

July 27, 2026

WIP DESIGN REPORT FOR DA APPLICATION

**RE: PROPOSED “WOODY TAVERN” REDEVELOPMENT,
 861 BURT STREET, WOODANILLING**

1. Applicant Information

The applicant is 3dEDGE, Designers & Planners, of 45 Letchworth Centre Avenue, Salter Point WA 6152. The contact person for this application is Bruce Brunton.
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2. Owner Information

The property owner is [REDACTED]. The contact person for the property owner is [REDACTED]

The Woody Tavern was purchased by a group of local identities in 2025 and has recently been transferred into a development company, which has been created to form a single entity, for the express purpose of redeveloping the Woody Tavern property.

3. Site Information

The existing Woody Tavern site, known as 861 Burt Street, Woodanilling, is comprised of 3 lots, those being lots 350, 61 and 62, which have a total combined area of 3,194 square metres.

The tavern site is located on the east side of Burt Street, about 40m north of the intersection with Robinson Road. The site is zoned “Tavern” under the Shire of Woodanilling Town Planning Scheme No. 1.

The existing improvements at 861 Burt Street comprise a circa 1908, heritage two storey red brick and iron roof tavern (currently closed and not licensed). There are also several outbuildings, in varying states of repair. All the outbuildings will be demolished as part of the redevelopment proposals.

The site would be described as generally flat, with a slight down slope towards Burt Street. We are currently waiting on a feature survey to confirm the exact site levels and location of all existing buildings.

The contiguous properties surrounding the tavern site comprise:

- (a) Lot 60 to the north side, is a battle axe shape lot that forms part of the Shire owned senior housing known as 8 Cardigan Street, which abuts the whole of the rear (east) boundary of the tavern site.
- (b) Lot 51 on the south side, on the corner of Burt Street and Robinson Road, which is occupied by a single storey heritage building currently used as a “Men’s Shed”. We understand this was the old general store.
- (c) Around the corner, in Robinson Road, lot 50 abuts the remainder of the south (side) boundary of the tavern site. We understand this is the old post office site and postmaster’s residence.

Opposite the tavern site, on the west side of Burt Street, is the railway line precinct, with spacious gravel verges.

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4. This Application

This application seeks Shire approval to renovate and renew the ground floor level of the existing tavern, without compromising the key heritage elements of the existing two storey tavern building, plus introduce a minimum of 10 modular type, single storey bed/sitter, short stay accommodation units (chalets).

The built form design of the new chalets will be complimentary to the heritage style of the existing tavern and the tradition rural style and scale of the Woodanilling town site.

5. Background for the Woody Tavern Redevelopment Proposal

1. The Woody Tavern was purchased by a community minded group of local identities to prevent an alternative development proposal potentially proceeding, which, in turn, would have meant that the historic Woody Tavern would have been lost forever as a local community hub.
2. As previously outlined, the tavern ownership group are currently morphing into a development company, which has been created as a single entity, to facilitate the scale of investment required to redevelop the Woody Tavern property in a sustainable and economically viable manner.
3. We must be realistic about why the old tavern closed, a couple of years ago, and identify how we can ensure that a renewed version of the tavern can be successful into the future. To this end, we believe that, besides improving the tavern interior and amenities to be commensurate with current day expectations, the introduction of short stay accommodation is going to be the key element.
4. Our research is telling us that not only is there an acute shortage of short stay accommodation in this region, but there is also a huge gap in the short stay market between high calibre places like The Mill in Katanning and refurbished hotel rooms with shared amenities in other nearby townships.
5. Presuming that our ongoing due diligence does show that the proposed redevelopment is feasible, we will also be looking to find ways to make the Woody Tavern a destination place by running strategic events and promotions, to further sustain the Woody Tavern and help activate the Woodanilling community.

6. Primary Planning Controls For The Tavern Redevelopment

- A. Shire of Woodanilling Planning Scheme
- B. State and Local Statutory Health Requirements
- C. Liquor Licensing Requirements

7. List of DA Application Docs:

Our documentation for this DA application comprises of:

1. DA design drawings (PDF version)
2. Feature Survey (PDF version)
3. 3dEDGE Design Report
4. 3d images of the design proposal (incorporated in the DA design drawings)
5. Consultant reports (Geotechnical, Wastewater Treatment & Effluent Disposal, Stormwater Disposal, Electrical, Bushfire etc)

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8. Overview of The Woody Tavern Renovation Proposals

The primary renovation proposals for the tavern are limited to the ground floor, where we are planning to remove as many internal walls as practical, relocate the bar and install new toilet facilities externally (to be accessed along a covered way).

We are also planning to build a new alfresco and beer garden, with a new large folding door system to maximise interaction between indoor and outdoor spaces.

The upper floor will be painted internally and re-carpeted, all as deemed necessary, but there are no proposed alterations to the existing upper floor plan, except for relocating the fire escape stair.

9. Overview of The Short Stay Accommodation (Chalet) Proposals

The individual, internal make up of the proposed new short stay accommodation is still a work in progress, however the intention is that they will be bed/sitter style, around 35 square metres in area each, internally, of modular construction with 25 degree gable roofs and front verandahs.

The advice we have indicates we ultimately need at least twenty, or more, high occupancy, short stay accommodation units to successfully underpin the tavern's economic viability during the mid-week.

10. Amalgamation of All Tavern Site Lots into a Single Lot

Based on advice from Health and Liquor Licensing, we will need to amalgamate all lots that form part of the new tavern redevelopment site, as part of the process to obtain approval for a new wastewater treatment and onsite effluent disposal system, as well as for reinstatement of the tavern liquor license.

11. Challenges with Essential Services

We are facing challenges in dealing with onsite wastewater disposal and mains power requirements, but we are receiving expert input from experienced consultants and regional trades people on these matters.

We are also looking into what State Government Regional Grants may be available to assist with a project like this and the developers will be very appreciative of any support that the Shire may be able to provide with such investigations and/or applications.

12. Acquisition of Adjoining and Nearby Properties

The new tavern owners have purchased Lot 50 Robinson Road, which abuts much of the south (side) boundary of the tavern site and, as per our DA design drawings, forms part of this application.

Lot 50 is to be used for vehicular access and Chalet parking for the tavern site, as well for another 14 short accommodation units (possibly stage 2) and a two bed self-contained staff quarters.

We are yet to determine whether Lot 50 will be amalgamated with the tavern site or remain as a separate lot (with an access easement to protect tavern site access and parking).

The new tavern owners have also purchased Lot 6 Burt Street, which is on the north side of the tavern site, but separated from the tavern site by a narrow piece of land that forms part of the Shire owned senior housing at 8 Cardigan Street. Lot 6 does not form part of this application.

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13. Landscaping

Due to the large amount of land area we must set aside for wastewater effluent disposal, together with the type of wastewater treatment system we are proposing (Aerobic Treatment Unit*), we will be able to make high quality landscaping a feature of the proposed Woody Tavern redevelopment.

A detailed landscape design will be submitted as part of the Building Permit application.

*Aerobic Treatment Units provide high quality treated water, suitable for drip feed landscape irrigation.

14. Potential DA Application Planning Variations

Our own preliminary planning assessment indicates that we may have to discuss/justify the situation regarding parking for tavern patrons, although possibly not, as we note that the existing tavern site provides no onsite parking for tavern patrons.

At the same time, we are proposing 28 onsite car parking bays, 24 bays for the proposed new short stay accommodation units (one bay per unit) and 4 bays for staff parking.

We also note that there does appear to be ample on-street parking for the tavern patrons, as there must have been over past years, on both sides of Burt Street, and around into Robinson Road. We estimate that on-street parking could provide for up to 100 cars.

15. DA Consultant Reports

This DA application is supported by reports from the following consultants:

1. Land Surveyor – Feature survey
2. Geotechnical Engineer – Soil classification & soil absorption
3. Structural Engineer – Tavern renovations
4. Hydraulic Engineer – Waste & stormwater disposal, LP gas supply
5. Electrical Engineer – Mains and solar power
6. Bushfire – BAL

16. Building Compliancy and Building Permit

Based on preliminary Health and Building Compliance advice already obtained, we are confident that the renovation proposals for the old tavern building will be compliant with the BCA and all Local and State Government statutory requirements when we get to Building Permit application stage.

The following Building requirements are noted and will be covered in our Building Permit application documentation:

- (a) The gross area of the renovated tavern building will not be allowed to exceed 500 square metres (by BCA definition). This is the threshold for when special fire services would be triggered.
- (b) There will no upper floor structural alterations which would trigger retrospective upper floor compliancy issues.
- (c) Fire exit requirements for the renovated tavern will be upgraded to meet current statutory compliancy requirements.
- (d) New kitchen facilities and toilet amenities will meet all statutory compliancy requirements.

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17. Existing Verge & Crossover Approvals

Approvals for new or altered vehicle crossovers will be dealt with as required/necessary.

18. Waste Management (Rubbish)

Waste management will be dealt with as required/necessary.

19. Neighbour Consultation

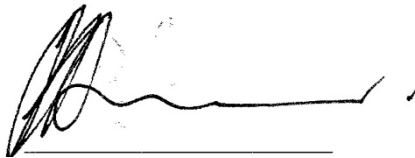
We can see no reason for neighbour consultation, as the subject site has always been a tavern site and the proposed new short stay accommodation will itself form a buffer to the existing senior housing behind the tavern site.

20. DA Application Summary

We trust we have provided adequate preliminary explanations for our Woody Tavern redevelopment proposals and look forward to favourable and supportive feedback from the Shire and the Shires's Town Planning and Health Consultants.

We note that we have already been in touch with and sought earlier, preliminary comments from Steve Thompson (Planning) and Phil Swain (Health), who have both been supportive of our proposals.

In the meantime, should any further information be required, please contact the writer.



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