Halsall & Associates

Town Planning Consultants

SHIRE OF IRWIN

LOCAL PLANNING

SCHEME NO.5

LOCAL DEVELOPMENT PLAN AND FORESHORE MANAGEMENT PLAN SEASPRAY CARAVAN PARK

Lot 502 and Lot 94 Church Street, Dongara

February 2020

Version 3

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Att 1 Planning Approval – Development Approval for 9 Holiday Accommodation Units
Att 2 Local Development Plan Stage 1
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Att 4 Flora and Fauna Report
Att 5 Bushfire Management Plan and Evacuation Plan

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1.0 INTRODUCTION

Halsall and Associates Town Planning Consultants have been engaged by the leaseholder of the Seaspray Caravan Park (which is in part under a management order with the Department of Lands over Lot 94/Reserve 25412 Church Street) and landowner of the adjoining freehold title - Lot 502 Church Street to prepare this Local Development Plan ('LDP'). The document justifies and presents a LDP as required under the Local Planning Scheme (LPS) and in accordance with the Deemed Provisions of the Planning and Development (Local Planning Scheme) Regulations 2015 and provides justification for consideration of an extension to the existing lease arrangement with the Department of Lands over Reserve 25412 for a period of 50 years to operate the Seaspray Caravan Park in a cohesive manner with Lot 502 Church Street adjoining.

The park has been developed over the years with a number of improvements by the landowners and leaseholder (Terry McBratney). In early 2017 the Shire of Irwin requested that the Department of Lands consider amending the existing Management Order over Reserve 25412 (Lot 94) to include the power to lease for up to 50 years which would provide impetus and security for further investment at the Caravan Park. For the amendment to the Management Statement to occur, the Department of State Lands WA advised they would need the preparation of a Local Development Plan for Council approval and this has provided the impetus for this proposal. Given the leasehold is operated and developed co-jointly with the adjoining freehold, a longer leasehold will provide for parity of landholding tenure such that funding and therefore redevelopment is uncomplicated.

Further improvement and development is needed and desired by the owners as this will set down future planning and goals for the park. It is important to ensure the park facilities meet visitor expectations and accommodation is provided responding to changes to changes to the market. Once approved the LDP will facilitate continued improvements without the need for future planning approval.

As evidenced in the parks online record of awards through trip advisor (excellence award 2015 and 2016) the facility is well respected and a very important part of the local tourism economy and provides a focal accommodation point for tourists in an excellent location.

The requirements of the Scheme, planning department and other relevant issues to development of the park are covered both in this report and the attached plan dealing with the park area itself, considering interrelationship with other uses and importantly the foreshore areas. It is considered this plan is well justified and in keeping with the relevant planning framework and other guiding

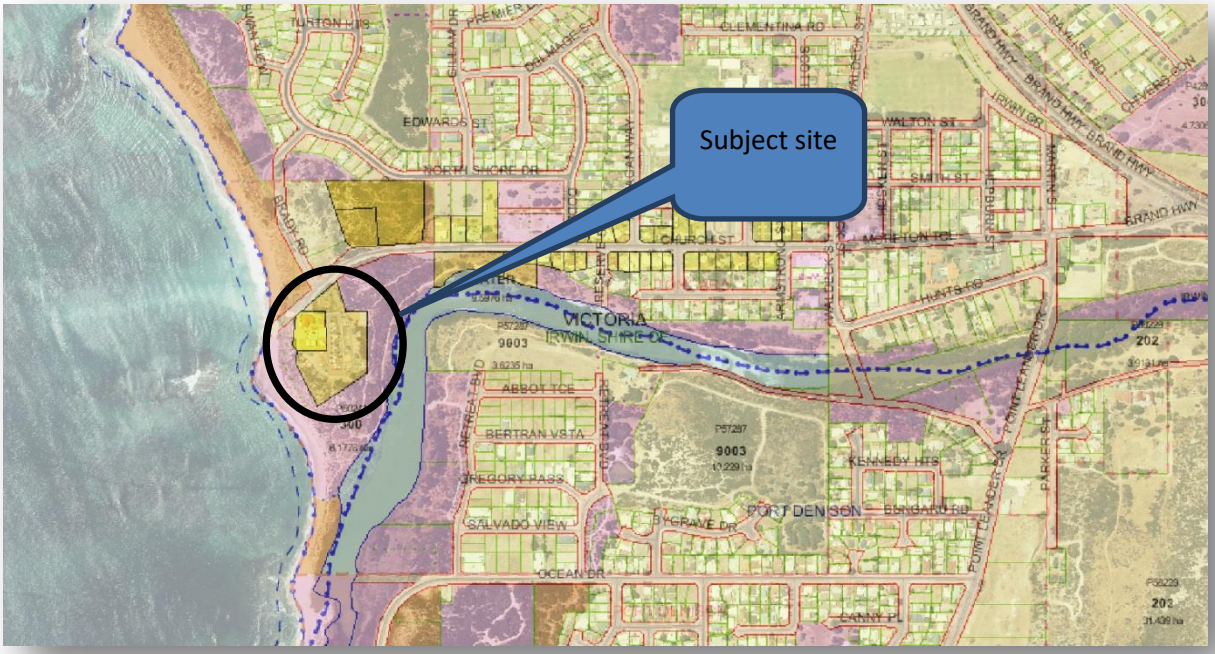
legislation. Approval of the plan will allow further investment to allow the Seaspray Caravan Park to be completed and become an even stronger tourism draw card for the local area and Shire in general. The proposal LDP and objectives are similar to that recently approved for the Dongara Tourist Park and relevant information provided in this document mirrors that proposal. As such the proposal should be well received.

2.0 THE SUBJECT SITE AND AREA

The site includes the Seaspray Beach Holiday Park and a portion of the associated foreshore reserve identified as Reserve R38046 which will be referenced as 'the Site' for the purpose of this proposal. Lot 502 and 94 operate in a cohesive manner to accommodate the existing caravan park operation. A plan indicating the location of the site is included in **Figure 1** below.

Figure 1 – Location Plan

Source: DPI

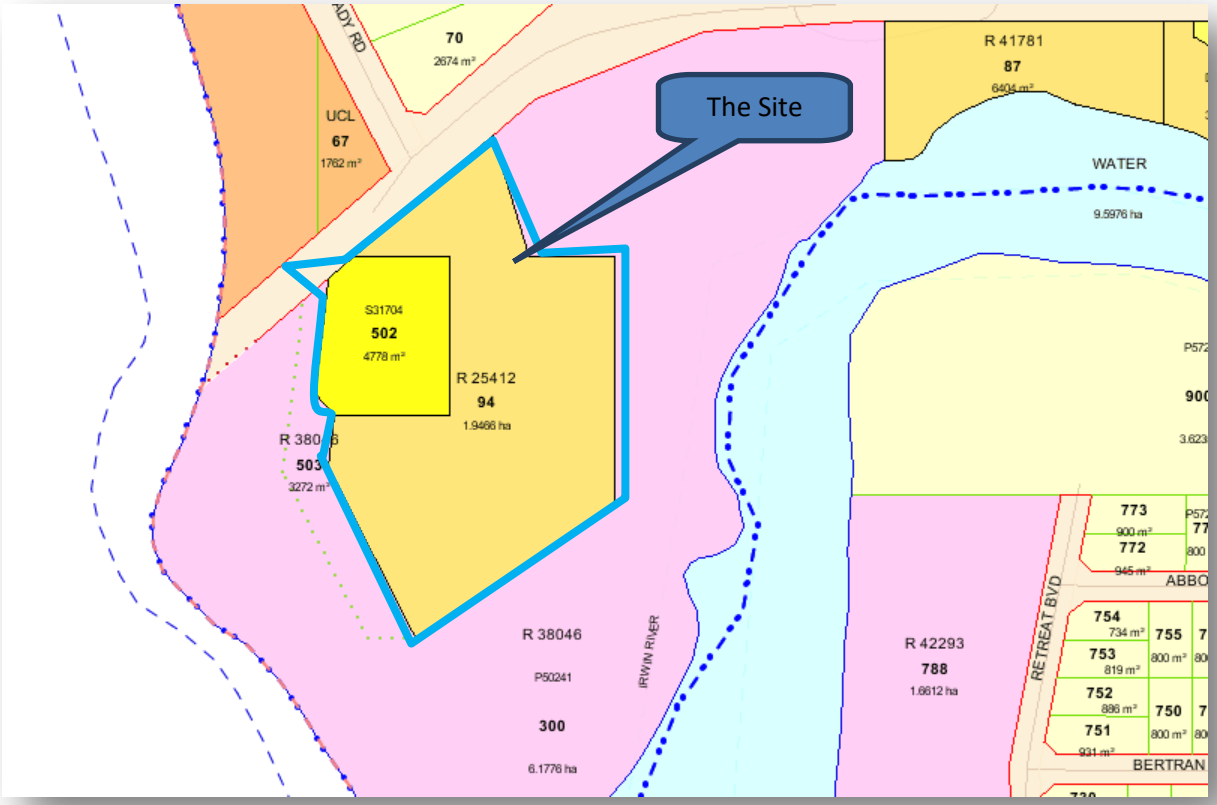


As evident in the image above, the site is located in close proximity to the coastal foreshore and the Irwin River foreshore which are incorporated within Reserve R38046. The site also adjoins the unsurveyed boundary alignment associated with Lot 503 along the extent of the western alignment.

The characteristics of the site and adjoining landform are evident in **Figure 2** below.

Figure 2 – Lot areas associated with the proposal

Source: DPI



A defined portion of the unconstructed road reserve to the north west of the site is also included within the LDP. This accommodates a concrete slab now proposed to accommodate the siting of a new ancillary café/function room following activation of Stage 1A of this proposal. This will replace the existing cafe currently within Lot 502 and rectify the pre-existing anomaly associated this slab being situated outside of the park tenure by way of a proposed land acquisition. The LDP also identifies minor structural development within the adjoining western foreshore reserve (Lot 502) that is complimentary to existing structures provided for the general enjoyment of visitors to the foreshore area. The proposal identifies a logical section across this frontage of the site down to the point which will be maintained in a low fuel state. Further, the LDP also identifies a portion of the reserve to the south of the site for consideration of community indigenous interpretive centre to exhibit the ethnographic significance, historical and mythological components associated with the heritage qualities of the Irwin River.

The characteristics of the site are evident in **Figure 3** and **4** below.

7.

Figure 3 – Characteristics of the site

Source: DPI



Figure 4 – Aerial Image



Source: Seaspray website

Vacant land area in the southern parts of the park provides an excellent option for consideration of additional accommodation. The adjoining foreshore incorporates existing recreation buildings, lookout, grassed areas and walking tracks that provide through access to the beach, Irwin river frontage and townsite to the east.

The site has also been the subject of planning approval for 'Stage 1' (Shire reference A9329/P657) issued by the Shire of Irwin in March 2016. This provided for minor upgrades to the park as depicted on the planning approval at **Attachment 1** and spatially in the Local Development Plan – Stage 1 at **Attachment 2** originally for consideration of nine (9) holiday accommodation units (chalets). This yield was subsequently revised back to seven (7) chalets following advice from the DoWER to achieve compliance with the Country Sewerage Policy (draft) which would ensure the existing on site waste water system could cater for the development associated with this approval. This demonstrates acceptability of the existing servicing arrangement and site conditions to cater for Stage 1.

The caravan park is considered of a high standard as evident in the images at **Figure 5** below.

Figure 5 – Images of existing development





As evident above in Figures 3, 4 and 5 the site is currently developed with a notable caravan park and associated structures including a café, manager's residence, apartments, chalets, motel rooms and powered en-suite caravan and camping sites together with ancillary amenities. The current distribution of accommodation options is as follows:

Motel units	6
Serviced caravan and camping sites	39
Apartments	9
Existing Chalets	8

Total accommodation options currently available - **62**

9.

There is also one existing on-site park home located in the eastern parts. Amenities are distributed throughout the site and include a camper's kitchen, storage, laundry and workshop located in the southern parts of the site. Gazebos are located about the site generally in proximity of leisure facilities including a fish cleaning area in the western foreshore area. The accommodation options are interspaced with landscaping and shade trees with the site primarily maintained in a low fuel state. Car parking is provided adjacent to accommodation options and there is also overflow car parking space available in the site frontage adjoining the café.

Access to the site is taken from the end of Church Street, which provides the site with gazetted road frontage for a length of 106.72 meters along the northern alignment. Adjoining the entry to the park is an existing café which adjoins the apartment block. This existing accommodation option will be subject renovation as part of Stage 1 of the LDP proposal, which will incorporate removal of the café from this location. Adjoining this structure to the east is the reception which will also be subject to conversion into accommodation units (Stage 2) following construction of a new reception and manager's accommodation for this purpose.

Internal access to the site provides for one way traffic movement in a loop arrangement around the park providing access to all accommodation options and associated car parking. This alignment also functions as an important drainage function as it is surfaced with permeable paving as evident in Figure 6 below.

Figure 6 – Access standard



The caravan park is also provided with direct beach access through the western foreshore reserve and connectivity to existing walking tracks that form a linkage to the Dongara townsite along the Irwin River foreshore. In the northern parts the site is dominated by location of a significant effluent disposal field associated with an ATU disposal system that current services the site and development as proposed under Stage 1. This will be de-commissioned when Stage 2 of the proposal is enacted, which requires the site to be provided with connection to a reticulated sewer service located in proximity of the site, which will provide that the portion of the site will be unfettered for consideration of future improvements. The cost to connect to sewer is notable and consideration of further development to justify this action is important. There are also other notable underutilised areas throughout the park. The characteristics of the land area associated with the effluent disposal field are evident in Figure 7 below.

Figure 7 - Disposal field characteristics



An important feature of the park is area available to make better use of the land and opportunity for upgrades to occur within the foreshore area. The characteristics of the existing foreshore area are evident in Figure 8 below.

Figure 8 – Foreshore characteristics



The contours of the site are representative of the coastal dunal system that occupies the area. This has an approximate rise of 11.5 metres from 4.5 m AHD toward the western foreshore to 16 m AHD in the east.

The coastal environment is typically dunal with associated vegetation that adjoins the site on the majority of the aspects adjoining the site other than those that have been previously modified and maintained as lawn in a managed state.

As previously identified, there are significant pathway connections located within the adjoining river foreshore reserve and it is anticipated that improvements to the park will integrated with this existing network.

There is also a distribution of retaining located within the adjoining western foreshore area. It is anticipated that this significant access point will be retained and foreshore management will be implemented as detailed within the context of this proposal.

3.0 THE PROPOSAL

The proposal is to establish a Local Development Plan (LDP) for the subject site which incorporates two Stages as detailed below.

Local Development Plan - Stage 1

Stage 1 incorporates minor development to modify the existing accommodation options where a distribution of 9 current caravan and camping bays will be replaced with a distribution of 7 chalets. The characteristics of Stage 1 are evident on the Stage 1 Plan at **Attachment 1.** This proposal is as per planning approval P657 issued from the Shire of Irwin March 2016 as appended to this proposal and as evident within the Stage 1 plan attached. This will provide for development that reflects existing options with regard to equivalent wastewater volumes, as supported by the Department of Health and also the Shire and will provide for the following accommodation options –

Motel units	6
Serviced caravan and camping sites	30
Apartments	9
Existing Chalets	8
Proposed Chalets (to replace 9 caravan and camping bays)	7

Total accommodation options following implementation of Stage 1 of the proposal – 60.

Local Development Plan - Stage 1A

Stage 1A will incorporate significant improvements to the park along with connection of the site to reticulated sewerage. This stage proposes utilisation of existing area that will be made available via removal of the existing onsite waste water treatment plant and associated reticulation area and other underutilised areas about the site. Stage 1A will also improve the inter-relationship with foreshore areas and pedestrian linkage arrangements, including provision of a consolidated beach access point and rehabilitation works. The characteristics of Stage 1A are evident at **Attachment 3.** The proposal also incorporates consideration of minor community infrastructure within foreshore areas in association with the park including consideration of an indigenous interpretive centre and pathway connection points through to the bird sanctuary and Dongara townsite. There is a portion of the adjoining reserve area along the majority of the western boundary alignment and a portion of the southern alignment together with a portion of the eastern alignment which will be maintained by the

park owner or lessor as a bushfire mitigation area in a low fuel state. The location of existing structures in the coastal foreshore are also proposed to be complimented with a gazebo and viewing deck, to improve public facilities.

Walking paths and connection points will be clearly defined with signage erected to restrict access onto coastal areas. Rehabilitation works are detailed within the Foreshore Management Plan (indicated on the LDP and described in a later section of this report).

Access to the site will also be relocated to provide a clear point of entry to the site that is complimentary to the improvements proposed. Ancillary structures and recreation facilitates including pool areas and cabanas are proposed in convenient locations about the park and vehicle access will be provided by an extension to the internal single directional driveway also constructed with permeable paving for drainage purposes.

Additional accommodation options are also provided for which in combination with improved amenities will make better use of the site and increase the profile of the park.

Following implementation of Stage 1A the following accommodation options will be made available:

Motel Units	6
Serviced caravan and camping sites	22
Apartments/units	12
Chalets existing and proposed	30

Total number of accommodation options – 70

A new manager's residence and reception is also proposed together with an ancillary café/restaurant adjoining the site in the coastal frontage (road reserve).

This development will be further complimented by a distribution of sixty seven (67) car parking bays on site together with an additional eight (8) adjoining the grassed area in the site frontage adjoining the proposed café/restaurant, inclusive of two (2) disabled bays. Four (4) Boat parking bays are also provided near the entrance to the property as well as 4 boat trailer bays, as such there is a total of eighty one (81) car parking bays available to the site. The location of the bays have been spatially arranged to interrelate with the location of the new chalets, ancillary development and the reconfigured internal access. The number of car parking bays to be provided is adequate to support the proposed reconfiguration of short stay uses together with ancillary development proposed. It

should also be noted that every chalet, apartment and the existing motel accommodation has been provided with a distribution of bays dependent on the number of bedrooms. The caravan and camping sites are also provided with car parking in excess of Regulations. Car parking calculations are detailed in a later section of this report.

The main purpose of the proposed redevelopment is to improve functionality of the park and to increase the facilities, inter-relationship with the foreshore and formalise this, create an opportunity for interpretation of indigenous heritage and the environment and provide more accommodation options. Another benefit will be the removal of the need for onsite effluent disposal. This provides for an increase in the number of chalets and accommodation options with a reduction in the number of caravan and camping sites resulting from a reconfiguration of internal access-ways and increased availability of land by way of service connection to reticulated sewer. The proposal will also improve accessibility to the foreshore area and existing pathway connections and provide for improved environmental outcome by way of rehabilitation in foreshore areas and an indigenous interpretation point.

The main components of the development are as follows:

- Removal of existing water treatment plant and connection point provided to reticulated sewer.
- Reconfiguration of internal access to make more efficient use of the land and one way vehicle access.
- Provide an improved entry point arrangement to the site including a new reception and manager's quarters.
- Retain 20 caravan and camping sites and increasing the number of chalets with en-suites from 15 to 30. Increase recreation areas from 11.5% (2816m^2) to 18.1% (4381m^2) with inclusion of recreation facilities such as swimming pool, cabanas, gazebos and BBQ facilities.
- Inclusion of additional recreation infrastructure in foreshore reserve areas, including sea eagle nesting platforms (x2) and an Indigenous Interpretive Centre and lookout to eastern aspect, together with an additional gazebo and BBQ and viewing deck (coastal foreshore).
- Introduction of limestone retaining to restrict guest access onto dunal areas and rehabilitation with native fire wise species in the western and southern foreshore area including weed reduction.

- Designated fenced pedestrian pathway linkages to beach and existing tracks link points. Introduction of signage to restrict access over vegetated areas and to provide directional advice.
- Provision of café facilities
- Provision of reception centre facilities for use of visitors to the park.

The existing reception and manager's residence will be converted into three (3) additional holiday apartments and the existing apartments within Lot 94 will be fully refurbished with the existing café converted to provide an additional unit. The location of the proposed accommodation options and associated development have been carefully considered to take advantage of the prevailing ocean views scenic areas and site elevation, while providing adequate setbacks from vegetation to provide that bushfire management and acceptable BAL rating can be achieved to support the proposal as detailed within a later section of this report.

Recreation area as required under the Caravan and Camping Regulations is 10%. The current situation is already 11.5% (2816m^2) however the proposal will facilitate a total of 18.1% (4,381m^2) of the site retained as recreation space. Recreation areas will include an additional pool, barbecue areas and seated lookout/gazebo areas. A focal point of interest is proposed immediately adjoining the site to the south consisting of indigenous Interpretive Centre to educate guests to the site and the general public on Dongara's indigenous history and to showcase the natural environment associated with the unique dunal system associated with this location.

The intention is to provide a variety of chalet sizes and range of accommodation options and points of interest to cater for various parts of the accommodation market. Additional chalets are primarily proposed in the south western parts where ocean views can be obtained and also in reclaimed areas associated with the removal of that ATU and reticulation area and within the elevated eastern parts of the site, while also facilitating refurbishment of existing structures and improvements about the site.

A new ancillary café/restaurant is also intended to be established to the west of the site to take advantage of prevailing views and also provides additional incidental activity for visitors to the park being low key in nature. The scale and location of the café/restaurant is clearly demonstrated to be incidental to the overall park area where given the scale only a very small proportion could be accommodated within the café/restaurant. The café/restaurant building and adjoining grassed area may be occasionally used for open air or marquee functions and this again will be incidental to park

operations. A separate function room is also provided for activities associated with visitors to the park, and will also provide an incidental function to park operations.

Other features of the proposal include setbacks compliant with the Caravan and Camping Ground Regulations, entrance and internal road way widths in excess of requirements at a 4m wide single one way internal linked road. All new accommodation proposed is also provided with en-suite facilities.

An important feature of the proposal is to embrace Shire requirements to undertake foreshore management planning and this will include the following general principles:

- Ensuring there is a hard edge to the park and coastal foreshore area.
- Providing dedicated access tracks to the beach and directing all visitors to the park to these paths. Providing pathway points of connection to existing walk track to the east of the site.
- Providing signage adjacent to the park and beach/reserve areas indicating the importance of pedestrians to stay out of coastal dunes.
- Continuing rehabilitation of degraded areas within the coastal dune area and removing weeds. This will be further explained in the Foreshore Management Plan section of this report.
- Provision of low key tourism facilities in degraded areas of the reserve adjacent to the site and provision of an indigenous interpretation centre to showcase the cultural indigenous history associated with the Irwin River.

Development Standards

The following table outlines the use and development parameters under the LDP –

LDP Guidelines Table	
Materials and colours	**Materials** - All new structures/buildings will be portable and accordingly will be constructed with suitable materials. Specific materials will be determined at the time of construction and will be subject to building approvals by the Shire. **Colours** - Continue with the current colour scheme, including variations of shade of each colour however colour changes will be permitted.
Separation between chalets	Minimum 3 metres
Disabled access	Café/restaurant and three (3) bedroom chalet have disability access
Signage	Foreshore management signage to be consistent in size and

	design to existing. Other new signage requires assessment of the Shire prior to installation.
Lighting	Lighting to be in accordance with the Caravan and Camping Regulations consistent with the ball lights or similar currently in place throughout the park.
Car parking	Caravan Park and Camping ground use - In accordance with the Caravan and Camping Ground Regulations = 20 caravan sites require a minimum of 4 parking spaces. There are a total of 67 car parking bays provided for in excess of Regulations and is calculated on the number of accommodation options available. Café/restaurant has been calculated at 1 space per 4 seats. Eight (8) car parking bays have been positioned in proximity of this structure. Two (2) disabled bays have been identified in the western frontage. A further two (2) check in bays are provided for as well as 4 boat trailer bays. As such the site has access to eighty one (81) car parking bays in total.
Staging	*0-2 years full implementation of Stage 1 *0-8 years implementation of Stage 1A *Adjustments may occur subject to market forces

Uses within the development

The uses under the Scheme within the park are as specified as follows:

- Caravan Park
- Chalet Park
- Camping Ground
- Holiday Accommodation

The proposed Café/Restaurant, Managers Accommodation and Reception are incidental to Caravan/Chalet Park use as is the case with current uses of this nature. Further accommodation in the form of short stay apartments is also proposed together with ancillary facilities that are wholly incidental to the use of the park for accommodation purposes.

Maximum Floor Areas of the Buildings Proposed

The floor area per buildings are:

Building type	Dimensions meters	Area m2	Height m
Two bedroom chalet	7.25 x 8.8	63.8	4.2
Three bedroom chalet	14.2 x 8.55	121.4	4.2

Café/Restaurant	15 x 9	135	5.0
Function room	15 x 9	135	5.0
Reception/managers accommodation	15 X 7.5 over 2 floors	225	6.0
BBQ gazebo	12 x 6.76	81.1	4.5
Cabanas	4.6 x 4.6	13.9	3.0
Indigenous Interpretative Centre	6 x 6	36	4.2

Building Materials and Colours

All new buildings will be portable and accordingly will be constructed with suitable materials. Specific materials will be decided at the time of construction and will be subject to Building approvals by the Shire.

Continuance with the current colour scheme including variations of shade of each colour however we reserve the right to change colours if required.

Setbacks Between Chalets

The Caravan and Camping Regulations do not apply to the establishment of chalets and setbacks between them nevertheless chalets will be separated by 3 metres.

Signage and Dimensions

No additional signage is anticipated at this time other than foreshore protection signage consistent with existing signage located as depicted on the plan.

Lighting

Lighting will be in accordance with the Caravan and Camping Regulations and will continue with the ball lights or similar currently in place throughout the park.

4.0 STATUTORY ENVIRONMENT

4.1 Planning and Development (Local Planning Schemes) Regulations 2015

Under the above regulations the provisions dictate the process and requirements for a Local Development Plan which will serve the function of an ODP as termed under the Scheme. The proposal takes into account these requirements which include setting out specific and detailed guidance for future development including site and development standards that are to apply and exemptions from the requirement to obtain development approval for development in the area to which the plan relates.

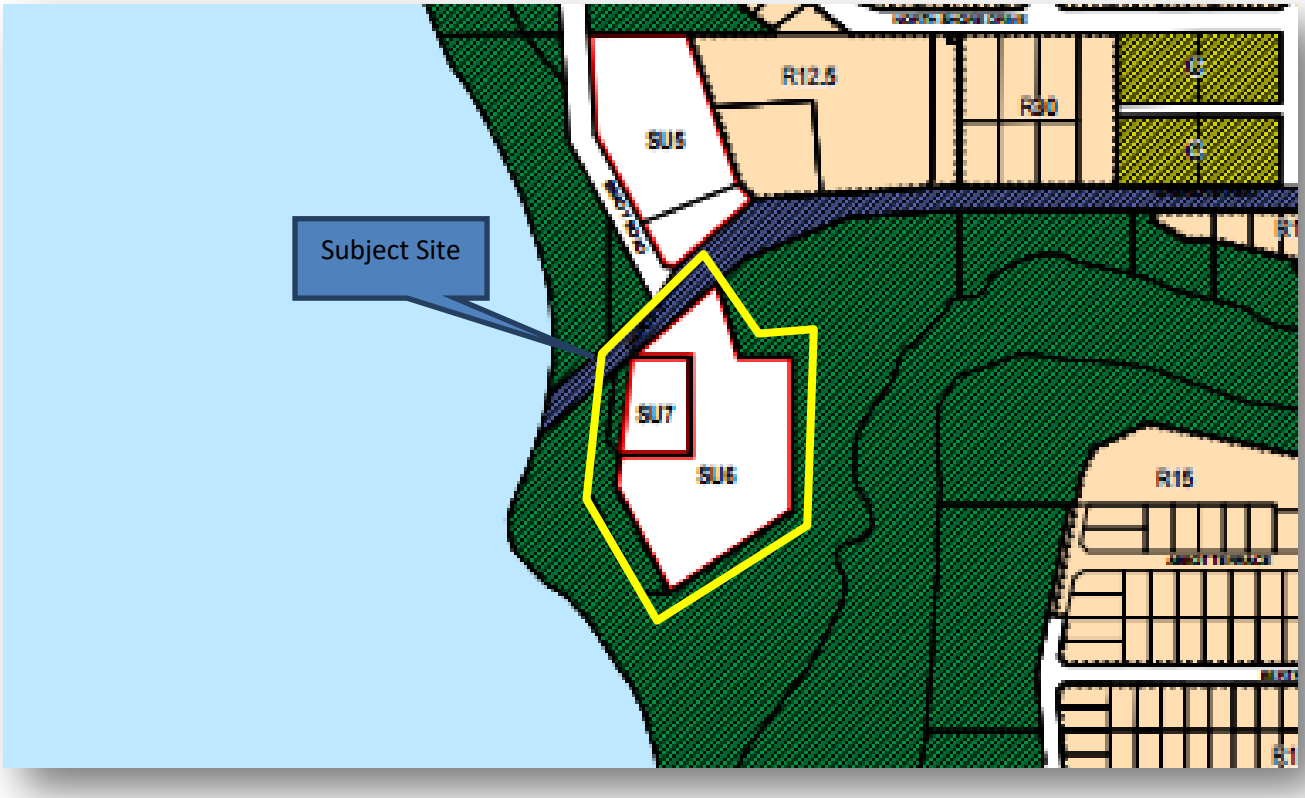
Information to be supplied with the Local Development Plan is in keeping with requirements of the Scheme and previous advice of the local government and it is considered the plan is also produced in an appropriate form.

The process identified for consideration of a Local Development Plan is noted and significant detail has been shown on the plan so that it can be assessed as appropriate for the purposes of carrying out development in the future without the requirement for a planning approval.

4.2 Shire of Irwin Local Planning Scheme No.5 District Zoning Scheme ('the Scheme')

Under the Shire of Irwin's Local Planning Scheme No. 5 the caravan park is zoned 'Special Use' Lot 94 is also identified as 'SU6' and Lot 502 'SU7' by designation on the Scheme Map as evident in Figure 9 below.

Figure 9 – Excerpt from zoning map.



Source: WAPC

Clause 4.7 of the Scheme refers to Special Use zones and indicates that Special Use zones are set out in Schedule 4 and are in addition to the zones in the Zoning Table. Further a person must not use any land or any structural buildings on land, in a Special Use zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.

Schedule 4 of the Scheme designates the following permitted uses can be applied:

No.	LOCATION	LAND PARTICULARS	PERMITTED USES	SPECIFIC CONDITIONS
6	Church Street Dongara	Strata Lot 1, 81	+ Caravan/Chalet Park + Camping Ground + Holiday Accommodation + Incidental uses to the permitted uses	
7	Church Street Dongara	Lot 94 (Reserve No.25412)	+ Holiday Accommodation + Incidental uses to the permitted uses	

The uses as proposed are restricted to Lot 94 and Lot 502 under the 'SU6' and 'SU7' designation above. It is noted that there are no specific conditions relative to the subject site.

A Local Development Plan (LDP) is a recognised mechanism to guide redevelopment of caravan parks within the shire and as such the proposal has been prepared on this basis and also includes a Foreshore Management Plan to address foreshore concerns and opportunities.

Clause 5.32 provides that where Schedule 4 (Special Use Zones) does not specify specific development requirements for a particular zone, such requirements will be applied by the local government at its discretion. Schedule 4 does not provide development requirements for the proposal, as such development has been sited in a manner that reflects existing development setbacks achieves an acceptable BAL rating and with acceptable internal setbacks and consideration of requirements specified under the WA Caravan and Camping Regulations 1997.

The foreshore area adjacent to the park is identified as a 'local reserve' under the Scheme. Clauses 3.3 and 3.4 are relevant to this allocation and include a person must not use a local reserve or commence or carry out development on a reserve without first having obtained planning approval and in determining an application for planning approval the Local Government is to have regard to matters set out in the Scheme and the ultimate purpose intended for the reserve. In the case of land reserved for a public authority the Government is to consult with that authority.

It has also been determined that the foreshore reserve is vested with the Shire of Irwin for the purposes of "Recreation". As such, the objectives of the Foreshore Management Plan recognise this purpose and primarily imposes protection of the foreshore area with specific dedicated access to the beach together with connectivity of park to the existing track network about the site which is obviously one of the prime recreational aspects of the reserve, as well as rehabilitation works that are proposed within the reserve area, including targeted weed eradication. Minor development works are proposed within reserve areas within further compliment the 'recreation' designation. This includes an indigenous interpretation area to showcase the indigenous local history and environment. Other minor works include the provision of a gazebo and viewing deck to complement the existing structures and ocean views in an inter-related manner with existing recreational infrastructure at this location. Cleared and grassed area will also project slightly into the frontage of the site adjoining the coast. Such works are considered to accord with the recreational objectives of the reserve and ultimate purpose intended for the reserve. It is common for such development to provide a recreational interface with the foreshore.

The general definitions of the Scheme at Schedule 1 define the uses and this includes the following:

- Caravan Park has the same meaning as in the *Caravan and Camping Grounds Act 1995.*
- Chalets Park sites are to be *"occupied by individual self-contained units usually comprising cooking facilities, en-suite, living area and one or more bedrooms designed to accommodate short stay guests, forming part of a tourist facility and where occupation by any person is limited to a maximum of 3 months in any 12 month period."*
- Camping ground is not defined however camping area means land used for the lodging of persons in tents.
- Holiday Accommodation means *"used for short stay accommodation and recreation for holiday purposes but does not include hotel motel, bed and breakfast or caravan park".*
- Incidental use is defined as "*means a use of premises which is ancillary and subordinate to the predominant use"*.

Much of the ancillary development within the park such as recreation areas, ablution facilities, laundry, pool, barbecue areas and recreation space is clearly incidental and subordinate to the primary use of caravan park, chalet park and camping ground. Within the freehold lot covered by SU7, the caravan park/camping ground use can be considered incidental to the holiday accommodation use.

The development seeks to incorporate modified accommodation options at the site that under Stage 1 consists of 7 additional chalets based on Planning Approval issued for this development (Shire reference P657). Stage 1A will retain 20 caravan and camping sites and increasing the number of chalets to 30, which will result a greater distribution of accommodation options at the site. It is also proposed to refurbish the current reception/managers facility and café facilities to provide for a further five apartment style accommodation options to complement the nine existing apartments (holiday accommodation) on site and retain the six existing motel units located in the eastern parts of the site. Further, a new managers/reception will be provided for in the site frontage in proximity to the entrance, which will be incidental and essential to the operation of the park. The Shire can therefore consider all of the uses indicated on the application plans under the Scheme and it should be noted that the site is identified specifically for particular uses under Schedule 4 which are all provided for in the application. That is, there are distinct areas of chalet park, holiday accommodation, Caravan Park, camping areas together with structures incidental to permitted uses. The proposal will also include a land acquisition to rectify the pre-existing situation of development in the adjoining road reserve and provide that an ancillary café can be constructed with adequate

separation from adjoining vegetation in terms of achieved an adequate BAL rating for operation of this use in a cohesive manner with the overall development proposal associated with Stage 1A.

The Scheme makes specific reference to the proposal having due regard for the Coastal Planning Policy particularly in relation to foreshore management. The objectives of SPP 2.6 include protecting, conserving and enhancing coastal values, provide public foreshore areas and access to these on the coast, ensuring and identifying appropriate sustainable use for tourism and to ensure the location of coastal facilities taking into account coastal processes, erosion, storm surge, tides and other related natural elements.

Policy measures include coastal foreshore reserves and planning considering physical environments and to protect these.

The implications of SPP 2.6 have been carried over into the Local Planning Strategy and other strategies which support the proposed Local Development Plan. In summary, the proposed Foreshore Management Plan objectives explained later in this report endeavours to protect the foreshore environment and rehabilitate areas that have been affected, direct public access at an appropriate location and the beach which is the obvious usable area of coast in this locality, implement a hard edge to the caravan park/chalet park/holiday accommodation activity and introduce signage. The strategies employed in the Foreshore Management Plan are therefore cognisant of SPP 2.6 and its recommendations.

4.2.1 Car Parking and Access

Car parking is provided under for specific developments under the Clause 5.8. Where a development standard is not specified for a particular development the local government shall determine the parking standard in each case. Clause 5.24 incorporates a Schedule that references 'Special Use' this provides for any permitted use with car parking is required as under the Schedule or by the Local Government based on the predominant land use in the locality in which the use is located. Clause 5.32 is also relevant as this provides that specific to the 'Special Use' zone the requirements may be applied at the discretion of the local government. Car parking requirements have been calculated as follows based on operations on site following application of Stage 1A:

Car parking bays –

Motel units (existing)	6	6
Apartments (refurbished)	12	14
Three bedroom chalets	15	30
Two bedroom chalets	15	15
Managers/reception	1	2
	TOTAL	67

In addition to the sixty seven (67) carparking bays above, an additional eight (8) car parking bays are situated in the site frontage adjoining the proposed café/restaurant, which also incorporates two (2) disabled access bays. There are also two (2) check in bays (12 x 2.5m) plus 4 boat trailer bays as such the overall number within inclusion of these provides that a further eighty one (81) bays will be available. As such it is considered that there is a significant and sufficient distribution of car parking provided within the context of the park and immediately adjoining.

Car parking in association with the caravan bays is provided under the Caravan and Camp Ground Regulations 1991. This provides a car park on a facility is have at '*least one parking bay per 20 caravan sites on the facility, and not less than 4 car parking spaces in any event*'. There are 20 caravan bays proposed each of which have sufficient car parking area assigned. There will be further bays provided as stipulated above surplus to the minimum specified under the Regulations. As also detailed above, additional car parking is also available within the site frontage.

The café/restaurant will be provided with approximately 30 seats and 7 tables. The scale of the café/restaurant is identified as incidental to the overall park area where 70 sites could accommodate a large number of persons and therefore only a small proportion would be accommodated within the café.

Access will be reconfigured in the northern parts of the site following removal of the wastewater treatment plant. This will provide dual access egress that is 7.5m in width. This is considered an improvement to the existing arrangement with regard to vehicle manoeuvrability and accessibility. The internal access will be extended in a one way ring road configuration that is a minimum of 4m in width in compliance with Division 4 of the Regulations.

4.3 Aboriginal Heritage

The Reserve immediately adjoining the subject site incorporates the northern foreshore area in association with the Irwin River, which is a Registered Aboriginal Site 189017 "Irwin River (SC04)". The reserve is noted as having ethnographic significance, containing historical and mythological components as well as being a water source and a natural feature.' As such it is anticipated that the application will be referred for review by the Department of Planning, Lands and Heritage as minor structures are proposed in the adjoining recreational reserve with a small footprint in Stage 1A. The structures proposed seek to a provide lookout and an indigenous interpretation centre which will provide an interpretative experience for guests at the park and the general public on the historical indigenous importance of the reserve. The structures will be situated to showcase both the Irwin River and river mouth. This is to achieve recognition of the intent of the reserve and importance of indigenous heritage at this location, which is largely devoid of vegetation and will be maintained in a low fuel state. These structures will also accompany the location of x2 sea eagle nesting platforms to provide for a positive environmental outcome for native fauna and the strong bird watching activities that occur. The structures will also be complimentary and interconnected with the existing pathway system within the reserve. It is considered that the more people are exposed to the importance of environmental issues and aboriginal heritage, the greater will be their understanding of why indigenous people consider the location as significant.

4.4 Shire of Irwin Local Planning Strategy ('LPS')

The Shire of Irwin Local Planning Strategy was endorsed by the West Australian Planning Commission in June 2007. With respect to the Local Government objectives for the area, it is noted that the tourism industry is a key opportunity for the area and further recognition is given to the coastal environment and the need to protect and appreciate this important feature of the Shire.

The Strategy outlines other local government studies and strategies that have been adopted and takes into account their objectives in setting key issues and policies under the Local Planning Strategy.

Section 4.4.5 of the Strategy outlines comments in relation to the tourist industry and recognises that due to the coastal location the area is attractive to tourists. The location within 3.5 hours of Perth and the small boat harbour and safe recreational boat launching facilities also add to the

attractiveness as do the pristine beaches as a draw card for tourists. It is recognised that the Shire of Irwin will continue to improve visitor facilities and encourage growth in tourist accommodation to make Dongara/Port Denison an end destination holiday location as in the past it has been more of a stopover.

The subject site falls within Policy Area B under the Strategies and Actions section which includes the need to concentrate development and make adequate provision for recreation and the needs of visitors. Strategies and Actions also make further reference to promotion of tourism within the policy area and proper use of natural recreational and serviced coast resource and developing a Tourism Strategy including tourist accommodation and tourist attractions.

The proposal is consistent with the objective of the Policy Area providing a focal tourism point of interest with additional facilities which will improve the experience. Coupled with this is an appreciation of the natural environment, protection of the foreshore reserve and access to the beach which is desirable. Points of interest adjoining the park are also to be provided including interpretation of the indigenous history of Dongara and the Irwin River, environmental interpretation and providing viewing opportunities.

The above appreciation demonstrates that the proposal is consistent with the objectives of the Shire's Local Planning Strategy and will assist in providing an improved end destination accommodation option.

4.5 Green Infrastructure Strategy 2015 – 2020

The Strategy was produced by the Shire to promote reduction in water use and energy consumption by promoting environmentally sustainable engineering solutions. The proposal addresses the objectives of the strategy by promotion and rehabilitation of foreshore areas and recognition and connection to existing walking trails. Further detail in regard to addressing environmental sustainably outcomes are detail in the later sections of this report which specifically seeks to improve the quality of the natural environment by way of potential rehabilitation works detailed within the foreshore area. Detail in relation to management of stormwater is also provided in a later section that further demonstrates that this can be catered for effectively such that the proposal is considered to address the intent of the Strategy. The objective of the Shire's Local Planning Policy for Sensitive Urban Design is to ensure that Water Sensitive Urban Design Principles are implemented within the context

of development proposals and to ensure that stormwater is adequately managed. The proposal will incorporate sumps to cater for stormwater runoff associated with the catchment area associated with the proposed development. The existing and proposed road network incorporates a permeable surface treatment that given the free draining soil typology that characterises the site and surrounds adequately address stormwater and runoff considerations such that the proposal demonstrates consistency with the objectives of the policy.

4.6 Coastal Hazard Adaption and Management Plan (CHRMAP) - (2016)

This document has been prepared provide strategic guidance on coordinated, integrated and substantial management and adaption for land use and development in the coastal zone of the Shire. The objectives of the CHRMAP include identification of impacts from coastal hazards and identifying relevant management/coastal adaption actions to address such hazards. Recommendations for the subject site through the shire of Irwin include:

- *'Educate the public about the areas natural communities and sensitive habitats and encourage public appreciation and environmentally sound recreation enjoyment of the area.*
- *Carry out flood modelling of the Irwin River, including an analysis of combined river flooding and coastal impacts; and*
- *Monitor and allow natural processes to occur and ensure the public are kept informed;*
- *Plan for the movement of public infrastructure when threats materialise'.*

The CHRMAP identifies that the area is comprised of beaches and dune systems, and includes a public car park, boardwalks and the Seaspray Caravan Park.

The Risk Analysis and Evaluation of the Coastal Inundation Mapping for the subject site identifies that it is at high risk for coastal inundation and extreme risk for coastal erosion, the most significant impacts for Seaspray beach are likely to occur in 2110 scenarios where the 0.9m and 1.5m rises in sea level were considered. As such, recommendations specific to addressing inundation and erosion are as follows:

Figure 10 – Excerpt from CHRMAP

Coastal Hazard	Risk Priority Level	Action Required	Tolerance	Broad Adaptation Option Category	Coastal adaptation actions
Inundation	High	Immediate to short-term action required to eliminate or reduce risk to acceptable levels	Tolerable	Retreat	5. In the Seaspray Beach area: a. educate the public about the area's natural communities and sensitive habitats and encourage public appreciation and environmentally sound recreational enjoyment of the area; b. ensure that all approved buildings within the caravan park are relocatable; c. monitor and allow natural processes to occur, and ensure the public are kept informed; and d. plan for the movement of public and private infrastructure when threats materialise. 6. In the Irwin Rivermouth area: a. Continue to educate the public about the area's natural communities and sensitive habitats and encourage public appreciation and environmentally sound recreational enjoyment of the area; b. carry out flood modelling of the Irwin River, including an analysis of combined river flooding and coastal impacts; c. monitor and allow natural processes to occur, and ensure the public are kept informed; and d. plan for the movement of public infrastructure when threats materialise.
Erosion	Extreme	Immediate action required to eliminate or reduce risk to acceptable levels.	Unacceptable - Intolerable	Retreat	

This includes inundation mapping of the Irwin River and Seaspray Beach and a plan for movement of public infrastructure when threat arises. This identifies strategies for the subject site in the event of floor occurring cognisant of the flood mapping as prepared. Specific to the subject site, this requires all approved buildings within the caravan park to be relocatable in proximity to Sea Spray Beach frontage. A notation on the LDP specifies that all buildings are to be relocatable to address future inundation and erosion to address CHRMAP considerations.

A hard edge will also be provided along the park edge adjoining the coastal foreshore by way of a 900mm limestone retaining wall.

4.7 Irwin River Estuary Management Plan (2014)

The objectives of the plan include promoting conservation, rehabilitation and development of walk trails whist retaining amenity. The estuarine area identified under the Plan is evident in Figure 11 below:

Figure 11 – Excerpt from Estuary Management Plan



Source: Shire of Irwin

The proposal will have limited impact on the objectives of the Plan given development is primarily restricted within the boundaries of the subject site with bushfire management mechanisms which identify appropriate setbacks from bushland areas. Minor development is proposed in the southern foreshore area to accommodate an indigenous interpretive structure however it is considered that this will be innocuous in the landscape and provide an important tourism drawcard for visitors to the site and estuarine area in general. It is located in degraded area largely devoid of vegetation and in proximity to existing walking tracks.

The proposal does include designated points of connection to the existing trail network within the reserve area, which is identified as suitable for bushwalking and nature based activities. Points of connection to the site are specifically identified under Figure 2.1. It is acknowledged that this promoted under the policy and may therefore be favourably considered. Due regard has also been given to SPP 2.6 given that the foreshore area adjoining the frontage of the site is to be fenced to restrict pedestrian access to nominated points of beach access and promote rehabilitation works.

4.8 Other Strategies

It should be noted there are a number of other wider strategies that are relevant to the Shire and this includes but is not limited to the Shire of Irwin Coastal Development Strategy, Batavia Coast Strategy, Central Coast Regional Strategy and Geraldton Regional Plan. These strategies all promote the importance of tourism and coastal environmental protection which is embodied into the proposal and is therefore in keeping with the broader strategic framework.

4.9 SPP No. 2.6 State Coastal Planning Policy

The Scheme makes specific reference to the proposal having due regard for the Coastal Planning Policy particularly in relation to foreshore management. The objectives of SPP 2.6 include protecting, conserving and enhancing coastal values, provide public foreshore areas and access to these on the coast, ensuring and identifying appropriate sustainable use for tourism and to ensure the location of coastal facilities taking into account coastal processes, erosion, storm surge, tides and other related natural elements.

Policy measures include coastal foreshore reserves and planning considering physical environments and to protect these.

The implications of SPP 2.6 have been carried over into the Local Planning Strategy and other strategies which support the proposed Local Development Plan. In summary, the proposed Foreshore Management Plan objectives explained later in this report endeavour to protect the foreshore environment and rehabilitate areas that have been affected, direct public access at an appropriate location and towards the beach which is the obvious usable area of coast in this locality, implement a hard edge to the caravan park/chalet park activity and introduce signage. The strategies employed in the Foreshore Management Plan are therefore cognisant of SPP 2.6 and its recommendations.

5.0 FORESHORE MANAGEMENT PLAN

The Scheme makes specific reference to the proposal having due regard for the Coastal Planning Policy particularly in relation to foreshore management. The objectives of SPP 2.6 include protecting, conserving and enhancing coastal values, provide public foreshore areas and access to these on the coast, ensuring and identifying appropriate sustainable use for tourism and to ensure the location of coastal facilities taking into account coastal processes, erosion, storm surge, tides and other related natural elements.

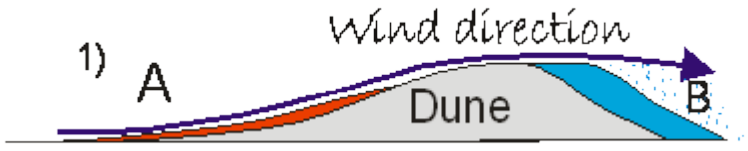
Policy measures include coastal foreshore reserves and planning considering physical environments and to protect these.

The implications of SPP 2.6 have been carried over into the Local Planning Strategy and other strategies which support the proposed Local Development Plan. In summary, the proposed Foreshore Management Plan objectives explained later in this report endeavour to protect the foreshore environment and rehabilitate areas that have been affected, direct public access at an appropriate location, introduce signage and fencing about rehabilitation areas. The strategies employed in the Foreshore Management Plan are therefore cognisant of SPP 2.6 and its recommendations.

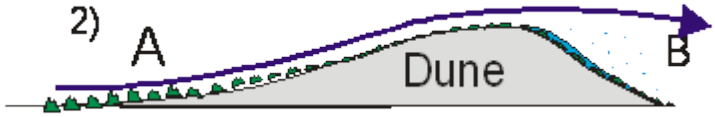
Theory behind the plan

There are many ways of stabilising a sand dune and the bottom line is to stop the sand from moving. If you can't or don't want to cover it in bitumen then the alternative is to slow down the wind close to the surface (a wind break). The material used to do this can be literally anything that will not blow away. If you care about the final appearance then something natural like vegetation is desirable but you have to protect it until it is established and can be its own wind break. If this fails then the sand moves, buries and kills the vegetation and the dune starts moving again. Human and stock (animal) activities on damaged and recovering dunes have a significant influence especially during summer.

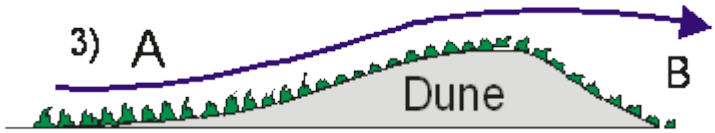
A simplified sand dune is shown in Figure 1.



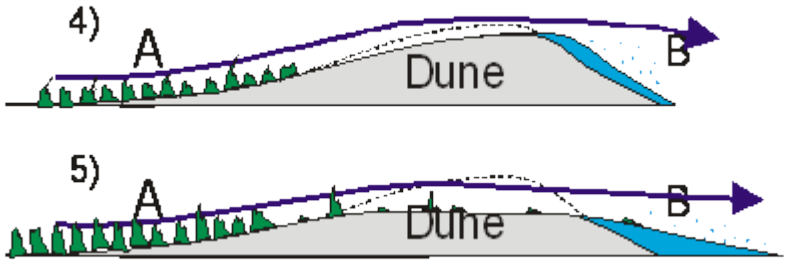
The dune moves or migrates with the prevailing wind by picking up sand from the tail (A) and depositing it on the leading edge (B). If you cover the dune with a layer of material (green) then the wind is forced away from the surface and little or no sand migrates to B as in Figure 2.



If the layer is thick enough then the wind at the surface is not strong enough to pick up and move sand as in Figure 3.



Ideally you want to cover the whole dune and stop it in its tracks. This requires significant effort and is only possible for small dunes like the one at the southern end of Grey. Larger dunes require a different strategy. The key is to cover the tail (A) as in Figure 4. Part of the dune will still migrate but in doing so will take sand from the top of the dune and it will eventually slow down and flatten out as in Figure 5.



Revegetation (if required)

Planning and considerations

The establishment of any type of plant cover on bare sand requires proper planning. The objective of a planting rehabilitation program must be clearly defined to ensure that re-vegetation is warranted and to determine timing and intensity.

If and when this methodology is required the Seaspray Caravan Park will consider:

- What do you want to achieve?
- How urgent is the problem?

- What are the implications of undertaking no treatment, minimal treatment or full treatment?
- What is causing the vegetation decline, and how large is the area that needs to be revegetated?
- Will the area revegetate naturally once it has been stabilised, or are faster results required? Do particular species need to be reintroduced into the area?
- What funding is available/required?
- What is the level of community use of the area, both current and future?
- What local knowledge is available to assist with planning (e.g. nurseries, indigenous Australians, government agencies)?

A program of stabilisation and restoration will be planned according to the location and degree of degradation. Consideration of the plants that have the best chance of survival will be essential recognising that it may take a number of years to achieve a self-sustaining environment.

Use of local native plants is desirable as they are in harmony with each other and their environment. They provide essential food for local insects and other small creatures, and in turn support many local birds and other animals. Local native plants are already adapted to the local climate and soil type, and as a consequence:

- no or minimal soil preparation is necessary
- watering is reduced to a minimum
- fertiliser requirements are lower or unnecessary.

The following plant types have been identified as most suitable by our advisor;

Halosarcia halocnemoides CHENOPODIACEAE
Shrubby Samphire Low shrub, to 50cm high. Flowers are in terminal spikes. Fruits are separated from each other by a constricted joint, which gives the spike an undulate outline. A widespread and variable species, which includes five subspecies. Flowering January-November Seeding January-March Propagation Seed or cuttings. Harvest mature fruiting segments and spread on ploughed soil a few weeks before wet season.

Halosarcia indica CHENOPODIACEAE
Samphire Low, spreading to robust erect shrub, 0.15-1.3m high. Flowers are in smooth, terminal spikes up to 4cm long. Fruiting spikes are leathery, spongy or corky. A widespread and variable

species with three of the four subspecies occurring in Western Australia. Flowering August-November Seeding August-November

Spinifex longifolius POACEAE

Beach Spinifex A stout perennial grass which forms tussocks 1m high and 2m wide, with stems creeping at the base. Leaf blades are narrow, rigid, thick, up to 60cm long. Male and female flowers are borne on different plants. Male inflorescences have spikelets alternately arranged on clustered spikes. Female inflorescences are spherical in outline, up to 25cm across; seeds are clustered at the centre. Female inflorescences are straw coloured when mature, and break off from the stem to be blown away by the wind.

Sporobulus virginicus POACEAE

Marine Couch Tussock-forming, perennial grass with numerous, creeping stems that root at the nodes. Leaf blades are rigid, in rolled, 2-10cm long, with a fine sharp point. Inflorescences are erect, cylindrical in outline with densely grouped spikelets on the central stalk, and dark in colour. Waterlogging tolerant; suitable for lawns. Can be confused with couch Cynodon dactylon, a weed of similar form which has 2-7 digitate, purplish spikes of flowers, each 1-4cm long.

Carpobrotus virescens AIZOACEAE

Coastal Pigface Creeper. Leaves are succulent, thick and triangular in crossection. Attractive flowers have pink-purple petals which are white at the base. Distinguished from the introduced pigfaces C. aequilaterus which is not white at the base of the pink petals, and C. edulis which has yellow petals.

Scaevola crassifolia GOODENIACEAE

Thick-leaved Fanflower Low, spreading shrub, to 1m high and 3m wide. Leaves are thick, fleshy with serrated margins and usually have sticky stems. Flowers are in terminal spikes, blue or white with 5 fan-shaped lobes. Very hardy.

Olearia axillaris ASTERACEAE

Coastal Daisy Bush Medium, dense, rounded shrub, 1-2m tall. The silvery ornamental leaves, 12mm long and 2mm wide, are aromatic and covered in woolly hairs. Flowers are small and white. Adaptable, hardy, very lime tolerant.

GF Craig/ Dept of Agriculture.

There are also areas in the foreshore adjoining the site and existing infrastructure that are identified as bushfire mitigation areas. The location of these areas is evident on the LDP plan as attached. These areas will be maintained in a low fuel state by the park owner or lessee to achieve an acceptable Bushfire Attack Level rating of BAL29 can be achieved for the site.

Concluding comments

It is considered that the rehabilitation plan and recommended actions associated with foreshore activity will ensure that ongoing maintenance of the foreshore will occur and the intention is that the main elements of this will be implemented within two years of adoption of the Local Development Plan. This will deal with any potential informal use of dunal areas and direct and restrict guest access appropriately to the beach at designated locations.

6.0 BUSHFIRE MANAGEMENT PLAN

Modifications to the Western Australian Planning Commission Policy for Bushfire Management and introduction of Regulations have resulted in designation of many areas of the state as bushfire prone. This has brought about the need to consider this issue for any proposal for development within proximity of vegetation. Although the subject site is already considerably developed, the extension of development and reconfiguration requires justification and supporting information in relation to bushfire management. A 'Caravan Park' use is considered a vulnerable land use under relevant policy and bushfire management planning and evacuation plans are necessary.

Cognisant of this requirement, Ecosystems Solutions have been engaged to inform the proposal and detailed investigations have occurred and this has resulted in design elements being incorporated into the proposed Local Development Plan to address fire management.

As stated previously, large areas of the park are already developed and are essentially to be unchanged as evident below.

Figure 12 - Areas of park already essentially developed



The Bushfire Management Plan and Evacuation Plan are therefore more pertinent to the additional areas for consideration of development but recommendations for the overall park generally are incorporated. The Bushfire Management Plan which has informed this proposal is included at Attachment 5.

In summary the Bushfire Management Plan considers the following –

- The site is declared bushfire prone and has been determined to be rated as BAL-29 with public road exit routes and a suitable water supply.
- An APZ can be maintained around the perimeter of the site in accordance with the guidelines – minimum 11m to the south west and managed in a low fuel state.
- The site will comply with the Caravan Parks and Camping Grounds Regulations 1997 which require 30m fire reels every 60m and hydrants to the north of th e site will comply with the required pressure for water delivery.
- Recognises that bushfire mitigation areas as designated in the adjoining reserve are to be maintained in a low fuel state by lease or park owner.

It is considered the further improvements to the park and due regard to fire management planning has been given with this proposal and the attached Bushfire Management Plan should therefore be read in conjunction with the proposal as a suitable and responsible approach to the ongoing upgrade and development of the park.

An Evacuation Plan has also been produced which will be reviewed by the landowner on an annual basis. This will be displayed in conspicuous locations around the caravan park

7.0 FLORA AND FAUNA

7.1 Flora

A Flora and Fauna Report has also been undertaken by Ecosystem Solutions in March 2018. This report is included at Attachment 4. This report was prepared to survey and document the presence and distribution of significant flora, vegetation and fauna to inform extensions proposed to the site. The survey of the site was undertaken in January and identified that no rare or endangered flora were observed on the site.

Utilising the scale of condition developed by Keighery (1994 Table 3) the site is classified as Degraded condition. The report identifies that this is due to the number and distribution of weed species and impacts from rabbits together with human disturbance due to lack of specific pathways to guide and direct people to minimise impacts on the dunes.

7.2 Fauna

Investigations consisting of one day survey and one night survey were undertaken at the subject site on the 31st January 2018. Findings identify that the site does not incorporate any trees suitable foraging, roosting or breeding sites for any black cockatoos species. The vegetation within the site was also thoroughly inspected and no signs of significant fauna were observed.

Summary and Recommendations

The current vegetation is dominated by common coastal heath species, no species of significance are present in the study area.

The vegetation within the study area is categorised as degraded due to weed invasion and disturbance from people and feral animals (rabbits).

No fauna of significance were found within the site.

The proposed enhancement of the caravan park has the potential to reduce human disturbance risks by the establishment of pathways and tracks to the beach and the surrounding environment reducing erosion impacts.

Further, implementation of rehabilitation works are proposed in the foreshore areas which will include removal of weed species as detailed within the Foreshore Management Plan contained within

the context of this proposal. Site enhancements will provide that the positive environmental outcome can be achieved by way of this proposal.

8.0 SERVICING

The site is currently serviced with an on-site effluent disposal system (ATU) together with a large dispersal field which is located in the northern parts of the site, adjoining the Church Street frontage. It is proposed that this existing waste water treatment mechanism be de-commissioned following initiation of Stage 1A of the LDP. Infrastructure associated with this will be removed from the site providing that additional area is available for additional accommodation options. This will also provide for a realignment of the current access point to the site, and construction of new purpose built reception and managers accommodation together with short term/visitor parking in an configuration that is responsive to the site characteristics and tenure. Development will incorporates construction of a slip lane in the site frontage to provide improved access arrangement can be accommodated.

At stage 1A the site will be provided with a connection to a reticulated sewer connection.

Reticulated water, power and telecommunications are already connected to the site and will be extended to support development under the LDP.

8.1 Drainage/stormwater

New development will be connected to individual sumps to cater for stormwater run-off. The site incorporates free draining soils and the existing and proposed internal driveway extension will incorporate permeable surface finish to provide through drainage of trafficable areas. Characteristics associated with the standard are evident in Figure 11 below.

Figure 11 - Permeable driveway surface



8.2 Urban Water Management Plan

This detail was not necessary for the Dongara Caravan Park proposal – the subject site incorporates similar conditions that provide free draining (sands) such that water sensitive urban design principles have been adequately addressed.

9.0 FUTURE STAGE TWO

Prior to preparation and lodgement of this Local Development Plan for Stage 1 and 1A the owners of the park deliberated with the Shire with respect to a possible expansion into reserves to the south and west of the park for additional development. The Shire provided tacit support for this and therefore investigations occurred with respect to acquisition of this land and further development and expansion of the park. The Shire supported the objective tacitly because it recognised that further caravan park land was desirable for the Shire and that Seaspray Caravan Park was seen as an important tourism drawcard for the Shire particularly within the Dongara town site.

Preliminary investigations with respect to acquisition of this land identified that the land was the subject of native title claim and obviously therefore Aboriginal heritage issues applied. The owners liaised with Daniel Wells representing the Yamatji people and received some guidance with respect to how progression of further liaison with the native title holders could be facilitated however it was recognised this would take some time to be discussed. As such, this proposal was limited to Stage 1 and Stage 1A. Stage 2 however will be inclusive of further liaison with native title and consideration of Aboriginal heritage and subject to favourable negotiations. The proposal for Stage 2 is to expand the park to the south and west. It was considered important to mention this in this proposal because it would provide clear intent to the Council that there are further objectives for development of the park which are consistent with current Shire thinking. Whilst this proposal is being considered further liaison with Aboriginal people will continue. It is hoped that a proposal for Stage 2 will be lodged in the near future again subject to successful negotiation and support of Aboriginal parties concerned.

10.0 CONCLUSION

The proposal is direct reflection of the zoning for the land which is clearly identified for caravan park, chalet park, camping ground, holiday accommodation and associated incidental uses. The requirement for a Local Development Plan is essentially to ensure that the park can be developed with one overall plan in mind taking into account the sites location and foreshore management interrelationship.

It is clear from the review of the strategic planning framework that the subject site has been identified as an important tourism site and it is an objective to promote enhancement of such facilities so that the townships of Dongara and Port Denison continue to be promoted more of an end destination for tourists. The improvements proposed with the Local Development Plan appended to this report will clearly improve the park with facilities that are to achieve this objective. The recent approval obtained by the landowner shows an excellent example of the intentions for the site with regard to redevelopment in Stage 1 and envisaged for Stage 1A.

The proposal includes provision of excellent recreation facilities and points of interest including look out and historical interpretation of the indigenous history associated with the adjoining reserve incorporating the Irwin River.

Rehabilitation of the foreshore and directing access to an appropriate location with signage and a hard edge coastal foreshore will also be consistent with foreshore management objectives for the area.

The proposed Local Development Plan has been tailored to also be consistent with the *Caravan and Camping Regulations and Act.*

The proposal will be a significant investment for the owners and one that will ensure that the park continues to be an important asset for the Shire and a strong draw card for the tourism industry in an appropriately zoned location. This will support and provide impetus for lease extensions similar to that achieved at Dongara Tourist Park. This will provide investment security and financial borrowing capacity to ensure Seaspray remains a strong tourism outlet for the Shire. Support for the Local Development Plan is respectfully requested accordingly.