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21 June 2021

Shire of Goomalling
Att: Planning Department
32 Quinlan st
Goomalling WA

**RE: planning approval – Wedding venue – Lot 101 - 1900
Goomalling – Toodyay Rd Wongamine**

Dear Sir / Madam,

Thank you for assessing our proposal for a wedding venue at lot 101 on deposited plan 408649, address - 1900 Goomalling – Toodyay Rd, Wongamine. [Title](#)

We believe that the current area is listed as “Rural 2 Zone - Wongamine.

We are seeking permission to utilise the existing premises and site for Weddings and Events as a blank canvas for venue hire, to be known as Hamptons Farm Estate. The use of these spaces will not impact the use of the farmland or impact any farming activities.

Proposed venue use / layout:

The Hamptons Estate will offer the grounds and the house for wedding and accommodation. We expect most weddings will be scheduled over the weekends, with an average attendance range of 150 – 250 guests.

Wedding timings & schedule:

We would like to be ready for wedding bookings to commence in the spring summer period this year, from September 2021. The wedding venue will be set up the day before the wedding and packed up the day after the wedding.

Reception marquee:

We expect most weddings to utilise a marquee for their event. These will be erected for each event. We promote and recommend the hire of a Sperry Tent through [TP and Co](#) or alternatively a Clear Marquee from [Pedersens Event Hire](#).

The dimensions of the Sperry Tent range from 10 x 22 meters to 14 x 26 meters. The Marquee structure dimensions would extend to 10 x 21 meters. Both companies offer certified securing mechanisms that comply with Australian Standards. Either marquee would be regularly positioned between the front paddock and the existing estate wall, to the left of the house, on the synthetic turf, as shown on the plan and erected for each event.

Toilets:

As part of the terms and conditions of hire, we will require all events and weddings to hire portable bathrooms from [Luxury Loos](#). These will be erected for each event. These will be located near the designated parking area as shown on the plan.

Glamping accommodation:

The Hamptons Farm Estate will offer the opportunity for guests and attendees to have glamping accommodation on the property. Each tent will accommodate 2 – 4 guests and we anticipate the average will be 20 – 30 tents per wedding to cater for 60 – 120 guests. The tents are 5 x 5 metres, these will be erected & removed for each event. We promote and recommend the hire of to be provided by [Glamping Co Perth](#). These will be located near the designated parking area as shown on the proposed site plan, 1000 SQM . Images of the glamping tents [here](#)

House accommodation:

The Hamptons Farm Estate will offer the opportunity for the wedding bridal party or guests use of the house for accommodation, to a maximum of 12 people. No food or beverage will be offered.

Catering for food:

As the Hamptons Farm Estate is a blank canvas venue, no food or beverage will be offered. Catering will be an externally provided service from Ultimo Catering. They will provide and utilise all their own required cooking equipment for each function, and they have the required food preparation licenses.

Liquor licence:

Hamptons Farm Estate will be a BYO venue, with the guests being charge a corkage fee and all liquor management to be provided by Ultimo Catering.

Management:

All weddings will require a wedding planner & venue manager in attendance. The venue manager will be responsible for visitor behaviour and ensuring noise impacts are appropriate and meet the Environmental Protection (Noise) Regulations 1997.

All of the above-mentioned companies, and any additional external suppliers, do possess and will be required to present their public liability insurance and other required licenses or registrations to our Venue Manager. All these companies are extremely reputable and highly regarded in the Perth Wedding Industry.

Parking, transport & vehicles:

We expect an average attendance range of 150 – 250 guests per wedding. Hamptons Farm Estate and wedding planners will be recommending the guests to carpool and utilise the Bus service for transport to and from the wedding to minimise the number of cars. Given the utilisation of the bus service, we estimate the average number of cars per wedding would be 40 – 60, to a maximum of 125 cars. HFE has a designated parking area of 625 SQM as shown on the site plan.

Signage:

We propose to erect a large sign inside the farm property near the entrance. Dimensions are 2500 mm high, 2400 wide, concreted in the ground. The sign is not illuminated, in one a white stand, as this [image](#)

Wedding times:

Weddings will adhere to appropriate noise control measures and consider the location of the current closest neighbours with amplified music to cease after 12.00pm. and the wedding shut down at 1.00am. Currently there are no dwellings on the neighbouring titles.

Electricity:

As part of the terms and conditions of hire, we will require all events and weddings to hire an electrical generator. As part of the terms and conditions of hire, we will require all events and weddings to hire Lighting & power from [Micktric Events](#). These will be erected for each event. These will be located near the designated parking area as shown on the plan.

Rubbish disposal:

As part of the terms and conditions of hire, we will require all events and weddings to arrange for their own disposal of rubbish from the site.

Driveway entrance:

There is great visibility from the driveway to the west and good visibility to the east on Goomalling-Toodyay Road.

Bush fire risk mitigation:

The venue is located outside of the bushfire prone area, however the weddings will run all year round. To mitigate against any fire risk, Hamptons Farm Estate will adhere to all Fire risk regulations and our T & C's stipulate the requirements around fire based activities with no use of candles, sparklers, fireworks, flame-based décor or open fires during the restricted fire season. The venue manager will supervise and uphold this regulation. Hamptons Farm Estate will present the Safety Management Plan to the Wedding Planner for each wedding and provide an induction on the evacuation procedures.

Additional structural elements:

Two permanent structural elements are proposed as follows:

1. A free-standing arbour / pergola at the front entrance of the house at the beginning of the tiled pathway. This pergola / arbour will be 2.5 metres wide by 5 metres long, made from timber with no enclosed roof.
2. We proposed to install an entrance gate where the existing gate is installed, to present a more pleasant entrance to the estate driveway. The gates will be flanked on both sides by modular walls, the same as the estate wall on the property, extending from the double gate entrance, stepping down to meet the wire fence height. Example as per image [attached](#).

No additional building will be required to the house or surrounds.

Plans:

- Copy of the Certificate of Title - [Click here](#)
- Site Plan Drawn to scale [Proposed site plan link](#) [full site plan link](#)
- Floor Plan Drawn to scale – [existing click here](#)
- Elevation Plan Drawn to scale [House plans](#) – [Landscape plan](#) – [Arbour elevation Arbour & Marquee render plan](#)
- [Site feature survey plan Drawn to scale](#)

Application: [Link attached](#).

Conclusion:

We expect the high demand of our venue will by extension, benefit the local businesses and surrounding townships by bringing on average hundreds of wedding attendees into the locality on a regular basis. The property will continue to operate as a working farm regardless of the weddings and the proposed use does not conflict with the use rights of neighbouring landholders and they are able to continue to farm in the traditional manners without interruption.

We hope that this proposal will meet with your satisfaction and that you agree that the new improvements to the existing property will enhance the streetscape and the neighbourhood. We look forward to your response.

Should you have any queries or require additional information, please do not hesitate to contact Mark Bowen on 0433 727 409 or by email: mark@indahisland.com

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Bowen', with a vertical line extending upwards from the right side of the signature.

Mark Bowen