

Linley Dreghorn

From: Kobus Nieuwoudt | HinterlandURPC <kobus@hinterlandurpc.com.au>
Sent: Tuesday, 18 August 2026 9:54 AM
To: steve@edgeplanning.com.au; Trudi Manera; Samuel Bryce; Linley Dreghorn
Cc: rsshearingandmulesing@hotmail.; sjshearing1@gmail.com
Subject: Lot 600 (No. 67) Railway Terrace, Goomalling - Proposed Tourist and Visitor Accommodation – Additional Information in Support of Development Application

Good morning Sam / Steve

Hinterland Urban & Regional Planning Consultants has recently been engaged by the owners of Lot 600 (No. 67) Railway Terrace, Goomalling to assist with progressing the development application currently before the Shire.

I have reviewed the application material submitted to date, together with the matters raised by Steve. This letter is intended to clarify the nature of the proposed use, address the outstanding planning matters identified in previous correspondence and enable the application to proceed to public advertising and assessment.

1. Proposed Development and Land Use

The proposal involves the establishment of a purpose-built short-stay accommodation facility comprising three new modular accommodation buildings containing a total of 12 single bedrooms, together with associated car parking, vehicle access, communal facilities, landscaping, laundry facilities and servicing infrastructure.

The accommodation will be commercially operated and available for short-term occupation by members of the general public. Bookings will primarily be undertaken online. A maximum of 12 guests will be accommodated at any one time, with each bedroom accommodating one person.

It is anticipated that a significant proportion of demand for the accommodation will arise from shearers, agricultural workers, contractors and other persons temporarily working within Goomalling and the surrounding district. However, occupation will not be restricted exclusively to persons employed within those industries and the accommodation will also be available to other visitors requiring short-term accommodation in Goomalling.

Having regard to the intended operation of the premises, I consider the most appropriate land-use characterisation to be "Tourist and Visitor Accommodation", adopting the terminology contained within Schedule 1, clause 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Town Planning Scheme No. 3 predates this contemporary land-use definition and does not specifically identify Tourist and Visitor Accommodation within its Zoning Table. Accordingly, it is proposed that the use be considered pursuant to clause 3.2.5 of TPS 3 as a use which is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within one of the listed use classes.

Clause 3.2.5 enables the Council (by 'absolute majority') to determine that such a use is consistent with the objectives and purposes of the applicable zone and thereafter consider the proposal following advertising in accordance with clause 6.2.

The subject land is zoned Commercial under TPS 3. The proposal is considered compatible with the Commercial zone given its town-centre location, commercial accommodation function and contribution towards providing additional short-term accommodation for visitors, contractors and workers servicing Goomalling and the wider agricultural district.

The proposal also represents a productive use and significant private investment within the Goomalling townsite and will assist in supporting local businesses and services through accommodating people temporarily working in or visiting the district.

The existing building situated towards the Railway Terrace frontage will be retained, with the proposed modular accommodation buildings located behind it. This assists in integrating the development into the existing streetscape and provides a degree of screening between the proposed accommodation buildings and Railway Terrace and the adjoining railway corridor.

2. Railway Noise

The applicant acknowledges the site's proximity to the railway corridor and the potential for occupants to experience intermittent rail freight noise.

The existing building fronting Railway Terrace will be retained and will provide a degree of physical screening between the railway corridor and the proposed accommodation units.

The modular buildings comprise new, purpose-built accommodation units and will be installed and constructed in accordance with applicable building requirements. Given the short-term nature of occupation, the commercial context of the site and its established relationship with the adjoining railway corridor, the applicant considers that the potential noise environment can be appropriately managed.

The applicant would have no objection to an appropriate condition or advice note being applied to any development approval acknowledging the proximity of the railway corridor should the Shire consider this necessary.

3. Vehicle Access and Car Parking

The submitted site plan provides for 17 on-site car parking bays to service a maximum of 12 guests.

The proposed parking provision therefore exceeds one bay per guest room and provides additional capacity for management, servicing and visitors.

The applicant confirms that the driveway, manoeuvring areas and car parking area will be appropriately formed and sealed as part of the development.

The vehicle access from Railway Terrace will also be upgraded, including construction of an appropriate crossover capable of accommodating two-way vehicle movements.

The plans are presently being further refined to more clearly demonstrate proposed finished levels, parking and manoeuvring arrangements, crossover construction and associated drainage works.

Amended drawings will be provided to the Shire during the assessment of the application and prior to determination.

4. Stormwater Management

Stormwater generated by the proposed buildings and sealed vehicle areas will be appropriately managed as part of the development.

The amended plans presently being prepared will provide greater detail regarding proposed finished site levels, direction of surface drainage and the proposed means of managing stormwater generated by buildings, parking and vehicle access areas.

The applicant acknowledges that detailed stormwater design may appropriately be required as a condition of development approval prior to commencement of construction.

Accordingly, the applicant considers that the proposed approach to stormwater management can be satisfactorily addressed through the amended plans and, where necessary, through detailed design undertaken following development approval.

5. Management of the Premises

The accommodation facility will be centrally managed by the owners/operators.

Bookings will generally be undertaken online, enabling the operator to maintain records of guests occupying the premises and provide occupants with relevant information regarding the use of the accommodation.

The facility will accommodate a maximum of 12 persons at any one time.

An accommodation manager will reside approximately 20 minutes from Goomalling and will be available to respond to operational matters, complaints or emergencies associated with the premises.

A formal management plan can be prepared and implemented as a condition of development approval. Such a plan may address matters including:

- guest behaviour and house rules;
- noise and consideration of neighbouring properties;
- maximum occupancy;
- parking requirements;
- waste management;
- use of communal areas;
- emergency and after-hours contact arrangements; and
- complaints management.

The applicants are committed to operating the premises in a manner which maintains the amenity of surrounding properties and ensures that occupants behave as responsible temporary residents and visitors to the Goomalling community.

6. Communal Facilities and Landscaping

A designated communal area is proposed adjacent to the existing building and accommodation units. This will provide occupants with an outdoor area for informal recreation and social interaction.

Further improvements will include landscaping and laundry facilities.

The amended plans presently being prepared will provide additional detail regarding landscaping, communal facilities and their relationship with the accommodation buildings and parking areas.

7. Development Value

The development application identifies an estimated development value of **\$350,000**.

The applicant confirms that this remains a reasonable estimate of the total value of the proposed development.

The three new modular accommodation buildings have a documented purchase value of approximately \$153,000 excluding GST. In addition, the development involves substantial associated expenditure, including:

- approximately \$50,000 for sealing of the car parking and vehicle access areas and construction/upgrading of the crossover;
- approximately \$25,000 for the communal area, landscaping and laundry facilities; and
- additional expenditure associated with site preparation, earthworks, drainage, services, installation and other associated development works.

When these components are considered collectively, the estimated total development value of approximately \$350,000 is considered reasonable.

The supplier's invoice for the modular accommodation buildings confirms that these are new purpose-built accommodation units.

8. Request to Proceed to Advertising

The applicant acknowledges that further refinements are presently being made to the submitted plans, particularly to provide greater detail regarding finished site levels, stormwater management, access and parking construction and landscaping.

These matters do not alter the fundamental nature, scale or intensity of the proposed development as presently shown on the submitted plans. The proposal remains for a 12-room short-stay accommodation facility accommodating a maximum of 12 guests, together with 17 car parking bays, communal facilities and associated site works.

The applicant considers that the plans and information presently before the Shire, supplemented by the information contained in this letter, adequately describe the nature, scale and likely operation of the proposed development and are sufficient to enable adjoining and nearby landowners to understand the proposal and make informed submissions.

It is also noted that the Shire's earlier correspondence sought basic information regarding the proposed approach to stormwater management, with detailed matters capable of being addressed subsequently. Similarly, matters such as detailed stormwater design, landscaping and preparation of

a management plan are capable of being further addressed during assessment and, where appropriate, by conditions of development approval.

Given that the development application has already been awaiting progression for some time, the applicant respectfully requests that the Shire now proceed with advertising of the application pursuant to clauses 3.2.5 and 6.2 of Town Planning Scheme No. 3 rather than defer advertising pending completion of the further detailed amendments to the plans.

The applicant undertakes to provide the amended plans addressing finished site levels, stormwater management and other detailed site works during the advertising and assessment period and in sufficient time for those plans to be considered prior to the application being presented to Council for determination.

Should the amended plans result in any material alteration to the nature or scale of the development, it is acknowledged that the Shire retains the discretion to determine whether any further consultation is required.

9. Conclusion

The applicants acknowledge that the development application as originally submitted did not comprehensively address all of the planning matters subsequently identified by the Shire. Hinterland URPC has therefore been engaged to coordinate the outstanding information and assist in progressing the application through the assessment and determination process.

The proposal represents a significant private investment in the Goomalling townsite and will provide additional short-term accommodation capable of serving agricultural workers, contractors, visitors and other persons requiring temporary accommodation within the district.

The applicants consider the proposed Tourist and Visitor Accommodation use to be compatible with the objectives and purposes of the Commercial zone and respectfully request that the Shire proceed with advertising and assessment of the development application pursuant to clauses 3.2.5 and 6.2 of TPS 3.

Updated plans addressing finished levels, stormwater management, access, parking and landscaping will follow during the assessment period.

Please do not hesitate to contact the undersigned should any further information or clarification be required.

Yours sincerely

Kobus Nieuwoudt
Urban & Regional Planning Specialist

A rectangular box with a black border, containing a small red 'X' icon in the top left corner, indicating a redacted signature.

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SHIRE OF GOOMALLING

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Postal address: PO Box 118, Goomalling WA 6460

Phone: 9629 1101 Email: goshire@goomalling.wa.gov.au

APPLICATION FOR DEVELOPMENT APPROVAL

Owner Details		
Name: Robert Stewart + Petar Jokich		ABN (if applicable):
Address: 1 Mitchell Ave, Northam 6401		Postcode: 6401
Phone: (work): (home): (mobile): 0466487841	Fax:	E-mail: sjshearing1@gmail.com
Contact person for correspondence: Petar Jokich 0414 255 017		
Signature: [Signature]		Date: 28/06/2026
Signature: [Signature]		Date: 28/06/2026
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2)</i>		

Applicant Details (if different from owner)		
Name:		
Address:		
Postcode:		
Phone: (work): (home): (mobile):	Fax:	E-mail:
Contact person for correspondence:		
The information and plans provided with this application may be made available by the local government for viewing in connection with the application. ☐ Yes ☐ No		
Signature:		Date:

Property Details		
Lot No: x 157	House/Street No: 67 Railway Terrace	Location No:
Diagram or Plan No:	Certificate of Title Vol. No: 4015	Folio: 474
Title encumbrances (e.g. easements, restrictive covenants):		
Street name: Railway Terrace		Suburb: Goomalling
Nearest street intersection: A157 / A161 Amalgamation lot 6 + lot 1		

Proposed Development

Nature of development:

Accommodation for workers and contractors, both short term and long term.

Is an exemption from development claimed for part of the development? ☐ Yes ☐ No

If yes, what is the exemption for:

Description of proposed works and/or land use:

9-12 rooms in a donga structure, with carpark and outdoor facilities, and an office or laundry in the building at the front of the block. we intend to keep the aesthetics of the town in mind and anything seen from the road will be appropriate to the town of Goomalling.

Description of exemption claimed (if relevant):

Nature of any existing buildings and/or land use:

350K

Approximate cost of proposed development: ~~600K - 750K~~ rough estimate

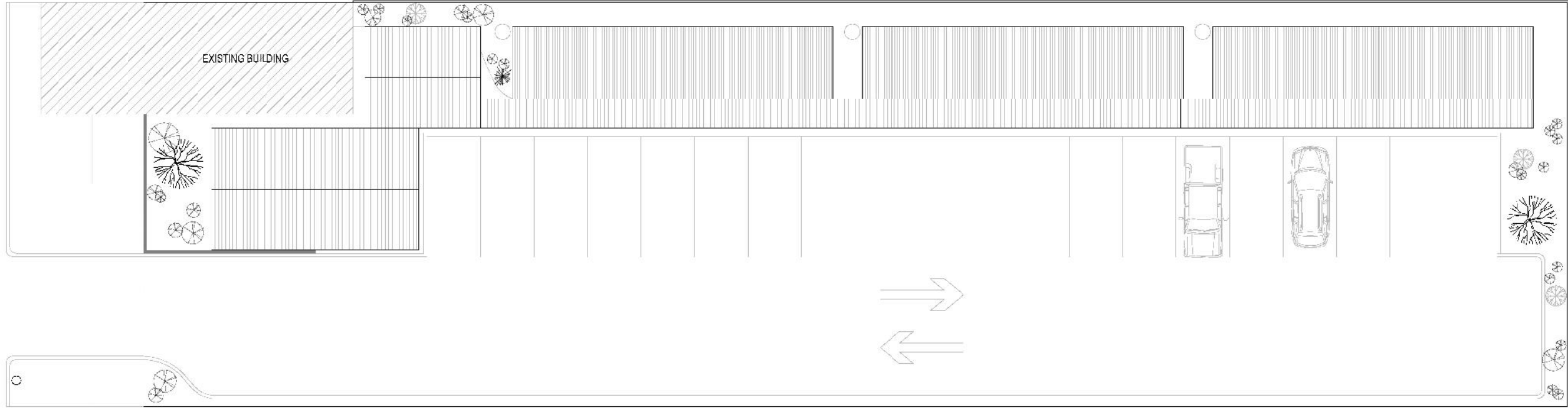
Estimated time of completion: 6 - 12 months from the 1st of July

OFFICE USE ONLY

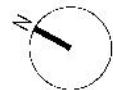
Acceptance Officer's initials:

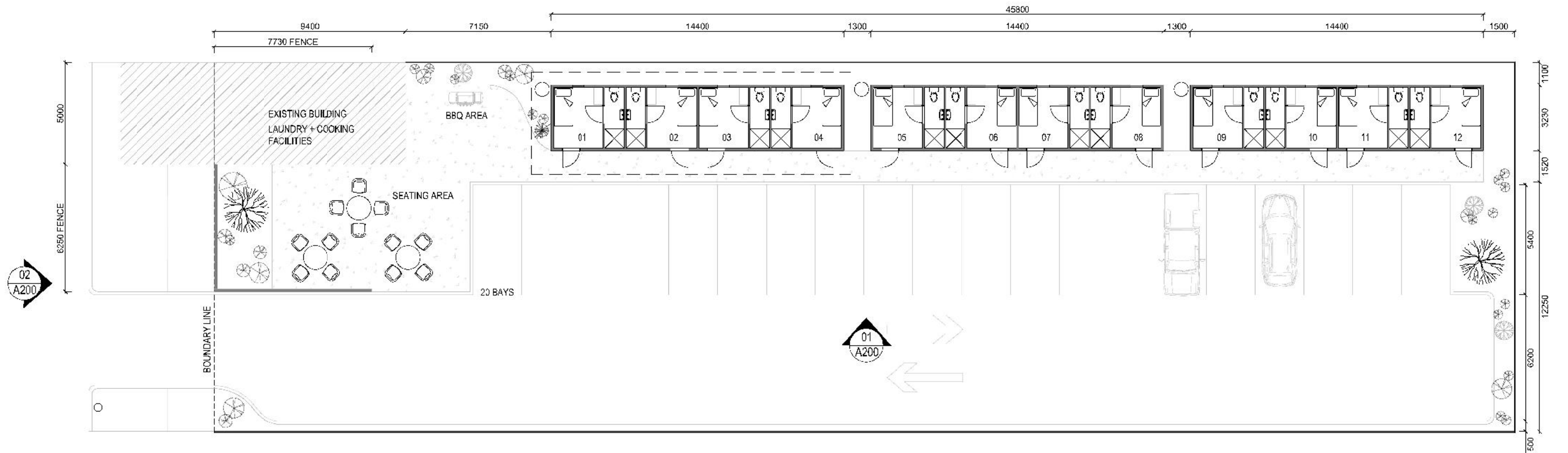
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Local Government reference no:

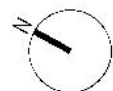


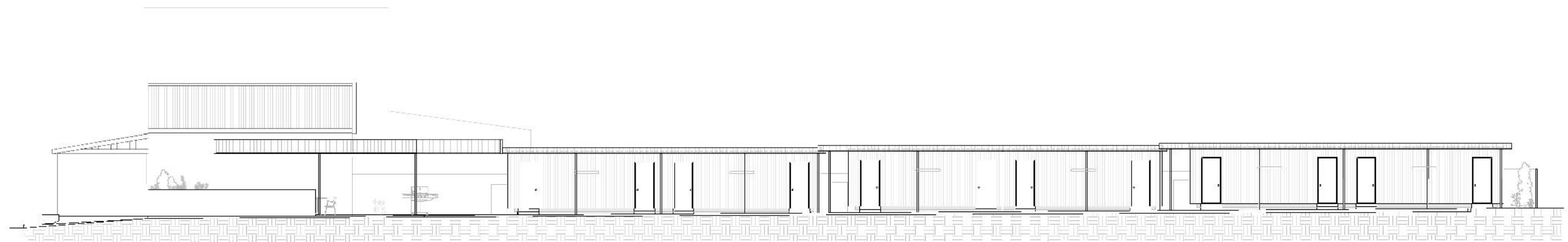
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TITLE SITE PLAN 1	DRAWING NO. A101	



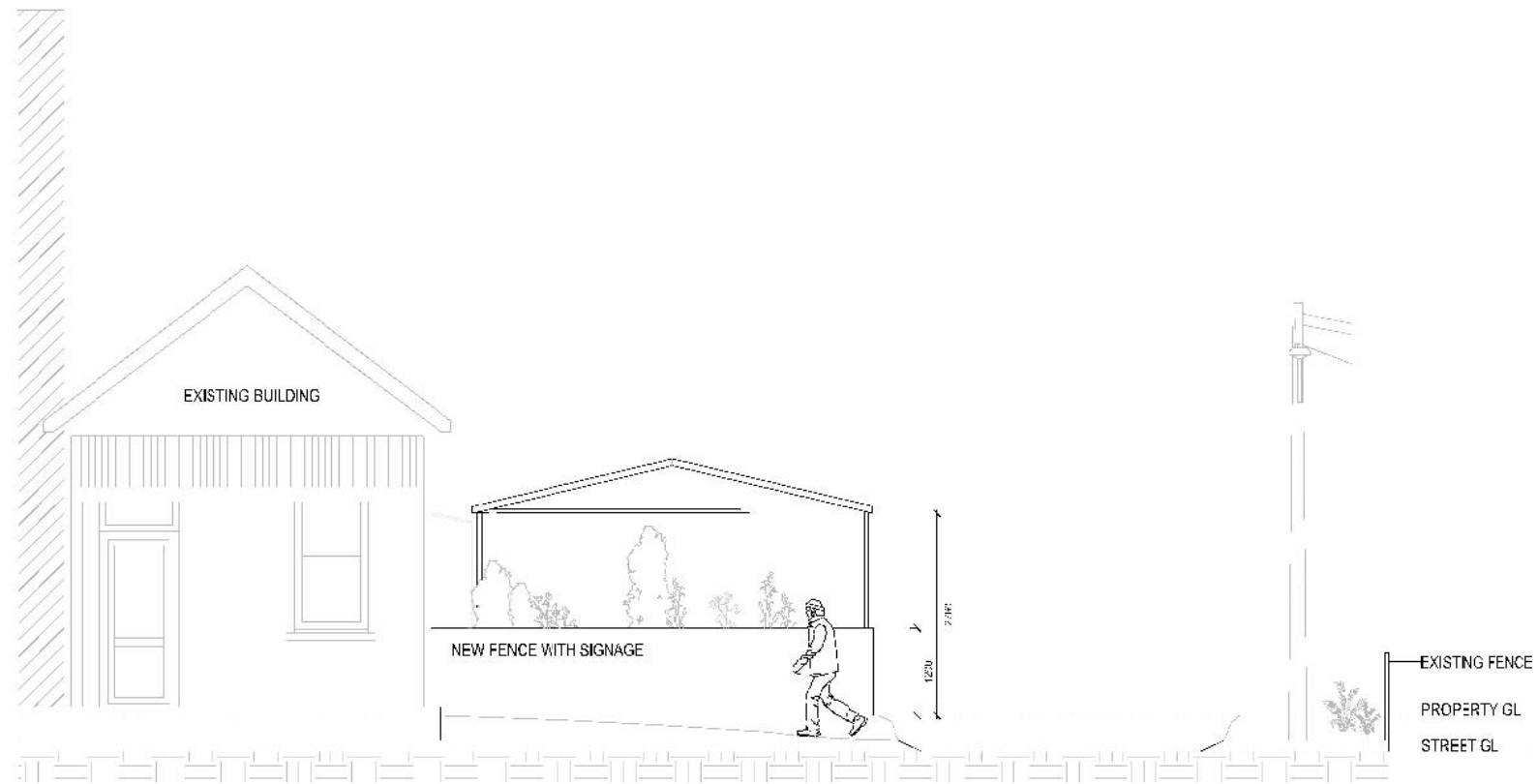


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TITLE SITE PLAN 2	DRAWING NO. A102	



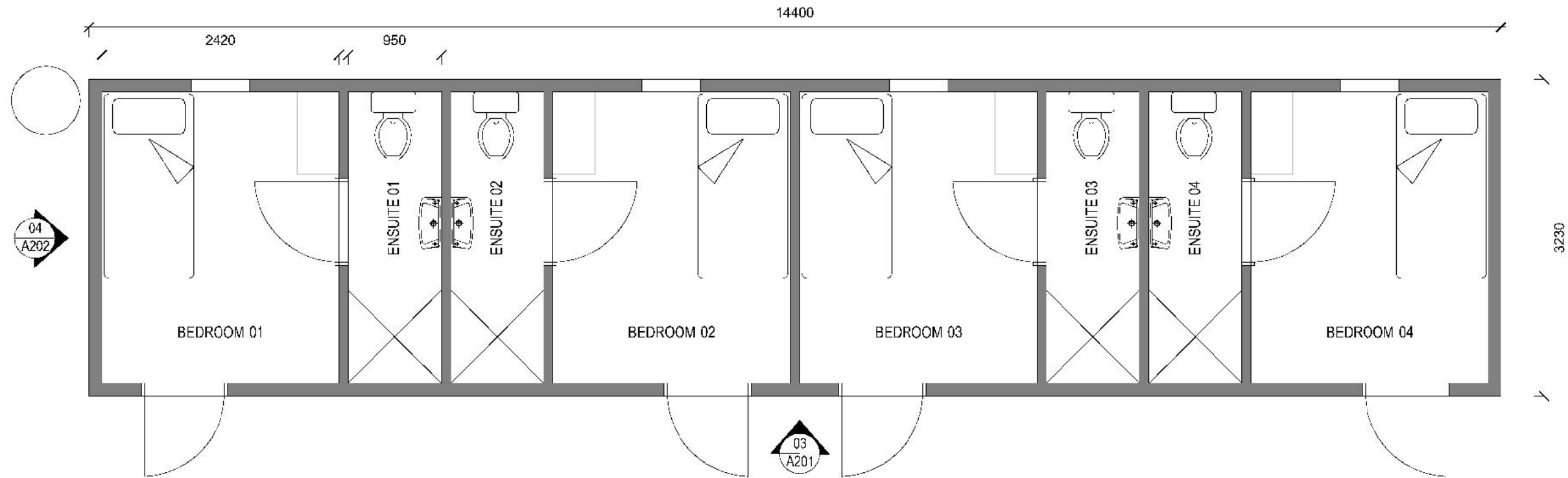


01 SITE ELEVATION
A102 1:200

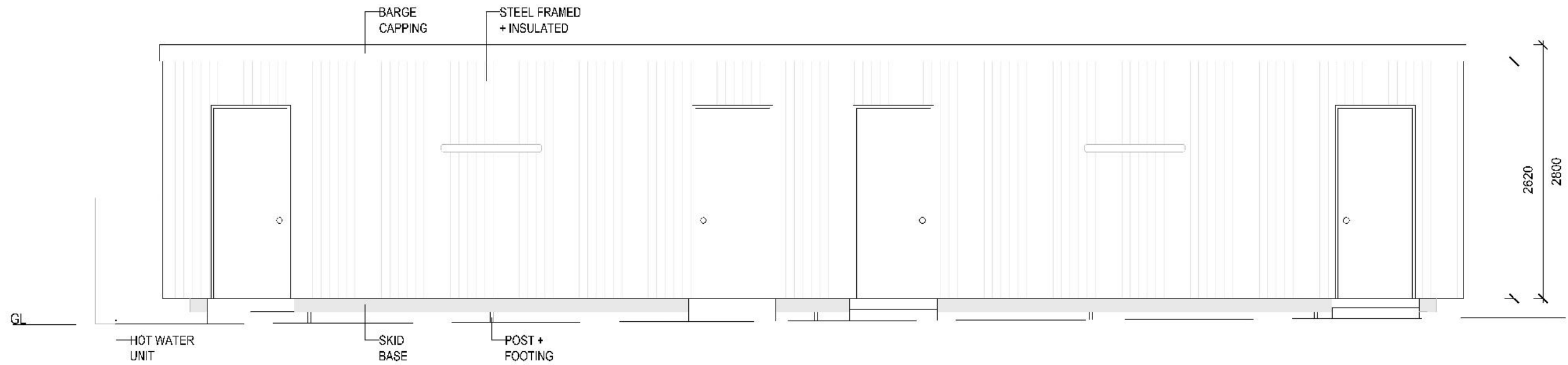


02 STREET VIEW ELEVATION
A102 1:100

SITE 67 RAILWAY TERRACE, GOOMAILLING WA	SCALE AS INDICATED (A3)	DATE 04.04.2026
TITLE ELEVATIONS	DRAWING NO. A200	



04
A202
TYPICAL MODULAR ACCOMMODATION PLAN
1:50



03
A201
TYPICAL MODULAR ACCOMMODATION ELEVATION
1:50

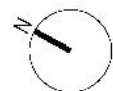
SITE
67 RAILWAY TERRACE,
GOOMAILLING WA

SCALE
AS INDICATED (A3)

DATE
04.04.2026

TITLE
TYPICAL MODULAR
ACCOMMODATION

DRAWING NO.
A201





04 TYPICAL MODULAR ACCOMMODATION ELEVATION
A201 1:50

SITE 67 RAILWAY TERRACE, GOOMAILLING WA	SCALE AS INDICATED (A3)	DATE 04.04.2026
TITLE TYPICAL MODULAR ACCOMMODATION	DRAWING NO. A202	