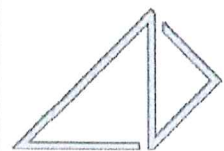


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arcadia design wa  
sustainable, budget sensitive architectural design  
RAIA(Grad) Member

e: arcadiadesignwa@outlook.com  
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No.	Description	Date
1	APPLICATION FOR DEVELOPMENT APPROVAL	18.01.17

**PBB PROPOSED RECEPTION CENTRE**  
Client:  
PARRY'S BEACH BREAKS  
Parryville, WA



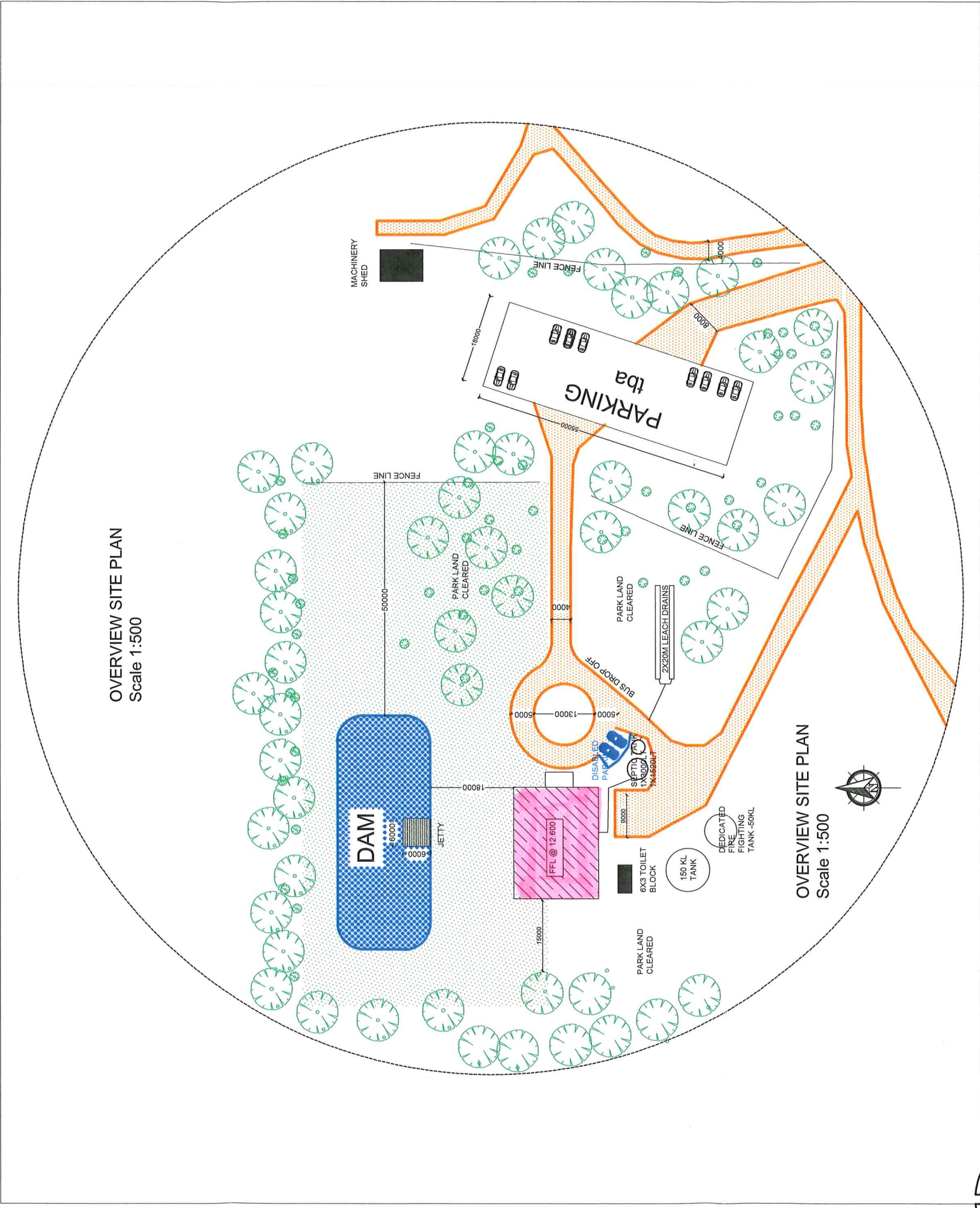
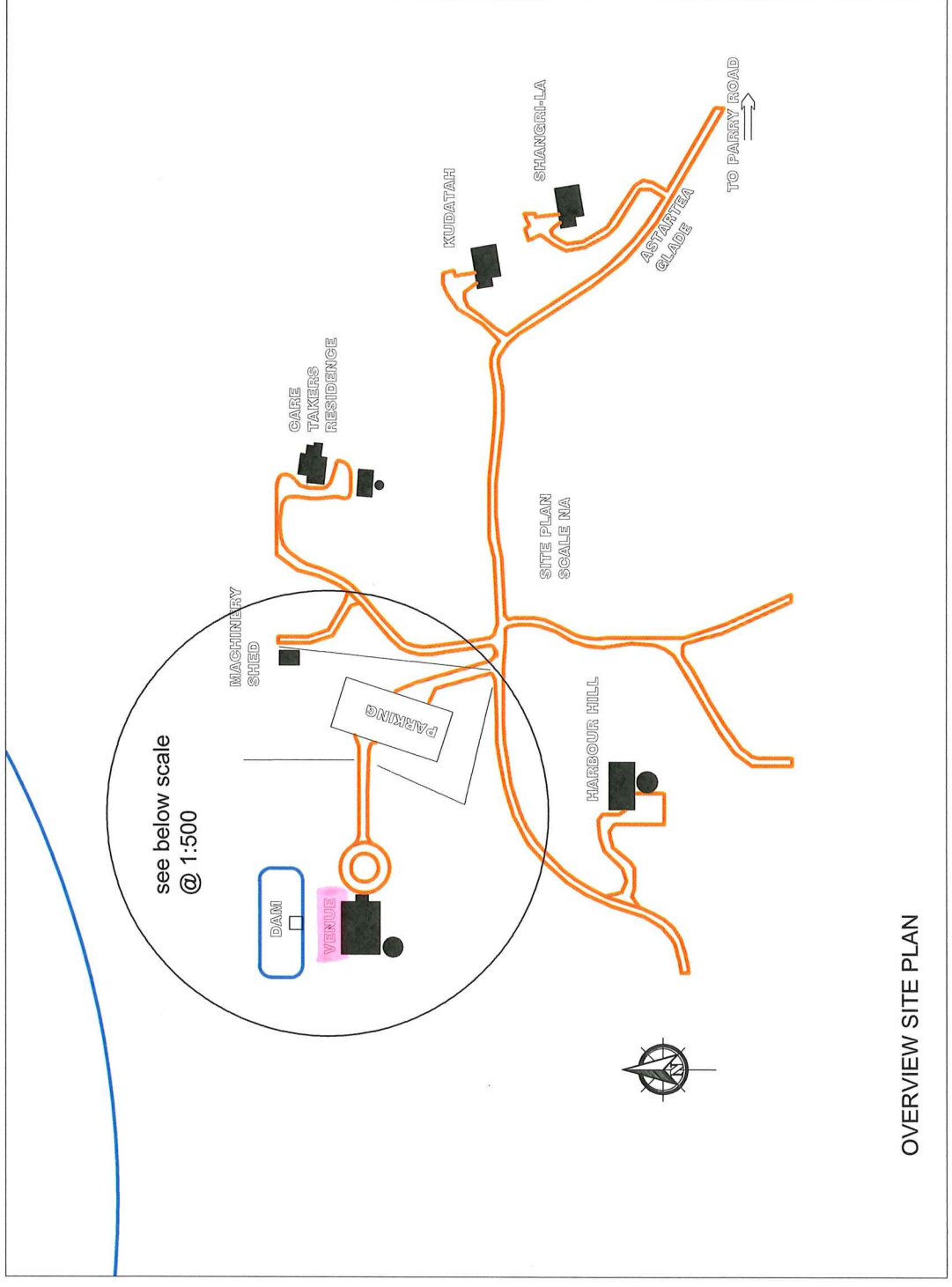
Site 88 Astorlea Glade, Parryville

Project number	0019-17
Date	2018.01.18
Drawn by	PB
Checked by	RAM

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18 JUN 2019

Shire of Belmont

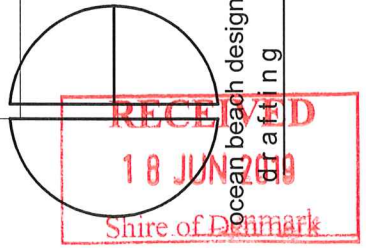


p: 98481808  
 m: 0410024606  
 e: obd@westnet.com.au  
 35 heather rd  
 ocean beach denmark wa

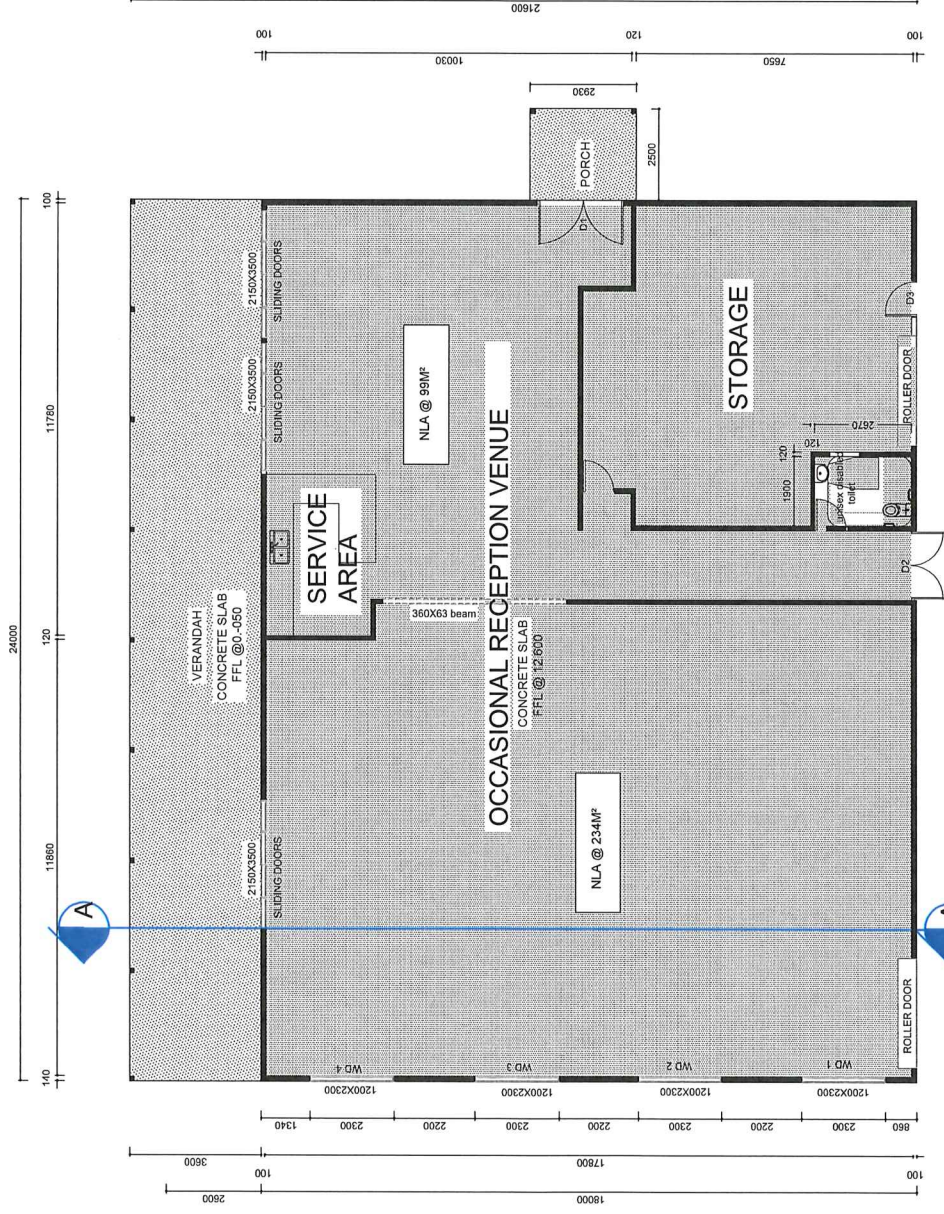
DARREN WILLIAMS  
 ASTARTEA GLADE  
 DENMARK WA 6333

OVERVIEW OF SITE  
 FOR PLANNING  
 APPROVAL

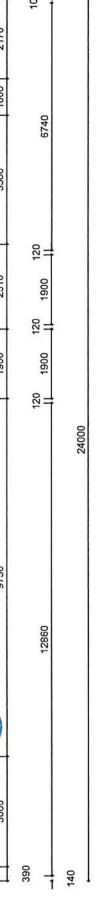
DATE: 03.06.2019  
 DRAWING NO 1



ocean beach design  
 planning



SECTION



RETROPECTIVE FLOOR PLAN  
(proposal for occasional reception venue)

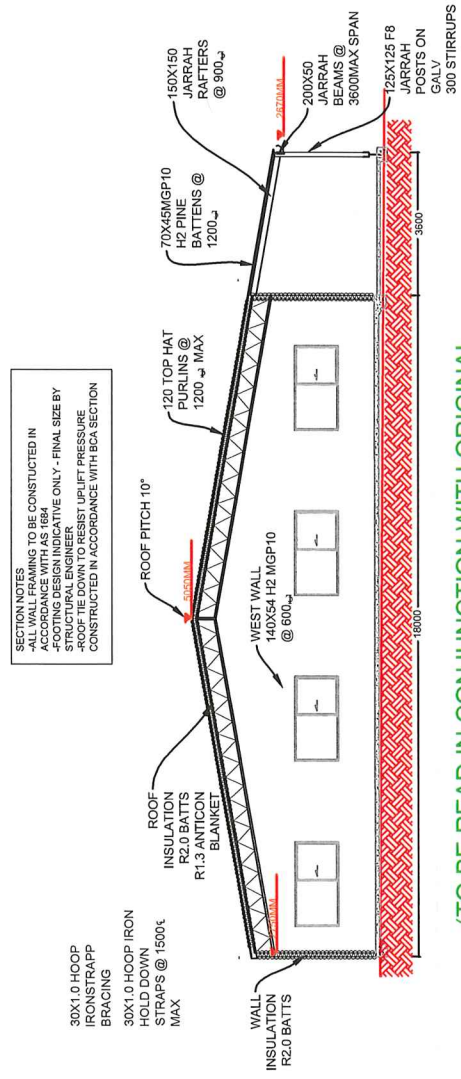
MET AREAS LINED WITH FIBRE CEMENT SHEETING WATERPROOF ACRYLIC SEALER AND TILED

(TO BE READ IN CONJUNCTION WITH ORIGINAL ENGINEERING SPECIFICATIONS ATTACHED)

ALL CONSTRUCTION COMPLIED WITH RELEVANT RESIDENTIAL DESIGN CODES, LOCAL BYLAWS, AUSTRALIAN STANDARDS

PLANNING APPLICATION -PARRY BEACH BREAKS VENUE  
DISABLED ACCESS FOR ENTRY AND EXIT OF VENUE

Paths to comply with AS1428.1 for continuous accessible paths of travel  
Landing shall be constructed to comply with AS1428.1 section ramps, walkways and landings  
All timber frame construction to comply with AS1684.2



SECTION NOTES  
- ALL WALL FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH AS1684.2  
- FOOTING DESIGN INDICATIVE ONLY - FINAL SIZE BY STRUCTURAL ENGINEER  
- ROOF FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH BCA SECTION

(TO BE READ IN CONJUNCTION WITH ORIGINAL ENGINEERING SPECIFICATIONS ATTACHED)

ALL CONSTRUCTION COMPLIED WITH RELEVANT RESIDENTIAL DESIGN CODES, LOCAL BYLAWS, AUSTRALIAN STANDARDS

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DARREN WILLIAMS  
ASTARTEA GLADE  
DENMARK WA 6333

AMENDED OVERVIEW AND ELEVATIONS

DATE: 03.06.2019  
SCALE: 1:200  
DRAWING NO 3

SHIRE OF DENMARK

**Proposed Change of Use -  
Rural Outbuilding to  
Reception Centre and  
Ancillary Ablution Block**

**Lot 88 Astartea Glade,  
Parryville**

**June 2019**

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**18 JUN 2019**

**Shire of Denmark**

# Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block

Lot 88 Astartea Glade, Parryville

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- Att 4 Supporting correspondence



## Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block

Lot 88 Astartea Glade, Parryville

### I.0 INTRODUCTION

Halsall and Associates Town Planning Consultants have been engaged by the owners of Lot 88 Astartea Glade, Parryville ('the site') to assist with preparation and lodgement of this application for consideration of a 'Change of Use – Rural Outbuilding to Reception Centre' ('the proposal'), inclusive of an ancillary ablution block (delayed installation) and supportive structures as may be considered.

The issues relevant to such a proposal are carefully considered along with supportive documentation including a Bushfire Management Plan and Evacuation Plan to inform the proposal.

It is anticipated this proposal will be well received and further information can be provided if considered necessary. Due consideration to the adjoining landowners has been given acknowledging there is some degree of separation between the activity proposed and neighbours. It is also acknowledged the proposal is ancillary and complimentary to the existing high quality short stay tourist accommodation use currently in operation on site. Tourist traffic already frequents the area due to the existence of Parry Beach, the Caravan Park and Barry Beach Breaks itself.

The use is proposed to operate from within an existing outbuilding (Class 10a 'Machinery Shed') that has recently been reviewed by a registered building surveyor and subject to a BCA Vol .1 Assessment in August 2018 and found to be satisfactory for this purpose. It is understood it will be necessary to alter the BCA classification of the structure to a dual Class 9b/10 Classification with inclusion of the veranda in conjunction with the interior space for use as a Reception Centre. This will be subject to a separate application process with the Shire of Denmark should planning approval be forthcoming.

Letters of support have also been received from Tourism WA, the Member for Warren-Blackwood and Denmark Tourism Incorporated which also demonstrates suitability of the proposal at this location, this is further considered demonstrated given the Shire have also acknowledged that several weddings/events can already be accommodated at the site during the year as an incidental activity. The success of these few occurrences has provided impetus for this application. As such, the proposal seeks consideration of the use of a Reception Centre from within the pre-existing structure resulting in the operation of functions throughout the year.



**Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary  
ablution block**

**Lot 88 Astartea Glade, Parryville**

Detail in regard to the appropriateness of the proposal in the context of the site and relevant statutory framework is provided within the context of this proposal report and supporting documents.



## Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block

Lot 88 Astartea Glade, Parryville

### 2.0 THE SITE

The subject site is zoned 'Rural' under the Local Planning Scheme and is approximately 65 hectares in area and located approximately 30 minutes' drive (approximately 19 km) to the south west of the townsite of Denmark. The site is characterised by extensive areas of cleared and maintained pasture that is associated with historical cattle grazing activities undertaken on site together with areas of remnant vegetation that are primarily associated with elevated gradients and low lying wetland areas across the site.

Access is taken from Astartea Glade to the east which links through to Parry Road. This runs in two directions, being towards the coast to the south and through to the South West Highway to the north.

Existing development on site includes luxury tourist accommodation identified as 'Parry Beach Breaks'. This incorporates four (4) self-contained luxury chalets provided with extensive rural and coastal panoramas. Each chalet is constructed to a very high standard and provides that the site offers a range of luxury and unique accommodation experiences. In association with this, there is also an owner's residence and ancillary onsite storage and rural outbuildings, including a large machinery shed (the subject of this proposal) which is located centrally. Development is (primarily) located in the southern parts of the site in proximity to the existing access arrangement and to take advantage of the elevation and views over the coast.

The location and characteristics of the site are evident in Figure 1 and 2 below respectively.



# Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block

Lot 88 Astartea Glade, Parryville

Figure 1 – Location Plan

Source: Landgate

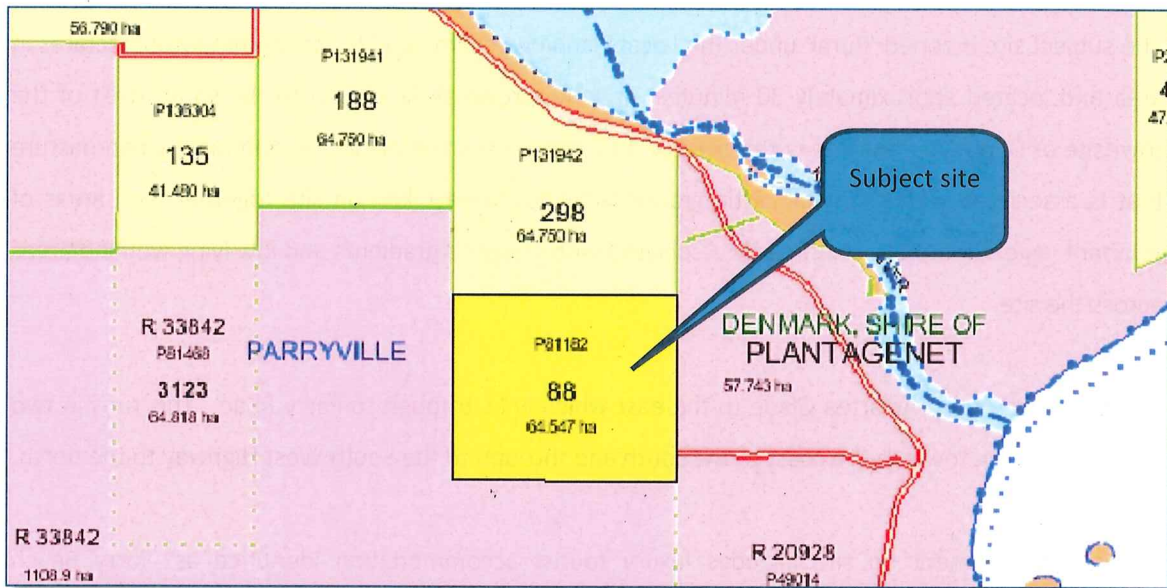


Figure 2 – Site characteristics

Source: Nearmaps



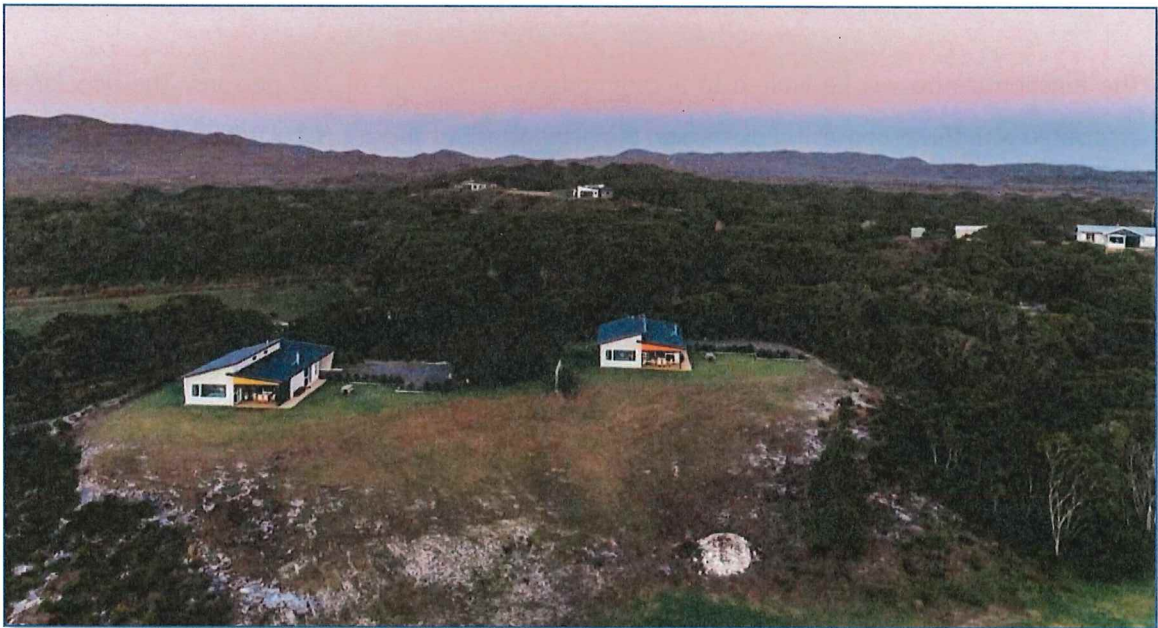
The balance property area will be maintained as a working farm with pastured areas utilised for cattle grazing activities in a cohesive manner with the tourist accommodation operation. There is also a distribution of excavated soaks about the site in association with this agricultural use. The distribution of existing development is further evident on the plans attached, and the quality of the

**Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary  
abluion block**

**Lot 88 Astartea Glade, Parryville**

chalet development that will be operated in tandem to the Reception Centre as proposed is evident in the images below.

**Figure 3 – Images of existing development**



## Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block

Lot 88 Astartea Glade, Parryville

### 3.0 THE PROPOSAL

The proposal is for consideration of a change of use from an existing large machinery shed (Class 10A rural outbuilding) to a Reception Centre at the subject that that will be operated in an ancillary manner to the existing short stay chalet development plans and detail. In relation to the proposal is available for review at **Attachment 1**. This will ultimately be complimented by a free standing ablution block and ancillary structures as required to support this proposal.

It is also acknowledged should planning approval be forthcoming for the Reception Centre, the structure will also require a building permit to alter the use class as referenced under the BCA from a Class 10a non-habitable structure to comply with the building standard associated with this use class (Class 9b/10 with inclusion of the verandah) and also to address the internal fit out that has occurred and this will occur if approval is forthcoming.

The objective of the proposed Reception Centre is to provide a unique location that provides for an eco-tourism and events experience. The location is considered a unique location that can showcase this location within the Shire in both a stylish and appropriate manner and provide a unique venue that can hold special celebrations for events including weddings and birthdays. The venue will also provide for private groups such as the Bibbluman Track Walkers and also the Mundi Biddi Track Bikers, providing for a communal meeting place.

The function centre will be limited to accommodate a maximum of 180 persons. The floor areas associated with this proposal is indicated on the plans attached and are calculated as follows:

- Outbuilding – 24m x 18m – 432m<sup>2</sup>
- Verandah – 24m x 3.6m – 86.4m<sup>2</sup>
- Ablution block – 6m x 3m – 18m<sup>2</sup>
- Total building area = 536.4m<sup>2</sup>

The proposal also includes access to a unisex disabled toilet located internally. There is also an internal bar area that will provide an area for the service of beverages and it is noted that the internal layout can be modified with large sliding doors such that the internal space can be compartmentalised as required. It should be noted that the internal slider will not be lockable in



**Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary  
ablution block**

**Lot 88 Astartea Glade, Parryville**



compliance with BCA requirements. Images of the structure are evident below and also demonstrate the high standard of construction.

**Images of proposed Reception Centre**



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**18 JUN 2019**

**Shire of Denmark**

**Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block**

**Lot 88 Astartea Glade, Parryville**



## **Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block**

### **Lot 88 Astartea Glade, Parryville**

Car parking bays are to be provided in compliance with scheme requirements in proximity of the structure. The location of the car parking and also the internal access associated with this is evident on the plans attached. The number and standard of car parking bays is considered compliant with specifications under Appendix XI (Parking Standards) as specified under the Scheme detailed in a later section. The car parking bays will be screened from the existing short stay operations on site and adjoining land holdings by the undulating nature of the landform and existing distribution of vegetative screening and also includes a disabled access bay that is appropriately located in proximity of the venue entry.

Catering will be provided by appropriately licensed vendors to service any food requirements associated with event undertaken on site.

Access to the location of the Reception Centre will be by way of an extension to the existing internal driveway alignment. This will be upgraded to a satisfactory standard and to address bushfire access considerations and will be appropriately located in relation to the distribution of remnant vegetation across the site also correspond to the gradient across the site.

A separate 3m x 6m (18m<sup>2</sup>) ablution block is also proposed clustered with the Reception Centre, with a separation distance of 6 metres. This has been the subject of review by a building surveyor to ascertain and inform on the number of male and female basins/toilets and unisex disabled facilities as required such that the number provided address the relevant legislation in this regard. Detail in relation to the internal layout of the ablution block is also provided for review in the attachments to this report. The establishment of a separate toilet block is an expensive exercise. The existing building already accommodates a unisex/disabled toilet which will be operative immediately. The owners request for this application the possibility of holding six (6) reception functions with the imposition of portable toilets initially in order to gain funds from the operation of those six functions to assist in funding the establishment of the toilet block. This would mean that for a very short period a temporary arrangement would be established essentially to provide economic stimulus for the establishment of a permanent ablution facility. The proposal therefore requests that a condition be applied that the installation of the ablution block not be required until six functions have been held and appropriate portable toilets be supplied. To provide confidence to the Shire of Denmark this

## **Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block**

### **Lot 88 Astartea Glade, Parryville**

application incorporates the proposed toilet ablution block so that the intent to install this is clear. Establishing such land uses and costs associated with installation of effluent systems etc is notable and such a methodology would assist the viability of establishing the use. If after six functions the activity is not proving viable then obviously such a system would not be installed and the use could cease. This is not the intent of the owners and this is respectfully requested as an option via an appropriate condition. Perhaps the Shire could request clear notification of the first six functions as they occur so they are aware of the time when permanent toilet facilities and effluent system will be required.

The proposal is also serviced by an onsite effluent disposal mechanism consisting of septic tanks and leach drains to the specifications of the Shire's Health Department. The location of this service arrangement is illustrated on the plan attached. Upgrade to the system will occur as necessary when the ablution block is installed.

The proposal will also be serviced with a potable water supply provide by way of a 150,000KL water tank. In addition, there is a separate 50,000KL tank designated for firefighting purposes in proximity the structure and accessible to fire tenders in a bushfire event.

The operation of the use is within the context of an existing structure such that any perceived impacts in built form and bulk are considered acceptable as there will be no addition to this by way of consideration of the proposal. The ablution block is small structure that would be visually inevent in the landscape. Any perceived impacts on vegetation are also considered negligible given any modification associated with the proposal (such as internal driveway access) will be undertaken in cleared, pastured areas only.

The structure retains the outward appearance of a rural outbuilding in that it is constructed in colourbond of a hue in keeping with the existing rural character of the site. The northern elevation also incorporates a verandah with Jarrah pole features along the extent of this desirable aspect. The southern aspect will retain two (2) roller door access points to aid internal operations and catering activities. And there is a small covered porch over the main access way to the east.

The number of staff associated with the operation is anticipated to be no more than 4 to 6 at any time.



**Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary  
ablution block**

**Lot 88 Astartea Glade, Parryville**

The use will be primarily to service 24 guests staying onsite and their family and friends travelling to the site for relevant functions. As such, there may be occasions with small functions when limited persons actually come to the site with quite a number of guests already residing onsite.

Letters of support of the proposal have been received from key authorities including:

- Tourism Western Australia (2019)
- Tourism Western Australia (2018)
- Denmark Tourism Incorporated (2017)
- Australia's South West (2017)
- Terry Redman (Member for Warren-Blackwood) (2018)

This correspondence is available for review at **Attachment 4**.

The proposal will serve to bolster the Parry Beach Breaks development and assist in furthering the tourism economy of Denmark and provide additional employment in the area.





## Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block

Lot 88 Astartea Glade, Parryville

### 4.0 STRATEGIC ENVIRONMENT

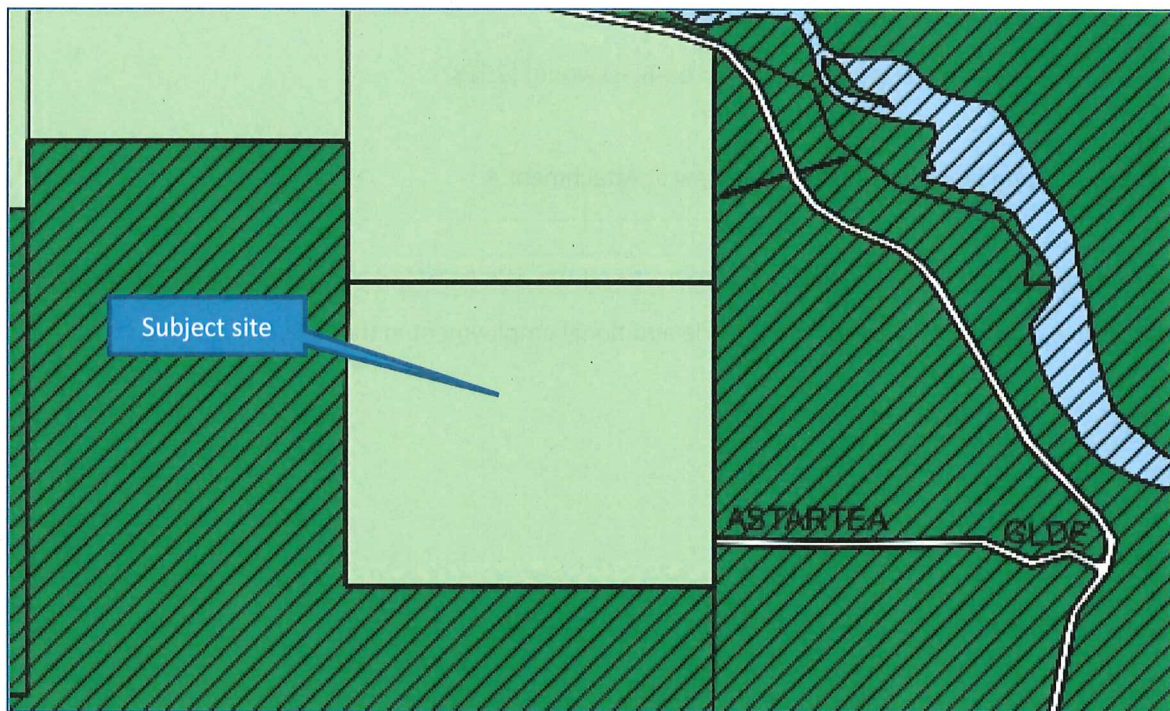
#### 4.1 Shire of Denmark - Local Planning Scheme No. 3

The general objectives of the scheme include providing for development of the land in a manner suited to the economic activity of the region and also to broaden the economic base.

The subject site is zoned 'Rural' under LPS No. 3 as evident in Figure 4 below.

Figure 4 – Excerpt from zoning map to LPS No.3

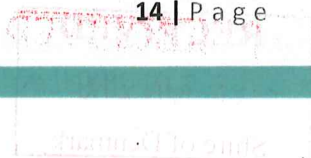
Source: DPI



The purpose of the Rural Zone is to provide for a range of normal rural activities conducted by the Shire and to protect such land from inappropriate uses.

It is noted that a 'Reception Centre' is provided under the interpretations schedule of the scheme, but is not included under Table 1. Where a land use is not specifically mentioned in the zoning table and does not reasonably fall within the interpretation of one of the land use categories the Council may:

*'Determine the use is not consistent with the zone and is therefore not permitted or;*



## Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block

Lot 88 Astartea Glade, Parryville

*Determine by absolute majority that the proposed use may be consistent with the purpose and intent of the zone and therefore follow the procedure set out in Clause 6.4 in considering an application for planning consent’.*

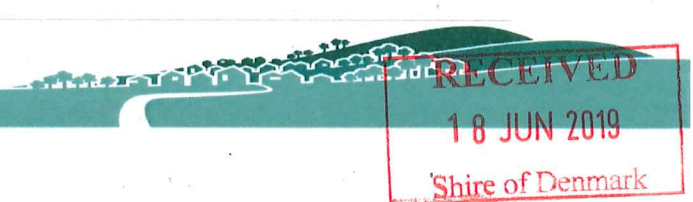
Appendix 1 of the Scheme provides for a ‘Reception Centre’ as follows:

*‘Reception Centre – means land and buildings used for functions on formal and ceremonious occasions, but not for unhosted use for general entertainment purposes’.*

It is noted under Table 1 that there are uses that may be considered within the zone that are fairly commiserate with the use of a Reception Centre in that they will introduce members of the public to the site. This includes a restaurant, private recreation, public amusement and to a lesser degree ‘Boarding House’ (AA Use). It is further noted that the Scheme in the adjoining shire of Manjimup provides for consideration of a Reception Centre in the General Agricultural zone, and the use is also an ‘A’ use in both the Priority and General Agricultural zones of the Augusta Margaret River Shire, which provides that such a use may be considered at the discretion of the Local Government after giving special notice. This would appear to reflect that this use may be considered complimentary and appropriate to the rural context to the southwest of the state. This appears even more relevant particularly when run in association with an approved accommodation business.

This is further evidenced by the existence of similar proposals in operation in the Shire of Denmark within the rural zone. This includes (and is not limited to) the Reception Centre located at 106 Turner Road, and South Coast Hwy, Bow Bridge. This existing Reception Centre within the rural zone illustrates the use is consistent with the objectives of the zone and that Council has already determined this.

In this instance the subject site already incorporates a high quality short stay tourism operation together with stock grazing activities to which the operation of the Reception Centre would be subsidiary. It is further noted that the accommodation options on site are ‘twin share’ and can therefore cater for 24 persons at maximum capacity. It is almost always to be the case that when the Reception Centre is in operation, that the use of the chalets would be related to the event on site, as such the site already caters for 24 persons (plus management) and given the Reception Centre is limited to 180 persons (at maximum capacity) this would provide that a maximum number of persons



## Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block

Lot 88 Astartea Glade, Parryville

travelling to the site on limited occasions would be 156 persons. Most often it would be much less than that.

The general development standards for the Rural Zone are provided under Table 2 of the Scheme. An excerpt of this is provided below for review.

Figure 5 – Excerpt from Scheme – Table 2

**TABLE 2 - DEVELOPMENT STANDARDS**

ZONE	MINIMUM SETBACK			MAXIMUM PLOT RATIO	MAXIMUM SITE COVERAGE	LANDSCAPING (PERCENT)
	FRONT (M)	SIDE (M)	REAR (M)			
RESIDENTIAL	7.5(A)	3.0(A)	7.5(A)	0.5:1(A)	0.3(A)	10(A)
TOURIST	(B)	(B)	(B)	(B)	(B)	10
COMMERCIAL	NIL	NIL	6.0	1:1	(B)	10
INDUSTRIAL	(B)	(B)	(B)	0.4:1	(B)	10
SPECIAL RURAL	20	(B)	(B)	(B)	(B)	(B)
RURAL	50	(B)	(B)	(B)	(B)	(B)

(B) - As determined by Council.

As evident above and on review of the plans, the structure (pre-existing) is appropriate in regard to the front setback requirement of 50 metres.

Height area and setbacks aside from the front minimum distance stated above together with construction materials shall be assessed by Council in each instance. The structure is 5.05 metres in overall ridge height from Natural Ground Level and of an overall floor area as may be considered. The external surface is of a hue in keeping with the natural rural character of the area. This is in keeping with Shire Planning Policy P100608 which identifies that colour interpretation for vegetation include browns and greens are appropriate as such the dark shade of the structure is commiserate with this interpretation.

Clause.5.20 provides for consideration of vehicle access ways. Requirements do not preclude the existing access arrangement to the site, which is of high standard compact gravel keeping with the locality.



## Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block

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Car parking is provided under Appendix XI – Parking Standards. This schedule does not specifically reference the use of ‘Reception Centre’ however would be reasonably interpreted as falling under the Land Use of ‘Places of public assembly and entertainment’ and associated structure. The parking spaces associated with this broad land use is as follows:

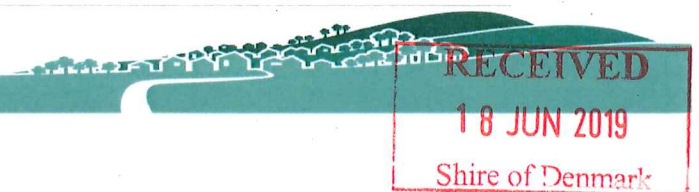
Land Use	Parking spaces
Places of Public Assembly and Entertainment	1 per 4 persons

A distribution of forty five (45) car parking bays inclusive of a disabled access bay are appropriately located in proximity of the structure. The car parking area will be retained in a compact gravel manner to compliment the rural context of the site and surrounds and to provide that through drainage can be accommodated on site in a manner consistent with the rural zone. It is also noted that the access to the Reception Centre is to be constructed to an all-weather standard and this standard has been incorporated into the plans. Further, it is noted in preamble with the Shire that a condition of approval is required which will require the first 60 metres of Astartea Glade be sealed to the satisfaction of the Shire’s infrastructure department and this is also acknowledged. The owners advise this upgrade has already occurred.

Bushfire considerations are provided under section 5.37 of the Scheme. Detail in relation to addressing bushfire considerations is provided in a later section of this report and reference a site specific bushfire management plan that has been prepared for the site. However it is proposed that early evacuation from the site be the primary option in the event of a bushfire emergency. Acceptable solutions have been demonstrated by the bushfire consultant engaged to formulate the bushfire management plan which suitable outcomes proposed in accordance with State Planning Policy 3.7. It is noted that such principles have recently been approved by the JDAP for substantial redevelopment and expansion of the Rest Point Tourist Park at Walpole (Shire of Manjimup). This site is in a very similar context.

### 4.2 Local Planning Strategy (‘the Strategy’) 2011

The subject site is identified as ‘General Agriculture’ under the Shire of Denmark’s LPS. The strategy identifies that tourism is an important industry for Denmark, with an interest in incorporating and maintaining the values of maintaining the environment and sustaining natural beauty and outlying wilderness areas. Broad goals in the Shire are identified to encourage economic activities and provide



## Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block

Lot 88 Astartea Glade, Parryville

support for the provision of an equitable range of services and facilities, these objectives are supported under the objectives and guiding principles behind the Strategy.

An objective of the Strategy includes embracing tourism attractions and/or developments which bring investment and employment to the area. As such the Strategy does not preclude consideration of a Reception Centre in the zone and would appear to promote consideration of such uses given it will complement the economic fabric of the Shire. The Strategy also fosters objectives that activity promote consideration of tourism based activities such as is proposed to achieve economic objectives.

The objective of tourism uses as provided under the Strategy is to encourage and facilitate new tourism developments and choices of tourism accommodation types to enhance the Denmark Shire as a destination of choice for visitors. Strategies also include:

- *'To retain low key level and natural character of the 'natural environment' tourism sites.*
- *Encourage new tourism developments to employ a sustainable approach with their developments and to establish a tourism industry that supports and enhances the local community, protects the environment and generates economic benefit'.*
- *Embrace new tourism developments which achieve the objective above as they bring investment and employment to the area.*
- *To protect the longevity of the tourist sites through appropriately zoned sites which contain flexibility for new development or extensions to existing developments.*

Further, the outcome of the Local Tourism Strategy shall include the objectives and strategies outlined above.

From review of the objectives of the Local Planning Strategy and also the Local Tourism Strategy (as detailed below) it is considered that the use as proposed is compliant with the strategic direction of the Shire in regard to consideration of tourism uses in the rural context of the Shire of Denmark.

### 4.3 Draft Local Planning Scheme No 4 ('DLPS No.4')

Following the endorsement of the LPS in 2011 by the WAPC, the initial preparatory work associated with the preparation of a new planning scheme has been undertaken and the Shire are now in a



## **Proposed – Change of Use – Rural Outbuilding to Reception Centre and ancillary ablution block**

**Lot 88 Astartea Glade, Parryville**

position to commence engagement processes with the community on draft Local Planning Scheme No. 4. This is to have due regard for the LPS which was reviewed in the previous section. As such it is considered that the proposal will align with the in provisions of the DLPS No.4.

### **4.4 Shire of Denmark - Tourism Planning Strategy – Stage 1**

Stage 1 of the Tourism Strategy only aims to provide a preliminary review of tourism in the shire and makes recommendations on changes to improve the outcome of planning related decisions and the community and tourism industry at large. Stage 2 of the Strategy is yet to be completed and will allow for the preparation of a fully-fledged tourism strategy that can address the issued outlined in Stage 1.

The strategy identifies that a range of tourism use can be considered in the agricultural zone that are commiserate or could be considered higher impact on amenity and character to the Reception Centre proposed.

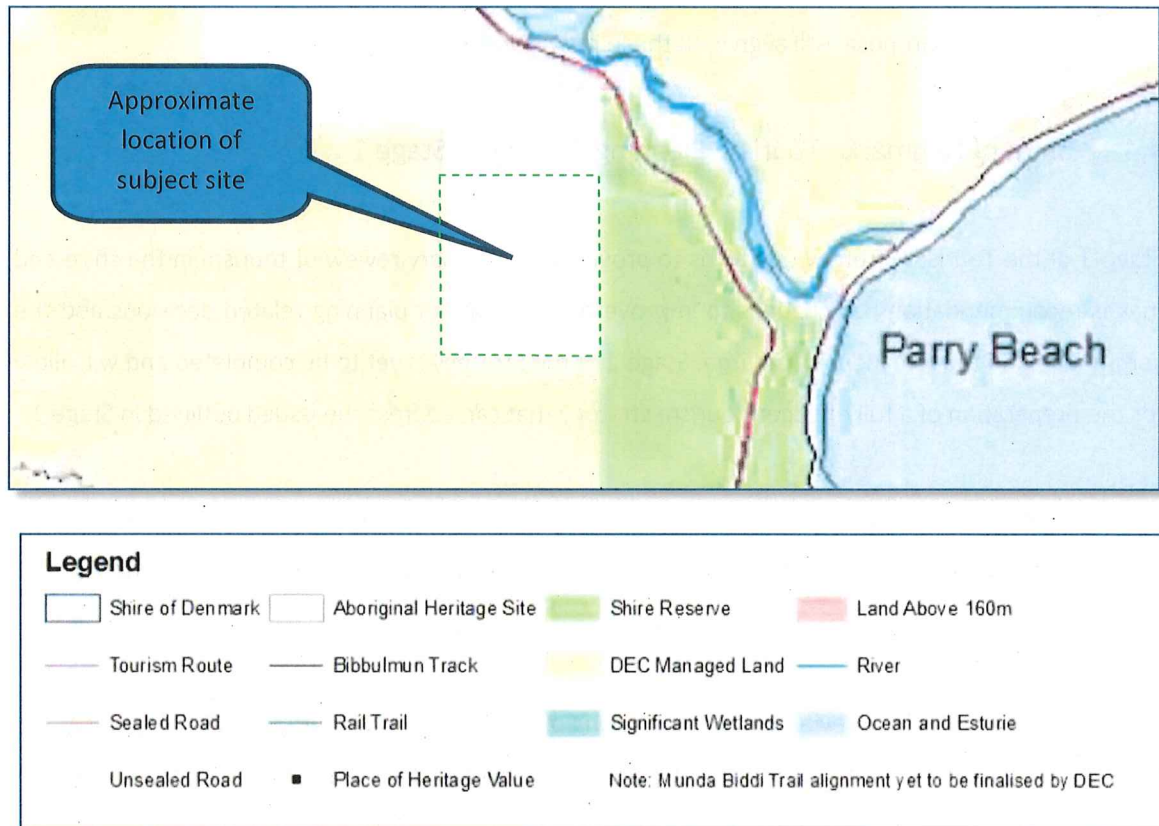
Recommendations include review of zones in terms of permissibility of tourism related land uses. In this regard review of an extrapolation of the use of a Reception Centre in adjoining Shires identifies that this use is one that is often considered in this zone and further suitably would also be demonstrated by the successful operation of such uses in the agricultural context. The centralised review of the appropriateness of uses by the WAPC when approving various Schemes reiterates the use is generally acceptable in the rural areas of the region. In this instance, the proposal represents a small scale tourist business which would be ancillary and subsidiary to the established chalet operation on site and could be considered sound in approach to the scale of tourism development that may be considered on the site.

Features of Tourism Significance is provided on Map 1 of the Strategy the location of the subject site is evident below in Figure 6.

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Figure 6 – Excerpt from Tourism Planning Strategy



The mapping above identifies that the site immediately adjoins features of tourism significance as identified under the strategy. This includes Shire reserve to the east (which is abounded by Parry Beach beyond) and also DBCA Managed Land to both the south and west which extends the extent of the coastal ridge. This site is also in close proximity to Tourism route. The mapping associated with the strategy identifies that the property is appropriately located for consideration of tourism uses (as may be considered under the zone). This is reflected in the approval and establishment of Parry Beach Breaks Chalets. Parry Beach is a state wide known icon beach and association of tourism with such a drawcard makes sense.

Given that Stage 2 of the Tourism Strategy is yet to be completed, it is anticipated that the objectives and strategies outlined in the Local Planning Strategy will be as this provides strategic direction for the Shire in this regard.



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### **4.5 Local Planning Policy No 38 – Events, Concerts and other Organised Gatherings**

This policy is applicable to events that cater for 300 + persons. As such this is above the capability of this proposal which will cater for a maximum of 180 persons in total. However, a review the criteria associated with event attributes for a ‘small event’ as defined under the policy has been undertaken to compare to the operation of the low key proposal on site to demonstrate that the intent and objectives of this policy can be clearly achieved.

The policy provides that for low key events, inclusive of small ceremonious functions such as weddings, a basic risk management plan would be required. It is noted that noise is allowed to exceed the allowable levels, an approval can be issued that will set conditions for a non-complying event. All food vendors (as may be in attendance) are required to be registered by the Shire and must display authorisation sticker during the duration of the event.

### **4.6 Department of Health – Guidelines for Concerts, Events and Organised Gatherings (December 2009)**

The purpose of this resource is to identify basic standards and safety measures for event organisers to prescribe requirements for events and concerts to ensure that venues are safe and is also relevant to small low risk events as per the nature of the proposal.

The proposal is for a change of use from an existing rural outbuilding to a Reception Centre. The policy informs that Public Building Approval will need to be lodged through the Shire’s Health Department to address public health and safety issues. If planning approval is forthcoming an application of this nature will be made.

If alcohol is to be sold an application will also be submitted to the Department of Racing, Gaming and Liquor for a Special Facility Licence as detailed previously within the context of this proposal.

If food and drink vendors form part of event operation, all food vendors are required to notify and be registered with the Shire and will be required to display their Certificate of Registration. Applications will be submitted 14 days prior to an event.



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In this instance, the event manager will also be the landowner and the licensee unless alternative management is appointed for this purpose.

### 4.7 Draft Position Statement: Tourism Land Uses within Bushfire Prone Areas

In December 2018 the WAPC released the above Position Statement which was intended to provide guidance for tourism land uses within bushfire prone areas. The document has been advertised and a series of workshops have been held across Western Australia to allow the industry to consider the document further. As is standard practice, once a document of such stature is released it becomes a “seriously entertained document” for the town planning framework and a relevant consideration.

The policy states that the social and economic importance of tourism is recognised in the State Planning Strategy and many Regional and Local Planning Strategies and this is reflected in the Shire of Denmark. It is noted: *“Many tourism proposals are intrinsically linked to the nature landscape values of an area and often the remoteness of the location, this link to natural amenity and remote locations makes it difficult for many tourism proposals to meet the current revisions of SPP3.7...”*. The Policy aims to provide guidance to assist proposals in such situations. The Policy is to be read in conjunction with SPP3.7 and is to be used to inform and guide decision makers and bushfire consultants to help achieve acceptable bushfire protection outcomes specifically for tourism land uses.

As documented later in this report a Bushfire Management Plan has been prepared having consideration of the Position Statement issued by the WAPC. It should be noted that the Bushfire Management Plan and Evacuation Plan appended to this application relates not only to the Reception Centre use but also the holiday accommodation. As such, the Position Statement is directly relevant given that specific reference to holiday accommodation however in general terms, the principles embodied within the Position Statement are relevant to tourism generally and this therefore extends to the complementary and linked use of the Reception Centre on the site.

The Position Statement provides for risk based assessment, the use of contingencies in the assessment of tourism proposals that cannot achieve vehicular access in two different directions to two different destinations and provides risk treatment measures. Such measures include additional alternatives including those embodied within the Bushfire Management Plan appended to this



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proposal. Such contingency measures utilised and specifically mentioned within the Position Statement include:

- Early evacuation in response to a bushfire alert or warning; and
- An open space location as a refuge area as a last resort.

In accordance with Section 5.4 of the Policy an Emergency Evacuation Plan has also been prepared as required.

The proposal has therefore been presented having regard for a Position Statement specifically intended to guide consideration of tourism land uses in such a context recognising the importance of prime locations such as Parry Beach. The Position Statement of the WAPC clearly serves to assist the proposal.

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### 5.0 PLANNING CONSIDERATIONS

#### 5.1 Basic Risk Management Plan

A basic Risk Management Plan has been prepared to support the proposal and this is based on AS/NZS 4360 – Risk Management. This is available for review at **Attachment 3**.

The plan has been developed to identify the Stakeholders, Risk Identification and also a Risk Action Plan. The Risk Management Plan identifies the location of first aid and environmental concerns the plan identifies that risks can be effectively mediated by an efficient response.

#### 5.2 Effluent Disposal

The existing development is currently serviced with septic tanks and leach drains. Detail in relation to the location of the waste water mechanism and disposal field are located on the site plan that accompanies this report. This system has been calculated to cater for the maximum number of persons that the Reception Centre will cater for and will be constructed to the specifications of the Shire's health department.

#### 5.3 Access

Access will be retained by way of the existing crossover and driveway alignment. This will be upgraded as required under the Bushfire Management Plan prepared for the site to provide through access for bushfire tenders in an emergency event. The alignment of the driveway will adhere to the gradient of the site such that correct cross fall can be provided and will also provide ease of access to car parking areas.

#### 5.4 Bushfire

A Bushfire Management Statement and Bushfire Emergency Evacuation Plan have been prepared by Working on Fire Planning in April 2019 (version 1.4). This is available for review at **Attachment 2**. This has been produced to support the proposal. The recommendations and measures contained in the assessment are based on the requirements of the Australian Standards 3959 – Building in Bushfire



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Prone Area and WAPC/DFES Guidelines for Building in Bushfire Prone Areas (State Planning Policy 3.7).

The BMP identifies methods of compliance by way of acceptable solutions in addressing the relevant bushfire protection criteria, and that an acceptable Bushfire Attack Rating of BAL Low can be achieved for the Reception Centre building.

The Evacuation Plan also provides that early evacuation is the best option and must be the primary consideration. As a last resort and if only directed by emergency services, the primary refuge area is identified as onsite, 170 metres north of the venue within a well-managed pastured area with a 100m buffer maintained in perpetuity. Consideration will also be given to patrons remaining within the Function Venue .

It is considered that suitable outcomes can be achieved in the operation of the use on site with the implementation of the BMP and Evacuation Plan, which will be clearly displayed from within the Function Centre.

It should be noted that the methods of fire management embodied within the BMP are consistent with recommendations enshrined within the WAPC Position Statement. As such the BMP is consistent with planning framework promoted by the WAPC.

## **6.0 CONCLUSION**

The proposal is considered under the relevant statutory framework and is an example of where such a proposal could operate appropriately.

This proposal has been carefully considered in regard to addressing the relevant provisions and policy provided by the Shire of Denmark for consideration of a use of this nature. This proposal represents a considerable financial commitment by the landowners and represents an operation that can be considered in synergy and complimentary to existing tourism (short stay) and agricultural operations on site.

The proposal will provide a further point of interest to visitors to the region and aligns with the Shire of Denmark's aims to recognise the aspirations of residents and encouraging low key rural tourism operations which contribute to the overall economy and fabric of the zone. The low key nature of the proposal, which will be managed from on site at all times will not be detrimental to the existing amenity.

The site is ideally located at an icon beach location and central farm situation means the operation will have no impact on neighbours.

The establishment of uses such as a Reception Centre associated with quality tourist accommodation in such a landmark location will only serve to bolster the tourism economy of Denmark. It will also further showcase the environment and beach experience and lifestyle of Denmark providing employment and quality experience. Visitors to the premises will inject further prosperity to other business in the town and locality generally.

Considerable, thought, effort and resources have been put into this proposal such that it will be well presented. Approval for consideration of this proposal is therefore respectfully requested and consultation welcomed.

