

An aerial photograph showing a residential area with a lake and trees. The image is framed by a white border. In the top right corner, there is a white box containing the word 'URBIS'. The main text is overlaid on the bottom half of the image.

URBIS

GANANORRANG LAKESIDE RESORT REDEVELOPMENT

**LOT 2263 CASUARINA WAY AND
RESERVE 51637, KUNUNURRA**

PREPARED FOR

WUNAN FOUNDATION

JUNE 2021 (UPDATED)

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EXECUTIVE SUMMARY

This proposal presents an exciting collaboration between the Wunan Foundation and Enviroana Studios to deliver a revitalised Lakeside Resort within Kununurra.

We are pleased to lodge this development application for what will be a welcome addition to Kununurra, which will positively contribute towards the economy and character of Kununurra and the region.

The proposal presented in this application successfully delivers a vision for the site which:

- Has been developed and designed by a Kununurra based organisation, the Wunan Foundation, bringing a strong knowledge of the local context and character.
- Provides high quality accommodation for visiting tourists and locals, with direct synergies to the surrounding natural landscape providing opportunities for interaction with the natural amenity of Kununurra.

- Reinforces the commercial and social viability of Kununurra.
- Will deliver substantial economic benefit through the design, construction and operational phase, including employment and facilitating visitor expenditure in Kununurra and the broader region.
- Promotes local and domestic tourism, which is a key goal of the State Government in COVID recovery times.

We look forward to continuing to work with the Shire of Wyndham East-Kimberly (SWEK), relevant Government agencies and the Kununurra community to successfully deliver this development.

1. INTRODUCTION

This planning report has been prepared by Urbis, in collaboration with the Wunan Foundation and Environa Studios, in support of a development proposal at Lot 2263 (No. 50) Casuarina Way and Reserve 51637, Kununurra (subject site).

Located on a peninsula along the south-east foreshore of the Lily Creek Lagoon and situated approximately 1.2km south-east of the Kununurra Town Centre, the proposal comprises the redevelopment of the Lakeside Resort as the Gananoorrrang Lakeside Resort. The revitalised resort will include tourism accommodation including glamping and eco tents, hostel rooms, homestead suites and a self-contained lodge, as well as amenities including a general store, restaurant and Indigenous cultural centre, communal pool area, events space and amphitheatre.

This application outlines the rationale and merit for the proposal and specifically presents:

- An overview of the key benefits of the proposal, including its contributions towards economic and COVID recovery and its overall community benefit.
- A contextual description of the site in its immediate and local context.
- A description of the proposal and its design and architectural merit, including an assessment against the 10 principles of good design.
- A description of technical elements of the proposal and compliance with relevant standards including, but not limited to, landscape, traffic and waste management.
- An assessment against the relevant planning framework.



2. ECONOMIC AND COMMUNITY BENEFIT

As part of the proposed development, the Wunan Foundation has applied for the Building Better Regions Fund (BBRF), which is eligible for incorporated not-for profits, local government agencies or bodies or non-distributing co-operatives, to help with the funding of the project costs associated with the proposed development.

The BBRF supports the Australian Government's commitment to drive economic growth and build stronger regional communities into the future. The current round has a total of \$200 million available, with \$100 million dedicated to tourism-related infrastructure projects. The tourism-related infrastructure projects funding supports projects that provide economic and social benefits to regional and remote areas, through new infrastructure or the upgrade or extension of existing infrastructure.

The proposed development is shovel-ready and presents a substantial commitment to the economic growth and the tourism sector of Kununurra.

Finally, this project represents a significant opportunity to deliver a revenue generating project for the Wunan Foundation, who in turn can re-invest income generated into Indigenous employment, leadership, health, education and housing projects for Indigenous persons in the Kimberley.



3. THE SITE AND LOCALITY

The subject site is located approximately 1.2km south-east of the Kununurra Town Centre and is the site of the existing Lakeside Resort. It is positioned on a small peninsula on the banks of Lily Creek Lagoon, which feeds off Lake Kununurra, and is located to the north-west of residential properties on the east side of Casuarina Way .

The site is triangular in shape with frontage to Casuarina Way to the east and is bounded on all other sides by Lily Creek Lagoon. The site is largely surrounded by residential land to the east, with the Kununurra Town Centre and associated commercial, retail and hospitality land uses located on the other side of Lily Creek Lagoon.

Located approximately 800m to the north-east of the site is Victoria Highway, which provides access via Messmate Way to the Kununurra Town Centre, as well as providing a connection to the regional highway network.

The existing use of the site is the Lakeside Resort, which currently has a hotel and motel component and a caravan park and camping grounds within the reserve area fronting Lily Creek Lagoon, all up providing 130 accommodations. The reserve area is subject to a legal deed (**Appendix B**) which identifies the use of the land for the purpose of “Caravan Park and Camping Ground, Boat Launching, Mooring and ancillary uses”.

Figure 1 provides an aerial overview of the site and surrounds, and **Figure 2** (overleaf) illustrates the broader context of the site.

We need to reference camping that already occurs onsite. Check management order to Council which allows for camping and limitations. This is important in demonstrating that the glamping on the reserve is appropriate and consistent with what is happening now.

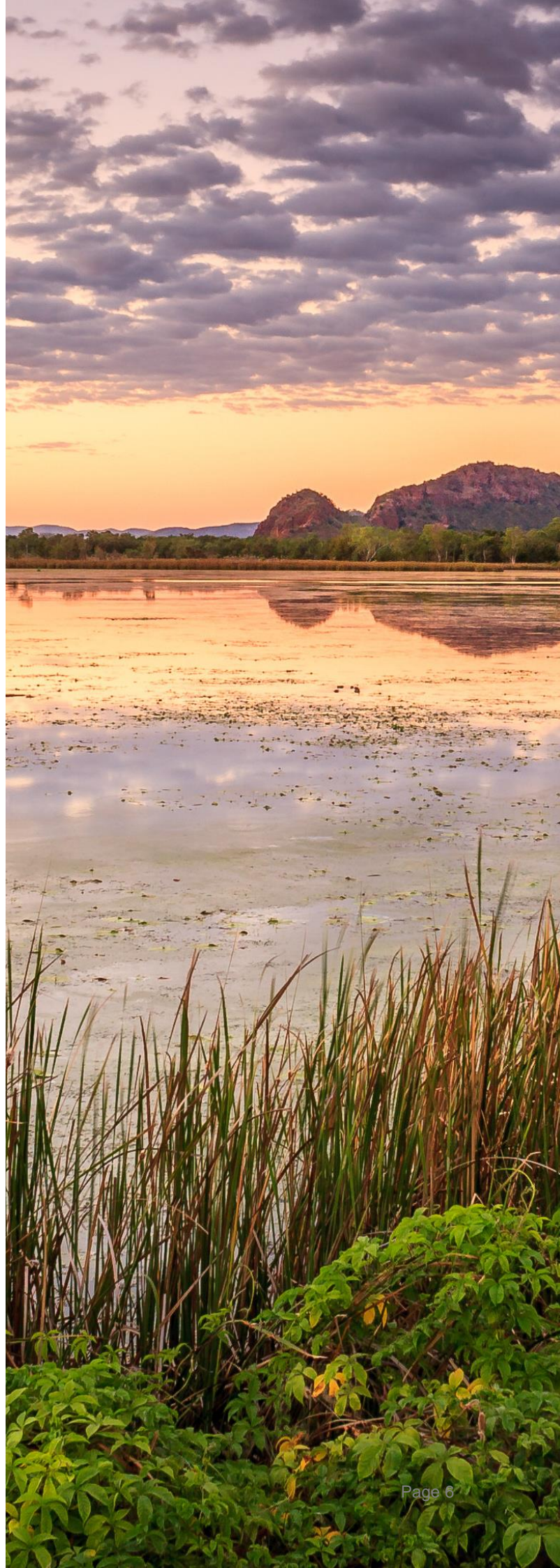




Figure 1 – Aerial Plan



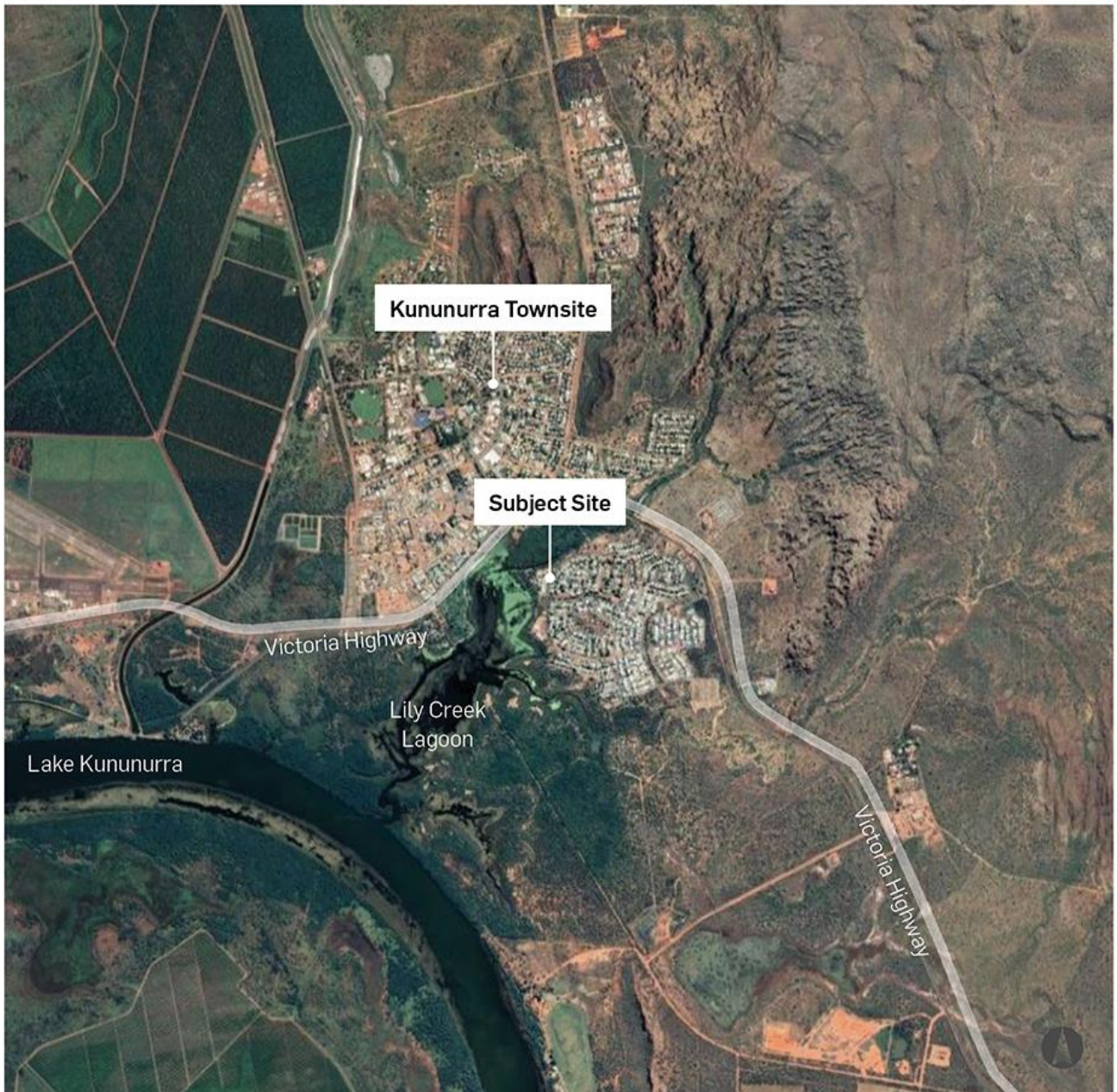


Figure 2 – Context Plan

3.1. LOT DETAILS

The lot details for the site are noted in Table 1 and Figure 3 below (refer to **Appendix A** for the Certificates of Title).

Table 1 – Lot Details

Lot No.	Street Address	Plan	Lot Area	Volume/Folio	Registered Proprietor
2663	50 Casuarina Way	187973	1.6907ha	1950/502	Wunan Foundation
506 (Reserve 51637)	No Street Address	401069	1.583ha	3165/305	Shire of Wyndham-East Kimberly via Management Order



Figure 3 – Lot Details



3.2. EXISTING ACCESS

Existing vehicle access to the site is obtained from Casuarina Way via a crossover at the northern edge of Lot 2663 for the resort and via a separate crossover at the northern edge of Reserve 51637 providing access to the caravan park and camping grounds.

4. THE PROPOSAL

The proposal will deliver a contextually inspired and uniquely Kununurra development comprising of the following:

- Tourism Accommodation comprising:
 - 10 luxury glamping tents each with a large king sized bed, a bunkbed suitable for two children (this can be converted to extra storage space for guests without children) and a bathroom.
 - 21 eco tents each with a queen-sized bed and a bathroom.
 - 24 homestead rooms each with a queen sized bed and a bathroom.
 - 1 luxury self-contained lodge with three bedrooms, a kitchen, living room, two bathrooms and a laundry.
 - 24 (previously 16) hostel rooms with shared amenities.
- Cultural Centre comprising:
 - Two gallery event spaces
 - Four office areas
 - A central walkway with a water feature
 - Toilets
 - Staff facilities
 - Kitchen and services area for the upstairs Restaurant
 - A natural rock swimming pool and associated deck area along the north-west periphery
- Restaurant comprising:
 - Dining area
 - Conference area
 - Lounge
 - Bar and food servery
 - Foyer
 - Toilet and services
- Events area and Amphitheatre.
- General store measuring and a recycling centre which will be a conversion of the existing reception building.

- Community garden.
- Communal pool area comprising:
 - The existing Lakeside Resort pool
 - Kids wading pool
 - Toilets and shower facilities
 - Gym facilities
- Reception area and valet parking drive-through component.
- Internal walkways throughout the subject site, including illuminated elevated walkways to the glamping and eco tents.
- Public walkway around the periphery of the peninsula.
- A pedestrian pathway alongside Casuarina Way
- A total of 72 car parking bays.

The proposed accommodation results in 80 (previously 72 rooms), which is a considerable reduction to the existing Lakeside Resort which has 130 accommodations.

Access to the site for vehicles will remain via the existing crossovers from Casuarina Way. The southern crossover will provide access to the main resort and the reception area, whilst the northern crossover will provide access to the car parking area associated with the glamping and eco tents.

Overall, the development proposes 72 car parking bays over five separate car parking areas. Three parking areas are situated out the front of the homestead rooms, one parking area is situated to the north of the general store and another parking area is located in the north-east corner of the site. A loading dock is provided just north of the cultural centre to provide supplies to the kitchen of the restaurant.

Refer to **Appendix C** for a complete copy of the Architectural Plans and **Appendix D** for plans of the

The proposal will deliver a contextually inspired and uniquely Kununurra development.

4.1 ARCHITECTURAL DESIGN STATEMENT

The resort then has three characters derived from the built form: the re-developed existing buildings along the eastern edge are all rectangular single-story, gable-pitched roofed, traditional 'western-style' buildings. The centre of the site has 'round-formed' buildings for cultural activities, made and decorated to reflect Indigenous culture. Finally, the accommodation around the periphery are elevated 'glamping tents' accessed from raised walkways.

The current arrivals building will be repurposed as a general store serving and selling primarily fresh locally grown produce from the adjacent community garden.. The general store, garden and adjacent recycling centre all offer opportunities for Indigenous training and work.

The existing swimming pool will be retained and the area around will be reworked for better safety and amenity. Similarly, the existing 'King room' lodges will be retained and refurbished.

The existing poor-quality accommodation in narrower buildings will be replaced with updated 'lodges'. These are designed for backpacker and adventure focused guests. These units are designed to be pre-fabricated in lightweight steel frames (factory-made in a Wunan-owned facility), clad with Bluescope steel sheet, and site assembled, all by predominantly trained Indigenous labour.

To counterbalance the existing developments on the site, the newly introduced buildings including the arrival area, cultural center, outdoor events area, and a new amphitheater are based on a circular design to better reflect the encompassing landscape and the local Indigenous traditions.

The arrival sequence is rethought with vehicles entering the site through a small loop road access, with the option for a small, short stay car park outside the general store.

The cultural center sits as close as possible to the center of the site and has two levels. The lower level provides a gallery as well as retail offerings and services, including a large well-equipped teaching kitchen for Indigenous training. The upper level is an open restaurant cafe arrangement with an attached servery. The cultural center has a split round roof that acts to collect rainwater which is stored underneath the lower floor in the form of a tailings dam that allows for intercession or water storage and reduces the necessity for maintenance of gutters by introducing a rubble drain and swale as the water control.

Adjacent to the cultural center is an event space, which is a clear level grassed area that provides the opportunity for a variety of functions and is shaded by a curved shade sail to provide year-round opportunities for use. The event space sits adjacent to a stone amphitheater with a curved shade sail roof. This space provides both a venue for movies and concerts as well as a space for teaching and learning the local Indigenous practices and culture.

The area beyond the existing caravan park has been designed to have 31 glamping tents accessed by a series of elevated walkways. Each glamping tent has its own bathroom and storage facilities, as well as a fly screen and tent enclosed sleeping area. All the services for the glamping tents are fed underneath the elevated walkway, concealing the electricity water supply, and vacuum pumped sewerage extraction.



5. SPECIALIST TECHNICAL REPORTS

5.1. LANDSCAPING

The approach in the landscape design is to retain as many of the valuable trees on the site as possible and to position all the proposed buildings in between these important trees, particularly respecting the established boab trees and ghost gums.

In order to accommodate the new services and provide a stable base for the new buildings an area of raised earth is created to provide the form of a plateau. This allows for controlled runoff of rain during the wet season, through a series of channels between the glamping tents into the lake. This controlled water runoff is provided in a series of swales and rubble drains that minimize the amount of silt and nutrient runoff that would enter the lagoon.

Additional plantings are designed to treble the number of trees across the site. While some trees will need to be removed, these will be strategically replaced at a ratio of 3:1, particularly along the walkways and paths to provide shade.

The water edge will be re-established as a new interface between the lake and land. An elevated walkway is constructed through this reconstructed wetland to provide a path for the public around the edge of the site and offer the opportunities for education and informative signage. The entire landscape of the site will be marked with these interpretive signs, listing of the species and their role in Indigenous life and traditions.

A detailed species list is provided as **Appendix E**, with a landscaping plan to be provided as a condition of development approval to the satisfaction of the Shire of Wyndham – East Kimberley.

5.2. STORMWATER

All stormwater will be contained and deposited on-site or into the surrounding local drainage system. It is requested that the provision of a detailed stormwater plan to the satisfaction of the Shire form a condition of development approval.

A detailed stormwater plan can be provided as a condition of development approval to the satisfaction of the Shire of Wyndham – East Kimberley.

5.3. TRAFFIC

A Traffic Review Report was prepared over the site and is attached as **Appendix F**. The report identifies that based on recognised trip generation sources associated with the proposed land uses, the development is forecast to generate less traffic than the current development on-site. Accordingly, under the WAPC Transport Impact Assessment Guidelines no transport assessment is deemed required.

5.4. WASTE MANAGEMENT

A preliminary Waste Management Plan has been prepared by Wunan Foundation and is attached as **Appendix G**. The preliminary plan identifies the location of waste and recycling storage on-site, as well as the strategies and procedures in place to manage waste generated by the development (including refrigeration).

5.5. ENVIRONMENTAL

An environmental report has been prepared and is enclosed as **Appendix H** of this report.

6. STATE PLANNING ASSESSMENT

6.1. STATE PLANNING POLICY 7.0 – DESIGN OF BUILT ENVIRONMENT (SPP7)

SPP7 sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system. Table 2 below outlines the 10 principles of good design detailed in SPP7 and how the proposed development has achieved these principles.

Table 2 – SPP7 Assessment

Principle	Statement	Response
Context and Character	Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	<ul style="list-style-type: none"> The proposed development enhances Kununurra as a premier regional tourism destination. A light, organic architectural style is proposed, influenced by the natural landscape of the peninsula and the adjacent Lily Creek Lagoon. The proposed development introduces new public areas, such as the walkway around the periphery of the peninsula, the cultural centre, event space and amphitheatre in addition to the general store and restaurant. These spaces will positively contribute to the sense of place of Kununurra.
Landscape Quality	Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	<ul style="list-style-type: none"> Landscaping is an integral feature of the design, with generous planting around all parts of the development proposed. A large amount of natural mature vegetation has been retained as part of the proposal to ensure there is minimal impact on the existing ecosystem.
Built Form and Scale	Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.	<ul style="list-style-type: none"> The massing of the development is consistent with the existing established built form on-site and within Kununurra. Low level single storey development is proposed, with the exception of the cultural centre/restaurant, which is two storeys. This is appropriate to the existing built form and intended future character of Kununurra.
Functionality and Build Quality	Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.	<ul style="list-style-type: none"> The layout of the development has been designed to optimise the site, whilst also being sympathetic to the natural landscape. The design of the development ensures connectivity throughout the site to meet the needs of users efficiently and effectively and ensure appropriate wayfinding throughout the resort.
Sustainability	Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.	<ul style="list-style-type: none"> The designed intention is to provide on-site electricity to provide for self-sufficiency for power; to collect and store water and to reduce external demand on potable water only. The approach to all new construction and refurbishment is to select low-impact materials and minimise construction waste; and the ongoing waste issues will be addressed in the on-site recycling centre.

Principle	Statement	Response
Amenity	Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.	<ul style="list-style-type: none"> The natural amenity for customers will be extensive, with open and unobstructed vistas over Lily Creek Lagoon from the glamping and eco tents. Facilities include an upgraded pool area, amphitheatre and events area for entertainment, cultural centre, restaurant and general store.
Legibility	Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.	<ul style="list-style-type: none"> The development includes walkways that connect all internal positioned facilities with the glamping and eco tents on the periphery and other residences onsite. The spacious layout of the proposed development and low-lying built form allows easy wayfinding throughout the site.
Safety	Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	<ul style="list-style-type: none"> Passive surveillance is provided throughout the development, with sightlines achieved from internal amenities such as the restaurant, cultural centre, events area, amphitheatre, and pool area throughout the site.
Community	Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.	<ul style="list-style-type: none"> The general store, restaurant and cultural centre will be available for use by the broader local community as well as customers of the resort. The walkway around the periphery of the peninsula will also be publicly accessible.
Aesthetics	Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.	<ul style="list-style-type: none"> Environa Studios has undertaken an extensive design process, with the design being influenced by the character of the local area and the natural landscape.

7. LOCAL PLANNING ASSESSMENT

7.1. SHIRE OF WYNDHAM-EAST RE KIMBERLEY LOCAL PLANNING SCHEME NO. 9 (LPS9)

The subject site is predominantly reserved 'Environmental Conservation Reserve' (Reserve 51637) and zoned 'Tourism' (Lot 2663) and a smaller portion reserved 'Environmental Conservation Reserve' (Reserve 51637) under the Shire of Wyndham-East Kimberley (SWEK) LPS9 as demonstrated in Figure 4 overleaf. The objectives of the reserve and zone are:

Tourism

- *To promote and provide for tourism opportunities.*
- *To provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area.*
- *To allow limited residential uses where appropriate.*
- *To encourage the location of tourist facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.*

Environmental Conservation Reserve

- *To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision.*
- *To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation value.*

The majority of the site is zoned "Tourism" and therefore the proposal is entirely consistent with allocated zoning at LPS 9. With the glamping facilities deemed low-impact, combined with the proposed revegetation of the site, it is considered that this portion of the proposal is consistent with this environmental reservation designation under LPS 9. Further, the proposal should be considered a net improvement on the current environmental situation in comparison to the existing camping facilities and associated clearing that has occurred in this part of the project area. At a meeting of 17 February 2021, these were positions that were shared by planning officers from SWEK.

At the same meeting, the Shire advised that the application would be a 90-day determination period if advertised and 60 days if not; with the latter being the most likely scenario according to officers. Officers also advised that given in-principle support by Councillors for the proposal at a briefing session on 16 February, the matter would most likely be approved under delegated authority by staff as opposed to being presented to a formal Council meeting.

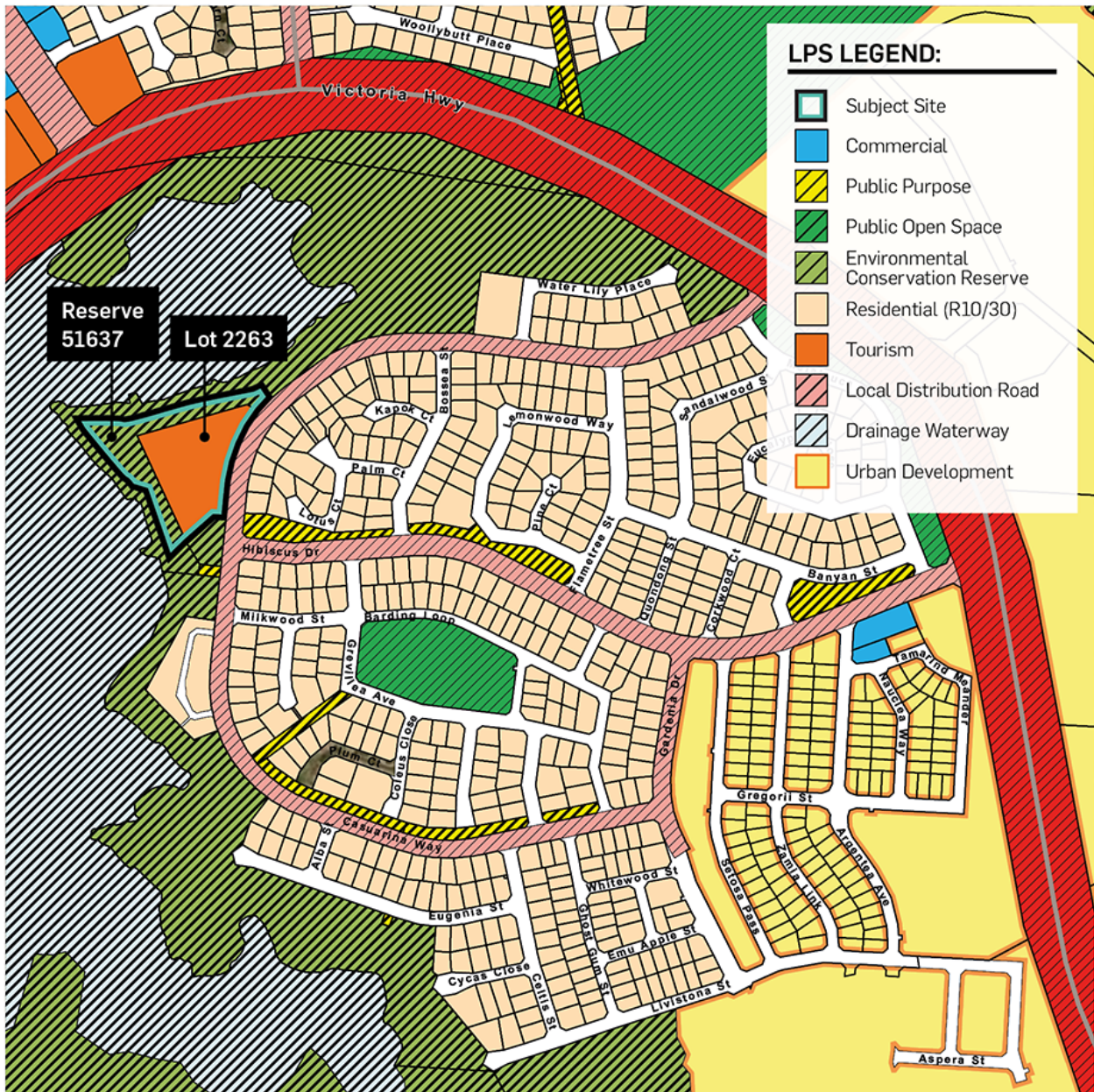


Figure 4 – LPS9 Scheme Map Extract



7.1.1. LAND USE PERMISSIBILITY

The proposed uses fall into the land use categories of 'Holiday Accommodation', 'Restaurant/Cafe' and 'Shop'. In addition, the proposed glamping and eco tents are not considered to fall under a specific land use under LPS9, however, as they will be positioned in the 'Environmental Conservation Reserve' they will be addressed against the above objectives.

The relevant land use permissibility of the proposed uses within the 'Tourism' zone is noted below:

- Tourist Accommodation – P
- Restaurant/Cafe - D
- Shop – A

Table 3 overleaf further identifies how the glamping and eco tents adequately address the objectives of the 'Environmental Conservation Reserve'.

Table 3 – LPS9 Reserve Objectives

Environmental Conservation Reserve Objectives	Design Response
<ul style="list-style-type: none"> ▪ To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision. ▪ To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation value 	<p>The existing Reserve 51637 is currently used for caravan parking and campsites, with services (water and electricity) running through the site.</p> <p>The proposed Glamping and Eco Tents will be provided by Eco Structures as structural kits with all components cut to length and all fixings provided. This enables the tents to be rapidly assembled with no requirements for major construction plant or equipment such as cranes.</p> <p>Similarly, the walkways are also provided in kit form, with components being bolted together and fixed to the ground with Eco Anchors.</p> <p>Accordingly, although the development will appear permanent, the ease of assembling and de-assembling these tents enable them to be temporary if required. This in turn also results in less impact on the site with no permanent structures.</p> <p>In addition to the above, currently the site enables vehicles and caravans to enter and access majority of the site, degrading the natural landscape. The Glamping and Eco Tents once installed will only be accessible via the raised walkways and not by vehicles, lessening the degradation of the site.</p> <p>It is considered that the Glamping and Eco Tents are a more respectful development for the site given its classification as an ‘Environmental Conservation Reserve’ under LPS9.</p>

7.1.2. ADDITIONAL LPS9 CONTROLS

Additional controls specified in LPS9 pertaining to the 'Tourism' zone and land uses are outlined in the table below.

Table 4 – LPS Controls

LPS9 General Development Requirements	Design Response
Tourism Zone	
<p>Setbacks</p> <p>Front Setback – 9m</p> <p>Side Setback – 3m</p> <p>Rear Setback – 3m</p> <p>Parking</p> <ul style="list-style-type: none"> ▪ Restaurant: 1 bay per 10sq.m NLA or 1 bay for every 4 seats provided; whichever is greater ▪ Shop: 1 bay per 20sq.m NLA ▪ Tourist Accommodation: 1 bay for every 2 bedrooms of accommodation <p>Bicycle Parking</p> <ul style="list-style-type: none"> ▪ Restaurant: 1 bay for every 30 seats ▪ Shop: 1 bay per 100sq.m ▪ Tourist Accommodation: N/A <p>Landscaping</p> <p>10% minimum coverage of the site area</p>	<p>Setbacks</p> <p>All development meets the minimum setback requirements required. The only exception is the reception area, which through the nature of the development is positioned over the entry road into the resort to allow customers to stop, check-in, and continue through to their accommodation. The reception area also provides the main signage for the resort, being situated on the roof facing east towards Casuarina Way.</p> <p>Car Parking</p> <p>The development proposes 72 car bays, which does not meet the required car parking under the LPS9 provisions.</p> <p>Notwithstanding the above, the total number of rooms is considerably less than the existing 130 accommodations on-site, whilst the parking proposed is not dissimilar to that existing.</p> <p>Given the nature of the development as a tourism destination, majority of those visiting the site will have one vehicle per party (individuals, couples and small families), resulting in there being likely less vehicles than rooms.</p> <p>Furthermore, as majority of the restaurant goers will be those staying onsite, the few local exceptions are not considered to push parking over capacity. Similarly, the general store will also largely be used by those onsite as well as nearby local residents, which is also not expected to push parking over capacity.</p> <p>Bicycle Parking</p> <p>The development is predominately Tourist Accommodation and therefore would not require bicycle parking to be provided. However, the Restaurant and Shop land uses will be provided with bicycle bays based on the ratio provided under LPS9.</p> <p>Landscaping:</p> <p>Refer to Section 5.1 of this report.</p>

LPS9 General Development Requirements	Design Response
Tourism Zone	
<p>Other Requirements:</p> <ol style="list-style-type: none"> 1. All units within a Tourism zone designated as short stay accommodation shall be available for tourism letting, with the length of occupancy being a maximum of 3 months within any 12-month period. 2. The local government may approve the use of Tourism zoned site for permanent residential accommodation purposes, inclusive of grouped and/or multiple dwellings, to a maximum of 40 percent of the total number of accommodation units approved for the site. 3. The local government may reduce the parking requirement if the predominant mode of transport by visitors utilising the premises is by coach (particularly for backpacker accommodation). 4. Pickup and set-down areas shall be provided as required by the local government. 5. No dumping or storage of waste or materials or construction, servicing or maintenance shall be carried out between the front building line and street frontage, without prohibiting the display of finished goods or goods for sale or ready for delivery, as approved by local government. 	<p>Other Requirements:</p> <ol style="list-style-type: none"> 1. All accommodation proposed will be short stay accommodation and available for tourism letting, with no occupancy exceeding 3 months within any 12-month period. 2. No grouped or multiple dwellings are proposed as part of this development. 3. The parking proposed on-site is less than required by the LPS9 provisions, notwithstanding this, the nature of the development is not considered to result in parking demand exceeding capacity. 4. The reception area provides a slip road for a pick-up/drop-off area. In addition, a loading bay is provided to the north of the cultural centre/restaurant. 5. There will be no servicing or maintenance of the facility between the building line and street frontage.

8. CONCLUSION

This report demonstrates the overall merit of the proposal in the context of the existing planning framework and principles of good design. The proposal provides a design response that is coherent, site responsive, and respectful of the local context.

We strongly believe that this proposal will make an excellent contribution to the economy, character and built environment of Kununurra, providing high quality tourist accommodation close to Town Centre against the backdrop of an exceptional natural landscape.

We look forward to working with SWEK, other government agencies and the Kununurra community through the assessment process.

We strongly believe that this proposal will make an excellent contribution to the economy, character and built environment of Kununurra.



An aerial photograph of a coastline. The left side shows a grassy, brownish-green shore with some small trees and a few white birds. The right side shows a deep blue body of water. A boat is visible in the lower right, moving towards the top right, leaving a white wake. A horizontal bar with a blue-to-purple gradient is positioned above the text.

APPENDICES