



DEVELOPMENT PROPOSAL  
THE CAMBRIDGE KUNUNURRA  
47 VICTORIA HIGHWAY KUNUNURRA  
SEPTEMBER 2022, REFERENCE DA 50/22  
PREPARED BY HOSPITALITY & FOODSERVICE  
CONSULTANTS, FOR CGL ACCOMODATION PTY  
LTD



Wednesday, 28 September 2022

Shire of Wyndham | East Kimberley  
Planning Department  
PO Box 614  
Kununurra WA 6743  
Email: [mail@swek.wa.gov.au](mailto:mail@swek.wa.gov.au)

Attention: Planning Department  
**Regarding:** Development Application 50/22  
**Current Approval:** Hotel  
**Premise:** The Cambridge Kununurra  
**Location:** 47 Victoria Highway Kununurra WA 6743  
**Applicant:** CGL Accommodation Pty Ltd  
**Landowner:** CGL Accommodation Pty Ltd

### **Further Information**

Hospitality & Foodservice Consultants hereby submits further information in support of DA 50/22 as requested by Shire of Wyndham East Kimberley, on behalf of CGL Accommodation Pty Ltd,

### **Architectural Drawings**

- 1.1 Changes to the Architectural drawing proposed overall site plan DWG 110 Rev12 attached include:
  - 1.1.1 On-site car parking layout, including the removal of 22 car bays allocated on part lot 1246, refer to Attachment 1
  - 1.1.2 Off-street, car parking layout, Messmate Way Road reserve, refer to Attachment 1

### **Traffic**

- 1.2 DVC Donald Veal Consultants are appointed as the traffic consultants for this project to develop and maximise car parking layout, research, complete a traffic impact statement, coordinate, and produce a traffic management plan for the proposed construction work.
- 1.3 DVC considered several options for traffic and parking,
  - 1.3.1 Victoria highway crossover and future parking within the MRWA road reserve, and service lane access from Messmate Way. MRWA responses did not support the crossover option, however, noted they were exploring a service lane on Victoria highway. These options will continue to be pursued separately.
  - 1.3.2 The purchase and development of Part Lot 1246 as previously submitted within this development application for potential 22 bays car parking. This option will continue to be pursued separately.
  - 1.3.3 Contribution towards proposed off-street, car parking within Messmate Way Road reserve incorporating 32 car bays. Construction drawings will be developed by Peritas Civil Engineers to the satisfaction of the shire refer specifications to Attachment 4, lighting design will be provided by BCA Consultants to required standards and code AS1158.3.1.
- 1.4 The applicant had attributed construction costs within DA 50/20 to developing part lot 1246 into car bays. For the purposes of DA 50/20, these costs can be attributed to

Messmate Way, and proposed off-street parking thus maintaining the proposed construction costs of \$9.82m.

- 1.5 The hotel will operate with reduced rooms and reduced restaurant, bar, and conference facilities during phases 1, 2, and 3 reducing the onsite car parking requirements
- 1.6 DVC has provided a revised Traffic Impact Statement Report noting car parking requirements range 81-94 bays, refer to Attachment 3

### **Car Parking**

- 1.7 DVC has provided a revised car parking layout and off-street proposed parking, refer to Attachment 2
- 1.8 As per DVC drawings, it is proposed there will be 64 bays and 24 bicycle bays located on site.
  - 1.8.1 32 off-street, car bays are proposed within the Messmate Way Road reserve, refer to Attachment 2.
- 1.9 Refer to DVC Traffic Impact Statement Report, refer to Attachment 3
- 1.10 It should be noted the public areas are:
  - Ground floor restaurant and bar and alfresco dining
  - First-floor conference and conference breakout area
- 1.11 All other areas, including the rooms, lobby, guest lounges, and pool, are for hotel guests to use
- 1.12 Historical lodging accommodation assessment refer to Attachment 5 for the hotel show 60 rooms made up of 42 double Queen plus single-bed rooms, 4 Triple Queen plus 2 single-bed rooms, 14 Double Queen rooms, maximum lodgers 166. The proposed configuration is 90 King rooms (King beds can split to become twin beds within some rooms), and 5 Queen accessible rooms, preferring to utilise adjoining rooms model thus reducing previously approved lodgers' capacity per room.

### **Transport**

- 1.13 Most hotel guests who stay at The Cambridge, either fly to Kununurra or arrive with a tour and do not have a vehicle
- 1.14 The Cambridge offers pick-up and drop-off services to their guests, utilising their on-site small bus, a second small bus is planned once the hotel is completed to support hotel guest and staff pickups and drop offs
- 1.15 Grey Hound bus stop is located at Ord River Roadhouse, 7 Messmate Way Kununurra, which is adjacent to The Cambridge

### **Attachments**

We attach the following supporting documentation for your perusal:

*Attachment 1 Amended Architectural Proposed Site Plan*

*Attachment 2 Amended Car Parking Concept Design*

*Attachment 3 Amended Traffic Impact Statement*

*Attachment 4 Peritas Specification*

*Attachment 5 Lodging Accommodation Assessment*

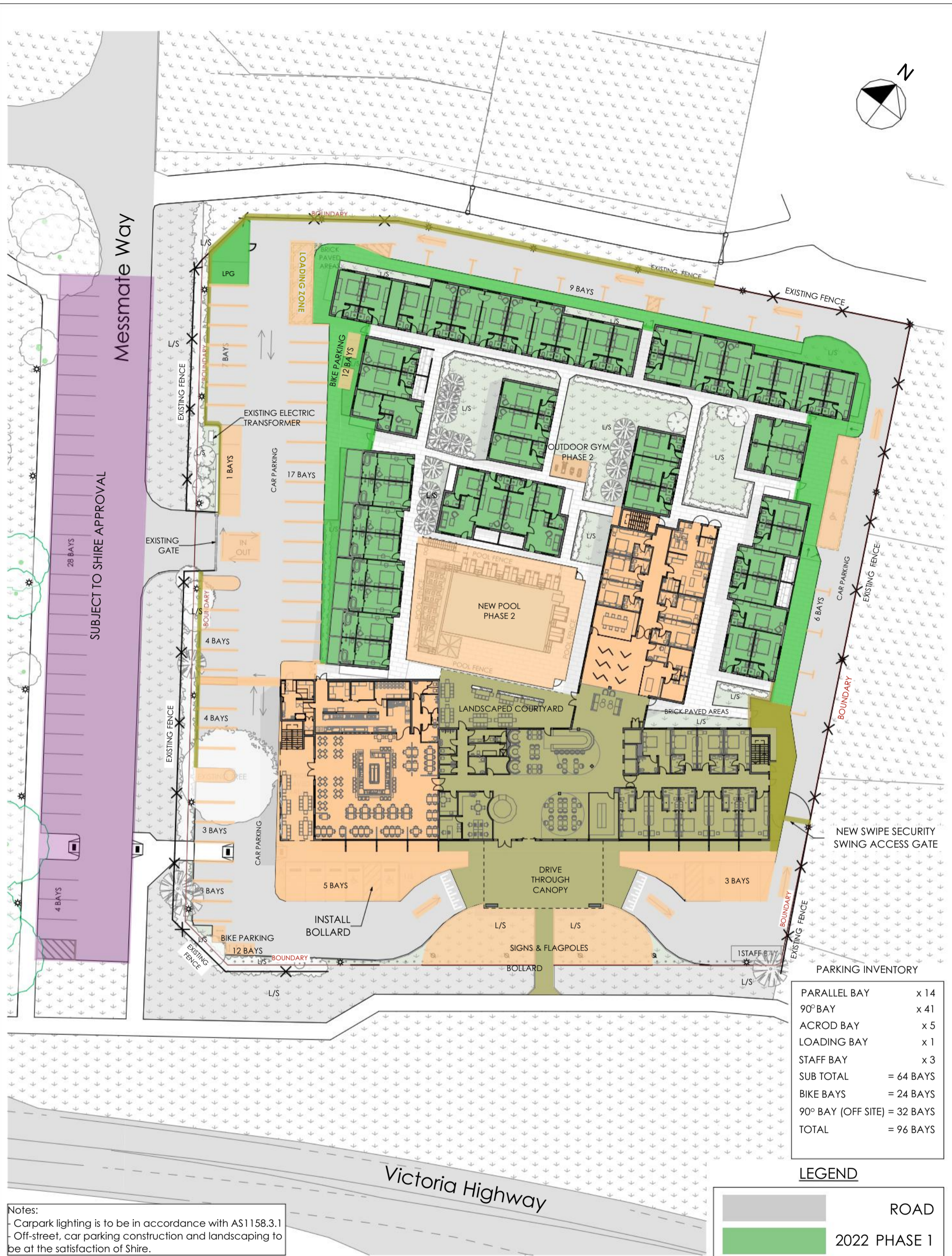
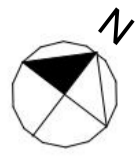
We believe this proposed redevelopment will promote tourism, amenity, and employment opportunities and add diversity to the Kununurra locality, the Kimberley's, and Western Australia offering a 4.5-star rated hotel incorporating enhanced modern accommodation, conference, restaurant, bar, and pool facilities. Improving the already existing hotel premise for those living in and resorting to the area for residential, business, and/or leisure purposes. Should you require any further information, please contact our office.

Thank you for your time.

Kind Regards,

A handwritten signature in black ink, appearing to read 'CA', enclosed in a thin black rectangular border.

Chris Arrell  
Managing Director  
Hospitality & Foodservice Consultants  
For and on behalf of CGL Accommodation Pty Ltd  
Reference DA 50/20 Further Information



PARKING INVENTORY	
PARALLEL BAY	x 14
90° BAY	x 41
ACROD BAY	x 5
LOADING BAY	x 1
STAFF BAY	x 3
SUB TOTAL	= 64 BAYS
BIKE BAYS	= 24 BAYS
90° BAY (OFF SITE)	= 32 BAYS
TOTAL	= 96 BAYS

LEGEND	
	ROAD
	2022 PHASE 1
	2023 PHASE 2
	2023 PHASE 3

Notes:  
 - Carpark lighting is to be in accordance with AS1158.3.1  
 - Off-street, car parking construction and landscaping to be at the satisfaction of Shire.

### PHASE SITE PLAN

Not for construction. Reference notes on drawing 101

		Project	Rev	Date	Description	PROPOSED OVERALL SITE PLAN (WITH PHASES)
		THE CAMBRIDGE KUNUNURRA DA SET	0	27.07.2022	Development Application	
Address		LOT 655				Date 22.09.2022
47 VICTORIA HIGHWAY						DWGN# A110
KUNUNURRA WA 6743						Scale 1:500
		Lead designer	Ashley Peverett			Rev. 12
		Technician	Maksim Kliuchkovskiy			<b>A3</b>



PARKING INVENTORY (ON SITE)	
PARALLEL BAY	x 14
90° BAY	x 41
ACROD BAY	x 5
LOADING BAY	x 1
STAFF BAY	x 3
<b>SUB-TOTAL</b>	<b>= 64 BAYS</b>
BIKE BAY	
	x 24
PARKING INVENTORY (OFF SITE)	
90° BAY	x 32
<b>TOTAL</b>	<b>= 96 BAYS</b>

Project  
**THE CAMBRIDGE KUNUNURRA ADVICE**

Title  
**CONCEPT DESIGN LAYOUT**

Client  
**CAMBRIDGE GULF LIMITED**

Designed DNV 21/09/2022  
 Drawn KL 21/09/2022  
 Checked DNV 21/09/2022  
 Approved  
 Scale 1:600 @ A3

Donald Veal Consultants  
 6 Burgess Street  
 Midland WA 6056  
 Telephone +61 8 9274 7076  
 Facsimile +61 8 9274 4854

Project Number  
**Z862**

Drawing File Name  
**DVC-Z862-G**

Drawing Number  
**SK01**

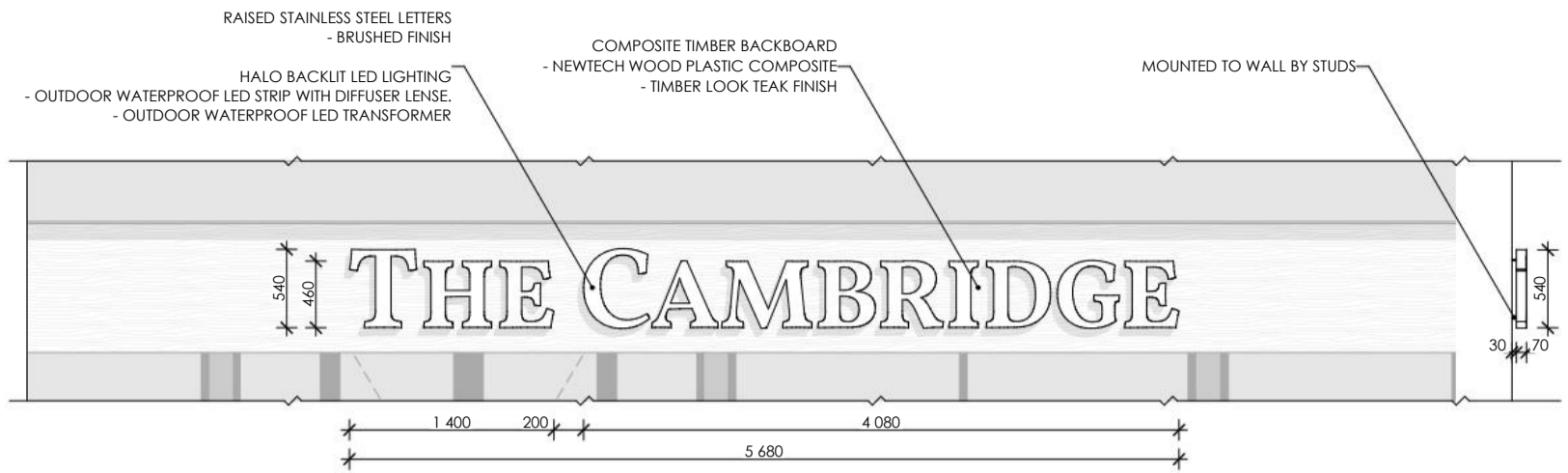
Revision  
**12**



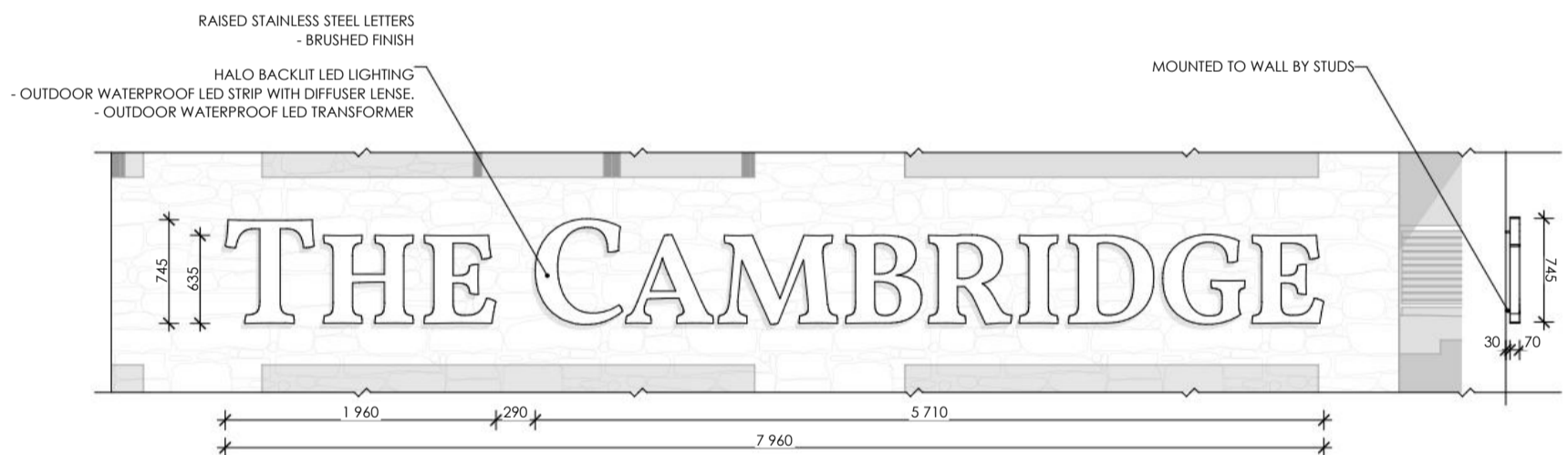








**SIGNAGE 1**



**SIGNAGE 2**



Not for construction. Reference notes on drawing 101

		Project	Rev	Data	Description	EXTERNAL SIGNAGE & NAMES LOCATIONS PLAN	
		THE CAMBRIDGE KUNUNURRA DA SET	0	27.07.2022	Development Application		
		Address					
		LOT 655 47 VICTORIA HIGHWAY KUNUNURRA WA 6743	Lead designer	Ashley Peverett	Date 27.07.2022	DWG№ A127	
	Technician	Maksim Kliuchkovskiy	Scale 1:50	Rev. 0	<b>A3</b>		



Project:	THE CAMBRIDGE KUNUNURRA DA SET	Rev.	Data	Description	CGI'S / MARKETING
		0	25.07.2022	Development Application	
Address:	LOT 655 47 VICTORIA HIGHWAY KUNUNURRA WA 6743				Date 25.07.2022
					DWG № A130
		Lead designer	Ashley Peverett	Scale 1:	Rev. 0
		Technician	Maksim Kliuchkovskiy		

**A3**





**apd**  
ARCHITECTURE

  
**Hospitalsity & Foodservice  
Consultants**

Project:  
THE CAMBRIDGE KUNUNURRA  
DA SET

Address:  
LOT 655  
47 VICTORIA HIGHWAY KUNUNURRA WA 6743

Rev.	Date	Description
0	25.07.2022	Development Application
Lead designer	Ashley Peverett	
Technician	Maksim Kliuchkovskiy	

CGI'S / MARKETING		
Date 25.07.2022	DWG № A132	<b>A3</b>
Scale 1:	Rev. 0	