

This concept has been prepared for the purpose of meeting client specifications. This drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.

Although care has been taken on the compilation of this document by Fronds Landscape Drafting, all parties associated with the proposed property development disclaim any responsibility for any errors or omissions. The right is reserved to change the plan at any time.

Liability is expressly disclaimed by Fronds Landscape Drafting for any loss or damage which may sustained by any person acting on any visual impression gained from this drawing.

All areas and dimensions shown on this drawing are subject to survey.

PROVISIONS

ALL ROAD SERVICES ARE TO BE BITUMEN SEALED.

THIS LOCAL DEVELOPMENT PLAN SETS THE FRAMEWORK FOR DEVELOPMENT AND USE WITHIN THE SUBJECT SITE AND DEVELOPMENT DEEMED TO BE GENERALLY CONSISTENT WITH THIS PLAN DOES NOT REQUIRE THE SEPARATE PLANNING APPROVAL OF COUNCIL.

FORESHORE MANAGEMENT OBJECTIVES INDICATED ON THIS PLAN ARE TO BE CONTINUOUSLY IMPLEMENTED WITH THE MAIN ELEMENTS TO BE IN PLACE WITHIN 2 YEARS OF ADOPTION PLAN.

GIVEN THE POROUS NATURE OF SOILS WITHIN THE SITE, DRAINAGE MANAGEMENT SHALL BE PROVIDED WITH SUMPS PROVIDED AT A RATE OF ONE CUBIC METRE PER ONE HUNDRED SQUARE METRES OF IMPERVIOUS AREA CONNECTED TO THE SHIRE'S DRAINAGE SYSTEM AT RESERVE 32183 WHERE NECESSARY. DRAINAGE DESIGN SHOULD ALSO MEET THE SHIRES LOCAL PLANNING POLICY - WATER SENSITIVE URBAN DESIGN.

LANDSCAPING IS TO BE GENERALLY IN ACCORDANCE WITH THIS PLAN AND THE STRUCTURAL PLANT RECOMMENDATIONS CONTAINED HEREWITH.

CAR PARKING TO BE DESIGNED TO COMPLY WITH AUSTRALIAN STANDARD 2890.

SWIMMING POOL AND FENCING TO COMPLY WITH RELEVANT LEGISLATION.

DEVELOPMENT SHALL GENERALLY COMPLY WITH THE CARAVAN AND CAMPING REGULATIONS UNLESS OTHERWISE VARIED BY COUNCIL.

PRIOR TO ESTABLISHMENT OF BUILDINGS THE REQUISITE BUILDING LICENCE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS SHALL BE OBTAINED.

LICENSING OF THE PARK UNDER THE CARAVAN AND CAMPING LEGISLATION IS TO BE OBTAINED SEPARATELY.

CHALET SIZES AND LAYOUT ARE INDICATIVE ONLY AND MAY VARY AT BUILDING LICENCE STAGE.

A STORMWATER MANAGEMENT REPORT FOR THE SITE HAS BEEN PREPARED BY CALIBRE CONSULTING DATED SEPTEMBER 2016. ANY SUBSEQUENT DETAILED STORMWATER MANAGEMENT DESIGNS TO SUPPORT FUTURE DEVELOPMENT TO BE SUBMITTED PRIOR TO WORKS COMMENCING SHOULD HAVE REGARD FOR THE RECOMMENDATIONS OF THIS PLAN.

LEGEND

- APPLICATION BOUNDARY
- PARK INFRASTRUCTURE
- CHALET
- CARAVAN/CAMPING SITES
- RECREATION AREA
- ACCESS & PARKING
- DOUBLE ENSUITE

FORESHORE LEGEND

- FORESHORE AREA
- HIGH TIDE MARK
- LOW BARRIER FENCING
- REHABILITATION AREA
- GUEST ACCESS TO SOUTH BEACH THIS WAY
- NO ENTRY - CONSERVATION AREA
- CONSERVATION AREA - ACCESS TO BEACH PLEASE USE PATH
- DANGER UNSTABLE CLIFF & WEED AREA - ENTER BEACH AT OWN RISK

0 5 10 15 20 25 30

INDICATIVE SITE LAYOUT

STRUCTURAL PLANT RECOMMENDATIONS

CARAVAN PARKS & CAMP GROUNDS REGULATIONS 1991 - WESTERN AUSTRALIA
PERFORMANCE CRITERIA - SCHEDULE 7
CARAVAN PARK AND CAMPING GROUNDS

CRITERIA		MINIMAL PROVISION	ACTUAL PROVISION
Distance between any site structure & facility road		1m	1m
Setback to Lot Boundary		1m	Min 1m
Entrance road width		6m	7.5m
Internal road width (2way)		6m	6 - 7.0m
Recreation Area (10% of total area)	Existing	10%	7.17% (2150m2)
	Proposed	10%	13.98% (4281m2)
No. Caravan/Camping Sites -	Existing	No Min	73
	Proposed	No Min	66
No. Chalets w/ ensuites -	Existing	No Min	16
	Proposed	No Min	35
No. Chalets w/disability access & mobility	Existing	3	0
	Proposed	3	3
Total Site No.	Existing	No Min	89
	Proposed	No Min	104
Location of Ablutions		90m of each site	90m of each site
No. of Showers	Existing	8M/8F & 1 Disabled	9M/9F & 1 Disabled
	Proposed	8M/8F & 1 Disabled	9M/9F & 1 Disabled
No. of Toilets	Existing	6M/8F & 1 Disabled	9M/9F & 1 Disabled
	Proposed	6M/8F & 1 Disabled	9M/9F & 1 Disabled
Sites with ensuite	Existing	No Min	0
Sites with ensuite	Proposed	No Min	10
No. of Hand Basins	Existing	9M/9F	9M/9F
	Proposed	8M/8F	9M/9F
Laundry Facilities		1 per 30 sites	1 per 30 sites
Camper Facilities		1 per 20 Camp sites	1 per 20 Camp sites
Provision of Car parking -	Existing	1 space per 20 sites/no less than 4	0
	Proposed	1 space per 20 sites/no less than 4	20 & 2 Disabled

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SHEET TITLE: DONGARA TOURIST PARK
LOCAL DEVELOPMENT PLAN
PORTION LOT 3000 (R32182)
GEORGE ST, PORT DENISON, WA 6525

PROJECT ADDRESS: 8 GEORGE ST
DONGARA/PORT DENISON WA 6525

CLIENT: RON & SUE SAULSMAN

DATE: 6 OCTOBER 2016

APPROVED BY:

DRAWN BY: Karin Kemp
karin@fronds.com.au

A1

REV. LDPF

SCALE: 1:500

JOB NO. DTP - 0001

SHEET: 1/1

NOTES/REVISIONS

Halsall & Associates
Town Planning Approvals
Subdivision
Project Management
Phone: 97 588 676
www.halsall.net.au



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LEGEND

- APPLICATION BOUNDARY
- PROPOSED 1 BED CHALET (4.6 x 11m) & CAR PARK

0 5 10 15 20 25 30

SHIRE OF IRWIN
Planning Approval Granted
Subject to the Conditions of
Approval No: P24-13
Signed: [signature]
Date: 10/5/24 Sheet: 1 / 1

SHEET TITLE: **DONGARA TOURIST PARK PROPOSED CHALETS x 8 PORTION LOT 3000 (R32182) GEORGE ST PORT DENISON WA 6525**	CLIENT: RON & SUE SAULSMAN	A1	SCALE: 1:400	NOTES/REVISIONS
	DATE: 22 MARCH 2024		JOB NO. DTP - 0002	
PROJECT ADDRESS: 8 GEORGE ST DONGARA/PORT DENISON WA 6525	APPROVED BY:	REV. 2	SHEET: 1/1	
	DRAWN BY: Karin Kemp			

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