

FAQs

Westin Margaret River Resort & Spa



11 June 2020

Why is this development taking place?

The landowners have secured funding and a hotel group partner enabling the development of a resort, short-stay villas, apartments and permanent residential dwellings on their land zoned for tourism.

Who are the developers and which parcels of land are included for future development?

WA companies Saracen Properties and Security Capital Australia are partnering with Marriott International for the development of Lot 783 (The Westin Margaret River Resort & Spa). Saracen Properties also owns Lots 501-504, earmarked for development of short-stay villas, apartments and permanent residential dwellings.

Where is the proposed development located?

The Westin Margaret River Resort & Spa would be located on the southern headland of Gnarabup Beach (Lot 783). It includes 120 guest rooms, on-site dining venues, and meeting and event space.



Geographical Information System
User Notices



FAQS WESTIN DEVELOPMENT

A number of short-stay villas, apartments and permanent residential dwellings located at Lots 501-504 are part of an existing approval for the precinct.



Geographical Information System
User Notes



What existing approvals are in place ?

There is an existing approval to develop Lot 783 and Lots 501-504 granted in 2004 by the Town Planning Appeals Tribunal. Further approval was granted for a revised form of development by the State Joint Development Assessment Panel in 2016, which has now lapsed.

The original approvals are still valid, however it is our understanding that a revised Development Application (DA) will be lodged for a form of development on these sites that is different to that previously approved 16 years ago.

Future revisions to approved plans will require further approvals that are likely to be determined through the [Development Assessment Panel](#) process.

Who is the determining body for any revisions to the proposal?

Lot 783 is specifically zoned for tourism development and has obtained previous development approvals that apply to the land. The developer has expressed a desire to revise their design and submit an updated DA to reflect this.

Owing to the likely value of future development, further approvals will not be determined by the Shire, but by a State Government appointed Joint Development Assessment Panel (JDAP). There are also changes to the planning system currently being considered at a State Government level, that could see determination of a future development application by the Western Australian Planning Commission instead of the JDAP.

What is the zoning for this area of Gnarabup?

The Lot 783 has been zoned for Tourism purposes since the mid-2000s.

Lots 501-504 are zoned Future Development. The Shire's Tourism Planning Strategy identified the potential for development of this land to be further considered based on entertaining more permanent residential components of development within the Site, providing the development was still predominantly for tourism purposes.

Will a second exit road out of Gnarabup be required due to this development?

Fire management issues will be subject to detailed review through the consideration of any revised development proposal. These considerations will be within the context of the land being zoned for tourism purposes.

Where does this application sit within the approvals process and will there be an opportunity for public consultation ?

Depending on the progress of planned changes to the planning system and the final form of development sought for the Site, there may be a further public consultation process related to any variations to the requirements of the planning scheme. This will only be at the point that a future Development Application is made.

How many jobs are expected to be created as a result of the resort development?

The project is expected to create more than 300 jobs during construction, with more than 100 ongoing local jobs to be supported once it opens its doors in mid-2023.