



# Planning Outcomes WA

town planning, urban design, landscaping + appeals

Our Ref: 1200Alison/DA6

2 November 2022

Planning Services  
Shire of Mundaring  
7000 Great Eastern Highway  
MUNDARING WA 6073

Attn: Adam Olivari

Dear Sir,

**NO. 1200 (LOT 70) ALISON STREET, MOUNT HELENA (AMAROO RETREAT & SPA)  
DEVELOPMENT APPLICATION FOR ADDITIONS & ALTERATIONS (VARIOUS) TO RESTAURANT &  
AMENDMENT TO PLANNING CONDITIONS (PATRON LIMIT)**

Planning Outcomes WA has been engaged by the new landowners of the above property to support a planning application for an extension to their successful restaurant.

As shown in the attached plans (**Attachment 4.6**), the proposal is for:

- Preparation room, dry store, cool room and access ramp.
- Pizza bar.
- Amending previous planning condition for the patron limit from 60 people to 85 people.

In relation to increased patron numbers and the impact upon car-parking:

- The focus is to increase the limit on the liquor licence, specifically for weddings.
- Current weddings involve booking the whole site with accommodation which has 37 bays approved.
- Other wedding guests are currently brought to site via local taxi-vans or a coaster.
- A considerable amount of car-parking is facilitated in the existing overflow parking area near Alison Street.
- Additional car bays (if required) can be proposed, with the number to be advised by the City.

In relation to noise, an acoustic report was submitted and a Noise Management Plan was enacted. No change is proposed to the specifics of the development, other than the number of patrons which is not expected to increase noise levels.

Please refer to noise reports on the Shires website

If you have any queries, or wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely



Matt Stuart

**Principal Town Planning Consultant**

**BA (URP) Hons | Grad Cert (UD) | MLGPA**

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- Att.
1. DA Forms (dated 2 October 2022)
  2. Certificate of Title (dated 13 October 2022)
  3. Bushfire Management Plan (dated 8 March 2022)
  4. Development Drawings (Rev. I)