

Development Planning – 127 Jayes Road (Lot1) ,BALINGUP, WA 6253
Background Information to support Development Application

Reception Centre with Incidental Camping

We seek formal approval for a 'Reception Centre' to host the following maximum number of events per year:

- **12 x Medium sized weddings** of up to 80 guests
- Memorial services for up to 200 attendees - Infrequently
- **6 x Public ticketed events** for up to 250 patrons eg: movie nights, outdoor plays, poetry recitals, classical music performances, black tie dinner-dance, ceilidh/folk band with dancing, High Tea, murder-mystery nights, Christmas family event, sculptures on the lawn. Ticketed events finishing by 9pm.
- **Incidental Camping** for up to 50 wedding guests being used up to a **maximum 6 times per year.**

Public ticketed events will be limited in number by tickets and gate staff with strictly adhered, start, end and vacate times. Allocated and directed parking (attendant staff). Tickets sold through online booking platform (Trybooking/Humanitix) which allow easy accurate record keeping and updates for attendees etc if events need to be cancelled and patrons notified.

Events will be in-keeping with the quality offering of our established short stay accommodation business; orderly, inclusive and varied for the benefit of local tourism and local community. Food and drinks will be served at events. Alcohol will be served within the limits of RGL licensing permits in effect at the property at the time or BYO if no license granted. All events are intended for family/tourism purposes and intoxication is not tolerated. All ticketed events are non-smoking and pet-free. The public area is monitored by CCTV, which is publicised.

We have a good relationship with our neighbours and will conduct our operations with consideration for them; we will advise them at regular intervals (quarterly) of upcoming booked events and weddings with detail of any planned amplified music. We will display speed restrictions on our driveway to reduce the impact of noise/dust to our neighbours. We plan to partially bitumise the driveway once there is uptake of 'reception centre' weddings and events.

We plan for **up to 12 medium size weddings per calendar year.**
We would host memorials, on request, between 1000-1900.

Medium Sized Wedding: considered to be 40-80 guests with either cocktail or long table dining in the garden. Weddings and events are outdoors; wedding parties may elect to book a marquee or stretch tent as a weatherproof contingency option. The proposed site is highlighted 'Function Marquee' on maps and approximately 50m from the nearest boundary and approx. 78m from the nearest neighbour's dwelling. There is significant hedging foliage and structures between the function marquee and the neighbouring property and the fire

break. The marquee would be largely unseen from neighbouring properties and sound generated from the area shielded and absorbed by existing hedging. The Function Marquee is non-permanent, no bigger than 12mx15m and will take the form of hired wedding marquee or stretch tent (see examples below). In consideration of our neighbours, we have undergone inhouse acoustic monitoring to better understand noise output form our property.

The locations selected are chosen to be close to existing approved amenities of toilets, kitchen and driveway; allowing access for emergency vehicles, vendors(marquee delivery) and guests. A smaller non-permanent tented option would be placed next to the gazebo building when poor weather is forecast, set up to oppose the prevailing weather.



Music

Music in the form of professional amplified music: wedding singer/band or DJ with music at events concluding at 10 pm Sunday-Thursday and 11pm on Friday and Saturday nights would occur up to a maximum of **12 nights per year by 2026**, less in 2024 and 2025.

Booking Terms must be signed by the wedding couple agreeing to the time restrictions. Microphones are permitted for formal speeches only – NO KARAOKE/adhoc singing. Jalbrook Management will exercise the right to ‘unplug’ at the approved cut off time and/or if the self-imposed volume guidelines are exceeded.

Catering for the ‘reception centre’ would be supplied by outsourced local suppliers from Balingup, Donnybrook and surrounds or guests may BYO catering. Light grazing style catering is offered in-house. We have a licensed and inspected small Commercial Kitchen available for wedding and event catering. Some wedding events would hire 1 catering supplier and optionally 1 mobile drinks provider: coffee or alcohol and possibly a gelato cart or dessert provider. Public ticketed events would include 1-4 mobile catering/drinks trucks depending on event type and patronage.



Small elopements and micro-weddings (less than 40 guests) would continue to operate within the confines of the existing property accommodation and permissions with no hired music, bands, DJs or marquees being supplied. Guest would be accommodated in existing cottages with excess guests staying locally in external accommodation.

The Lodge covered verandah can be used, if needed, for covered catering and wet weather options for small weddings and elopements.

Incidental Camping

- Offered for guests attending weddings only.
- Camping for up to 50 guests in private tents/camper trailers or hired outsourced tents (Bell Tents/Glamping)
- Camping will not be offered for public ticketed events.
- Camping guests will require rental toilets and showers as a condition of camping.
- Ablution trailers will be hired from outsourced suppliers. (see photos for examples)
- Camping is un-powered for guests; no camp kitchen is supplied.
- Mains power in the camping area for use by shower/toilet trailer only.
- Solar mobile safety lighting, fire extinguishers and fire bell alert system supplied for camp areas.
- Camp guests can stay for up to a maximum of 48 hours.
- Projected 6 weddings with requested onsite camping by 2026
- Camping not offered in January or February

- Camping is not required or desired by all weddings. 30%-50% anticipated.



Parking

- Each cottage has its own parking for resident guests relevant to the size and intended capacity of each cottage. Existing, no changes.
- Additional vehicles for patrons attending weddings or events not being accommodated in the cottages are to be parked in designated car parking area only (map2)
- Car parking bays will be marked out with 'Parking Flags' in designated marked lines, depicted. At event arrival time the car parking will be directed by an employee attendant and again at conclusion of event or anticipated carpark efflux.
- There will be no visitor parking required on Jayes Road (access road).
- There is adequate ground for up to 50 cars when camping is also allocated.
- For ticketed public events there is no camping; car parking capacity for 100 cars as shown in map2.
- The ground is firm and maintained as short grass throughout the months when events would be scheduled requiring parking.

Hours of Operation

Jalbrook currently operates 365 days per year with average annual occupancy of around 55%. Guest check in time is from 2pm daily and check out is 11am. Guests can arrive at any time after check-in time and are at liberty to come in and out as they please. This has been the normal operating procedure for 20+ years.

Noise

We have a published (booking condition) quiet time after 10pm for cottage guests, whereby resident guests are required to keep noise to a minimum and show consideration for others. In our 3+ years of operation we have had minimal disturbance from inconsiderate guests

which we have managed directly without any notification or complaint from neighbours. Neighbouring properties have never advised us of any issue or problem from guest noise. Our neighbours have our contact details and have been asked to call us if at any time they have any concerns with guest behaviour or other issues relating to our business operation. We have staff onsite 24 hours per day which guests are made aware of.

Sub-woofers are strictly prohibited.

Potential wedding/event clients expressing a desire for loud music or wild behaviour will be refused booking and advised to go elsewhere.

Guests booking a wedding enter into a contract /Booking Agreement which details our approach to noise/timings and general behaviour.

By managing the situation and expectations we can provide weddings and events which are harmonious with our surrounds and considerate of neighbours.

Jalbrook Owners/Management and staff will attend all events and ensure our self-imposed restrictions are adhered to.

The build up to operating as a medium sized wedding venue will be gradual:

2024: 2-3 weddings

2025: 6-8 weddings

2026: 8-12 weddings

Planned Times of Weddings and Public Ticketed Events

Wedding ceremonies 1200-1800 at various locations lasting 30 mins.

Wedding receptions 1300-2200, mid-week (Sunday-Thursday)

Weekend receptions 1300-2300, PH and weekend (Friday and Saturday)

Public ticketed events 1200-2100. (Max duration 4 hours within the time allocation, event dependant) Event concluding by 2100 with visitors departed and site closed by 2130.

Winery and Shop

Jalbrook has approved uses as Winery and Retail Shop – the retail facility previously sold alpaca knitwear and giftware and was popular with visiting bus tour groups, tourists and locals alike. We terminated the retail shop trading in 2022 and we do not operate the winery. The resultant reduced road and driveway usage from those planned and approved activities provide the capacity for our planned development proposal without the need for alteration to existing approved infrastructure.

Costs

Anticipated cost of proposed development is \$10,000 to include, Function marquee site preparation; removal of rose bushes and prune existing deciduous trees. Additional fire warning system, extinguishers and fire fighting equipment for camping area, additional commercial solar lighting. Increased insurance premium and Shire administration.

WE ARE NOT PROPOSING

We are not building any permanent structures.

We are not adding to current infrastructure.

We are not creating a regular use campground for the public.

We are not proposing weddings or events every weekend or every other weekend.

We do not endorse anti-social behaviour.

We do not plan to remove any mature trees.

We are not proposing any events run beyond 11pm on weekends.

We will not plan events or weddings for January and February, due to increased fire danger/risk.

Existing Infrastructure

The Gazebo



Red Robin Cottage



Corella Cottage



Rosella Cottage



The Lodge



Teal Cottage



Ibis Cottage



Office and Shop



Side View



Blue Wren Cottage



110 000L Rainwater Tank



Stairs to Incidental Camping/Carparking



The Gazebo and Commercial Kitchen



Pizza Oven Shed and W/C Services



Shed for Machinery and Storage

