

Denmark Rivermouth Caravan Park

P.O. Box 149

Denmark WA 6333

0898481262

admin@denmarkrivermouthcaravanpark.com.au

18/5/15

Ms A Harbron
Director of Planning & Sustainability
Denmark Shire
South Coast Highway
Denmark WA 6333

Dear Annette

RE: Application for Extension at Denmark Rivermouth Caravan Park

Thank you for your emails regarding our proposed extension to our reception/check in area. I hope I have answered your queries correctly.

Having regard to Clause 12(a) of the current lease, can you please clarify in writing and on an amended floorplan(s) the exact use and function of the proposed building and the existing building once the proposed building is built – noting there are references of a kiosk, discovery centre (what is this??), reception/administration on the plans. This information is required to ensure that the current use of the premises is consistent with the purpose as defined by the lease and will also be required from a Building Code of Australia perspective to ascertain what development requirements (if any) will apply and a Town Planning Scheme perspective in terms of any development requirements that may apply (i.e. car parking)

Looking at the plan, which we have identified the left side marked discovery centre will be used for a kiosk for the supply of **take away food**, goods and equipment normally required by caravanners, campers and other members of the public resorting to and/or using the premises as a holiday resort.

The area will include information about Denmark, information and hiring of our recreational equipment such as kayak, paddleboards, paddleboats, and cruise boat.

The existing building will be used for storage, washing and ironing of linen and bedding for chalets, kitchen and laundry and staff room.

From the information provided to date it is apparent there is a kiosk function to be provided – please provide more details on how this is envisaged to operate for depending on extent of provision of food and numbers there may be a requirement for public sanitary facilities to be provided as per the Building Code of Australia.

The kiosk will be used for take away food and confectionaries – I do not envisage an established restaurant.

These items are required by our patrons of the park.

On the proposed extension we hope to position 4 outdoor tables to be located in the undercover area being the veranda, these will seat approximately 24 people, so that they can comfortably enjoy the surrounds.

From the proposed extension there is existing public sanitary facilities one located no more than 60 metres away, (this is located on Smith Brothers Foreshore). And the other being the caravan parks ablution block from the proposed extension is approximately 30 metres away.

As advised last week by Graham Blackmore, Shire's Principal Building Surveyor, the proposed building will need to comply with Access for People with a Disability – the current plans do not appear to show how this can be accommodated. Can you please advise how you envisage disabled access into the building being provided and depending on your advice it may be that an amended plan is required to be lodged at this early stage for it may result in a slightly altered design in terms of layout, aesthetic design etc. depending on what is proposed in this regard.

As discussed with Mr Blackmore, the existing bathroom has a toilet located within, this can be utilized as a disabled facility.

On the left hand side of the building there will be concrete footpath in excess of 1.2metres wide to give access to the front veranda.

The floor plan submitted (copy attached) makes reference to the existing front verandah on the existing building being removed; noting the arrow is pointing to the verandah that appears to be on the side of the building and is to be retained from the elevations provided – can you please clarify the situation in this regard and if required amend the floor plan accordingly (noting that this has only been requested as amended floorplan(s) is required by Bullet Point 1 so best to just address this issue now).

The veranda that will be required to be removed from the existing building is marked on the plan elevations A-03.

Details of signage proposed for the development – noting that this is to be approved by the lessor as per Clause 15(a) of the current lease.

With the intended building we intend to put the name of the caravan park on the parapet located at the front of the building, this is to help patrons identify the reception area.

Should any modifications to the floor plan require amended elevations/perspective can you please provide updated plans?

Please advise what is to happen to the current kayak storage that is located at the front of the current grassed area if this development is approved.

Our kayaks will be shifted and will be stored in the caravan park.

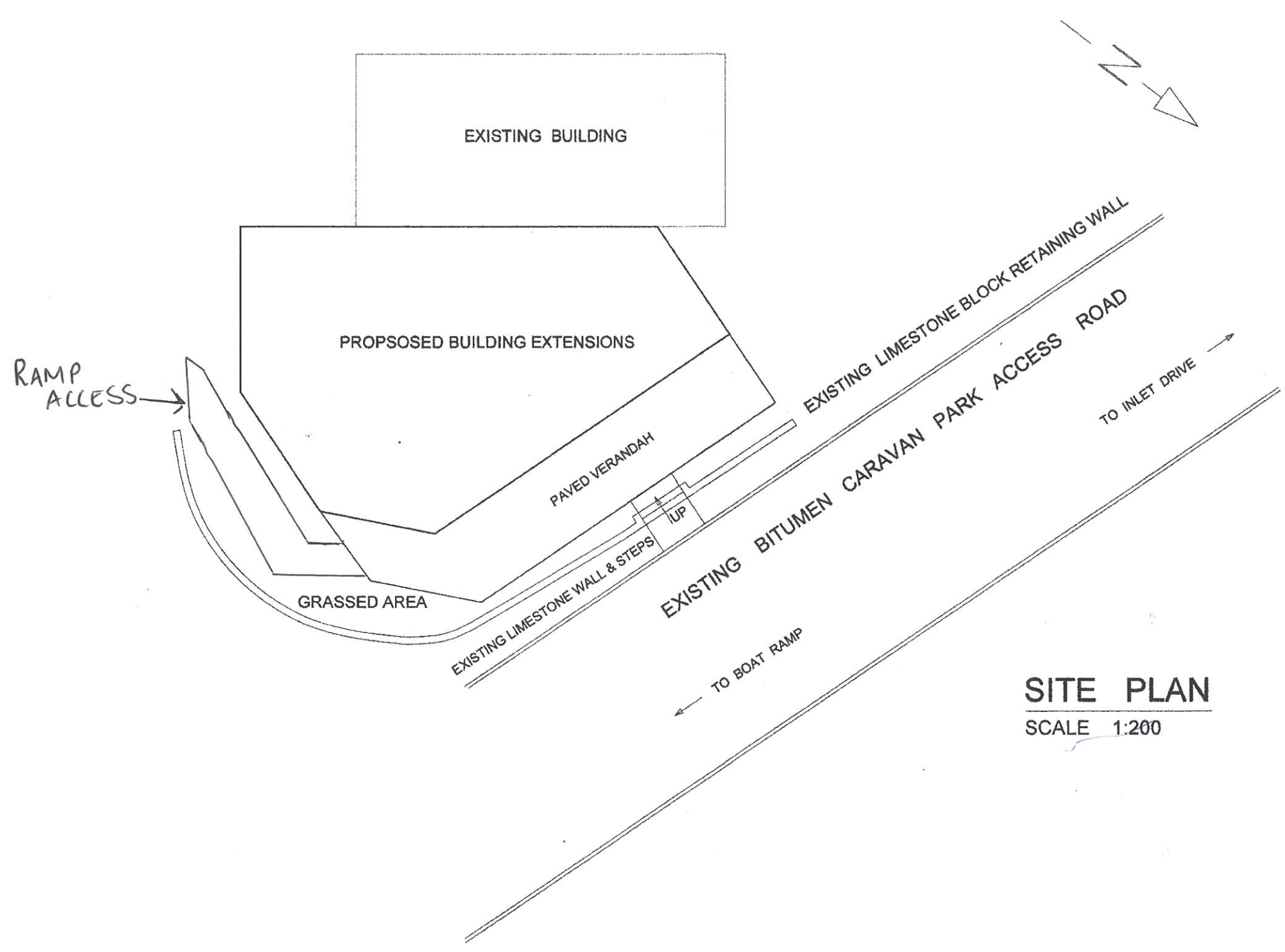
Once again we would like to thank you for your prompt attention to our application.

If you have any further queries please do not hesitate to contact me again, I will arrange the payment of \$320.00 today.

Kind regards



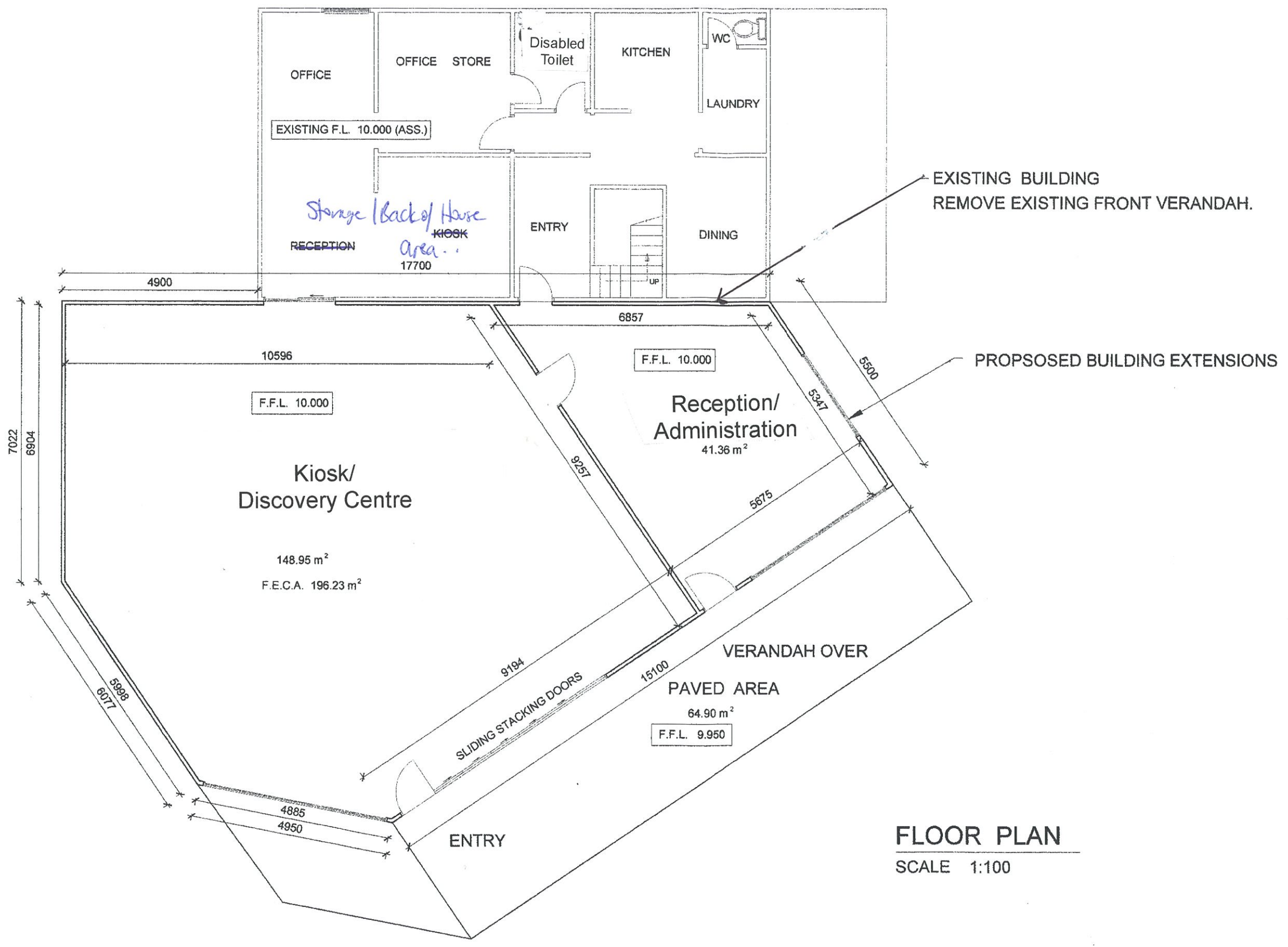
Noel Phillips



SITE PLAN
SCALE 1:200

RECEIVED
OFFICE COPY 18 MAY 2015

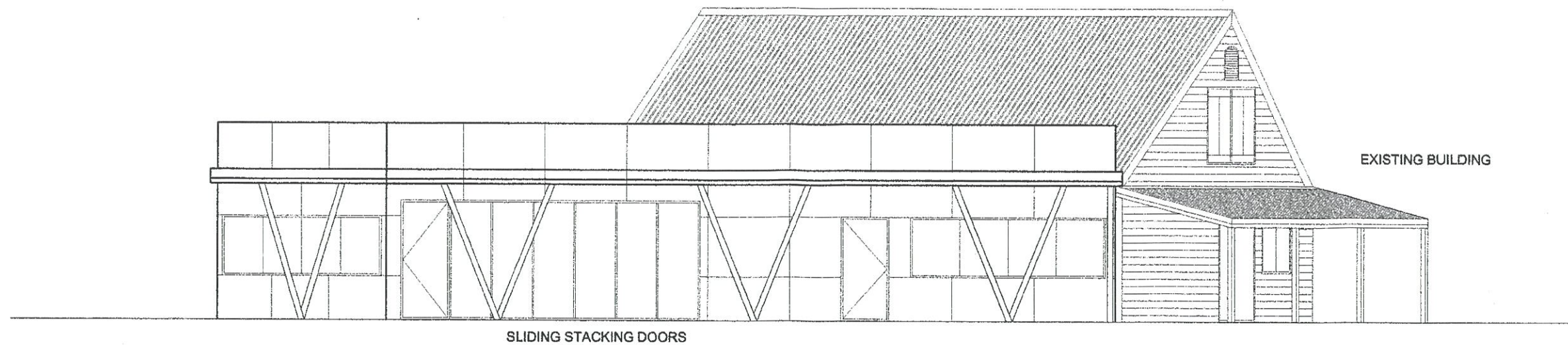
TITLE	SITE PLAN	SCALE	1:200	A-01 DWG No
PROJECT	BUILDING EXTENSIONS - RIVERMOUTH C/PARK	DATE	30/04/2015	
CLIENT	NOEL PHILLIPS	DRAWN	A.G.	



FLOOR PLAN
SCALE 1:100

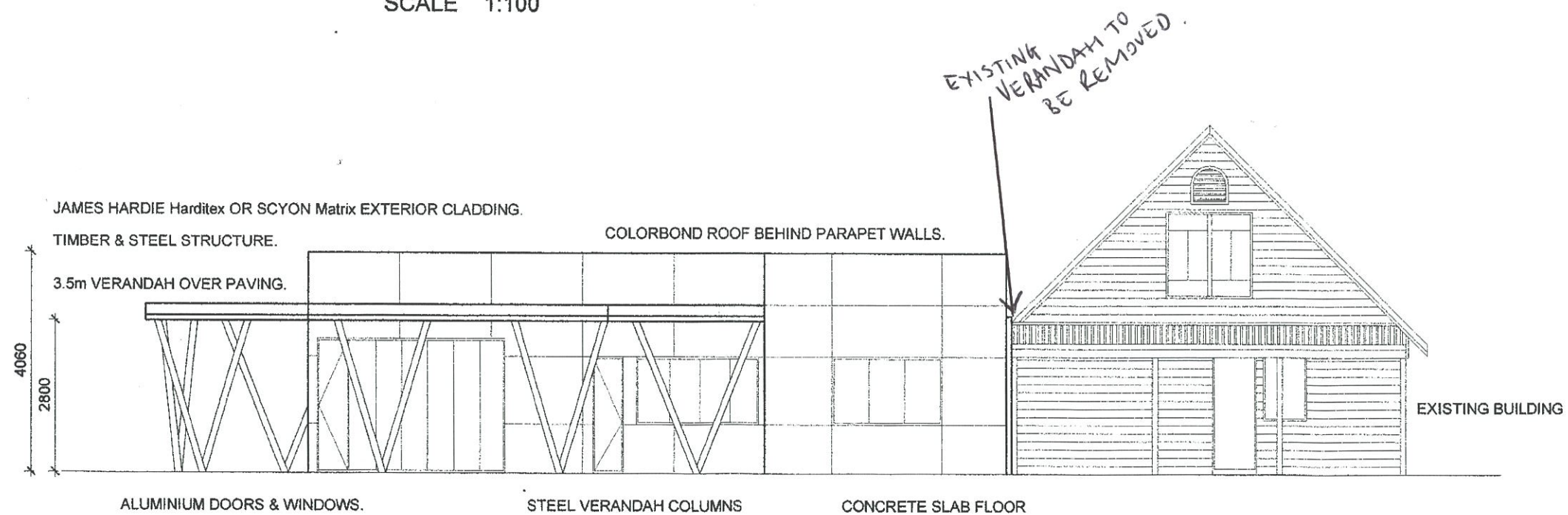
RECEIVED
18 MAY 2015

TITLE	FLOOR PLAN	SCALE	1:100	A-02 DWG No
PROJECT	BUILDING EXTENSIONS - RIVERMOUTH C/PARK	DATE	24/04/2015	
CLIENT	NOEL PHILLIPS	DRAWN	A.G.	



NORTH EAST ELEVATION

SCALE 1:100

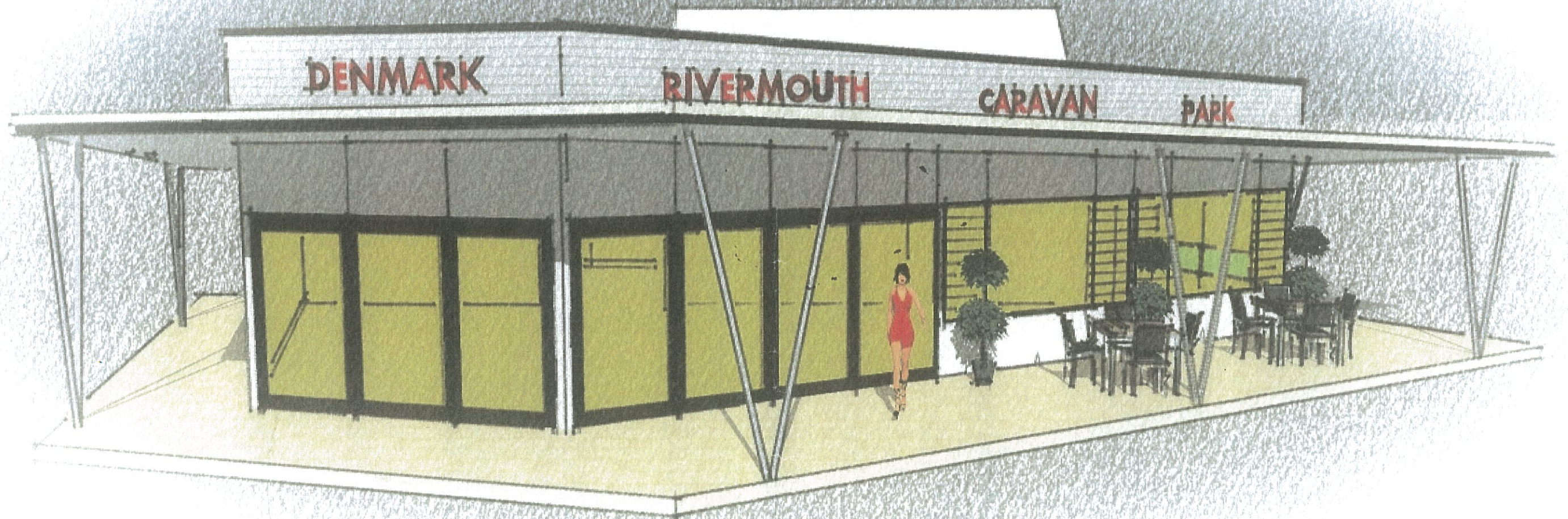


NORTH WEST ELEVATION

SCALE 1:100

RECEIVED
18 MAY 2015

TITLE	ELEVATIONS	SCALE	1:100	A-03 DWG No
PROJECT	BUILDING EXTENSIONS - RIVERMOUTH C/PARK	DATE	30/04/2015	
CLIENT	NOEL PHILLIPS	DRAWN	A.G.	



RECEIVED
05 MAY 2015

Denmark Rivermouth Caravan Park

P.O. Box 149

Denmark WA 6333

Phone (08)98481262

Email - admin@denmarkrivermouthcaravanpark.com.au

A1324

Shire Of Denmark	
ICR15734274	
19 JUL 2015	
EMH	
COUNCILLORS	
CEO	
DIR of FINANCE	
DIR of PLANNING	✓
DIR of INFRASTRUCTURE	
DIR of COMMUNITY	✓
DIR	

7th July 2015

Mr D Stewart
Chief Executive Officer
Denmark Shire
South Coast Highway
Denmark WA 6333

Dear Dale

I would like to thank you for your assistance and continued support of our families business, for the operation of Denmark Rivermouth Caravan Park.

We would like to update you in our forecast development plan for the caravan park site. The development is over a 10 year period. We would appreciate council in principal support for the below mentioned upgrades. Once approved in principal, we will submit formalized plans to council.

1. The extension to the existing office for the purpose of Reception area.
2. Remodel or rebuild the older ablution block/laundry and campers kitchen.
3. Install 32kVa Solar Power Panel System.
4. Install 2 free standing family bathrooms – Transportable/Not Fixed – Facility Connected to Jenbrook Nominees Pty Ltd private deep sewer line.
This facility would provide families the privacy of bathing young children in a secured room.
5. Install 8 ensuites to 8 powered sites – Transportable/Not Fixed – Facility connected to Jenbrook Nominees Pty Ltd private deep sewer line.
6. Install a further 5 upmarket short term accommodation types – Transportable/Not Fixed – Facility connected to Jenbrook Nominees Pty Ltd private deep sewer line.

7. Build a reasonable sized shed (10mtrs x 15mtrs) for the storage of grounds keeping equipment and caravan park requirements. Site to be at the rear of the park, and secured with roller doors.

8. Explore the possibility of installing a suitable bore in the reserve adjacent to the caravan park for the purpose of reticulating grounds and gardens. –

To date we have explored several sites in the caravan park and have sunk a minimum of 4 test bores. As there is a significant granite outcrop under the caravan park, all bores have been unsuccessful in obtaining water suitable for grounds and gardens.

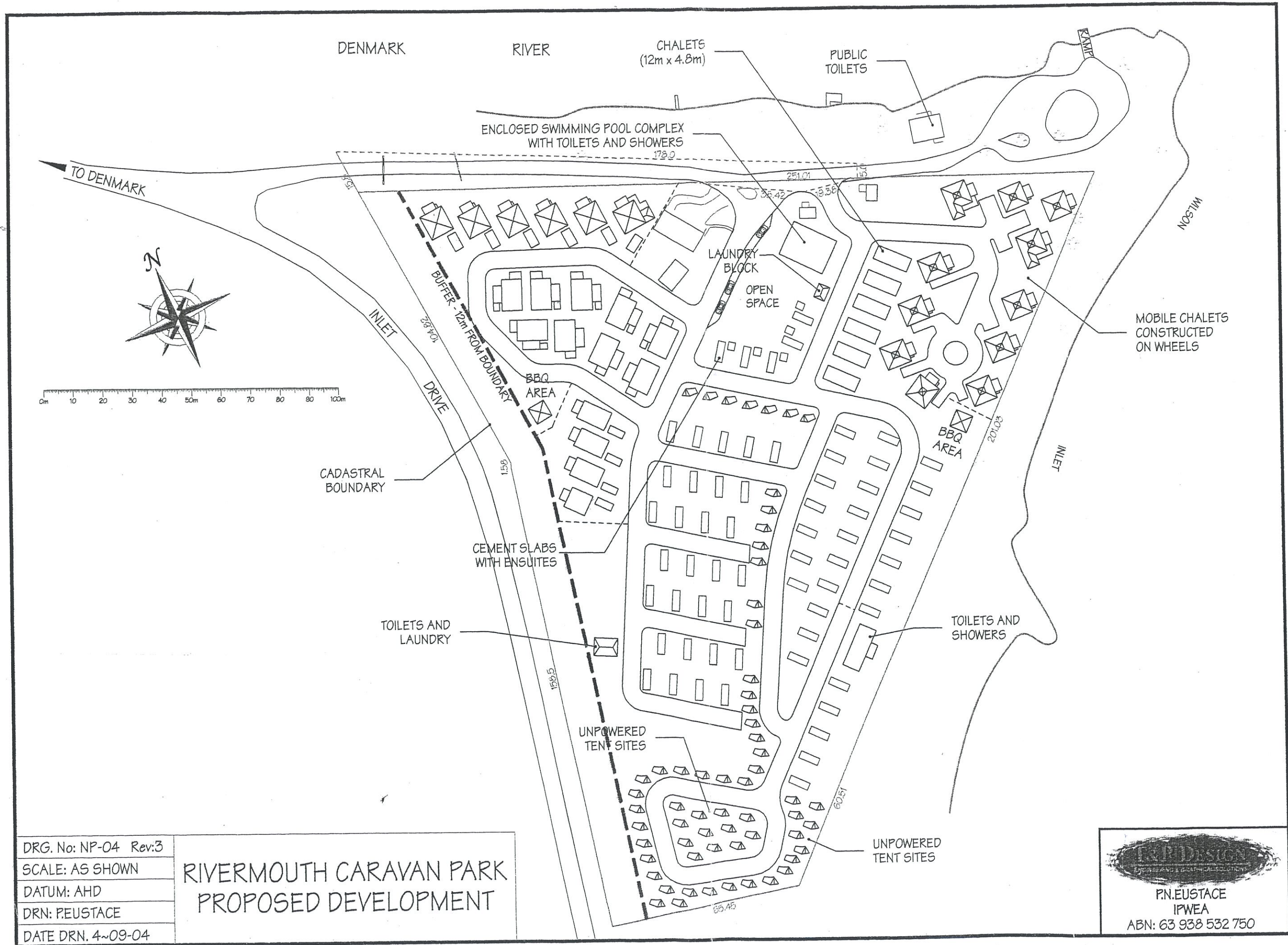
We feel these key upgrades are paramount our business success.

Our family, previously has been very proactive in promoting Denmark. We would like to continue our campaign and would like to think the Shire and council members will look favourably upon our submission.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Noel Phillips', written in a cursive style.

NOEL PHILLIPS



DRG. No: NP-04 Rev:3
 SCALE: AS SHOWN
 DATUM: AHD
 DRN: PEUSTACE
 DATE DRN. 4~09-04

RIVERMOUTH CARAVAN PARK
 PROPOSED DEVELOPMENT

INDISIO
 ENGINEERING & GRAPHICAL SOLUTIONS
 P.N.EUSTACE
 IPWEA
 ABN: 63 938 532 750

7 SEP 2004

28 July 2015 - Attachment 8.1.1c

9.1.5 PROPOSED KIOSK – RIVERMOUTH CARAVAN PARK

Location:	Lot 1084 (Reserve 46421) Inlet Drive
File Ref:	A1324
Disclosure of Officer Interest:	None
Date:	8 October 2007
Author:	Thomas Sounness – Senior Planning Officer
Senior Officer:	Phil Shephard - Manager Planning & Development

Summary:

An application for a kiosk, refreshment/TV room and communal area for patron and public use has been received for the above land.

It is recommended that the facilities be approved subject to the kiosk component being restricted to service park patrons only.

Background:

Council at its September 2004 meeting resolved to approve an overall Development Plan for the Rivermouth Caravan Park (copy attached). The proposed area of land was shown as a BBQ Area on the originally adopted Development Plan.

Comment:

The land is zoned Tourist under the Shire of Denmark Town Planning Scheme No. 3. The adopted Development Plan is intended to guide Council's decision making in regards to the caravan park.

The applicant has now requested approval to increase the use and size of the previous BBQ Area to include a 15m x 18m building to include a kiosk, refreshment/TV room and communal area for patrons of caravan park and public. This includes the request to transfer the existing small grocery & confectionary sales from the existing shop/kiosk to this new area.

The location for this structure is consistent with the adopted Development Plan however the description under this plan shows 'BBQ area'.

While the operation of incidental grocery sales to caravan park residents is considered to be a standard part of any caravan park operations, introducing a shop element available to sell any manner of goods to the general public is not consistent with the adopted Development Plan or zoning of the land.

A Kiosk is defined in the Collins Dictionary (1983) as: "a small sometimes movable booth from which cigarettes, newspapers, light refreshments etc. are sold." The proposal is far more substantial than a kiosk envisages, and in this case is considered to be a shop.

Staff do not believe that a shop is a land use that should be permitted in this case as there appears to be no additional need for such an activity close to Denmark and its commercial services. The scheme also does not nominate how a BBQ area should operate, nor if such an area should include a kiosk, TV area or ablution areas.

Council's options are:

- 1) Approve the proposal (including the relocation of the kiosk use as being minor and incidental) and approve as is subject to conditions.
- 2) Approve the proposal subject to the use being restricted to BBQ area (to be consistent with the adopted Development Plan).
- 3) Refuse the application for reasons of non-compliance with the adopted Development Plan.

Consultation:

The proposal has not been subject to any public consultation.

Statutory Obligations:

- Planning and Development Act 2005 – Town Planning Scheme No. 3 is an operative town planning scheme under the Act.
- Town Planning Scheme No. 3 – land is zoned Tourist under the scheme.
- Caravan Parks and Camping Grounds Act and Regulations – the caravan park is required to

conform to those requirements set out in the Act/Regulations.

- Land Administration Act – land is a crown reserve vested in Council for Caravan Park and Camping and leased to the proponents for a maximum term of 21 years.

Policy Implications:

Nil.

Financial Implications:

Nil.

Strategic Implications:

Nil.

Environmental Considerations:

Any development of this nature should be connected to reticulated sewerage and water. Given the requirement to have a minimum floor height of 2.5m AHD some fill may be required which may affect drainage.

Voting Requirements:

Simple majority.

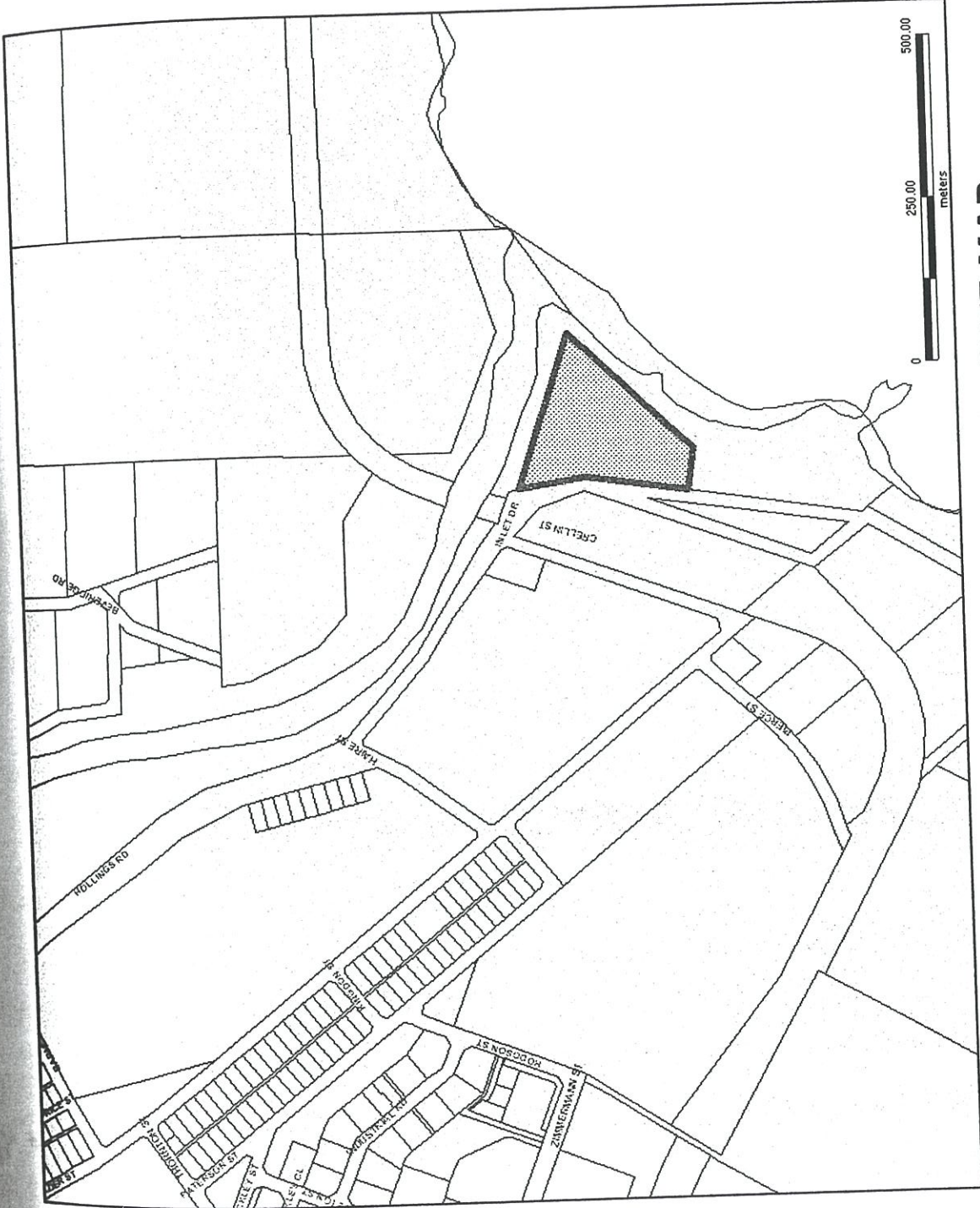
COUNCIL DECISION & OFFICER RECOMMENDATION		ITEM 9.1.5
MOVED: CR DEMPSTER	SECONDED: CR STOKES-HUGHES	
That Council grant planning consent for the relocation of the existing kiosk and development of a new refreshment/TV room and communal area for the use of patrons of the Rivermouth Caravan Park only subject to the following conditions:		
<ol style="list-style-type: none"> 1) This approval is for the relocation and modest expansion (maximum 20m²) of the existing kiosk function to the new building. 2) This approval does not permit either the development of a shop, fast food outlet or restaurant or other similar use offering goods and services directly to the public. 3) The development being connected to reticulated water and sewerage. 4) The development being constructed at a minimum building height of 2.5m AHD as required by clause 5.27.3 of the scheme. 5) No direct access from the building to the foreshore is permitted and the reserve boundary with the inlet being marked with an open style boundary fence to a maximum height of 900mm. Detailed plans are to be approved by Council's Engineering Department prior to any works commencing. 6) The proponents indemnifying Council against any possible claims that may result from a flood event over this land. 7) Completion of a Food Premises Notification Form to the satisfaction of the Environmental Health Officer. 		
CARRIED 12/0		
		Res: 352/07

9.1.6	EXTENSIONS TO HALL – RESERVE 22361 'ST JOHN AMBULANCE'
Location:	Lot 101 Price Street
File Ref:	A3082
Disclosure of Officer Interest:	None
Date:	8 October 2007
Author:	Thomas Sounness, Senior Planning Officer
Senior Officer:	Phil Shephard - Manager Planning & Development

Disclosure of Interest affecting impartiality Item 9.1.6 – Cr Grant.

Prior to any consideration of Item 9.1.6 Cr Grant made the following declaration:

"I am an Ambulance Officer and a Committee Member and as a consequence there may be a perception



RIVERMOUTH CARAVAN PARK - SITE MAP

107

DENMARK RIVERMOUTH CARAVAN PARK
 P.O. BOX 149
 DENMARK WA 6333
 ABN: 33131246659
 PHONE (08)98481 262 FAX (08)98483 362

SHIRE OF DENMARK

RECORD

17 AUG 2007

File H1324 Act.....

Item No.....

CEO	HLTH/BLDG	
A/CEO	PLANNING	✓
ENG	REC OFNT	

11 August 2007

Mr P Durtanovich
 Denmark Shire
 South Coast Highway
 Denmark WA 6333

Dear Pacoe

We would like to submit to council an application to build a kiosk/refreshment room at the Denmark Rivermouth Caravan Park. This building will be built from materials that will blend in with the surrounds and enhance the area.

As you can see from the plans that we have submitted with this application you will see that the kiosk/refreshment room will be situated on the eastern side of the caravan park, looking out over the Wilson Inlet. The AHD level will be brought up to the required level of 2.5m, as recommended by council in previous submissions.

This will be built instead of the gazebo/BBQ area which was indicated on our first plans.

Our existing reception area of the caravan park is not sufficient to cope with the influx of holiday makers, as well as selling small grocery and confectionary items. Therefore we would like to remove the grocery/confectionary items from the existing shop/kiosk and relocate them to the new kiosk/refreshment room.

We would like you to refer to our lease agreement with the Denmark Shire and Jenbrook Nominees,

Page 17, Item 12(a)

To use the Premises only for the purpose and not to carry on or permit to be carried on at the Premise any trade or business other than that of a caravan and camping park, including a refreshment room and kiosk for the supply of food and goods and equipment normally required by caravanners, campers, and other members of the public resorting to and/ or using the Premises as a holiday resort without the prior consent of the Lessor

Should council grant the application, we will have the plans submitted to the building surveyor.

We would like this matter to be submitted and dealt with as soon as possible as we would like to have this facility up and running before this coming holiday season.

Yours sincerely



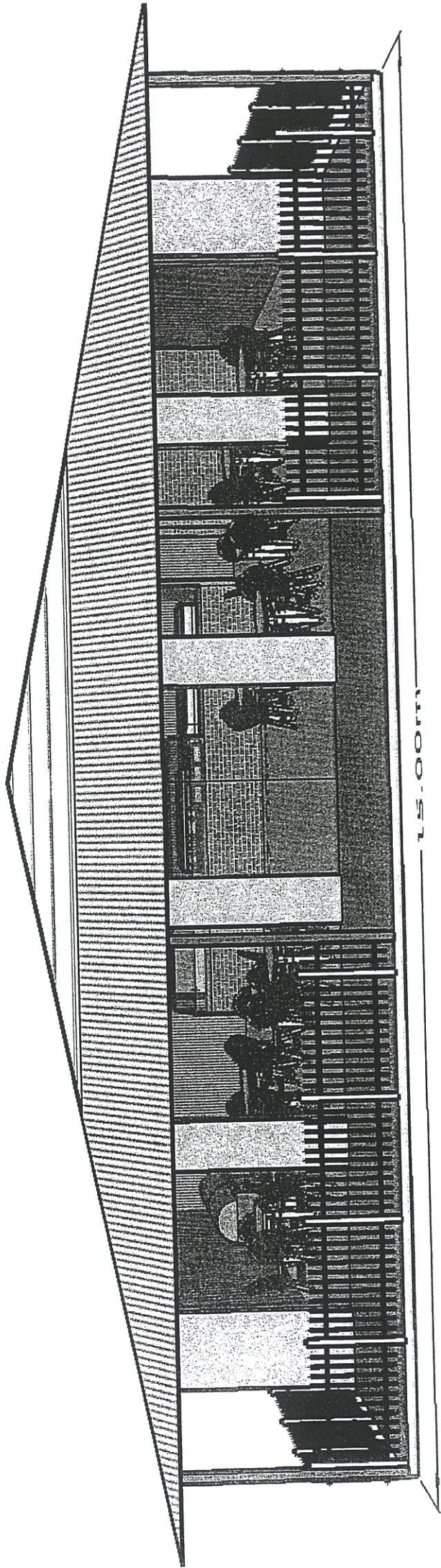
Noel Phillips

16.8.07 Notified we require planning consent of
 JLB.

15 AUG 2007

9.1.5

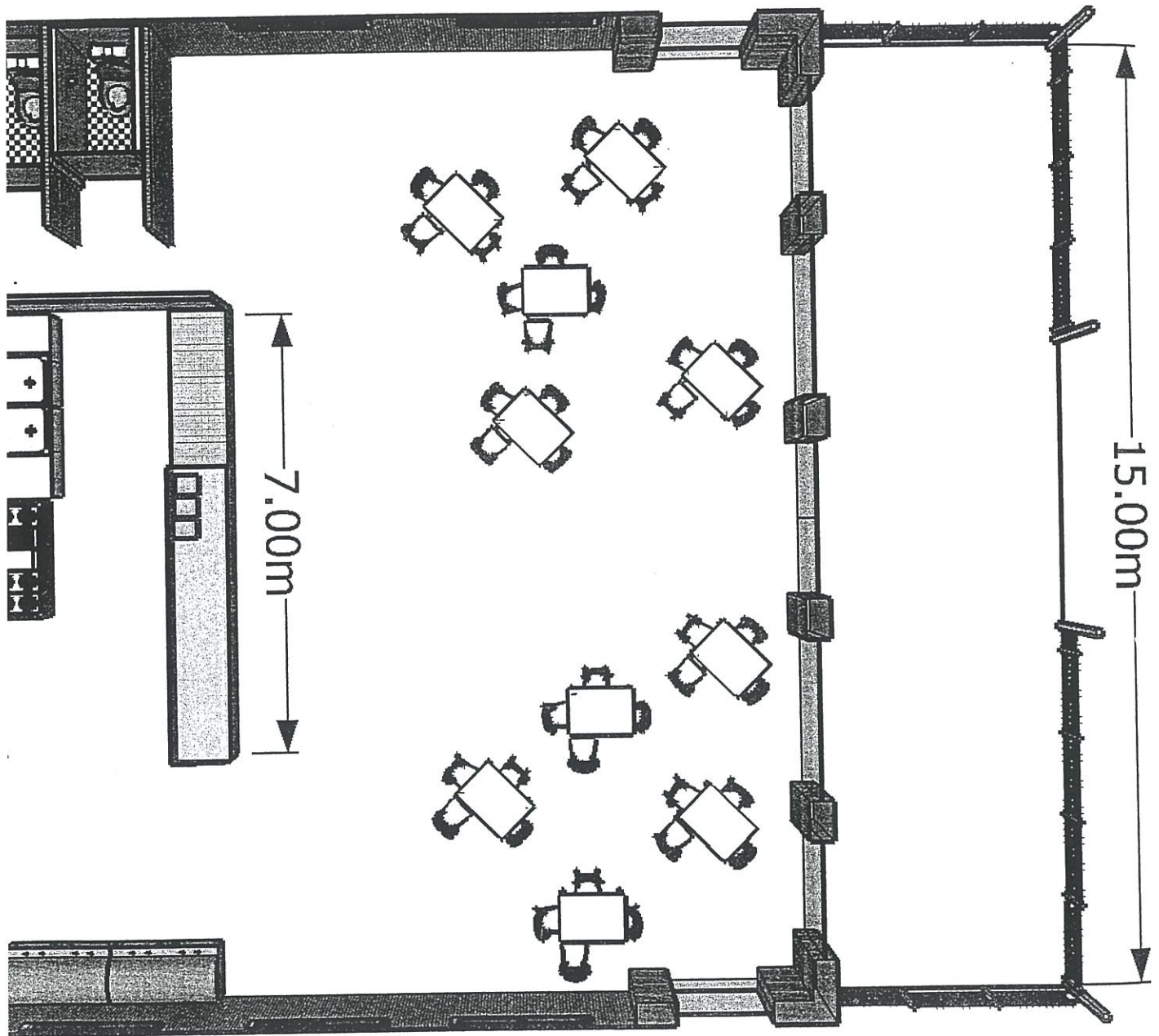
F. appli



L.S. - CORR.

15 AUG 2007

9.1.5

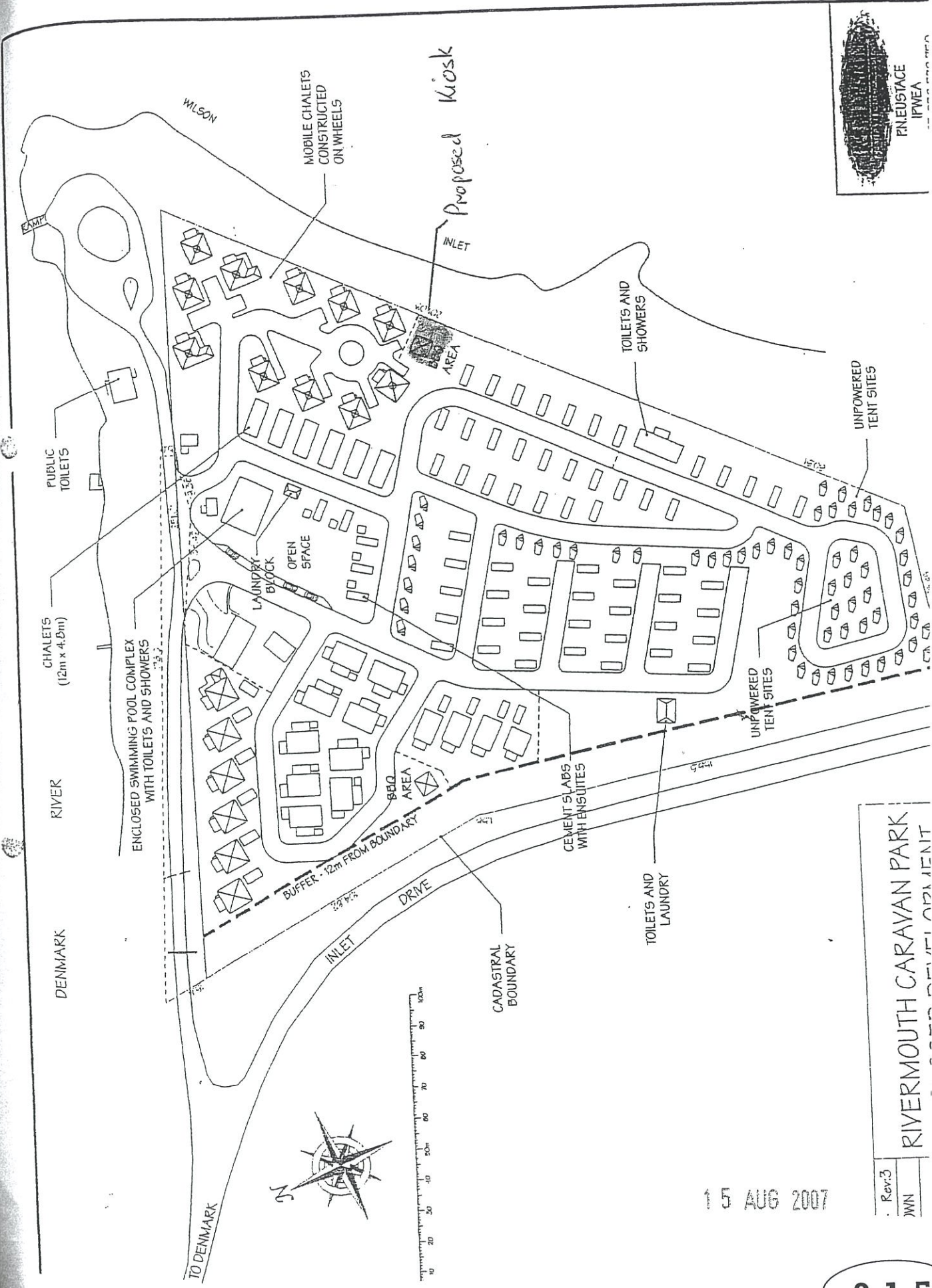


15 AUG 2007

9.1.5

15 MM

7



RIVERMOUTH CARAVAN PARK
DEVELOPMENT

Rev:3
JMN

15 AUG 2007

9.1.5