LOCAL DEVELOPMENT PLAN
STAGE 1A

(SUBJECT TO SITE BEING CONNECTED TO SEWER)

SCALE 1:500

0m 5m 10m 15m 20m 25m 30m

NOTE:

1) ALL NEW CONNECTIONS MUST BE CONNECTED TO THE RETICULATED SEWER AND WATER SYSTEMS.
2) THIS SITE IS SUBJECT TO COASTAL HAZARDS/RISKS AS IDENTIFIED BY THE CHRMAP MODELLING FOR INUNDATION & EROSION.
3) ALL NEW BUILDINGS AND INCIDENTAL INFRASTRUCTURE SHALL BE RELOCATABLE ALLTO SUPPORT MANAGED RETREAT.
4) THE FUNCTION CENTRE IS ONLY FOR INTERNAL USE.
5) A DEVELOPMENT APPROVAL SHALL BE REQUIRED FOR ANY NEW BUILDINGS & DEVELOPMENT.
6) THE BUSHFIRE MANAGEMENT PLAN APPLIES TO THIS SITE

NOTE:

- ALL PROPOSALS WITHIN LOT 94 & 502 + GAZEBO, NEW SEWER PUMP STATION, NEW BOARDWALKS, ACCESS TRACKS, 1 NEW RIVER ACCESS TRACK, INTERPRETIVE SIGNAGE, ENTRANCE LOOKOUT & SEATING AREA, PLAYGROUND, NEW PEDESTRIAN/SIGNAL BRIDGE, SLOPE WORK AND ASSOCIATED WORKS TO BE SUBJECT TO FURTHER INVESTIGATION & LIAISON WITH & APPROVAL FROM RELEVANT GOVERNMENT AUTHORITIES & DEPARTMENT AGENCIES.

THESE AREAS & STRUCTURES ARE SUBJECT TO A SEPARATE APPROVAL

PROVISIONS

ALL ROAD SURFACES ARE TO BE "GRAVEL CELL".
FORESHORE MANAGEMENT OBJECTIVES INDICATED ON THIS PLAN ARE TO BE CONTINUOUSLY IMPLEMENTED WITH THE PARK ELEMENTS TO BE IN PLACE WITHIN 2 YEARS OF ADOPTION OF THE PLAN.
GIVEN THE POROUS NATURE OF THE SOILS, DRAINAGE MANAGEMENT SHALL BE PROVIDED WITH SUMPS PROVIDED AT A RATE OF 1 SUMP PER 100sq.M OF IMPERVIOUS AREA CONNECTED TO THE SHIRES DRAINAGE SYSTEM IN ACCORDANCE WITH SHIRE SPECIFICATIONS.
LANDSCAPING IS GENERALLY TO BE IN ACCORDANCE WITH THE PLANAT THE STRUCTURAL PLANT RECOMMENDATIONS CONTAINED HEREIN. LANDSCAPING IS TO BE IN ACCORDANCE WITH AS 2090
SWIMMING POOLS AND ASSOCIATED PIPEWORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND LOCAL COUNCIL POLICIES. SEWER/IMPORT WILL GENERALLY COMPLY WITH THE RELEVANT CARAVAN AND CAMPING REGULATIONS UNLESS OTHERWISE VARIED BY COUNCIL PRIOR TO THE ESTABLISHMENT OF ANY BUILDING STRUCTURES, BUILDING LICENCES MUST 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 LICENSE STAGE.
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 IN THE COMPILATION OF THIS DOCUMENT BY FORM + FUNCTION BUILDING DESIGN, 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 FORM + FUNCTION BUILDING DESIGN FOR ANY LOSS OR DAMAGE WHICH MAY BE 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

PLANT RECOMMENDATIONS

EUCALYPTUS GOMPHOCEPHALA
CUPANIOPSIS ANACARDIOIDES
HIBISCUS TILICEUS
EUCALYTUS COASTAL MOORT
PITTASPARUM PHYLLIRAEOIDES
RHAPHIOLEPIS INDICA ALBA
GREVILLEA OLIVACEA
RHAPHIOLEPIS INDICA SPRINGTIME
DIANELLA KING ALFRED
MYOPORUM PARVIFOLIUM
NOTE: REMOVE WEEDS

LEGEND

- APPLICATION BOUNDARY
- "GRAVEL CELL" POUROUS PAVING TO ACCESSWAYS & PARKING
- CONCRETE/GRAND PAVING
- TIMBER DECKING
- EXISTING CHALETS/MOTEL UNITS & EXISTING PARK INFRASTRUCTURE
- NEW CHALETS AND PARK INFRASTRUCTURE
- ENSUITE CARAVAN SITES
- POST & RAIL FENCING TO FORESHORE/DUNE PATHWAYS
- RECREATION AREA - LAWNED & FIREWISE PLANTING
- GUEST ACCESS TO BEACH & RIVER THIS WAY
- NO ENTRY-CONSERVATION AREA
- NEW TREES
- REHABILITATION AREAS

BUILDING TYPE	DIMENSIONS (m)	AREA (m2)	HEIGHT (m)
2 BED CHALET	7.75 x 8.8	63.8	4.2
3 BED CHALET	14.2 x 8.55	121.4	4.2
CAFE/RESTAURANT	15 x 9	135	5.0
FUNCTION CENTRE	15 x 9	135	5.0
RECEPTION/MANAGERS ACCOMMODATION	15 x 13 EACH OF 2 FLOORS	239.4	6.0
BBQ GAZEBO	12 x 6.76	81.1	4.5
CABANAS	4.4 x 4.4	13.9	3.0
INDIGENOUS INTERPRETIVE CENTRE	6.0 x 6.0	36	4.2

BUILDING DEVELOPMENT	
	ALL BUILDINGS WILL BE RELOCATABLE, AS IN ACCORDANCE WITH THE STATE PLANNING POLICY 2.6 STATE COASTAL PLANNING.
	PRIOR TO ANY DEVELOPMENT, THE DEVELOPER WILL CONTACT THE WATER CORPORATION'S BUILDING SERVICES DEPARTMENT.
	PRIOR TO ANY DEVELOPMENT, THE DEVELOPER WILL CONTACT TELSTRA & WESTERN POWER'S DIAL BEFORE YOU DIG

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

CRITERIA	MINIMUM PROVISIONS	ACTUAL PROVISIONS
DISTANCE BETWEEN ANY STRUCTURE AND FACILITY ROADS	1.0m	1.0m
SETBACK TO LOT BOUNDARY	1.0m	Min 1.0m
ENTRANCE ROAD WIDTH	7.5m	7.5m
INTERNAL ROAD WIDTH (2-WAY)	6.0m	6.0m
INTERNAL ROAD WIDTH (1-WAY)	4.0m	4.0m (MINIMUM)
RECREATION AREA - 10% OF SITE AREA EXISTING	10%	11.5% (2,896m2)
RECREATION AREA - PROPOSED	10%	10.1% (4,361m2)
No OF CARAVAN & CAMPING SITES - EXISTING	NO MIN	30
No OF CARAVAN & CAMPING SITES - PROPOSED	NO MIN	22
No OF TRANSPORTABLE CHALETS WITH ENSUITES - EXISTING	NO MIN	15
No OF TRANSPORTABLE CHALETS WITH ENSUITES - PROPOSED	NO MIN	32
No OF TRANSPORTABLE CHALETS WITH DISABILITY & MOBILITY ACCESS - EXISTING	3	1
No OF TRANSPORTABLE CHALETS WITH DISABILITY & MOBILITY ACCESS - PROPOSED	3	3
TOTAL SITE NUMBERS - EXISTING	NO MIN	60
TOTAL SITE NUMBERS - PROPOSED	NO MIN	72
SITES WITH ENSUITES - EXISTING	NO MIN	60
SITES WITH ENSUITES - PROPOSED	NO MIN	72
LAUNDRY FACILITIES	1 PER 30 SITES	1 PER 30 SITES
CAR PARKING PROVISIONS - EXISTING	1 SPACE PER 20 SITES MINIMUM 4	9
CAR PARKING PROVISIONS - PROPOSED (ON-SITE)	1 SPACE PER 20 SITES MINIMUM 4	77
CAR PARKING PROVISIONS - PROPOSED (OFF-SITE)		0

APPROVAL

THIS LOCAL DEVELOPMENT PLAN HAS BEEN APPROVED BY THE SHIRE OF KWN UNDER SCHEDULE 2, PART 4, CLAUSE 52(1) OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015.

SIGNATURE _____ 24/8/23 DATE

AMENDED PLAN 23/08/2023

LOCAL DEVELOPMENT PLAN "STAGE 2A" FOR THE SEASPRAY CARAVAN PARK

LOTS: 502 & 94 CHURCH STREET DONGARA

FOR: TERRY McBRATNEY

DRAWN	PTK
DATE	09/06/2019
SCALE	AS SHOWN
SHEET No	1 OF 1
Job No.	DWG No.
15-846	S8-1

NOTE:
ALL DIMENSIONS, LEVELS, SETBACKS, HEIGHTS ETC ARE TO BE CHECKED ON SITE BEFORE WORK PROCEED. ANY DISCREPANCIES ARE TO BE REPORTED TO THE BUILDING DESIGNER AS SOON AS PRESENTED

IT IS THE BUILDER/DEVELOPER/OWNERS RESPONSIBILITY TO ENSURE THIS DESIGN WITH ALL PLANNING/BUILDING CODES COMPLIES PRIOR TO ISSUE OF FINAL DRAWINGS.

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ACN 092 710 837 ABN 18 092 710 837
MEMBER OF THE BUILDING DESIGNERS ASSOCIATION W.A Inc

THIS DESIGN SHALL AT ALL TIMES REMAIN THE COPYRIGHT PROPERTY OF FORM + FUNCTION PTY LTD T/A FORM + FUNCTION BUILDING DESIGN + DRAFTING CONSULTANTS. WRITTEN CONSENT TO REPRODUCE THIS DESIGN IN EITHER TWO OR THREE DIMENSIONAL FORM MUST BE OBTAINED FROM FORM + FUNCTION BUILDING DESIGN + DRAFTING CONSULTANTS.

GROUND FLOOR 3 BED APARTMENT (FORMER RECEPTION/MANAGERS ACCOM)
SCALE 1:250

FIRST FLOOR 1 BED APARTMENT (FORMER RECEPTION/MANAGERS ACCOM)
SCALE 1:250

0m 2.5m 5m 7.5m 10m 12.5m 15m

GROUND FLOOR 1 BED APARTMENT (FORMER CAFE)
SCALE 1:250

TYPICAL TRANSPORTABLE CHALET SECTION
SCALE 1:20