

Application for Development Approval

Lot 589, Wheatley Street, Bridgetown

Proposed Holiday Accommodation

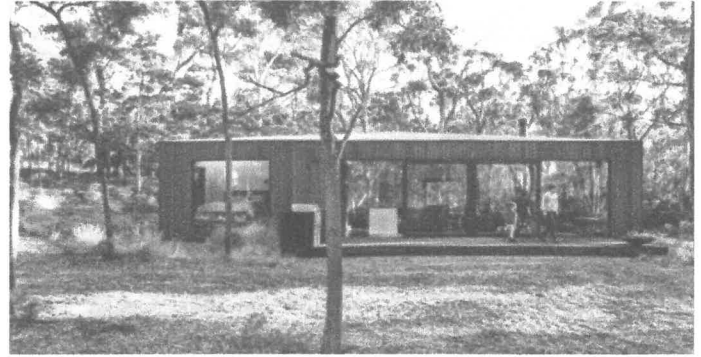
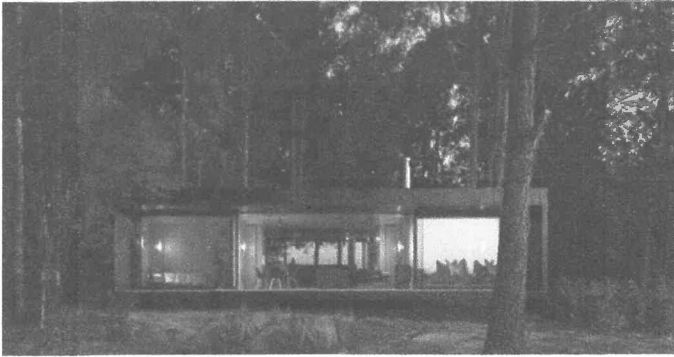




Table of Contents

Introduction.....	3
Neighbour Consultation	4
Subject Site and Context	4
Proposal.....	6
Development Summary	6
Landscaping	7
Proposed Use.....	8
Operation	8
Days of operation.....	8
Check in/out	9
Minimum/Maximum nights stay.....	9
Marketing	9
Management of the Site	9
Proposed Vehicle Access and Car Parking.....	9
Car Parking.....	10
Waste Management	10
Statutory Planning Framework.....	11
State Planning Policies	11

Metropolitan Region Scheme.....	11
SPP 3.7 – Planning in Bushfire Prone Areas.....	11
Local Planning Requirements	12
Shire of Bridgetown-Greenbushes Town Planning Scheme 3 (TPS3).....	12
Zoning and Use	12
Permissibility of Use.....	13
Expected Road Impacts.....	14
TPS3 - Clause 4.11 - Holiday Accommodation.....	15
Local Planning Policies	18
DB4 – Holiday Accommodation.....	18
TP .8 - Cut and Fill	25
Venue Management Plan.....	28
Code of Conduct	29



Application for Development Approval

Lot 589, Wheatley Street, Bridgetown

Proposed Holiday Accommodation

Introduction

This application seeks planning approval for the development of the land known as Lot 589 Wheatley Street, Bridgetown.

Specifically, the Shire's approval is sought for the construction of five (5) chalet structures as well as the use of those chalets as a Holiday Accommodation (change of use).

Please find enclosed the following documentation in support of the application:

- Completed Application Form
- Recent Copy of Title (dated - less than 3 months)
- Full set of proposed plans including:
 - Site layout plan
 - Floor Plan
 - Elevations
- Site Survey Plan
- BAL Advice Report
- Bushfire Management Plan
- Landscape Plan

Neighbour Consultation

The applicants have an appreciation for the close-knit nature of the Bridgetown community and understand that the adjoining neighbours will have an interest in this application. As such, the applicants have engaged with the immediately adjoining landowners (No. 43, 64, and 86 Wheatley Street)¹.

In relation to lot 13313 to the immediate south of the site, it is understood that the Development Application will be referred to the Department of Biodiversity, Conservation and Attractions as part of the application process, being the manager of the State Forest.

The applicants are keen to further engage with the neighbouring residents prior to formalising the proposed scheme to identify any areas of sensitivity and concern on the part of the neighbours and attempt to modify plans accordingly.

Through this process the following key concerns were raised:

- Proximity of chalets to adjoining lot boundaries.
- The generation of additional vehicle traffic along Wheatley Street which will cause noise and dust impacts.
- Motorbike/dirt bike riding on the premises.
- General noise concerns as well as utilisation of the property as an 'Events space'.
- Reluctance for change in the area.

We have been able to accommodate a number of concerns through modifications to the design:

- Chalet No. 5 has been sited farther from the eastern lot boundary to enhance separation from the adjoining land, with additional landscaping directly behind on the western side.
- Additional landscaping around all chalets and on the fence-line has been incorporated to limit the view of the chalets from northern and the adjoining residential land.
- Relocating the vehicle access to the south of site and urging guests to use Bevan Road as the route to and from Bridgetown centre, thus reducing noise and dust impacts on Wheatley st residents. We will include information on using Bevan rd in our directions on the website and on a sign at the exit of the property encouraging guests not to turn right.
- Adopting a strict 'code of conduct' that embraces the calmness of a forest retreat and making clear that 'loud' events will not be tolerated to minimise impacts of overall change of use of the land.

We are open to making additional modifications based on further resident feedback.

Subject Site and Context

The subject site is a single freehold lot known as Lot 589 Wheatley Street, Bridgetown and has never been issued a formal street number.

There are no encumbrances noted on the Certificate of Title.

Refer to enclosed copy of the Certificate of Title and Deposited Plan to the subject site.

¹ No. 72 Bevan Street was not engaged with by the applicants as they do not share a lot boundary.

The lot is irregular in shape and has a total area of 8.8857ha. The site has an undulating slope from south (232RL) to the north-west (193RL) with a fall of approximately 39 metres over a distance of 320m resulting in a grade of 12% its greatest.

Until recently, the site was used in part to grow hay. The site is now mostly cleared with the exception of some local jarrah species present throughout.

The site is currently undeveloped with no dwelling, outbuilding or other structure having been constructed on the land. Two catchment dams are situated proximate to the site's north-eastern boundary.

To date, the site has not been provided with sewerage or reticulated water supply, however the site does benefit from connection to mains grid electricity.

An unsealed gravel road forms a single point of vehicular access to the site off Wheatley Street.

Image 1 – Aerial View of Subject Site



Source: PlanWA

The site's immediate surrounds are detailed as follows:

- North-East
 - o The site is bounded by Wheatley Street to its immediate north-east
 - o Further north-east is residential lot, No. 64 Wheatley Street
- East
 - o To the site's immediate east is residential lot, No. 43 Wheatley Street
 - o No. 72 Bevan Street is proximate to the site's western boundary but does not intersect
- North-West
 - o The site is bounded by Wheatley Street to its immediate north/west
 - o Further north/west is residential lot, No. 86 Wheatley Street
- South
 - o To the site's immediate south is State Forest occupied by dense native vegetation

No other structures – aside from water tanks - are to be constructed on the site as part of this development application.

Table 1. Summary of Chalet Type 1 and Type 2

Chalet Type 1 – Chalet Nos 1-4	
Height	4.5m
Total Floor Area	87.5m ²
Bedrooms	2
Bedroom Floor Area	13.3m ²
Bedroom Cubic Metres	39.9m ³
Bathrooms	2
Car parking	2

Chalet Type 2 – Chalet No. 5	
Height	6.4m
Total Floor Area	50m ²
Bedrooms	1
Bedroom Floor Area	17m ²
Bedroom Cubic Metres	36.9m ³ (open mezzanine)
Bathrooms	1
Car parking	2

Chalet structures will be serviced by individual 5,000L rainwater tanks sited at each chalet and a major tank of 200,000L held at a central point. Based on average yearly rainfall it is expected that the rainwater catchment tanks will be adequate to service all running water requirements of the chalets, with one annual top-up water cartage required to cover the dryer months. Guests will be encouraged to conserve water where possible and chalets will be fitted with water conserving appliances and fittings to reduce water usage.

Landscaping

An indicative landscaping scheme has been prepared as part of the proposal (refer to site plan and planting list enclosed). Provision of an attractive, BAL sensitive and ecologically restorative landscaping scheme is central to the design scheme prepared for the site.

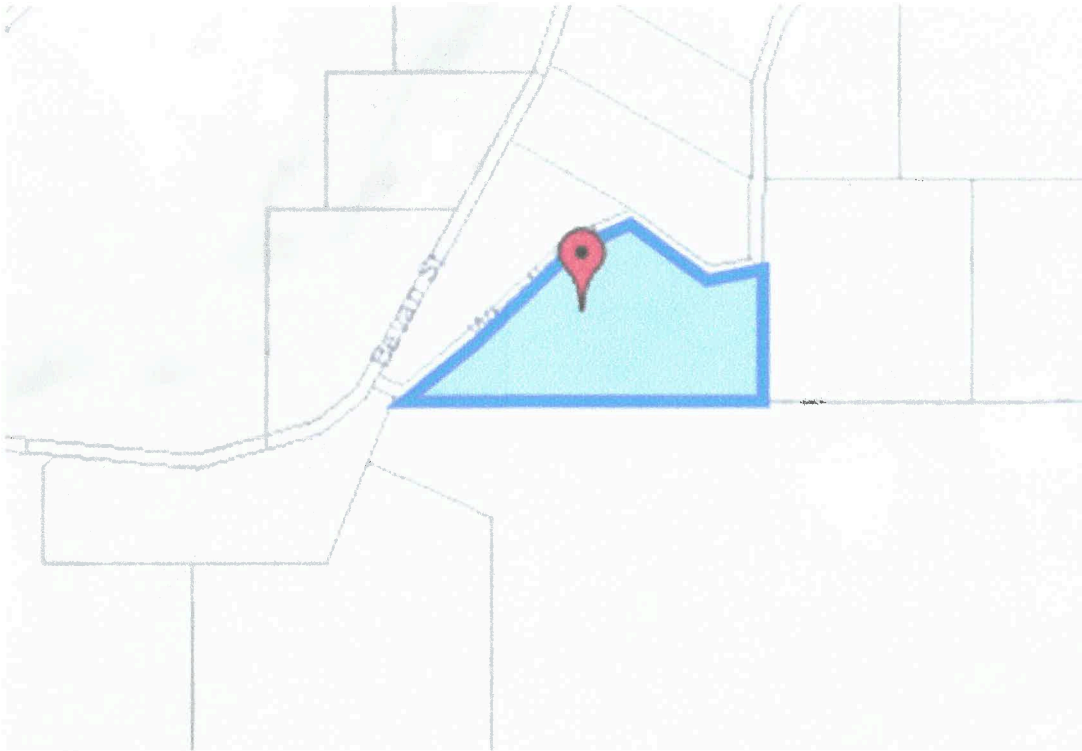
While an indicative landscaping plan has been submitted for the Council's information, a formalised landscaping plan prepared by a suitably qualified landscape designer is sought to be submitted through condition of approval. The conditioned landscaping plan would be generally in accordance with the submitted indicative plan having regard to planting areas and screening but would formalise select species best suited to the soil and topography of the site.

The applicants respect the significance of the subject site for its immediate relationship with a large and ecologically valuable portion of State Forest. It is appreciated that significant opportunities exist for enhanced biodiversity on privately owned land within the region and this proposal seeks to improve the land to the extent of the applicant's financial capabilities.

The new landscaping scheme will comprise BAL sensitive native and indigenous plant species which will act as a continuation of the dense native vegetation found within the State Forest reserve to the immediate south. The landscaping scheme is to be designed and to be maintained in accordance with the requirements of the prepared Bushfire Emergency Plan (BEP) enclosed.

Trees and smaller scale planting are strategically positioned throughout the site to screen and soften the building structures behind. A dense avenue of planting is proposed along the site's northern boundary to enhance the visual appearance of the site as viewed from Wheatley Street. Further 'pockets' of vegetation

Image 2 – Cadastre Map of Subject Site and Immediate Context



Source: Plan WA

The subject site is located approximately 3 kilometres from the Bridgetown town centre, as the crow flies.

Proposal

The applicant seeks to Shire's approval for the following:

- The development of the land for the construction of five (5) chalets including additional road access and associated car parking.
- The use of those chalets for the purposes of Holiday Accommodation (change of use).

Development Summary

It is proposed to construct four single storey chalets and one two storey chalet structures within the central to southern portion of the subject site. The chalet structures would form the development of an Holiday Accommodation premises which would function on the site.

Chalets numbered 1-4 (refer site plan) are two-bedroom, two bathroom fully self contained structures featuring fully equipped kitchen and laundry (Type 1).

Chalet number 5 (refer site plan) comprises one mezzanine level bedroom, one bathroom, fully equipped kitchen and laundry facilities and is fully self contained.

All bedrooms are equipped with hide-away desks allowing conversion of bedrooms to a work area to support working remotely retreats.

The chalets comprise a total floorspace of 400m² across the site.

will be integrated with the structural elements of the development to soften the chalets, road surfacing and to generally enhance the appearance, amenity and ecological attributes of the site.

All existing canopy trees are to be retained across the site (reflected in light green on site layout plan) and the additional landscaping will complement existing aesthetic.

It is highlighted that several rare and endangered plant species are to be incorporated into the landscaping scheme.

Being primarily native and indigenous to the area the proposed landscaping scheme will be water sensitive in design and will contribute to canopy cover and habitat provision as well as providing refuge for a number of flora species which are noted as rare and endangered within the area. The planting scheme will aid eutrophication impacts and help to prevent salinity and erosion.

The proposed landscape plan (species to be finalised) presents a significant ecological improvement to the subject land which has long been cleared of its native vegetation, with the exception of some large tree species dotted across the site, and is now occupied by non-native grassland of low ecological value.

Proposed Use

Holiday Accommodation Concept

The following provides the Shire with a detailed summary of the proposed operations of the Holiday Accommodation venue.

The applicant seeks to operate the five chalets as a luxury nature-retreat (Holiday Accommodation pursuant to TPS3). The retreat is to be utilised as a 'slow-stay' accommodation facility that encourages guests to stay for a longer period and to take time to explore the region. Longer stays (outside of weekends) will improve accommodation economics while also increasing support for local businesses outside of the typical weekend rush.

The operators seek to appeal to the growing number of remote working professionals by providing work station facilities and internet connection to accommodate short 'working-holidays'. The chalets are intended to be adaptable to singles, couples, young families and working professionals.

The use of the site as a 'slow-stay' venue capitalises on its outlook to state forest and peaceful setting being marketed as a quiet escape from the city.

Operation

The accommodation is to operate as follows:

All five chalets are to be made available for hire individually.

A maximum of one booking per week will be taken for each chalet to allow for cleaning (Tuesdays) and to encourage the slow stay nature of the retreat.

A maximum of 18 guests would be on the site in any given week at any one time. It is not expected that this number would be reached and a standard occupancy would be more likely to be 10 to 15 individuals.

Units will only be serviced once weekly minimising overall guest changeovers.

Days of operation

Every day. Each unit at the accommodation will be available to be booked across all weeks of the year, including public holidays.

Check in/out

Check in will be from 8am Wednesdays to Mondays (no check in permitted on Tuesdays being the cleaning/changeover day).

Check out will be before 5pm on any given day.

Minimum/Maximum nights stay

Minimum

During Non-Peak Timeframes, a minimum two-night stay will be required.

During Peak Timing (Long Weekends and School Holidays), a minimum 3-night stay will be required.

Maximum

An aggregate period of no more than three months in any consecutive twelve months.

Marketing

The retreat will be marketed as a high-end boutique style accommodation which encourages remote workers, families and nature lovers from the city to come and enjoy a quiet, slow-paced escape. The retreat will be marketed via the following platforms:

- Individual website
- Instagram page
- Facebook page

Marketing will largely rely upon word of mouth and social media algorithms to circulate awareness.

Platforms such as Air BnB will not be utilised by the operators. Platforms such as Air BnB are inconsistent with the slow stay branding and the operators seek a greater level of control and vetting over who is able to book the accommodation (with a focus on encouraging repeat stays).

Management of the Site

The accommodation will be managed directly by one of the landowners and/or an employed caretaker who lives within the Bridgetown Shire. The manager will be available at all hours of the day and night should an emergency occur or should a neighbour wish to advise of a complaint such as if a guest were to breach a condition of their stay to the adverse impact of adjoining properties.

The contact details for both venue operators will be made available to all neighbours in the event of comment or complaint.

In addition to the venue manager, cleaners/caretakers will be appointed to attend the venue on a weekly basis to ensure the upkeep of the property and will report any issues back to the venue manager should they arise.

Proposed Vehicle Access and Car Parking

A new vehicle access way is to be constructed proximate to the site's southern boundary (refer site plan). The access way is to be constructed of compacted earth and gravel and will be of a minimum of 4m in width at all points. The crossover at the point of entry will have a minimum 6m taper width in accordance with AS/NZ2890.6.

The new access way will connect Bevan Street to internal access roads connecting to each chalet. The new road will form the primary point of access and egress to and from the site. It will stretch across the southern boundary of the property and act as a fire-break separating the units from the boundary forest.

The existing access way connecting the site to Wheatley Street is to be retained and maintained in safe condition as a means of secondary egress in the event of an emergency/fire. This road will not be utilised

by guests unless in the event of emergency and the gate to Wheatley Street will remain unlocked but closed at all times.

The internal road network will allow the passage of emergency fire vehicles and provides a 6m turning circle at point C (refer site plan) to allow emergency vehicles to passage in a forward motion.

Car Parking

Each chalet is to be provided with two designated uncovered car parking bays. The bays are to be conveniently located to the rear of each chalet so as not to obstruct views across the site.

Each bay is to have a minimum dimension of 2.4m x 5.4m in accordance with AS/NZ2890.6.

Vehicles are to access each chalet via the new vehicle access way and new internal road network which will connect Bevan Street to the individual chalets. Internal signage will provide wayfinding for guests.

Waste Management

Waste prevention will be encouraged of all guests before they consider disposal. Signage will be provided throughout the accommodation and within the Code of Conduct reminding guests of this philosophy.

One small landfill bin will be provided to each unit. Guests are to dispose of their own landfill rubbish upon check out. Landfill bins will be placed for collection each Tuesday by the chalet cleaner/caretaker for pick-up by private domestic waste collection agency.

Planning Considerations

Statutory Planning Framework

State Planning Policies

Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS). The purpose of the Urban zone is to provide for residential development and associated local employment, recreation, open space and other community facilities.

The proposed development is consistent with the MRS provisions and may be approved accordingly.

SPP 3.7 – Planning in Bushfire Prone Areas

The applicant has engaged Bushfire Prone Planning for the preparation of a Bushfire Assessment and Bushfire Emergency Plan (BEP) which are enclosed within the application package to the satisfaction of the Shire.

All actions and recommendations of the BEP have been incorporated into the proposed chalet design and site layout having regard to building materials, siting of the chalets and landscaping (pending formalised landscaping plan).

These actions and recommendations relate to preparation of the land to reduce risk of bushfire attack having regard to clearing overgrowth and maintenance of bushfire access (October to April), strategic planting of new vegetation in accordance with the principles within Appendix 6 of BEP, construction and siting of chalets 1-5 in accordance with BAL rating 12.5, and strategies to inform guests/occupants of bushfire risk and evacuation procedures.

The BEP requires that all buildings are to be constructed to BAL12.5 requirements or higher. It is noted that all chalets are to be constructed to BAL 29 standards (AS3959 – Construction of Buildings in Bushfire-Prone Areas).

All recommendations in relation to the ongoing use of the land for the proposed purposes will be upheld by the applicant.

Please refer to enclosed documents for full BAL assessment report and for Bushfire Emergency Plan.

Aboriginal Cultural Heritage

A desktop assessment including review of the Aboriginal Cultural Heritage Inquiry System (ACHIS) has confirmed that this site is not classified as having known indigenous cultural significance.

As such no further measures are required to be taken by the applicant in relation to cultural heritage protection.

Local Planning Requirements

Shire of Bridgetown-Greenbushes Town Planning Scheme 3 (TPS3)

Zoning and Use

The subject lot is zoned 'Rural' pursuant to the Shire of Bridgetown-Greenbushes Town Planning Scheme 3 (TPS3).

Under TPS3 the objectives of the Rural Zone are:

Council's objective will be to retain the rural character of the zone in the interests of the town's landscape and environment.

- *4.5.1 Within the zone the minimum building setback from all boundaries shall be 15 metres except that Council may at its discretion permit a building to be constructed closer to any boundary than 15 metres but not less than 7.5 metres.*
- *4.5.2 Council in considering the granting of approval to "Afforestation" in the Rural zone, will take into account the landscape and amenity of the area, and may refuse to grant approval for the planting of tree species which it does not consider to be appropriate for the area.*

Comment:

The proposed development is consistent with the relevant objectives of the Rural zone as follows:

- The proposed development would not impact upon the rural character or amenity of the immediate area or wider locality. The structures associated with the development will have minimal, if any, visibility from Wheatley Street and from adjoining residences owing to the following:
 - The chalet structures are cited to the centre and to the southern (rear) boundary of the site to provide setbacks which far exceed the required 15m. The closest setback, being that of Chalet 5, is 16m from the site's eastern boundary (43 Wheatley Street). Setbacks to all other chalet structures from parent lot boundaries are in excess of 60m.
 - Substantial internal setbacks are provided between each chalet to maintain a sense of openness and separation. Internal setbacks range from 60m to 87m between chalets enhancing the sense of remoteness and rurality. The substantial separation of building forms downplays any potential visual impacts associated with the new construction by providing visual relief between structures. Views will be limited between chalets and a sense of remoteness and solitude will be retained owing to the open flowing nature of development scheme in addition to the generous vegetation screening.
 - The generous setbacks allow for substantial and generous new native landscaping throughout the site (refer to proposed landscaping plan) which will further soften the impacts of the building forms. New landscaping will be clustered in a manor so as to screen views from adjoining properties and also within the site restricting views between the chalets. Specifically, larger scale trees and screening vegetation to the eastern boundary to restrict views to the built form of Chalet 5 will complement the existing mature trees on the adjoining lot. The chalets will be separated by a minimum of 82m from their northern neighbours. All landscape will be in accordance with the fire management plan.
 - Privacy between the subject site and its eastern neighbour (43 Wheatley Street) is already enhanced by mature vegetation screening due to large densely planted mature eucalypt and golden wattle trees.
 - The chalets are modest in scale and recessive in design and will integrate with their surroundings, complementing the rural character. The chalets are intentionally narrow and

- long to accommodate the natural contours of the landscape and reduce the need for earthworks
- The design of the external façade of the chalets adopts a colour palette which echoes the natural tones found on the site itself and is consistent with the natural character of the area. The chalets are to be minimalist in form and finished in dark timber cladding with modest external finishes.
- A dark timber finish to the chalets is designed to serve as a contrasting backdrop to the new vegetation to be planted and will allow the native planting to read as a focal point of the development.
- The chalets are small in scale with a low profile plate height and flat roof form. Four of the chalets are single storey in nature with a maximum height of 4.5m above NGL. The 5th chalet is a smaller footprint but with a mezzanine studio bedroom with a height of 6.4m
- The proposed landscape plan presents a significant ecological improvement to the subject land which has long been cleared of its native vegetation, except for some large tree species, and is now occupied by grassland of low ecological value. The new landscaping scheme is comprised of BAL sensitive native and indigenous plant species which will act as a continuation of the dense native vegetation found within the State Forest reserve to the immediate south. The proposed landscaping scheme will be water sensitive in design and will contribute to canopy cover and habitat provision as well as providing refuge for a number of flora species which are noted as rare and endangered within the area.

Having regard to the above, the proposed development will result in a marked improvement to the visual and ecological attributes of the site which currently sits degraded of its natural ecological attributes and value.

Permissibility of Use

The proposed use of the chalet structures is defined as 'Holiday Accommodation under the provisions of TPS3. Holiday Accommodation under the Rural zone is classed as an 'AA' permissibility which means that Council approval is required. Under TPS3 Holiday Accommodation is defined as:

'...buildings constructed in accordance with Council Policy and used for the short term accommodation of tourists and holiday makers and includes convention centres, halls and other buildings for the amenity of residents but does not include a hotel or motel'

Given its 'AA' classification, it is understood that the Development Application will be required to be put to community consultation for a period of 14 days.

It is further understood that this application has delegation to be considered by the Shire's internal planning department provided less than one objection is received. It is the applicant's desire that this application be considered by a professional planning officer under the Shire's register of delegations.

Having regard to TPS3 and the relevant local planning policies of the Shire of Bridgetown and Greenbushes, the development application is considered to be wholly in accordance with the relevant provisions and objectives.

Clause 3.4.11 of TPS3 outlines that the Council will base its determination of the application upon consideration of:

'...the effect which such use will have on the amenity of the area likely to be affected by the use, the effect on the road system of the locality and any other matters which it may consider relevant to the establishment of the use...'

This report details an assessment of the merits of the development proposal and demonstrates its consistency with the requirements of TPS3 and its associated policies having regard to the following:

The use of the subject site for the purposes of 'Holiday Accommodation' as proposed will not pose any adverse amenity impacts upon the adjoining properties or wider municipality owing to:

- The low scale of the development being for 5 chalets on a 8.88 hectare lot. This allows for substantial separation of the development from its adjoining residential uses so as to limit visual and noise impacts.
- The built form (chalets) accommodating the holiday accommodation use has been designed with fully compliant setbacks throughout the development scheme.
- In addition to fully compliant setbacks, substantial screening vegetation is proposed throughout the site and specifically sited to obstruct views to the new development from adjoining lot boundaries. As such, visual amenity impacts will be limited.
- The landscaping plan presents a large visual and ecological improvement to the site and it is considered that views to the site will be improved rather than degraded. Over time it is expected that the gradual regeneration of the subject lot having regard to its plant species and hopefully native animal and insect species will serve to improve the amenity and ecological prosperity of the immediate area.
- The applicants have consulted with the adjoining land owners on perceived amenity impacts prior to submission of the development application.
- Further impact management strategies have been detailed in the attached Venue Management Plan and Code of Conduct which aim to manage the venue and guest behaviour in a way which will reduce noise and other potential amenity impacts of the proposed use (see enclosed).
- Potential noise impacts such as amplified music, vehicle noise such as from cars or dirt bikes, large outdoor congregations of people will be prohibited on the site and these behaviours are directly addressed within the Code of Conduct and Venue Management. Failure to comply with the Code of Conduct

Expected Road Impacts

- It is expected that the proposal will have minimal impact upon the road system and will only marginally increase the vehicle traffic along Wheatley Street and Bevan Street.
- Because the management of the chalet will be such that only one booking will be taken per chalet per week.
- At its maximum occupancy, given the size and scale of the development being for four, two bedroom chalets (4 beds each) and one single bedroom chalet (2 beds), the development would result in an absolute maximum of nine additional cars per week.

However, it is expected that chalets will be booked by families or couples who would usually utilise one car between them (one car per chalet) and rarely by two couples who may utilise two cars between them. As such, it is expected that the average car utilisation would be 5 cars (with a maximum of 9 cars per week) attending the site when the accommodation is at full capacity.

Given the slow turnover of guests at the accommodation this number of cars would be spread over a full week so as to minimise incoming vehicles to the site at any one time. This would therefore decrease intensity of potential dust, noise and other amenity impacts associated with an increase in vehicle traffic. While Wheatley and Bevan Streets are not of sealed quality, their condition is sufficient to support an increase in a small number of cars per week being for 5-9 across the week in approximation.

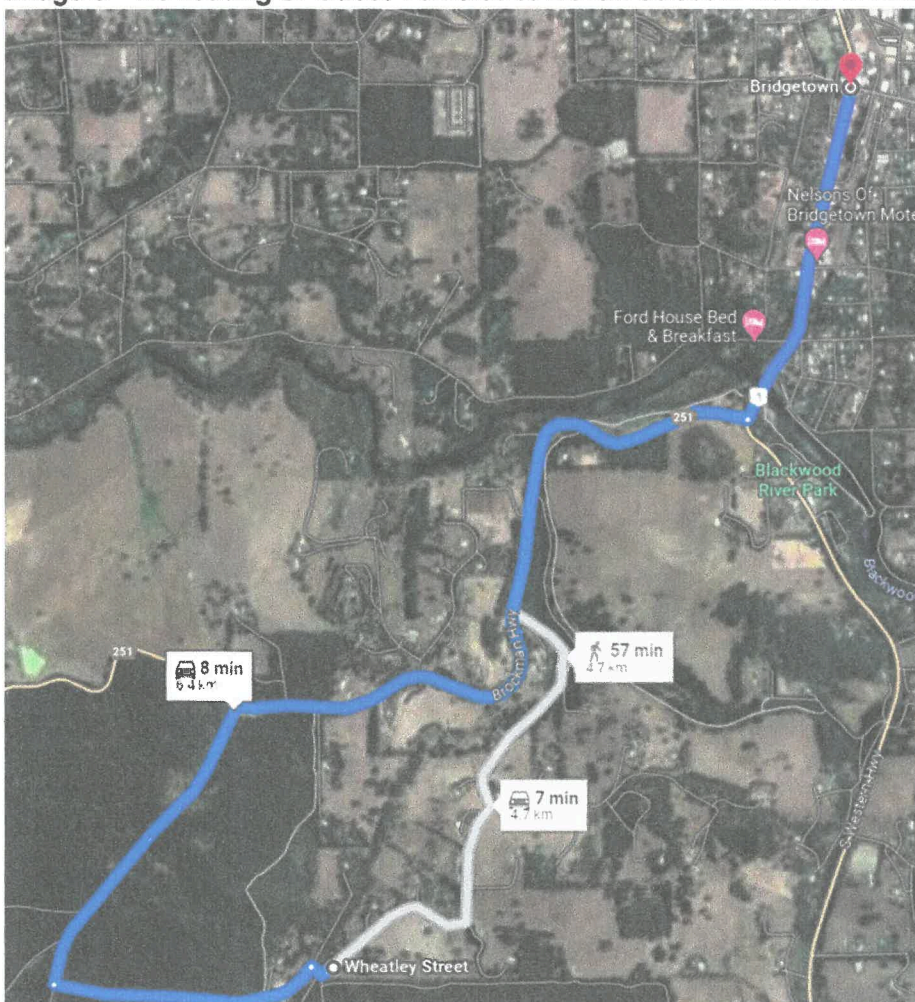
The proposal would result in a diversion of traffic from Wheatley Street to Bevan Street reducing traffic passing through sensitive residential areas. Given the construction of a new vehicle access to the site's south eastern boundary, it is expected that Bevan Street would become the most

convenient route to reach Bridgetown Town Centre and the rest of region. This route would add one minute to a vehicle's journey bound for Bridgetown Town Centre. The Bevan Street route primarily traverses State Forest so would divert potential disruption away from residential land. This would result in a bypass of cars away from the neighbouring residences altogether therefore resulting in negligible impacts particularly to those properties on Wheatley Street.

Guests will be directed to use Bevan Street as a direct route to and from the property in their welcome email prior to commencement of their stay, on a sign as they exit the premise, and also in their Code of Conduct and visitor information booklet which will be displayed in a prominent location in each chalet.

Further impact management strategies have been detailed in the attached Venue Management Plan and Code of Conduct which aim to manage the venue and guest behaviour in a way which will reduce noise and other potential amenity impacts as a result of the proposed use

Image 3 – Re-routing of Guest Vehicles to Bevan Street in lieu of Wheatley Street






Source: google.com

TPS3 - Clause 4.11 - Holiday Accommodation

The requirements of TPS3 Clause 4.11 – Holiday Accommodation have been considered throughout the design process and the proposal is considered consistent with its requirements, as detailed below.

4.11.1 Development for Holiday Accommodation shall conform to the following site requirements:

Requirement	Comment	Complies
a) a site area of not less than 2 hectares;	The site is 8.88 Ha	✓
b) be sited and designed so as to minimise the risk from bush fires; Shire of Bridgetown-Greenbushes TPS 3 Page No. 31	The development scheme has been assessed and designed to meet the requirements of BAL – 29 rating in full. Refer to BAL section of report and enclosed BEP for fulsome assessment.	✓
c) the site shall in the opinion of Council contain tree cover adequate to provide visual screening and privacy and Council may require as a condition of Planning Approval additional planting and maintenance of trees where existing cover is considered deficient or inadequate. In particular, Council may require additional planting in the setback areas in order to provide increased screening from surrounding properties;	<p>All mature vegetation and trees are to be retained on the site post development.</p> <p>The proposal presents a substantial improvement upon the current ecological integrity of the site which has been cleared and degraded of its native vegetation.</p> <p>Substantial new planting is proposed throughout the scheme. Canopy trees and lower undergrowth planting are to be placed in strategic locations across the site to soften views to the proposed built form.</p> <p>Specifically:</p> <ul style="list-style-type: none"> • Canopy trees and hedging natives running the site's northern boundary line. This will screen views to the subject site as viewed from Wheatley Street and residential land to the north. • Dense planting along the site's eastern boundary to restrict views to and from the adjoining land to the east. • Substantial planting within the centre of the development and along the proposed roadway to enhance the visual amenity of the area and prevent internal views between chalets. <p>Given the extent of additional planting and canopy trees as proposed, it is expected that amenity and ecological value of the site will be enhanced as a result of the proposal.</p> <p>It is noted that the applicants intend to commence planting where possible immediately following issue of a development approval to allow trees to establish and reach maturity early on in the development process.</p>	✓
d) public road access to the site shall in the opinion of Council be adequate for the use which may be reasonably anticipated.	Both Wheatley and Bevan Streets are deemed adequate to accommodate a small increase in traffic volume. It is expected that additional vehicles to Wheatley Street will be minimal. An	✓

<p><i>Unless otherwise decided, Council shall require a sealed road standard for access roads to the development site;</i></p>	<p>absolute maximum of 9 additional cars per week could attend the site given the composition of the chalets. However, the more realistic number is likely to be much less (approximately 4 to 5) given the likelihood that most guests will be singles, couples or families using only one car. It is considered highly unlikely that 10 vehicles would need to be accommodated.</p> <p>As per image 3 above, guests are to be redirected to use Bevan Street to reach Bridgetown and surrounds in lieu of Wheatley Street.</p> <p>For additional commentary, the assessor is directed to 'Expected Road Impacts' above.</p>	
<p><i>e) site conditions of topography and soil shall be such as to ensure in the opinion of Council adequate effluent disposal and site drainage as a result of the development, and that the site is not susceptible to erosion;</i></p>	<p>While the site is sloping in topography to a degree of 12%, minimal cut and fill is required in order to construct the chalets owing to their considered design. The chalets are to be positioned horizontally running with the contours which results in a harmonious integration of the built form with the natural lay of the land. Cut is below .5m for all Chalets and fill is at maximum of 900mm below Chalet 3.</p> <p>Septic tanks with associated leach drains will be required – as per volume – for each chalet will be constructed.</p> <p>Erosion will be improved across the site through the planting of native and deep rooting species.</p>	
<p><i>f) an adequate supply of potable water shall be available;</i></p>	<p>Each chalet will be provided with its own 5000L water tank. Rain water will be collected via tanks for all purposes across the site and water cartage will be utilised where rainfall is inadequate.</p> <p>To meet the 45,000L requirement, there will be a central large tank 200,000L at the top of the property that will be shared across the property</p>	
<p><i>g) all sub-floor areas shall be enclosed with brick, stone, vermin battens or by other means acceptable to Council.</i></p>	<p>No sub-floor areas are proposed</p>	

Local Planning Policies

DB4 – Holiday Accommodation

P2.1 Policy Objective	Comment	
<p><i>Holiday Accommodation development needs to be compatible and integrated with surrounding land use and the natural and built environment. The challenge for the Shire, developers and holiday accommodation operators is to achieve (and maintain) a delicate balance between tourism, the environment, and protecting the amenity of surrounding residents and holiday accommodation occupants.</i></p>	<p>The proposed use is considered to be fully compatible with the surrounding land uses being residential and low intensity farming.</p> <p>The proposal provides an opportunity for the Shire to reach a harmony between tourism, ecological rehabilitation and residential land uses as well as an enhancement of the local amenity.</p> <p>The proposal is for a low intensity holiday accommodation development with only 0.49% of the site proposed to be built upon. The chalets are designed with sensitivity to the natural topography of the land and integrates fully compliant setbacks, building heights, internal amenity, cut and fill, traffic impacts as well as generous native landscaping. The design and colour palette of the built form are recessive and complementary to the natural landscape.</p> <p>The proposal would result in a positive visual contribution to the immediate area.</p> <p>The proposed landscaping scheme represents a substantial improvement of the subject land having regard to visual amenity, ecological prosperity.</p> <p>Overall, the proposal would facilitate a sensitive and harmonious relationship with the surrounding land uses.</p>	
<p>P2.3 Site Requirements</p>		
<p>Development for Holiday Accommodation shall conform to the following site requirements:</p>		
Requirement	Comment	Complies
<p>a) a site area of not less than 2 hectares;</p>	<p>The site is 8.88 Ha</p>	<p>✓</p>
<p>b) the site shall in the opinion of Council contain tree cover adequate to provide visual screening and privacy and Council may require as a condition of Planning Approval additional planting and maintenance of trees where existing cover is considered</p>	<p>As above and at 'Landscaping' section of this report.</p>	<p>✓</p>

<i>deficient or inadequate. In particular, Council may require additional planting in the setback areas in order to provide increased screening from surrounding properties;</i>		
<i>c) public road access to the site shall in the opinion of Council be adequate for the use which may be reasonably anticipated. Unless otherwise decided, Council shall require a sealed road standard for access roads to the development site;</i>	As above and at 'Expected Road Impacts' section of this report.	✓
<i>d) site conditions of topography and soil shall be such as to ensure in the opinion of Council adequate effluent disposal and site drainage as a result of the development, and that the site is not susceptible to erosion;</i>	As above.	✓
<i>e) Sites shall be located to avoid potential conflict with normal farming operations on adjoining or nearby properties</i>		✓
<i>f) Developments should not contribute to a concentration of similar land use activities that would alter the established character of the surrounding area.</i>	The applicants are not aware of any similar natured business operating within close proximity to the subject site which would begin to alter the residential / rural character of the existing area. Owing to the considerable landscaping and recessive design of the chalets so as to blend in with the natural topography of the site, the use of the site for the purposes of a Holiday Accommodation will not be apparent from external view.	✓

P2.4 – Scale of Development

Provision	Comment	Complies
<i>(a) The Shire may permit up to five units per lot. Developments proposing greater than five units will require rezoning to the Special Use Zone under the relevant Town Planning Scheme.</i>	The proposal seeks to construct five (5) chalets only.	✓
<i>(b) It should not be anticipated that Planning Approval will automatically be granted to all applications to develop holiday accommodation.</i>		N/A
<i>(c) Notwithstanding sub-clause 4(a), Council may refuse an application to</i>	The proposal is fully compliant with the requirements of TPS3 of the Shire of	

<p><i>develop up to five units of holiday accommodation and direct the applicant to initiate a rezoning to the relevant Town Planning Scheme. The basis of such a decision by the Council would be that the proposed development may raise significant environmental or social issues requiring specialist input from government agencies, greater community consultation, binding conditions of development under the Town Planning Scheme, and assessment with regard to the strategic planning of the locality.</i></p>	<p>Bridgetown and Greenbushes. The proposal seeks to incrementally rehabilitate the natural ecological attributes of the subject land and potential social implications resulting from the proposed Holiday Accommodation use are managed and mitigated through the design of the project scheme, the Venue Management Plan and Code of Conduct.</p> <p>The proposal represents an opportunity for enhanced tourism to the region to stimulate further economic and social activity within the region with little to no amenity implications for surrounding land uses.</p>	
<p>P2.6 – Development Requirements</p>		
<p>Requirement</p>	<p>Comment</p>	<p>Complies</p>
<p><i>i) The minimum distance between the external walls of any building and another on the land shall be 10 metres for the purposes of privacy and amenity.</i></p>	<p>The internal setbacks far exceed this requirement. The minimum setback between chalets is 60m (refer site plan).</p> <p>Significant privacy and separation is afforded between chalets to enhance the sense of space and openness which are consistent with the rural setting and character. The setbacks also benefit from substantial landscaping between to enhance screening and privacy.</p>	<p>✓</p>
<p><i>ii) Suitable car parking facilities (minimum 2 bays per unit) shall be provided in close proximity to each unit.</i></p>	<p>A minimum of two bays are to be provided within a convenient location at the head of the driveway to each chalet structure.</p>	<p>✓</p>

<p>iii) Sufficient area for on-site manoeuvring of vehicles is to be provided to ensure all vehicles exit the property in forward gear.</p>	<p>A new internal road access and driveway network are proposed. This road network is designed to facilitate movement with egress from the site is a forward motion at all times.</p> <p>The road width is to be a minimum of 4m at all points. Reversing bays a minimum of 6m in width are provided within the car parking bays at each chalet. This will allow for forward movement when exiting the chalet toward the central road network.</p> <p>A turning circle (point C on site plan) will facilitate the passing of vehicles in the event of dual carriage as well as aid manoeuvrability.</p> <p>The turning circle at Point C will also allow the passage of emergency vehicles to safely manoeuvre throughout the site in the event of an emergency.</p>	<p>✓</p>
<p>iv) Every habitable room intended for sleeping purposes contains not less than 14m³ of air space for every person to be accommodated within.</p>	<p>All bedrooms within chalet Type 1 and Type 2 exceed this requirement.</p> <p>Being double rooms, the provision requires a minimum of 28m³ per bedroom being 14m³ per occupant.</p> <p>Type 1 provides a minimum of 39m³ (3.8m L x 3.5m W X 3 H). Being 19.95m³ per occupant.</p> <p>Type 2 provides a minimum of 140.7m³ for its one, double bedroom. (footprint of 5.5m L x 6m W with loft with a single height bathroom 1.8 x 2.7m under the stairs). Being 70m³ per occupant.</p>	<p>✓</p>
<p>v) Developers are encouraged to design and construct units having regard to disability access and mobility.</p>	<p>It is noted that this is a discretionary rather than a mandatory provision.</p> <p>It is noted that the minimum doorway width to facilitate wheelchair access is 850mm in accordance with AS 1428.1.</p> <p>Due to construction constraints, internal doorways will be of standard minimum 720mm to 920mm. It is noted that entry in to the chalets and within its main living areas would be accessible however rooms such as bedrooms and bathrooms would be accessed through narrower doorways and would be inaccessible. Internal layouts such as furniture, bed and fixture plans will be constructed with wheelchair and disability access in mind where possible to facilitate.</p> <p>Additional disability aids and additional modifications within one of the Chalets (likely Chalet 3) will be incorporated into the fit-out if there is sufficient market interest.</p>	<p>✓</p>

	Chalet Type 2 contains a loft bedroom requiring stairs to access the upper level which would not facilitate access via wheelchair.	
<i>vi) All development is to be designed and finished to blend into the landscape of the area.</i>	<p>The proposal is for a low intensity holiday accommodation development with only 0.49% of the site proposed to be built upon. The chalets are designed with sensitivity to the natural topography of the land and integrates fully compliant setbacks, building heights, internal amenity, cut and fill, traffic impacts as well as generous native landscaping to soften the impacts of the built form. The structures will have minimal visibility from adjoining properties and from Wheatley Street. The design and colour palette of the built form are recessive and complementary to the natural landscape. The dark colour palette will offset and enhance the proposed landscaping to promote the new planting as the visual focal point of the development.</p> <p>The proposal would result in a positive visual contribution to the immediate area.</p> <p>The proposed landscaping scheme represents a substantial improvement of the subject land having regard to visual amenity, ecological prosperity.</p> <p>Refer to design assessment throughout report for further commentary.</p>	✓
<i>vii) All units must be provided with a source of potable water suitable for habitable purposes.</i>	All chalets are provided with a 5000L water tank which is calculated to provide a majority of water with the central tank to provide additional capacity. Water cartage will be used to subsidise any shortage in rainfall. Water levels will be closely monitored by landowners.	✓
<i>viii) Where the proposed development accommodates more than six persons, annual registration as a lodging house will be required.</i>	Noted.	✓
<p>P2.7 – Classification of Units</p> <p>The proposal is in accordance with the definition of a ‘Chalet’ under the requirements of provision P2.7 – Classification of Units as outlined below.</p> <p>A person shall not construct a unit of holiday accommodation unless it conforms to one of the following types:</p>		
Requirement	Comment	Complies
<i>(b) A chalet – a detached self-contained unit including cooking, toilet and ablution facilities, with optional self contained laundry facilities, and having</i>	As below, the proposed chalets meet this criteria in full.	✓

a minimum floor area of 40m ² and a maximum of 120m ² . [Amended 24.11.05] i) the abovementioned unit must be provided with –	Chalet Type 1 has a floor area of 87.5m ² being >40m ² and <120m ² . Chalet Type 2 has a floor area of 50m ² being >40m ² and <120m ² .	
1. a kitchen sink and facilities for the preparation and cooking of food;	Chalets Type 1 and 2 both contain fully equipped kitchens.	✓
2. a bath or shower; shared use of the occupants of the units only).	Chalets Type 1 and 2 both contain fully equipped bathrooms for the exclusive use of that chalet. Type 1 contains two ensuite bathrooms to each bedroom.	✓
3. a closet pan and washbasin; and	Contained within each bathroom.	✓
4. clothes washing facilities, comprising at least one washing machine and wash tub (if this facility is detached from the main building, it must be set aside for the	Chalets Type 1 and 2 both contain fully equipped laundry facilities for the exclusive use of each chalet.	✓

P2.8 – Fire Safety		
Requirement	Comment	Complies
(a) The proprietor shall provide not less than one dry chemical powder type fire extinguisher and one fire blanket in accordance with Australian Standard A2444, within each unit. In this regard a fire blanket is only required where cooking facilities are provided (excluding microwave oven).	All chalets are to be equipped with the following: <ul style="list-style-type: none"> - EMI recessed smoke alarm/detector to NCC - Dry chemical fire extinguisher to 2444 FB - Wall mounted fire blanket Refer to floor plans for specific locations.	✓
(b) The proprietor shall maintain in proper working order and condition, all fire extinguishers in accordance with the requirements of the Australian Standards AS1851 "Maintenance of fire protection equipment – Portable fire extinguishers and fire blankets", and shall arrange with FESA, or any person approved by that agency for the periodical inspection and testing of all extinguishers.	Noted.	✓
(c) Smoke alarms and emergency lighting activated by required smoke alarms must be located as marked in red on the approved plan, and installed in accordance with Building Codes of Australia (BCA) Part 3.7.2 and AS 3786 for Class 1b buildings, to the satisfaction of the Shire of Bridgetown Greenbushes. Smoke alarms are required to be connected to the consumer mains power	Noted. As per floor plans.	✓

and installed by licensed electrical contractors. A sticker developed by FESA in conjunction with the National Electrical Communications association (NECA)) must be placed in the meter box or Shire of Bridgetown-Greenbushes – Policy Manual – Planning P. 7 switchboard servicing the dwelling by the licensed electrical contractor to record the date the mains powered smoke alarms were installed.		
(d) The proprietor shall at all times maintain the land free of debris and material that is a fire hazard, and shall not permit the lighting of outdoor fires other than in appropriate barbecues and in accordance with the Shire of Bridgetown-Greenbushes Firebreak Order and approved Fire Management Plan where applicable.	<p>The land will be periodically cleared of debris and maintained on a monthly basis or greater in accordance with the Bushfire Management Plan.</p> <p>Outdoor fire pits will not be provided as part of this development.</p> <p>A designated barbecue is to be provided on the verandah of each chalet structure with a suitably maintained fire blanket within close reach of each.</p>	✓

P2.9 – Water Supply

Requirement	Comment	Complies
(a) Where the reticulated water supply fronts a development site connection to all units will be required.	There is no reticulated water supply available to the subject site.	N/A
(b) Where reticulated water supply is not available to the development site, rain water storage tanks may be used, with a minimum size of 45,000 Litres per unit, with the sharing of water tanks between units permitted subject to 45,000 Litres per unit being maintained. <i>Note: It is recommended that stored rain water be treated (eg. chlorination) in line with the “Guidelines for Drinking Water Quality (NHMRC) and tested annually to ensure a safe potable water supply.</i>	<p>A 5,000L storage tank is to be fitted to each chalet for its exclusive use with a central tank used to ensure the 45,000L per unit capacity is maintained</p> <p>Water contained will be treated in accordance with “Guidelines for Drinking Water Quality (NHMRC) and tested annually to ensure a safe potable water supply.</p>	✓

P2.10 – Maximum Length of Occupancy

Requirement	Comment	Complies
(a) A person shall not occupy a unit of holiday accommodation, or more than one unit in the same approved development; and	The applicants will anticipate a condition of the approval to this effect.	N/A
(b) The proprietor shall not permit any one unit, or units of holiday accommodation to be occupied by the same person; for an aggregate period of		

more than three months in any consecutive twelve months.		
--	--	--

TP .8 - Cut and Fill

8.3.0 – Policy Requirements		
The specific policy requirements that apply to all land within Town Planning Scheme No. 3 and all land zoned 'Residential', 'Special Residential', 'Special Rural', 'Special Use' or 'Rural-2' and 'Rural-3' where the lot is less than 4ha in area within Town Planning Scheme No. 4 are set out below:		
Requirement	Comment	Complies
<i>3.1 Where the Shire suspects that unstable soil and site conditions occur, or the slope is greater than 20%, the Shire will require a geotechnical report and a structural engineer's report to determine building construction requirements.</i>	The slope of the site at its maximum grade is 12%. Soil and land integrity is considered to be stable for the purposes of topographically sensitive development.	✓
<i>3.2 No land over 25% slope prior to grading shall be developed, using cut & fill construction techniques, except at the specific discretion of Council and where it can be shown that a minimum amount of development is in the spirit and not incompatible with the objectives of this policy.</i>	As above.	N/A
<i>3.3 A site plan showing the main topographical features of the site including slopes, contours, drainage lines, vegetation, dams, water courses, rock outcrops, soil type, fences, buildings and other items determined at the time of application.</i>	Site plan provided contains overlay of site survey information and demonstrates topographical features in relation to proposed building structures and development.	
<i>3.4 Fill is not to exceed 2.0m at any given point on the site and the top level of the fill is not to exceed 3.5m from the base of the fill.</i>	<p>The chalet structures are sited to minimise the requirement for cut and fill. The buildings run horizontally with the contour lines to best respond to the attributes of the site.</p> <p>A maximum fill level of 1.1m (Chalet 2 & 3) will be required to form a stable foundation.</p> <p>Given the small footprint of each structure, cut and fill will be isolated to minor sections beneath the building footprint.</p> <p>Development of the land is to occur with ecological sensitivity and as such, care will be taken to retain all topsoils and topographical</p>	

	features as their naturally occur on the site.	
3.5 Access tracks are to be located in such a manner as to minimise the required earthworks.	The construction of the proposed access track would not require removal of any vegetation, rock formations or substantial cut to the land. The road will be constructed through means of earth compaction using materials available on the land.	
3.6 All exposed fill embankments are to be stabilised to prevent erosion using retaining walls or landscaping, with a post-landscaping plan detailing the type and location of planting, to be submitted to the Shire once completed.	N/A	N/A
3.7 Topsoil is to be stripped separately and stockpiled on site, to be respread during landscaping	N/A	N/A
3.8 Water discharge from the site during development is to be controlled by the use of ripping, contour banks or grade banks and sumps to attenuate turbid and/or nutrient rich water leaving the site.	This requirement can be managed via condition of approval or via advice note.	
3.9 Where a residence is to be constructed partially on cut and partially on fill, the excavated material is to be placed outside the building area to form batters and embankments and the platform is to be filled with sand. As an alternative, pile and beam foundations into natural uncut ground in the fill area are acceptable.	This requirement can be managed via condition of approval or via advice note.	
3.10 Unless otherwise provided for within this policy, retaining walls may be required where fill is equal to, or in excess, of 1.0 metre. Where it is proposed to terrace a portion of a lot the policy provisions set out above apply in so far that where a step is in excess of 1.0 metre retaining will be required and the top level of the terrace is not to exceed 3.0 metres from the base of the terrace.	N/A	N/A
3.11 Where an unprotected embankment is proposed no retaining will be required where it is in accordance with BCA Volume 2 Part 3.1.1 – Earthworks.	N/A	N/A
3.12 Where a retaining wall is required at the preliminary stage and integral to the type of development, the retaining wall shall be constructed prior to the commencement of the construction of the building.	N/A	N/A
3 Where a retaining wall or landscaping is required for the purposes of managing fill post construction of the building, an 'earthworks bond' of \$500 shall be required as a condition of development approval. This bond shall be lodged prior to the issue of a building permit application.	N/A	N/A

Conclusion

This application seeks the Shire's approval for construction of five (5) chalets upon the subject for use for the purposes of Holiday Accommodation.

The proposal presents a quality outcome being architecturally designed to best respond to the topographical features and microclimate of the subject site.

The chalets are to be constructed using high quality materials with outstanding levels of internal and external amenity for future occupants. The design is enhanced through a native and indigenous BAL sensitive landscaping scheme which seeks to improve the existing ecological conditions of the land.

The proposal is consistent with the objectives and requirements of all state and local planning policies as well as the Shire's Town Planning Scheme 3 having regard to the assessment above. The proposal seeks to develop the land at an appropriate level of intensity and retains the high levels of amenity and residential comfort that exists within the immediate area.

In summary, the proposal presents as an opportunity for the Shire to support and expand its tourism industry, through approval of a high quality and context sensitive development which protects the residential, rural and ecological attributes of its existing surrounds.

We trust that the Shire will progress the application to Community Consultation at its earliest convenience. We look forward to working with the Shire as we work toward an approval.

Kind regards,

Rhianna Waugh

Urban Planning Consultant
Ph 0449 220 632
rhiannawaugh@hotmail.com

Venue Management Plan

- All adjoining neighbours will be provided with contact details of the two land owners should a concern or complaint ever need to be made.
- The full Bushfire Evacuation Plan is to be placed at the entry of each chalet and a copy of the evacuation plan poster to be laminated and stuck in a prominent location. Cleaning services will ensure that these are intact and legible at each visit. Attention will be drawn to this in the welcome email to guests.
- A landowner/caretaker resides within the Shire of Bridgetown and will be available 24 hours a day to attend the property should this be required. Further, a sign will be placed at both front gates providing phone numbers for both venue owners.
- All vehicles are to leave the site in a forward gear.
- There is to be no amplified music played on the premises beyond background levels.
- A Code of Conduct is to be provided to all guests prior to as well as during their stay. The Code of Conduct will be emailed to guests in the days leading up to their stay. A copy will also be kept in a prominent location in the chalets.
- Vehicles are to be restricted to roads provided within the site to limit environmental damage. Vehicles are not to leave these roads to allow rehabilitation of flora and fauna on the site.
- The premises is not to be used to host parties or the like. A zero tolerance policy will be taken on anti-social behaviour at the premises and management will ask offending patrons to vacate the premises on a one strike offence.
- The accommodation is suitable to accommodate up to a maximum of 18 guests.
- Check in will be contactless and keys to be stored via locked box at the entry of each premises.
- No pets will be permitted at the chalets in order to prevent nuisance to neighbours, other guests and the environment. This is noted on the Code of Conduct.
- Cleaning will occur each Tuesday unless additional services are requested by a guest.

Code of Conduct

Dear guests,

It is our utmost goal to create a peaceful hide away and escape from the hullabaloo, just for you. To make this possible, we need our beloved guests on-side to adhere to a few reasonable house rules which will ensure the peaceful enjoyment of this little sanctuary for all. We trust that you will use your common sense to attend to the following:

- Guests are unable to play amplified music outside of their chalets unless at low volume. Music should not be played above background/conversation volume.
- Our chalets are located within a Bushfire Prone Area. Please take a moment to read the Bushfire Emergency Plan and Evacuation Procedure poster within the chalet's entry for the safety of you and your fellow retreaters in the event of an emergency.
- Vehicles may be driven on roads only – driving of vehicles beyond the designated road ways is not permitted on the site.
- The use of off road vehicles such as dirt bikes etc is prohibited.
- Please stay within the confines of the boundary fencing and do not attempt to explore neighbouring properties.
- Guests are to arrive in a peaceful manner, particularly when coming and going at early/late hours. Please endeavour to go unheard by your fellow retreaters.
- Please take all waste to outside bins when leaving your stay. Better yet, take it with you or try not to create it in the first place.
- This venue cannot be hired as an event space (i.e., as a wedding venue) and no camping or additional guests are permitted on the property.
- Disorderly behaviour which disturbs other guests will not be tolerated and will be directly addressed by facility operators.
- Should disorderly behaviour persist, management will not hesitate to cease the booking and request the premise to be vacated by offending patrons.
- Unfortunately no pets are permitted on the land under any circumstances.
- Should you require assistance and it is an emergency, please contact 000. If your enquiry relates to the chalets, accommodation or non-urgent matters please contact accommodation management as follows:

Jesse Horley:

Ph: 0415 866 175

Simon Axworthy:

Ph: 0447 474 056