

Date: 8 June 2026**To:**

Planning Department
Shire of Chittering

6177 Great Northern Hwy, Bindoon WA 6502

RE: Development Application – Bakery (BINDOON BAKEHAUS)**Lot Details:** Corner of Woolah Rise / Koomal St, BINDOON WA**Proposed Site Area:** 1,723 m²**Proposed Building Area:** 538 m²

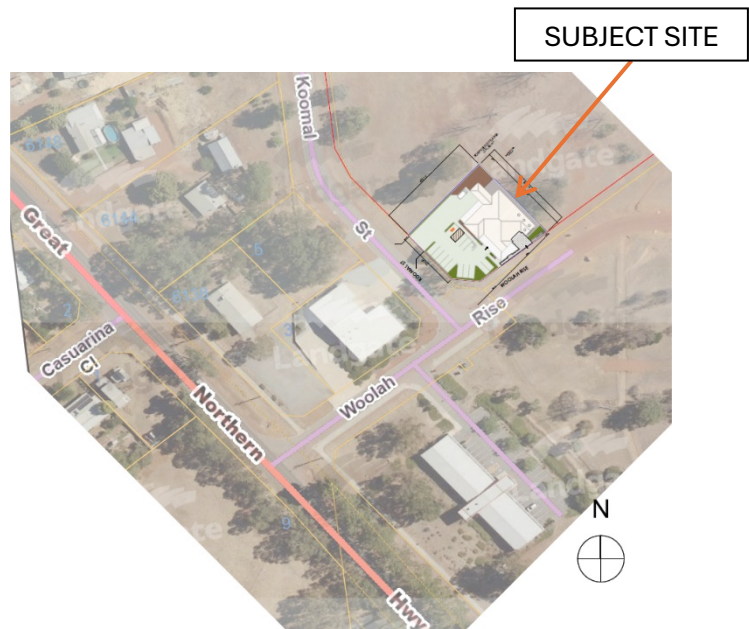
Dear Sir/Madam,

On behalf of the owner of Bindoon Bakehaus, I am pleased to submit this Design Proposal for the development of a new bakery, to be known as "BINDOON BAKEHAUS," on the above-mentioned parcel of land. This application seeks approval for the construction of a 538m² commercial bakery including a retail café, a commercial kitchen, production facilities, and associated site works.

The proposal aims to provide a high-quality local amenity that serves both the daily needs of Bindoon residents and the passing trade along the regional tourist route.

1. Site Analysis &

The subject site measures approximately **1,723 m²**, providing ample space for the building footprint, vehicle maneuverability and parking spaces. The site is strategically located with frontage to both Woolah Rise and Koomal St, allowing for excellent traffic flow and separation of customer and service vehicles.

**2. Proposed Development Overview**

The design respects the semi-rural character of Bindoon while providing modern, functional facilities. The key components are as follows:

A. Building Footprint & Functionality (Total Area: 534.22 m²)

The floor plan has been carefully zoned to separate public-facing areas from the high-care food production zones:

- **Production Area:** A large open-plan bakery production space (11.15m x 7.40m) supported by a Production Chiller (3.60m x 6.19m) and a Finishing Chiller (3.60m x 4.11m) to ensure food safety and workflow efficiency.
- **Retail & Customer Areas:** A prominent Display/Counter area (7.63m x 4.66m) connects the kitchen to the front-of-house. A Prep Area (8.39m x 3.00m) services the counter. Multiple indoor seating zones are provided, mainly servicing grab-and-go customers.
- **Amenities:** Dedicated Male, Female, and a Disabled WC (2.10m x 3.10m) are provided to comply with Australian standards.
- **Staff Facilities:** A Staff Room (2.90m x 2.50m), Staff Locker room (4.20m x 1.81m), and a Staff Change/Bath (3.20m x 2.50m) ensure adequate welfare facilities for employees.
- **Services & Storage:** A large Store (4.85m x 8.20m), Bin Store (4.46m x 3.67m), Genset enclosure (2.00m x 1.50m), and Fuel Pot (2.00m x 2.00m) are located for discreet yet accessible service.

B. Verandahs & Circulation

Two significant Verandah areas (9.40m x 3.89m and 3.36m x 11.13m) provide shaded outdoor seating and covered walkways, enhancing the "café culture" feel. A dedicated Entry (6.09m x 2.05m) provides a formal welcoming transition into the building.

3. Site Plan & Access (Refer to Site Plan 1:500)

The site layout maximizes safety and efficiency:

- **Parking:** A total of 16 car parks are proposed. A designated "staff parking" area and a "bikes" rack (39.77m² area) are included to encourage alternate transport.
- **Service Vehicles:** A dedicated **Loading Zone (11.68m x 4.50m)** is provided for delivery trucks, isolated from customer traffic. Access is via a driveway connecting both Woolah Rise and Koomal St to create a logical one-way flow or easy entry/exit.
- **Landscaping:** Rendered planters are integrated into the building design and site plan to soften the hardstand areas and provide an aesthetic buffer between the driveway and seating.

4. Wastewater Management

In accordance with rural requirements, the proposal includes an **Aerobic Treatment Unit (ATU)** with two separate **Leach Drain** lines. This system is designed to handle the wastewater load from both the bakery production and public amenities, ensuring no environmental contamination occurs.

5. Elevations & Materiality (Refer to Elevations 1-4)

The architectural aesthetic is a contemporary interpretation of rural Australian architecture, designed to complement the Bindoon landscape.

- **Roofing:** A combination of COLORBOND® Custom Orb and Lysaght Klip-Lok roofing sheets, providing durability and a classic "shed" aesthetic appropriate for the locale.
- **Cladding:** Walls will feature Lysaght Longline 305 sheeting in a selected COLORBOND® color, with feature elements of rendered planters and signage.
- **Detail & Shade:** Key elevations feature **2x Steel Posts** supporting deep verandahs. The Entry Porch and Verandah ceilings are lined with **Cedar lining**, introducing a warm, natural material that evokes quality craftsmanship.
- **Signage:** Signage is integrated into the facade design (Elevations 1 and 2) to ensure visibility without visual clutter.
- **Heights:** The building maintains a consistent ceiling height of 2700mm to 3000mm (FL 0 to CL 3000), ensuring a spacious interior while respecting the low-rise character of the town.



Proposed Elevation - View from Woolah Rise



Proposed Elevation - View from Koomal Street

6. Conclusion

The BINDOON BAKEHAUS proposal offers a significant upgrade to local amenities, providing fresh produce, employment opportunities, and a social gathering space. The design is functional, aesthetically appropriate for the Shire of Bindoon, and compliant with health and access requirements.

We believe this application demonstrates a thorough consideration of the site's constraints and opportunities and meets the requirements of the Local Planning Scheme. We look forward to discussing this proposal with council officers and recommend the application for approval.

Should you require any further information or wish to discuss the plans in detail, please do not hesitate to contact the undersigned.

Yours sincerely,

Yishan Li

Architectural Designer

On behalf of BINDOON BAKEHAUS