heritage significance of Pemberton Swimming Pool. The Floating Sauna will provide an opportunity for people to visit Pemberton and appreciate the heritage significance of Pemberton Swimming Pool.

#### State Planning Policy 3.7 Planning in Bushfire Prone Areas

State Planning Policy 3.7 – Planning in Bushfire Prone Areas ('SPP3.7') applies to land in a Bushfire Prone Area declared under the Fire and Emergency Services Act 1998.

The site is in a declared Bushfire Prone Area and for this reason the Application is accompanied by a Bushfire Management Plan ('BMP') prepared in accordance with SPP3.7 and the Guidelines for Planning in Bushfire Prone Areas ('Guidelines'). As the Application proposes a Vulnerable Land Use, as defined in SPP3.7, the BMP includes a Bushfire Emergency Evacuation Plan ('BEEP').

The Floating Sauna will be constructed in accordance with Australian Standard AS3959 – Construction of Buildings in Bushfire Prone Areas ('AS3959').

### **Shire of Manjimup Local Planning Scheme No.4**

#### Zones and Reserves

The site is within a Local Reserve for Parks and Recreation under the Shire of Manjimup Local Planning Scheme No.4 ('LPS4'). The Floating Sauna is consistent with the purpose of the Local Reserve and will provide an opportunity for people to appreciate the recreational attributes of Pemberton Swimming Pool and surrounds.

### Precincts

Pemberton Swimming Pool is partially located within Pemberton Precinct 5 – Town Centre ('PP5') pursuant to Schedule 8 of LPS4. The Floating Sauna is consistent with the planning intent of PP5, which states that planning should "*provide for a broad range of commercial, tourist, residential / short-stay residential and other compatible uses.*"

### Special Control Areas

The site is not within a Special Control Area under LPS4.

### Development Requirements

LPS4 does not contain any development standards specific to the proposed development.

In terms of general development requirements, the architecture of the Floating Sauna is compatible with the natural environment within which it will be situated and the proposed use will not have any adverse impact on the amenity or environment of the area.

The provision of a pedestrian ramp and path will reduce any impacts on the natural environment, such as foreshore erosion and damage to plants, while the path will be carefully positioned to avoid established vegetation.

Furthermore, sufficient car parking is provided at Pemberton Swimming Pool to meet parking demand generated by customers while

### **Local Planning Policies**

#### Local Planning Policy 6.1.13 – Heritage

The Objective of Local Planning Policy 6.1.13 is to "*ensure the protection, maintenance and integrity of places listed on the [LPS4] Heritage List...*" Pemberton Swimming Pool is listed on the State Register of Heritage Places as well as the Shire's Local Heritage List. As noted above, given the nature and form of the development, it is not considered the Floating Sauna will have any detrimental impact on the heritage significance of Pemberton Swimming Pool.

### **Conclusion**

This Application seeks approval to establish a Floating Sauna at Pemberton Swimming Pool.

The development is consistent with the purpose for which the land is reserved and will not have a detrimental impact on the amenity of the locality. The Floating Sauna will promote Pemberton as a tourist destination in the south-west of Western Australia and provide an opportunity for more people to appreciate the heritage, setting and recreational attributes of the site and surrounds.

Yours faithfully,

**Alan Stewart**  
Lateral Planning

**Attachment 1**  
**Reserve Report**

## LR3141/153

## Reserve Details Report - 19857

<b>Reserve</b>	19857	<b>Legal Area (ha)</b>	123.1073
<b>Name</b>	N/A	<b>Status</b>	CURRENT
<b>Type</b>	N/A	<b>Current Purpose</b>	RECREATION & TOURIST FACILITIES
<b>File Number</b>	01629-1928-05RO		
<b>Notes</b>	WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 50 YEARS, SUBJECT TO THE CONSENT OF THE MINISTER FOR LANDS		
<b>Additional Reserve Information</b>	N/A		

<b>Class</b>	<b>Responsible Agency</b>	<b>Date of Last Change</b>
C	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)	17/03/2007

<b>Management Order</b>	<b>Document Number</b>
THE PEMBERTON TOURIST CENTRE INC	H101615

<b>Land Use</b>
TOURIST/HISTORICAL DISPLAY
RECREATION

<b>Local Government Authority</b>
SHIRE OF MANJIMUP

**Attachment 2**  
**Heritage Listing**





**HERITAGE  
COUNCIL**  
OF WESTERN AUSTRALIA

## **REGISTER OF HERITAGE PLACES**

### **Register Entry**

1. **DATA BASE No.** 11383
2. **NAME** *Pemberton Swimming Pool*  
FORMER NAME (or OTHER NAMES) Pemberton Pool
3. **LOCATION** Swimming Pool Road, Pemberton
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**  
Part of Reserve 19857 being portion of Lot 13542 on Deposited Plan 220033 and being part of the land contained in Crown Land Title Volume 3141 Folio 153 as shown labelled "M" on Deposited Plan 73618.
5. **LOCAL GOVERNMENT AREA** Shire of Manjimup
- 6c. **OWNER AT REGISTRATION**  
State of WA (management order – The Pemberton Tourist Centre Inc)
7. **HERITAGE LISTINGS**
  - Register of Heritage Places: Interim Entry 17/01/2012  
Permanent Entry 01/05/2012
  - National Trust Classification: 14/05/2007
  - Town Planning Scheme: -----
  - Municipal Inventory: 22/09/1995
  - Register of the National Estate: -----
  - Aboriginal Sites Register: -----
8. **ORDERS UNDER SECTION OF THE ACT**  
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9. **HERITAGE AGREEMENT**  
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## 10. STATEMENT OF SIGNIFICANCE

*Pemberton Swimming Pool*, a large irregular tear drop shaped pool of natural appearance about 50 metres wide and 200 metres long, created in a forest setting by the Pemberton community in 1929/30 by damming a tributary of the Lefroy Brook, has cultural heritage significance for the following reasons:

the place is an exceptionally picturesque element in the forests of the South-West. The naturalistic appearance of the large pool, together with the sloping lawn provides a simple setting and a dramatic backdrop to the nearby karri forest. The generally calm flat surface of the water reflects the forest surrounds with unusual clarity;

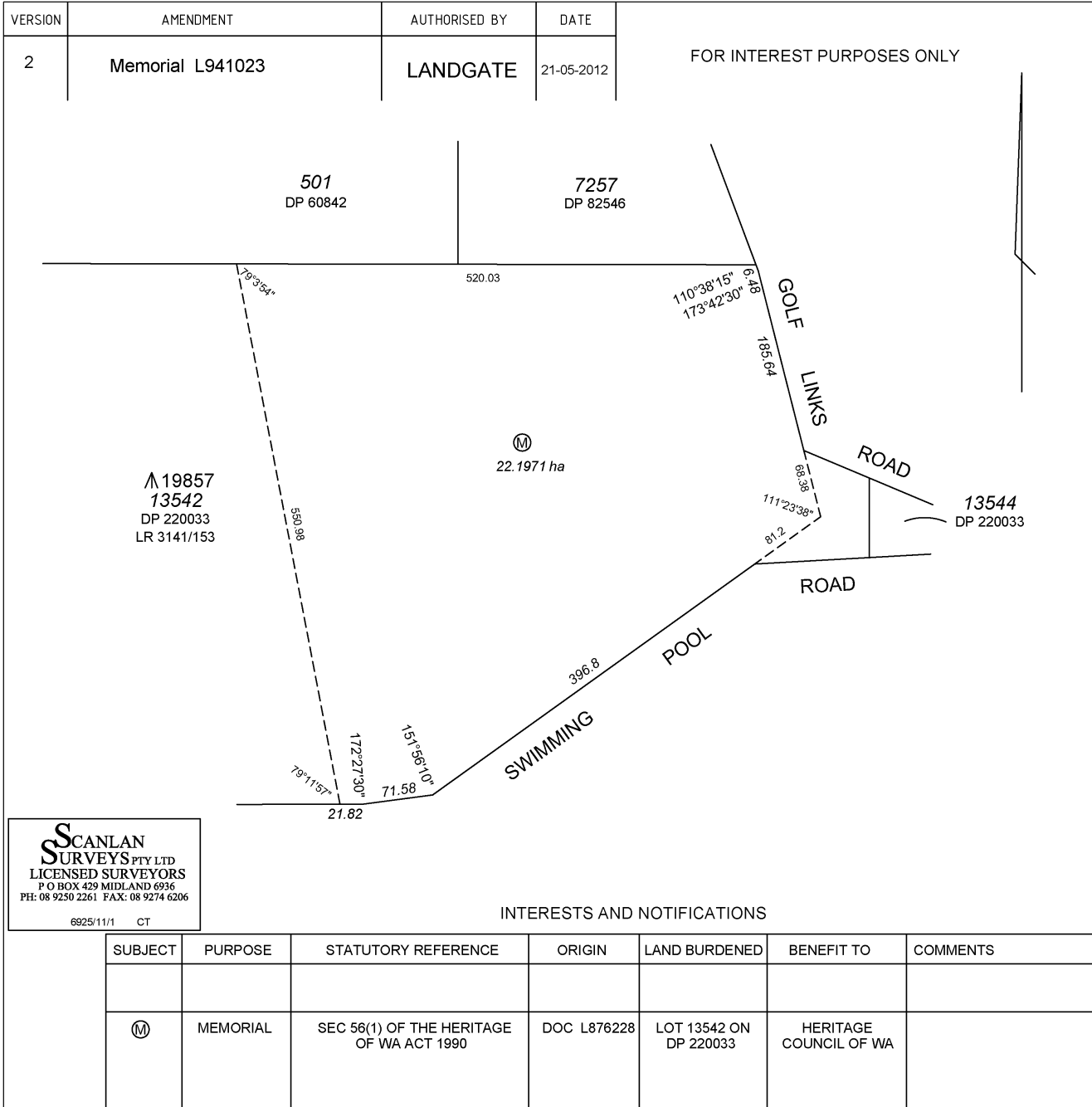
the place is unique as a dam created on a natural watercourse for a recreational and competition swimming facility with the retention of the natural forested hillside as an aesthetic intention and an integral part of the place;

the place demonstrates the innovation, determination and ability of an isolated regional forestry community to work together despite limited financial resources to provide and construct its own infrastructure to provide facilities for the benefit of the community; and,

the place is highly valued for aesthetic and social reasons by the wider community, including tourists to the South-West and continues to be a much appreciated and admired attraction.

The Kiosk is of little significance.

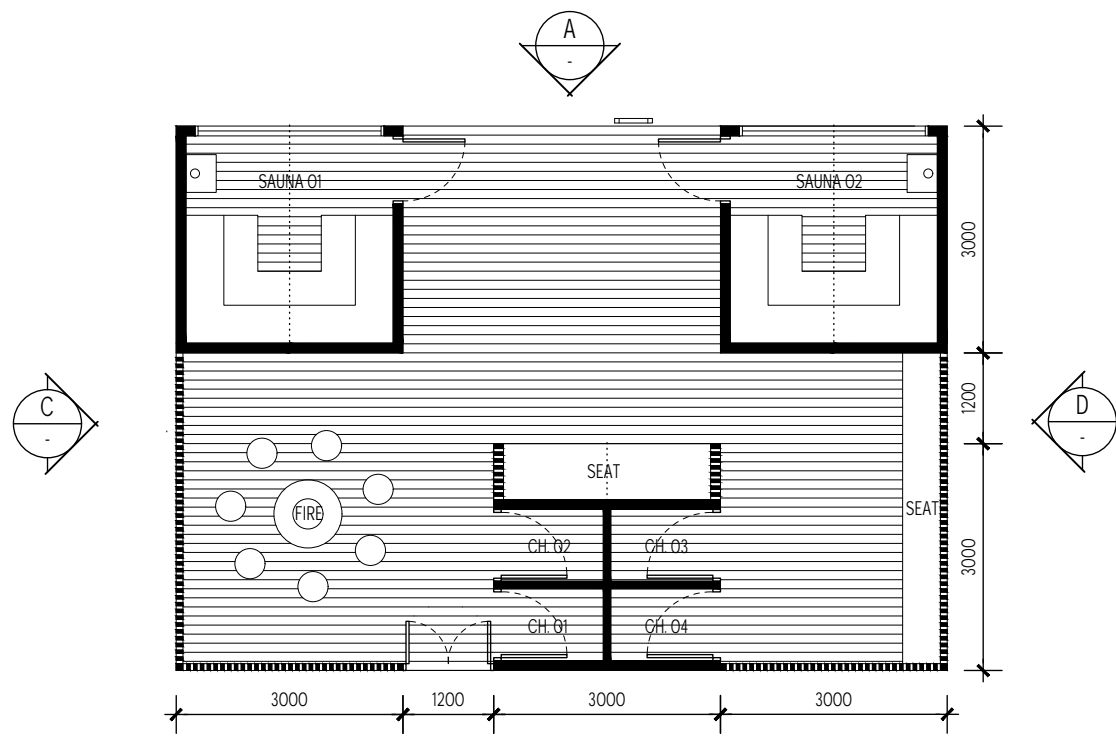
The Shelter Area, which is outside the fenced area, is considered to have low significance.



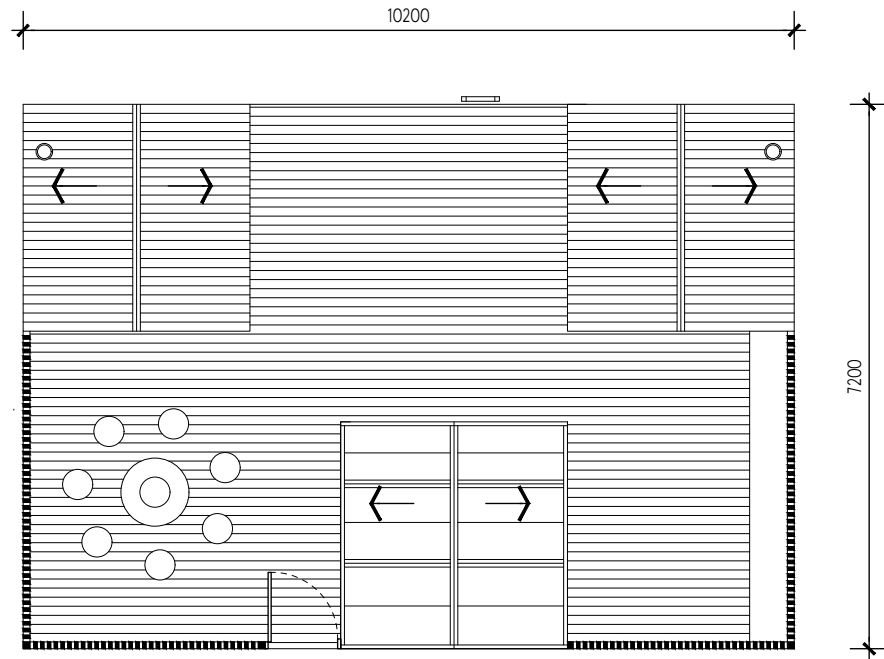
**SSCANLAN SURVEYS** PTY LTD  
 LICENSED SURVEYORS  
 P O BOX 429 MIDLAND 6936  
 PH: 08 9230 2261 FAX: 08 9274 6206  
 6925/11/1 CT

<b>TYPE</b> FREEHOLD	<b>HELD BY LANDGATE IN DIGITAL FORM ONLY.</b>
<b>PURPOSE</b> INTEREST	
<b>PLAN OF</b> MEMORIAL AND/OR OTHER INTERESTS OVER LOT 13542 ON DP 220033	
SSA NO	
<b>DISTRICT</b> NELSON <b>FILE</b> PEMBERTON	
<b>TOWNSITE</b>	
<b>LOCAL AUTHORITY</b> SHIRE OF MANJIMUP	
<b>LOCALITY</b> PEMBERTON	
<b>FORMER TENURE</b>	<b>ON</b> <b>INDEX</b> BG27(2)25.29
	<b>FIELD BOOK</b>
<b>SCALE: 1:4000 @ A3</b>	
ALL DISTANCES ARE IN METRES	
0m 40m 80m 160m 240m	
<b>SURVEYOR'S CERTIFICATE</b> - Reg 54 <b>WM SCANLAN</b> hereby certify that this plan is accurate and is a correct representation of the - (a) *survey; and/or (b) *calculations from measurements; [* delete if inapplicable] undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.	<b>SURVEYOR'S CERTIFICATE</b> - Compiled hereby certify that this compiled plan (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.
<input checked="" type="checkbox"/> Licensed Surveyor <b>30/12/21</b> Date <b>09:56:07 +0800</b>	<input type="checkbox"/> Licensed Surveyor Date
<b>LODGED</b> DATE <b>30-Jan-12</b>	<b>TYPE OF VALIDATION</b> FULL AUDIT LEGAL COMPONENT <b>G. Medwid</b>
<b>FEE PAID</b> \$227.00	DOCKET CERTIFIED CORRECT <b>Trim</b>
<b>ASSESS No.</b> 10075657	I.S.C. F.S.C.
<b>IN ORDER FOR DEALINGS</b>	
SUBJECT TO	
<b>7-Feb-12</b> DATE FOR INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER	
<b>APPROVED</b>	
<b>8-March-2012</b> DATE INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER	
<b>Landgate</b> Western Australian Land Information Authority	
<b>DEPOSITED PLAN</b> <b>73618</b>	
SHEET <b>1</b> OF <b>1</b> VERSION <b>1</b> OF <b>2</b>	



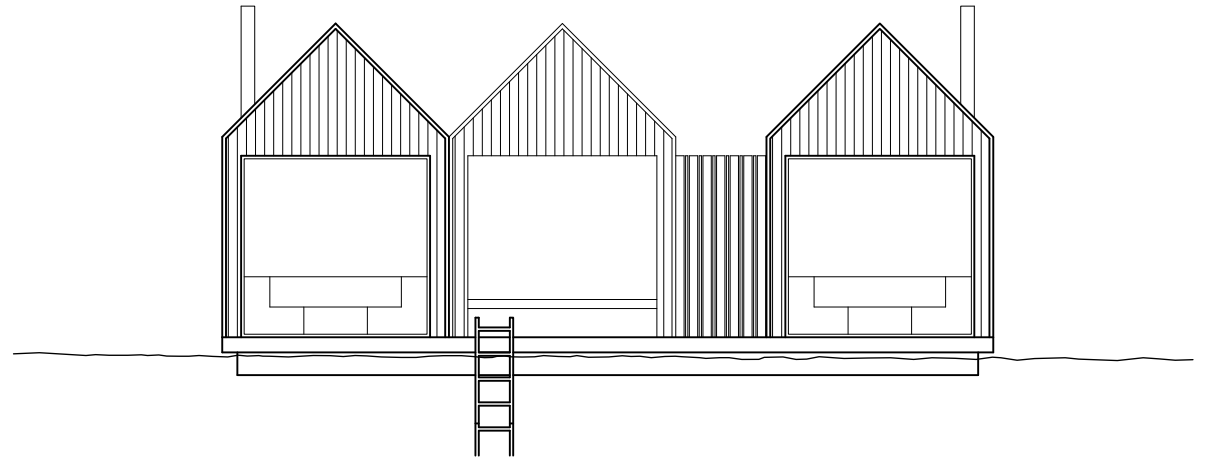


1 GROUND FLOOR  
- 1:100

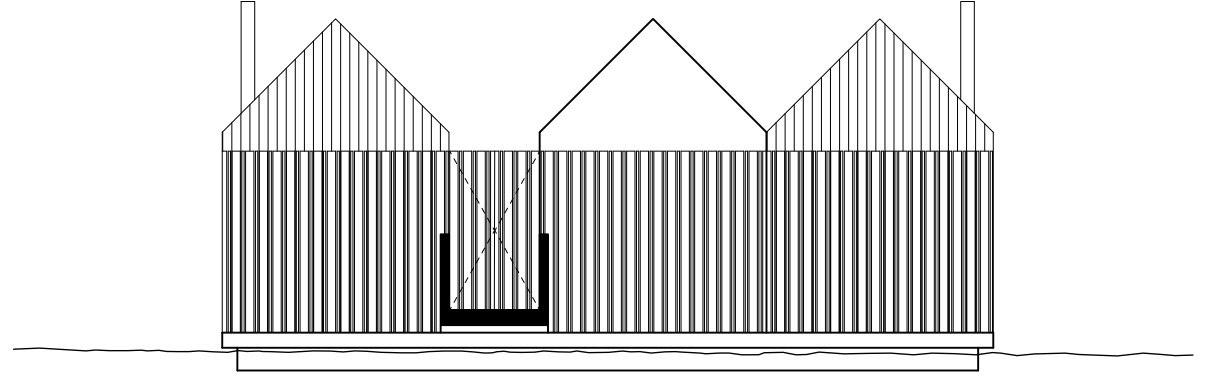


2 ROOF PLAN  
- 1:100

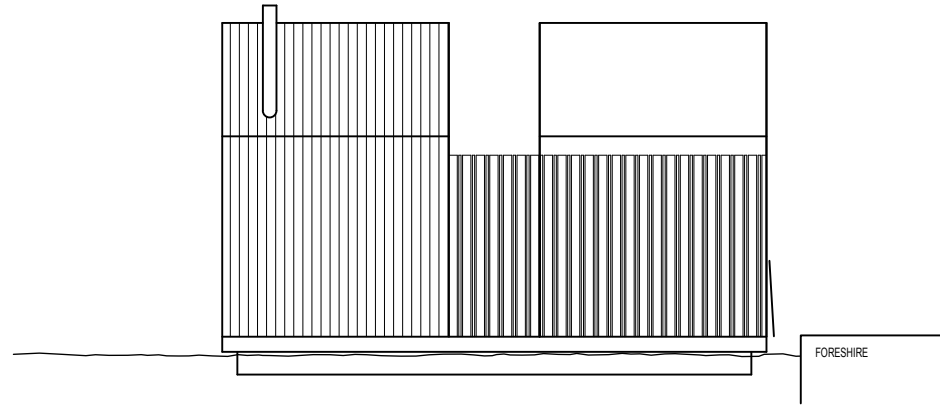
3 ELEVATION A  
- 1:100



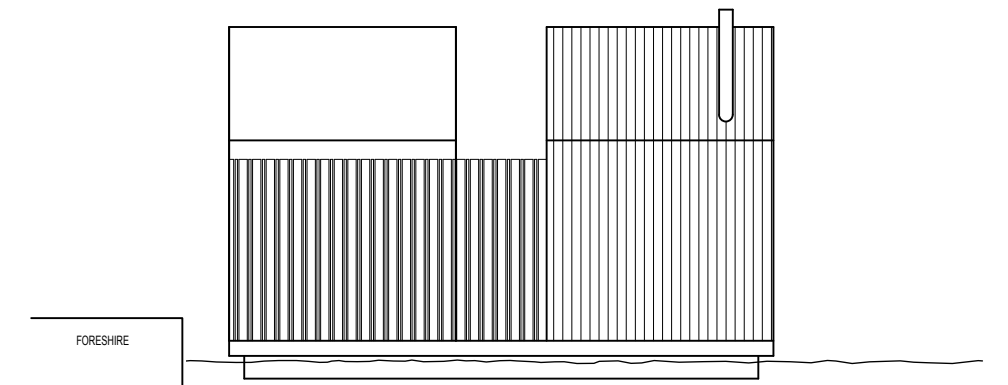
4 ELEVATION B  
- 1:100



5 ELEVATION C  
- 1:100



6 ELEVATION D  
- 1:100



copyright <b>LICHT ARCHITECTURE</b> <small>Nominated Architect Jason Licht Registration No. 962 License No. CC 5860 K          Level 1, The Walnut Building, 199 Macquarie St, Hobart TAS 7000          t: hello@lichtarchitecture.com.au   ph: 0488 688 805</small> <small>The copyright for these design plans and specifications belongs to LICHT Architecture Pty Ltd and must not be used, reproduced or copied without their written permission.</small>	ISSUE	DATE	REASON	DRAWN	CHECKED	general notes <small>These drawings show design intent &amp; are suitable as a guide only. Do not scale off the drawings. All dimensions in millimetres. Dimensions of existing building are indicative only - they should not be relied on and are to be verified on site before commencing work. All documents shall be read in conjunction with specifications and any consultants detail. All work shall be in accordance with the Building Code of Australia, relevant Australian Standards &amp; local authority by-laws and regulations. Any discrepancies, errors or omissions shall be referred to the Architects. Drawings are not to be used for construction until issued Construction</small>	client	drawing status		
	project						FLOATING SAUNA	DEVELOPMENT APPLICATION		
	project						PEMBERTON SWIMMING POOL	PLANS & ELEVATIONS	scale	1:100 at A3
project n°						2317	drawing n°	AO2-00	ISSUE	A

