

Attachment 11.2.3

Mark Webster Design
Unit 4 / 9 Acorn Place
Dunsborough, WA 6281
Ph: (08) 97 567041 M: 0429 628 999
Email: markwebsterdesign@gmail.com

Shire of Nannup
Att: Planning Department
PO Box 11
Nannup, WA 6275

To whom it concerns,

Subject: Development Approval Application for Proposed New Restaurant (6 Seasons at Nannup) at Lot 2 (HN 8) Warren Road, NANNUP

Please find attached the following drawings and documents for the above-mentioned development application

- Development application form
- This covering letter.
- Certificate of title
- Site Survey
- Site Plan, Floor Plan, Elevations and Section.
- 3D images
- BAL assessment

Introduction:

The property is zoned commercial and has an existing café fronting Warren Road with garden access from Warren Road through to a central garden courtyard to the rear of the cafe. The back third of the property is currently underutilised containing a few dilapidated storage sheds, and is the location of the proposed new restaurant.

The new owners of the property intend to carry out some maintenance on the existing cafe, seek out an operator and reopen as soon as possible. The new name will be Stopping Place Cafe Nannup.

The proposed restaurant project is subject to a grant being awarded under the Native Forest Transition Plan, New Industry Development Grants category.

The style of the restaurant will be very different to that available in Nannup at this time. The principal theme will be to present a Noongar indigenous theme based on the six seasons. The name of the restaurant will be Six Seasons at Nannup. There will be 2 menu formats. Firstly, the six seasons-based set course menu which will be promoted throughout the Southwest and Perth to attract guests to Nannup for the unique experience. Often guests visiting a special themed restaurant stay a night or 2 in the area and this should benefit the various accommodation providers and other businesses in town. The second menu will be more traditional and be available as an option for both locals and visitors. During main events in the town the restaurant would focus on the traditional menu to assist in satisfying the significant demand during those events and potentially operate 2 sittings.

Construction and Heritage:

The retention and enhancement of the central garden courtyard and its landscaped connection through to Warren Road, and the adjacent reserve are central to the design for the café and

restaurant.

In keeping with the Main Street Heritage Area policy and to preserve the character of the town, the proposed new restaurant will be constructed with matching materials and colours to compliment the existing café. The walls will have a red brick base with weatherboards over, white window frames and a colorbond custom orb roof.

While the roof pitch at 15 degrees is lower than recommended, the inclusion of a roof lantern helps to provide a vertical emphasis to the building, and the building respects and reflects the scale, form and materials of the surrounding buildings

Access and Parking:

The retention and enhancement of the central garden courtyard space between the existing café and the new restaurant is a key feature and fundamental to the design. As such access for service and some parking is at the rear of the property and will require the establishment of an easement across the adjoining reserve 1788. While this access has existed informally in the past it will require formal establishment as part of the development approval.

It is proposed to provide a paved driveway and crossover 3.5m wide. Paving is preferred to asphalt as it's visually softer and more in keeping with the garden aesthetic being proposed. In addition to the vehicular access a second pedestrian access is proposed to serve as universal access to the site. It is then requested that the Shire allocates space for a nonexclusive disabled parking bay at the Western end of the offroad street parking on Brockman Rd

While the local planning policy prescribes 5.5 parking bays for the restaurant development, in order to retain the central garden courtyard, the provision of this parking on site is both impractical and undesirable. While cash in lieu is available to meet parking requirements, the Shire can also modify requirement standards and requirements for parking when the circumstances suit. The proposed new restaurant will be an asset to the town and tourism and is worth of such consideration. Street parking currently provides for the existing café. While there will be some overlap of operating hours the café is oriented towards the morning and afternoon, while the restaurant will be oriented towards the afternoon and evening, and as such a degree of reciprocal parking will operate and accommodate the demand for parking.

Flood Mitigation:

The property falls within the 100-year flood plain for the Blackwood River. A minimum floor level of 68.5m AHD is recommended for habitable buildings, however this requirement does not extend to commercial buildings. In this instance a floor level of 68.5 would make universal access to the facility impractical requiring over 15m of ramps or a lift. It would also lose connectivity with the central garden courtyard which is central to the design.

As an alternative solution the restaurant plans to construct a 1m masonry base to the perimeter of the building and surrounding terrace area. The top of this wall will achieve the 68.5 level recommended for the 1:100 flood level, and 'flood gates' can be provided at key entry points.

Conclusion:

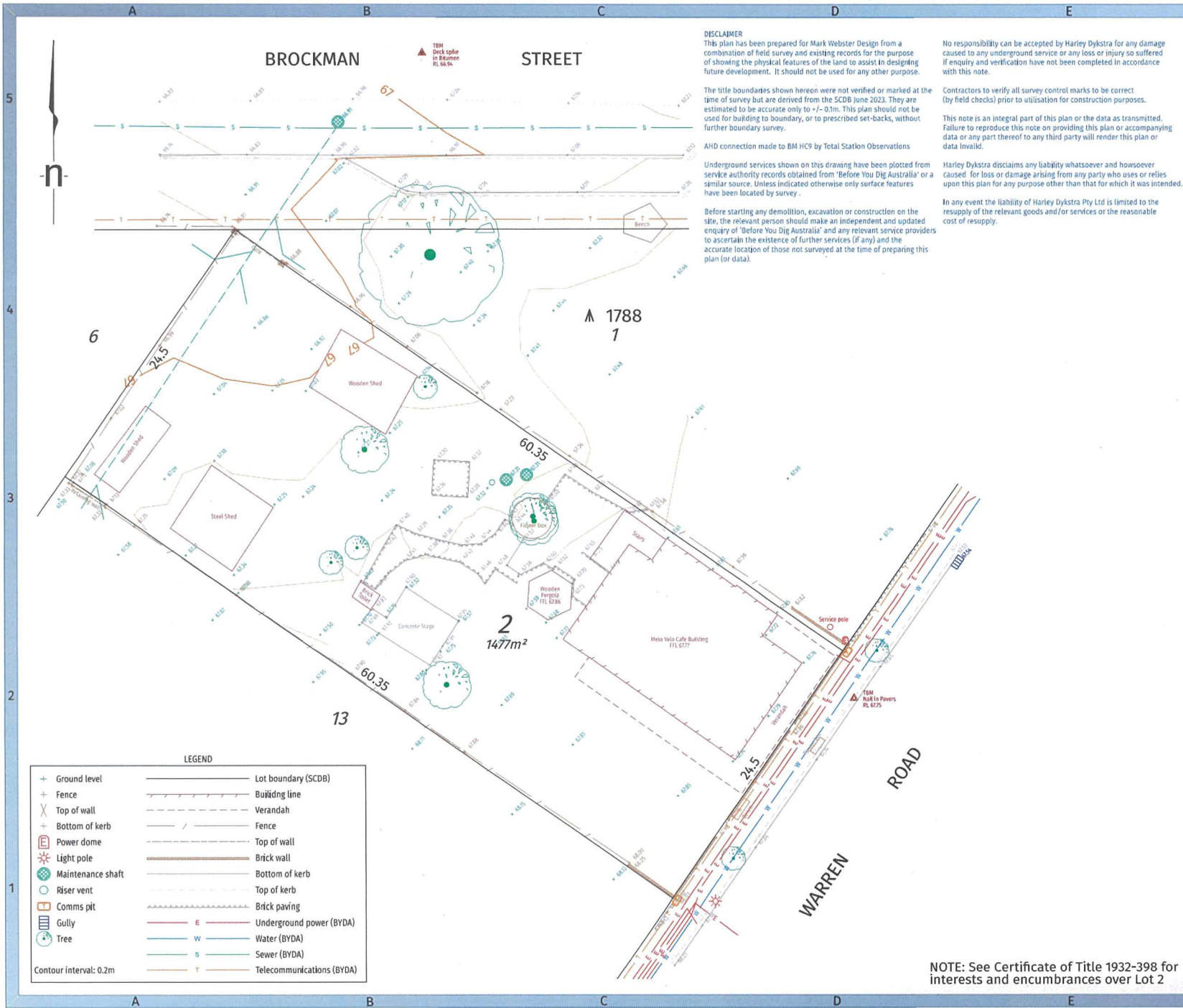
The construction of the restaurant will where possible utilise local trades and local suppliers and the restaurant when operating will use maximum endeavours to source ingredients from within the Shire of Nannup. This will be a unique product for Nannup and it would hopefully provide a further facility for locals and visitors to enjoy.

I encourage the Councillors and Shire of Nannup to approve this development which will be an asset to the town and area.

Should you require any further information or documentation, please contact me on (08) 97 567041.

Yours Faithfully

Mark Webster



DISCLAIMER

This plan has been prepared for Mark Webster Design from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development. It should not be used for any other purpose.

The title boundaries shown herein were not verified or marked at the time of survey but are derived from the SCDB June 2023. They are estimated to be accurate only to +/- 0.3m. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

AHD connection made to BM HC9 by Total Station Observations

Underground services shown on this drawing have been plotted from service authority records obtained from 'Before You Dig Australia' or a similar source. Unless indicated otherwise only surface features have been located by survey.

Before starting any demolition, excavation or construction on the site, the relevant person should make an independent and updated enquiry of 'Before You Dig Australia' and any relevant service providers to ascertain the existence of further services (if any) and the accurate location of those not surveyed at the time of preparing this plan (or data).

No responsibility can be accepted by Harley Dykstra for any damage caused to any underground service or any loss or injury so suffered if enquiry and verification have not been completed in accordance with this note.

Contractors to verify all survey control marks to be correct (by field checks) prior to utilisation for construction purposes.

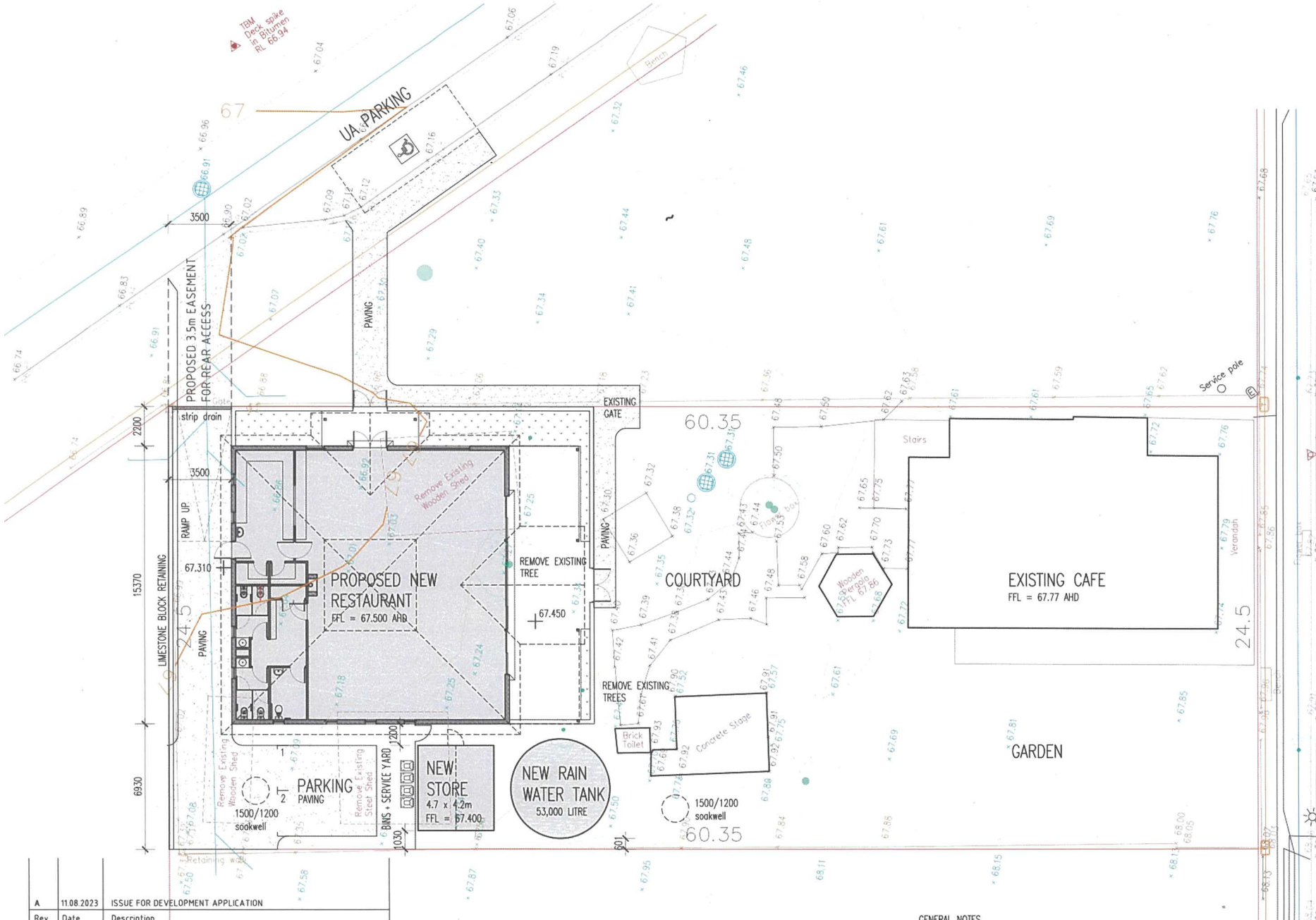
This note is an integral part of this plan or the data as transmitted. Failure to reproduce this note on providing this plan or accompanying data or any part thereof to any third party will render this plan or data invalid.

Harley Dykstra disclaims any liability whatsoever and howsoever caused for loss or damage arising from any party who uses or relies upon this plan for any purpose other than that for which it was intended.

In any event the liability of Harley Dykstra Pty Ltd is limited to the resupply of the relevant goods and/or services or the reasonable cost of resupply.

A		Original drawing	MS 03/08/23
rev	details	approved	date
survey	MS 31/07/23	cad file	23789-01A.dgn
drawn	NP 03/08/23	checked	MS 03/08/23
horiz datum	COL94	level datum	AHD
scale at A3	all distances are in metres		
1 : 300			
plan type	FEATURE & CONTOUR SURVEY		
client	Mark Webster Design		
description	Lot 2 on DP222883 8 Warren Road NANNUP		
drawing no	23789-01A		
BUNBURY OFFICE: HARLEY DYKSTRA PTY LTD 21 Spencer Street, BUNBURY WA 6230 T: 08 9792 6000 E: bunbury@harleydykstra.com.au W: www.harleydykstra.com.au			
ALBANY BUNBURY BUSSELTON FORRESTDALE PERTH			
NOTE: This drawing is the property of harley dykstra pty ltd it may not be copied or altered without the consent of the owner			

NOTE: See Certificate of Title 1932-398 for interests and encumbrances over Lot 2



STORMWATER MANAGEMENT
 ROOF AREA OF RESTAURANT = 334m²
 PAVED DRIVEWAY AND PARKING = 113m²
 TOTAL = 447m²

STORMWATER MANAGEMENT AT 1m³ / 100m² SOLID SURFACE.
 447m² = 4.47m³ SOAKWELLS ETC

RESTAURANT ROOF TO SUPPLY 53kl RAINWATER TANK (53m³). THIS WILL OVERFLOW TO 2H 1500 DIA x1200 SOAKWELLS (2x2 12m³ = 4.24m³ SOAKWELLS) WHICH WILL ALSO SERVICE THE PAVED DRIVEWAY AND PARKING.

NOTE: DRIVEWAY AND PARKING PAVING IS INTENDED TO BE SEMI PERMEABLE TO ALLOW SOME NATURAL DRAINAGE

Rev.	Date	Description
A	11.08.2023	ISSUE FOR DEVELOPMENT APPLICATION

MARK WEBSTER DESIGN

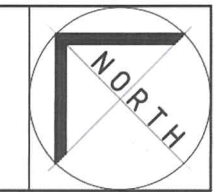
Mark Webster
 B. Architecture. UWA

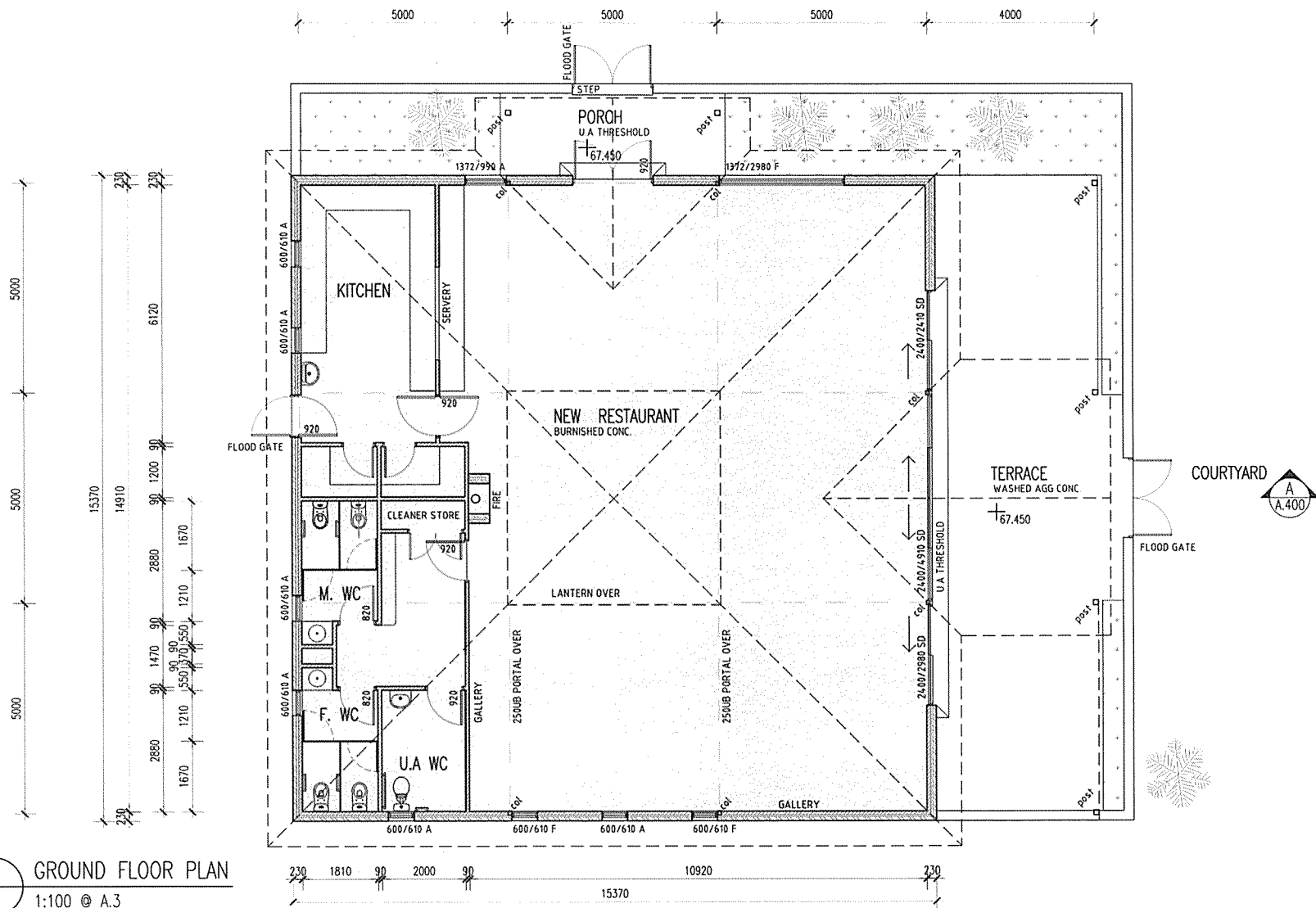
Unit 4 / 9 Acorn Place
 Dunsborough, WA 6281
 Ph/Fax: 97 567011
 M: 0429 628 999
 Email: markwebsterdesign@gmail.com


Proposed New Restaurant
 (Six Seasons at Nannup)
 Lot 2 (HN 8) Warren Road,
 NANNUP

SITE PLAN	
DATE 11.08.2023	SCALE 1:200 @ A3
DRAWN MW	DRAWING No A - 100

- GENERAL NOTES**
- 1- ALL QUERIES AND DISCREPANCIES SHALL BE DIRECTED IMMEDIATELY TO THE DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING WITH THAT PART OF THE WORKS IN QUESTION.
 - 2- CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TO GOVERN SCALE. DO NOT SCALE DRAWINGS.
 - 3- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS.
 - 4- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION.
 - 5- THIS DRAWING SHALL REMAIN THE PROPERTY OF MARK WEBSTER AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE OWNERS.
 - 6- STORMWATER DISPOSAL TO RAINWATER TANK OR TO SOAKWELL AT A RATE OF 1 m³ / 100 m² SOLID SURFACE. SEPTICS IN ACCORDANCE WITH LOCAL SHIRE REGULATIONS






GROUND FLOOR PLAN
 1:100 @ A.3
 FLOOR AREA = 222m² NLA

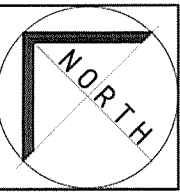
Rev	Date	Description
A	11.08.2023	ISSUE FOR DEVELOPMENT APPLICATION

MARK WEBSTER DESIGN
 Mark Webster
 B. Architecture. UWA
 Unit 4 / 9 Acorn Place
 Dunsborough, WA 6281
 Ph/Fax: 97 567041
 M. 0429 628 999
 Email: markwebsterdesign@gmail.com

Proposed New Restaurant
 (Six Seasons at Nannup)
 Lot 2 (HN 8) Warren Road,
 NANNUP

FLOOR PLAN	
DATE	SCALE
11.08.2023	1:100 @ A3
DRAWN	DRAWING No
MW	A - 200

- GENERAL NOTES
- 1- ALL QUERIES AND DISCREPANCIES SHALL BE DIRECTED IMMEDIATELY TO THE DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING WITH THAT PART OF THE WORKS IN QUESTION.
 - 2- CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TO GOVERN SCALE. DO NOT SCALE DRAWINGS.
 - 3- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS.
 - 4- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION.
 - 5- THIS DRAWING SHALL REMAIN THE PROPERTY OF MARK WEBSTER AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE OWNERS.
 - 6- STORMWATER DISPOSAL TO RAINWATER TANK OR TO SOAKWELL AT A RATE OF 100 m³ / 100 m² SOLID SURFACE. SEPTICS IN ACCORDANCE WITH LOCAL SHIRE REGULATIONS.





A	11.08.2023	ISSUE FOR DEVELOPMENT APPLICATION
Rev.	Date	Description
<p>Mark Webster B. Architecture. UWA</p> <p>Unit 4 / 9 Acorn Place Dunsborough, WA 6281 Ph/Fax: 97 567041 M: 0429 628 999 Email: markwebsterdesign@gmail.com</p>		

Proposed New Restaurant
(Six Seasons at Nannup)
Lot 2 (HN 8) Warren Road,
NANNUP

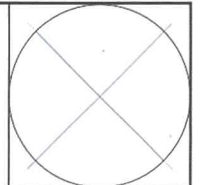
ELEVATIONS 1

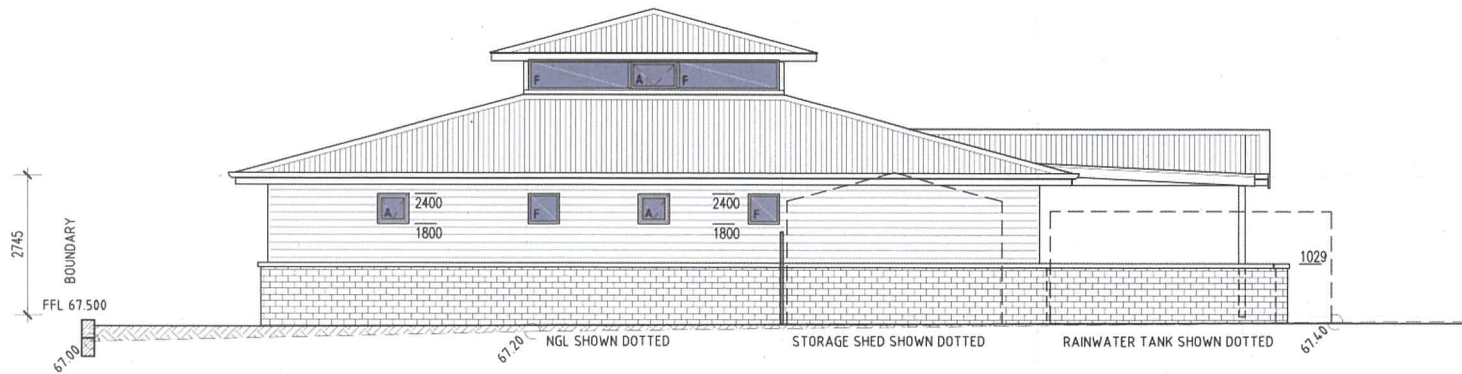
DATE	SCALE
11.08.2023	1:100 @ A3
DRAWN	DRAWING No
MW	A - 300

A

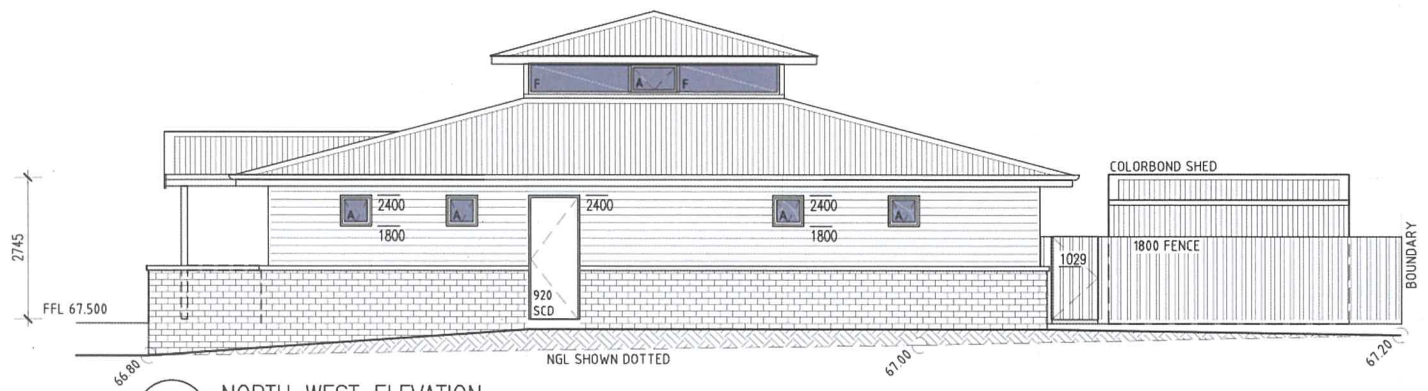
GENERAL NOTES

- 1- ALL QUERIES AND DISCREPANCIES SHALL BE DIRECTED IMMEDIATELY TO THE DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING WITH THAT PART OF THE WORKS IN QUESTION.
- 2- CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TO GOVERN SCALE. DO NOT SCALE DRAWINGS.
- 3- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS.
- 4- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION.
- 5- THIS DRAWING SHALL REMAIN THE PROPERTY OF MARK WEBSTER AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE OWNERS.
- 6- STORMWATER DISPOSAL TO RAINWATER TANK OR TO SOAKWELL AT A RATE OF 100 m³ / 100 m² SOLID SURFACE. SEPTICS IN ACCORDANCE WITH LOCAL SHIRE REGULATIONS





— SOUTH WEST ELEVATION
— 1:100 @ A.3



— NORTH WEST ELEVATION
— 1:100 @ A.3

Rev.	Date	Description
A	11.08.2023	ISSUE FOR DEVELOPMENT APPLICATION

MARK WEBSTER DESIGN

Mark Webster
B. Architecture. UWA

Unit 4 / 9 Acorn Place
Dunsborough, WA 6281
Ph/Fax: 97 567041
M. 0429 628 999
Email: markwebsterdesign@gmail.com

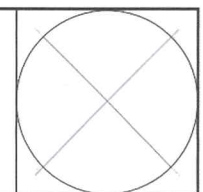
Proposed New Restaurant
(6 Seasons at Nannup)
Lot 2 (HN 8) Warren Road,
NANNUP

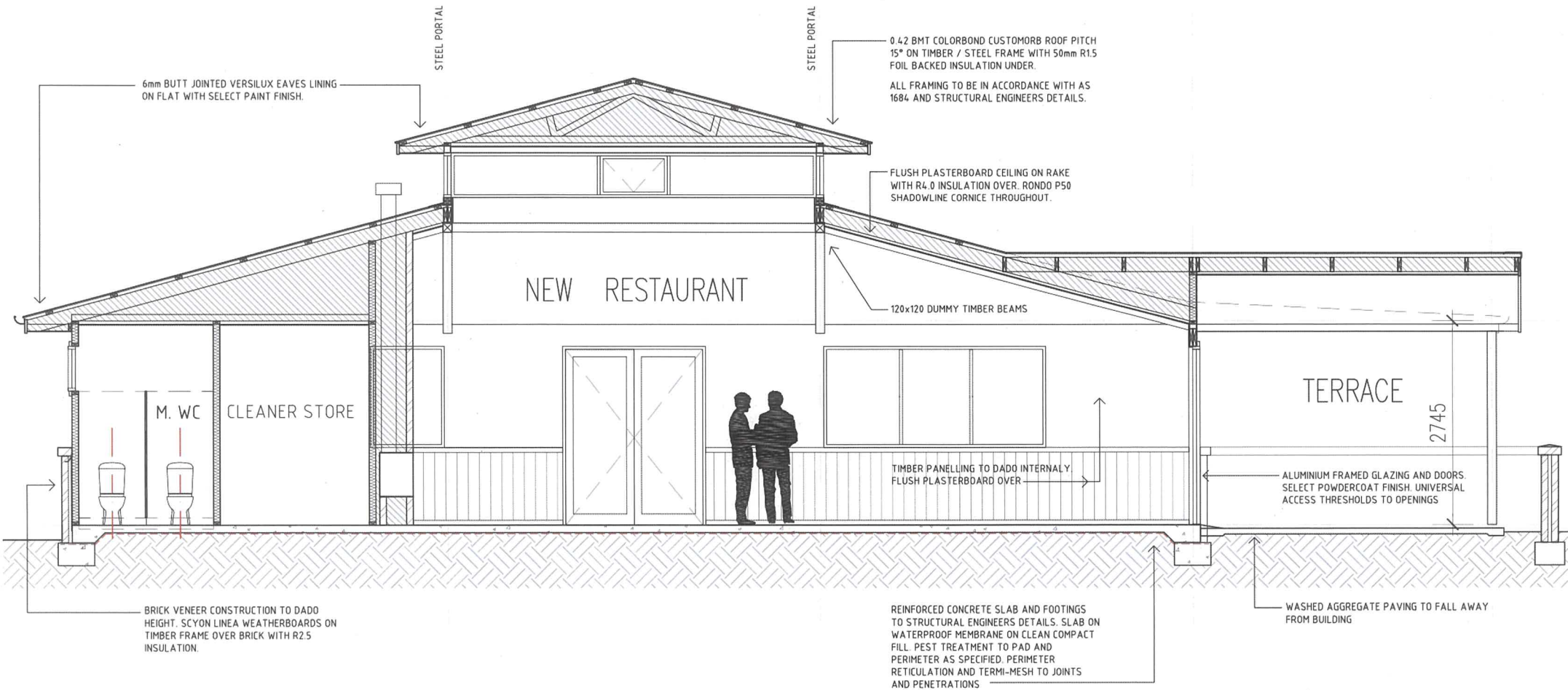
ELEVATIONS 2

DATE	SCALE
11.08.2023	1:100 @ A3
DRAWN	DRAWING No
MW	A - 301

GENERAL NOTES

- 1- ALL QUERIES AND DISCREPANCIES SHALL BE DIRECTED IMMEDIATELY TO THE DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING WITH THAT PART OF THE WORKS IN QUESTION.
- 2- CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TO GOVERN SCALE. DO NOT SCALE DRAWINGS.
- 3- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS.
- 4- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION.
- 5- THIS DRAWING SHALL REMAIN THE PROPERTY OF MARK WEBSTER AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE OWNERS.
- 6- STORMWATER DISPOSAL TO RAINWATER TANK OR TO SOAKWELL AT A RATE OF 100 m³ / 100 m² SOLID SURFACE. SEPTICS IN ACCORDANCE WITH LOCAL SHIRE REGULATIONS





Rev.	Date	Description
A	11.08.2023	ISSUE FOR DEVELOPMENT APPLICATION

MARK WEBSTER DESIGN

Mark Webster
B. Architecture. UWA

Unit 4 / 9 Acorn Place
Dunsborough, WA 6261
Ph/Fax: 97 567041
M. 0429 628 999
Email: markwebsterdesign@gmail.com

Proposed New Restaurant
(Six Seasons at Nannup)
Lot 2 (HN 8) Warren Road,
NANNUP

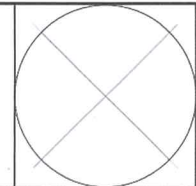
SECTION A

DATE 11.08.2023	SCALE 1:50 @ A3
DRAWN MW	DRAWING No A - 400

A

GENERAL NOTES

- 1- ALL QUERIES AND DISCREPANCIES SHALL BE DIRECTED IMMEDIATELY TO THE DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING WITH THAT PART OF THE WORKS IN QUESTION.
- 2- CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TO GOVERN SCALE. DO NOT SCALE DRAWINGS.
- 3- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS.
- 4- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION.
- 5- THIS DRAWING SHALL REMAIN THE PROPERTY OF MARK WEBSTER AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE OWNERS.
- 6- STORMWATER DISPOSAL TO RAINWATER TANK OR TO SOAKWELL AT A RATE OF 100 m³ / 100 m² SOLID SURFACE. SEPTICS IN ACCORDANCE WITH LOCAL SHIRE REGULATIONS





Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

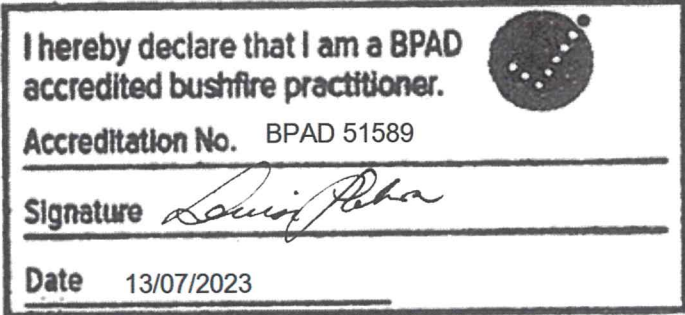
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
		8	2	Warren Road	
Local government area	Suburb			State	Postcode
	Nannup			WA	6275
Main BCA class of the building	Use(s) of the building				
6	Restaurant				
Description of the building or works	Constuction of a building to be used as a restaurant				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Downslope	90 m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Louise Stokes	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. BPAD 51589</p> <p>Signature <i>Louise Stokes</i></p> <p>Date 13/07/2023</p> <p>Authorised Practitioner Stamp</p>
Company Details BPP Group Pty Ltd ABN 39 166 551 784	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.