

## RIVERMOUTH CARAVAN PARK – INTENTION TO LEASE 2018

### SCHEDULE OF SUBMISSIONS – (copied to table verbatim)

No.	Submitter	Submission	Officer Comment
1	Details omitted pursuant to Council Policy P100602.	<p>I would urge the Denmark Council to renew their lease to Jenbrook Nominees Pty Ltd.</p> <p>My wife and I are full time Grey Nomads travelling around WA and visiting other states from time to time. We have had the good fortune to stay at the Denmark Rivermouth Caravan Park three times in the last 12 months. We applaud the current Park owners for their efforts to promote Denmark and the surrounding areas to all that visit.</p> <p>We have found the Park staff unique as they are continually interacting with their visiting customers, promoting other businesses and the Denmark area. Nearly every other Park we have stayed in we only see the staff on registration.</p> <p>The Phillips family have shared their vision for the future and it is very refreshing to meet a Park lessee who plans substantial investment in the Parks future, we hope the Council are able to give them the opportunity to complete their plans. It would be a shame to see such an outstanding tourist Park disappear.</p>	Noted.
2.	Details omitted pursuant to Council Policy P100602.	<p>I understand that you are seeking opinions regarding the suitability and management of the Rivermouth Caravan Park. As long time users of the Park we find it an excellent mix of economy rental and services provided. The boat operation and now the wine tours allows us to boast facilities only available at very expensive resorts.</p> <p>A concern from our point of view is that it may become too hard to gain accommodation as word of mouth promotes it throughout the caravanning fraternity.</p> <p>Unlike the corporate parks it has a host who is readily available to bring recalcitrant campers into line when necessary. Our opinion is that we rarely hear complaints about the park or its operation.</p> <p>We are available to expand or explain further should you require it.</p>	Noted.
3.	Details omitted pursuant to Council Policy P100602.	<p>As a member of our local community I am writing to you in support of renewing the lease of the current lessee. He has transformed the park into a modern complex which is worthy of support.</p>	Noted.

4.	Details omitted pursuant to Council Policy P100602.	<p>I would like to make a submission in favour of the renewal of the Lease for Rivermouth Caravan Park. The operators of the Park have made considerable capital improvements already to the Park and run the whole operation in a very professional manner. Through my involvement in the Tourism Industry over 11 years, I have had many instances of contact with tourists who have used Rivermouth Caravan Park and spoke very highly of the accommodation and management of the Park.</p> <p>I understand the operators are looking to create further amenity (café etc) which will enhance the tourist offering for Denmark. Along with their innovative boat and bus tours this will create a modern, multi experience facility which will enhance the Denmark experience for visitors.</p> <p>I commend the operators and sincerely hope that the Council complete the renewal of their lease.</p>	Noted.
5.	Details omitted pursuant to Council Policy P100602.	<p>It is with pleasure that my wife and I have the opportunity to express our thoughts in regard to the lease renewal, and recommend renewal be given to the present lessees the Phillips family.</p> <p>We have been coming to Denmark since 1974, and in the last 10 years we have stayed at the Denmark River Mouth Caravan Park on 3 or 4 occasions each year. On every occasion we have always been greeted and treated in a friendly and courteous manner, and we cannot praise the Phillips family for the enjoyment and pleasure we have experienced during our stays. In fact we enjoyed our stays there so much we celebrated our 50<sup>th</sup> wedding anniversary there with our family.</p> <p>It must also be noted that the improvement of the facilities and there cleanliness can only be complimented, not like some other parks we have visited. Also the addition of boat cruise and 4wd driving trip have added to our experiences whilst staying there.</p> <p>We have enjoyed our stays so much we have recommended the caravan park to several of our friends and everyone we have canvassed for their feedback have only pleasant things to say. Finally we can only repeat our initial comment that we recommend the Phillips family be awarded the lease renewal.</p>	Noted.
6.	Denmark Winelovers Tours	<p>I as a fellow tourism operator in Denmark would like to wholeheartedly support the application by the Proprietors of the Rivermouth Caravan Park for a long term lease as listed in the Shire Information.</p> <p>Having been either visiting or living in Denmark for over 30 years I can attest to the extraordinary lift in the quality and ambience of the park. This is almost entirely a reflection of the efforts by the Phillips family and their preparedness to get on and do what is necessary to provide tourists to our town with quality accommodation.</p> <p>Tourism is undoubtedly our number one industry in Denmark and it is essential that we provide the highest level of visitor experience or we will not attract tourists to our town and region.</p>	Noted.

		<p>I personally am finding many people who tour with me making the comment that they had never been to Denmark and can't believe what we have to offer. This comment reinforces the need to make sure accommodation like the Rivermouth Caravan Park is supported and encouraged to continue to develop their product.</p> <p>I fully support Council's decision to extend the lease to the Rivermouth Caravan Park and trust that this will contribute to the continued growth of tourism in the region.</p>	
7.	Details omitted pursuant to Council Policy P100602.	<p>I would like to commend the Shire of Denmark council for its decision to renew the Rivermouth Caravan Park lease by private treaty to the current lessee.</p> <p>Utilisation of the river mouth area as a caravan park has contributed significantly to the economy of Denmark through the promotion of tourism. Denmark should continue to be promoted as a tourist destination.</p> <p>The community consultation process undertaken by Council prior to the decision to renew the lease has been thorough and has ensured that the foreshore of this particular area is still accessible to the general public.</p> <p>To dispose of the property to the current lessee is appropriate as the improved management of the park since Noel Phillips and his family took over has been significant to the Denmark tourism industry.</p>	Noted.
8.	Department of Planning	<p>Thank you for providing the Department of Planning Lands and Heritage with the opportunity to comment on the above mentioned lease.</p> <p>The Department has previously provided comments in regards to this site in response to the Rivermouth Precinct Development Concept Plan.</p> <p>As previously advised it is unclear whether the subject site is predominately controlled by coastal related processes and how the site may be impacted by such processes in the future. It is suggested that consideration be given to undertaking a coastal hazard mapping assessment to determine if the site is affected by coastal processes.</p> <p>Please be advised that, in accordance with <i>Section 136(1)(a) of the Planning and Development Act 2005</i>, a person is not to lease or grant a licence to use or occupy land for any term exceeding 20 years, including any option to extend or renew the term or period without the approval of the Commission unless the land is dealt with by way of such lease, license, agreement or option of purchase as a lot or lots.</p>	Noted.

9.	Details omitted pursuant to Council Policy P100602.	<p>As part owners of a tourist facility in Denmark we wish to lodge our support for the proposed lease of Lot 1084.</p> <p>We have previously visited the Rivermouth Caravan Park and have seen the various modifications and improvements and the provision of new services made in recent times. We applaud the operators of the Rivermouth Caravan Park for their vision and for their ability to further improve this important tourist facility and we wish them well.</p>	Noted.
10.	Details omitted pursuant to Council Policy P100602.	<p>As frequent visitors to the south coast of Western Australia, and particularly the Denmark area over the past decade, we would like to place on record our appreciation of past improvements and our support for the proposed developments to the Rivermouth precinct and particularly the Rivermouth Caravan Park.</p> <p>Jenbrook Nominees P/L are to be commended for their ongoing dedicaton, commitment and investment in a high quality tourism facility which continues to deliver unique positive experiences, not only for local residents but also visitors from home and overseas.</p> <p>It is believed that the prompt resolution of any issues in relation to the lease and other matters, of the Rivermouth Caravan Park, will ensure the long term viability and success of the Foreshore Precinct Project.</p>	Noted.
11.	Details omitted pursuant to Council Policy P100602.	<p>In February this year I wrote to ask Council to keep in mind that the possibility that a new river bridge in the proximity of the Rivermouth Caravan Park might impact on the Entry Node (Area A) in the Draft Rivermouth Precinct Development Concept Plan. Now that this plan has been approved and the Denmark Traffic and Evacuation Management Study accepted, I am confident that my earlier concern will be satisfactorily addressed.</p> <p>I commend Council on its intention to issue a new long lease to the current lessee Jenbrook Nominees Pty Ltd. The caravan park pays tribute to the drive and enthusiasm of the current leaseholder. The management has clearly shown a readiness to make the significant capital investment that accounts for the park's present excellent condition. There is every indication that their exciting vision for the future will proceed to bear fruit in the same way if Council acts on its intention.</p>	Noted.
12.	Rockcliffe Winery	<p>I would strongly support the Shire in continuing to lease the said property to Jenbrook Nominees Pty Ltd for the time period and amount stated.</p> <p>When I first came to Denmark 18 years ago, I remember well the state of this Caravan Park was appalling, and Caravanners in the national publication were advising members not to stop in Denmark because of the terrible state of the park. Since Jenbrook have taken over the lease, the quality of the park has been increased now to a very high standard. They have invested a considerable sum of</p>	Noted.
























		<p>money and also their time in developing what has now become a major tourist asset for Denmark. What better way for the Shire to show their gratitude by extending the lease for a further 21 years.</p>	
13.	<p>Details omitted pursuant to Council Policy P100602.</p>	<p>I am writing to express my strong support for Council's decision to lease Lot 184 to Jenbrook Nominees Pty Ltd for a period of 12 years. This would enable the current company to extend the lease significantly and assist in the continuation and growth and development already clearly demonstrated in their management practices of the Rivermouth Caravan Park.</p> <p>Before I retired to Denmark in 2001 I had among other activities run the new City of Ballarat for the Victorian Government. Because of this the Shire of Denmark invited me to survey the local tourism industry. On approval of my recommendations I was asked to implement them in running the new Visitor Centre operation. It was in this capacity that I met Noel Phillips and over several years we worked together on several projects. I was impressed with the many positive changes he made to enhance the Park, his energy and desire to turn this venue into a major Denmark destination that it is now.</p> <p>This has been done with careful planning and significant financial investment to upgrade existing operations and to add new buildings and attractions to enhance the total environment of the Park for visitors. It now attracts thousands of visitors a year, but also offers many opportunities for local people and other tourists, such as its Sunset Cruises, kayak rental and others. It brings many clients back year after year as the Denmark place to be.</p> <p>This decision by the Council is to be commended. It lends surety to planning for the future development over the longer term, enabling the Park to continue to be a major tourist destination for Denmark.</p>	<p>Noted.</p>
14.	<p>Details omitted pursuant to Council Policy P100602.</p>	<p>It is a truism that all businesses need security of tenure so that investment decisions can be formulated, evaluated and implemented in a suitable timeframe. If the security of tenure is wanting, then the private sector entrepreneurs will abort and pursue other opportunities elsewhere at a potential loss to Denmark.</p> <p>The Rivermouth precinct is an iconic part of Denmark at the conjunction of the river as it enters Wilson Inlet. The precinct comprises two distinct areas – the public foreshore and the leased caravan park. At the present time, it is difficult to distinguish the physical separation between the two areas as they seem to coalesce as one entity. In my opinion, the area is currently not “visitor-friendly”.</p> <p>The Shire has taken a very long time to finalise the foreshore concept plans but, notwithstanding, the final product is to be applauded.</p> <p>The enhanced marina area and the proposed boardwalk will no doubt be an added attraction to tourists and residents alike. It is such a pity that yachting on the expansive Inlet cannot be exploited but, hopefully, the marina may encourage more activity on the river and the Inlet. Perhaps the Shire can</p>	<p>Noted.</p>

	<p>consider promotion of an annual fishing competition in the shoulder tourist season(s) with private sector sponsorship and generous prize money?</p> <p>During the delay in finalising the foreshore concept plan, the lessees of the caravan park have put on hold their ambitious plans to also improve the leased area. Their plans, which I understand will include a new modern-looking kiosk, visitor information bureau and park office, will enhance the visitor appeal of the precinct and complement the foreshore development. Most importantly, the plans should provide a more readily identifiable separation between the public foreshore and the private caravan park which has been lacking and confusing in the past.</p> <p>The proposed 21-year re-lease of the caravan park site is an appropriate timeframe to justify additional private sector investments. I sense the multiplier effect of the above plans will also benefit other tourist operators and retail business in Denmark and, in my opinion, will not be insignificant.</p> <p>The Denmark community desperately needs public / private sector initiatives such as those proposed.</p> <p>I commend the new lease.</p>	
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# RIVERMOUTH PRECINCT DEVELOPMENT CONCEPT PLAN

Adopted at 19 June 2018 Ordinary Meeting of Council (Res No: 050618)

## Legend







	VARIOUS TRAILS AS INDICATED ON DRAWINGS		TURF
			TURF MOUND
			GRANITE ROCKS
			ASPHALT PATH
	WAYFINDING   TRAFFIC MGT. (BY COUNCIL)		BUSHLAND   NATIVE PLANTING
	INTERPRETATION		CONTRASTING BITUMEN SURFACE   TRAFFIC CALMING
	SCULPTURE   PUBLIC ARTWORK		EXPOSED AGGREGATE CONCRETE PATH
	DRINKING FOUNTAIN		FORESHORE STABILISATION   BRUSH-MATTRESSING
	OUTDOOR SHOWER		TIMBER BOARDWALK
	BOLLARDS   ILLUMINATION		
	BENCH SEAT		
	RECLINING TIMBER SEAT		
	PICNIC TABLE + BENCHES		
	EXISTING CHANNEL MARKERS		

PHOTOGRAPHS PROVIDED IN THE REPORT ARE INTENDED FOR REFERENCE AND IDEA PRESENTATION PURPOSES ONLY.

## Recommended Planting Palette

	AGONIS FLEXUOSA (PEPPERMINT)
	LEPIDOSPERMA GLADIATUM
	FICINIA NODOSA
	ANIGOZANTHOS FLAVIDUS
	BEAUFORTIA SPARSA
	XANTHOSIA ROTUNDIFOLIA

## Recommended Material Palette

	STABILISED CRUSHED LIMESTONE
	EXPOSED CONCRETE AGGREGATE
	COMPOSITE TIMBER MATERIALS (LOW MAINTENANCE / DURABLE)
	ASPHALT ROAD
	GRANITE BOULDERS
	BRUSH MATTRESSING   STABILISATION





## 1.0 Introduction

The Denmark Rivermouth Foreshore represents an area of natural, recreational and tourism significance to the Great Southern region. The area is a hub for a variety of activities including caravan park accommodation, commercial fishing, recreational boating, fishing and public recreation. An opportunity exists to enhance the existing infrastructure and natural landscape through considered site development and rehabilitation.

Entry to the Rivermouth Foreshore and Rivermouth Caravan Park is through a junction of several existing trails including the Mokare Heritage Trail, Bibbulmun Track, Karri Walk Trail, Denmark - Nornalup Heritage Rail Trail and the Munda Biddi Trail. This area forms a point of visual significance, and a natural Node / Hub meeting point where the entry meets the Heritage Railway Bridge.

Existing public facilities onsite include limited carparking, boat trailer parking, boat ramp, fish cleaning station, toilet block, non-permanent seating and boat moorings and jetties for commercial, recreational and tourism boating. The majority of existing facilities are situated in appropriate areas, however would benefit from upgrading and design development in keeping with the natural environment.

Enhancing the integration between the Heritage Precinct, the Rivermouth Foreshore and the existing Gazebo and BBQ area adjacent to the Heritage Railway bridge with a future Trail Node / Hub would also benefit the overall development.

While the existing natural layout, contours and progression of the foreshore allows for development and rehabilitation with minimal disruption to the existing landscape, there is significant weed encroachment into riparian vegetation. In addition, the Paperbark trees along the edge of the foreshore towards the Heritage Railway Bridge require protection. Areas of erosion along the foreshore require stabilisation, as well as access and usage formalisation to prevent further erosion.

The Rivermouth Caravan Park facilities adjacent to the foreshore are currently in the process of design development for a new building, with a public access shop / cafe. Design guidelines for the interface between the new facility, and the Rivermouth Foreshore Development Plan, will be an important aspect of the project, to ensure congruent and effective visual design objectives and development.



- LEGEND**
-  FUTURE CONNECTION THROUGH TO RICKETTS RESERVE
  -  WAYFINDING | TRAFFIC MGT. (BY COUNCIL)
  -  INTERPRETATION
  -  SCULPTURE | PUBLIC ARTWORK
  -  EXISTING CHANNEL MARKER
  -  RED ASPHALT PATH
  -  BUSHLAND | NATIVE PLANTING
  -  CONTRASTING BITUMEN SURFACE | TRAFFIC CALMING
  -  FORESHORE STABILIZATION | BRUSH-MATTRESSING
  -  TIMBER BOARDWALK

- |   |   |                                    |
|---|---|------------------------------------|
| <b>A</b> ENTRY NODE                         | <b>C</b> RECREATIONAL AREA              | <b>E</b> INLET BOARDWALK EXTENSION |
| <b>B</b> COMMERCIAL FISHING & CLASSIC BOATS | <b>D</b> BOATING / RECREATIONAL FISHING | <b>F</b> RIVERMOUTH CARAVAN PARK   |

## 2.0 Site Analysis

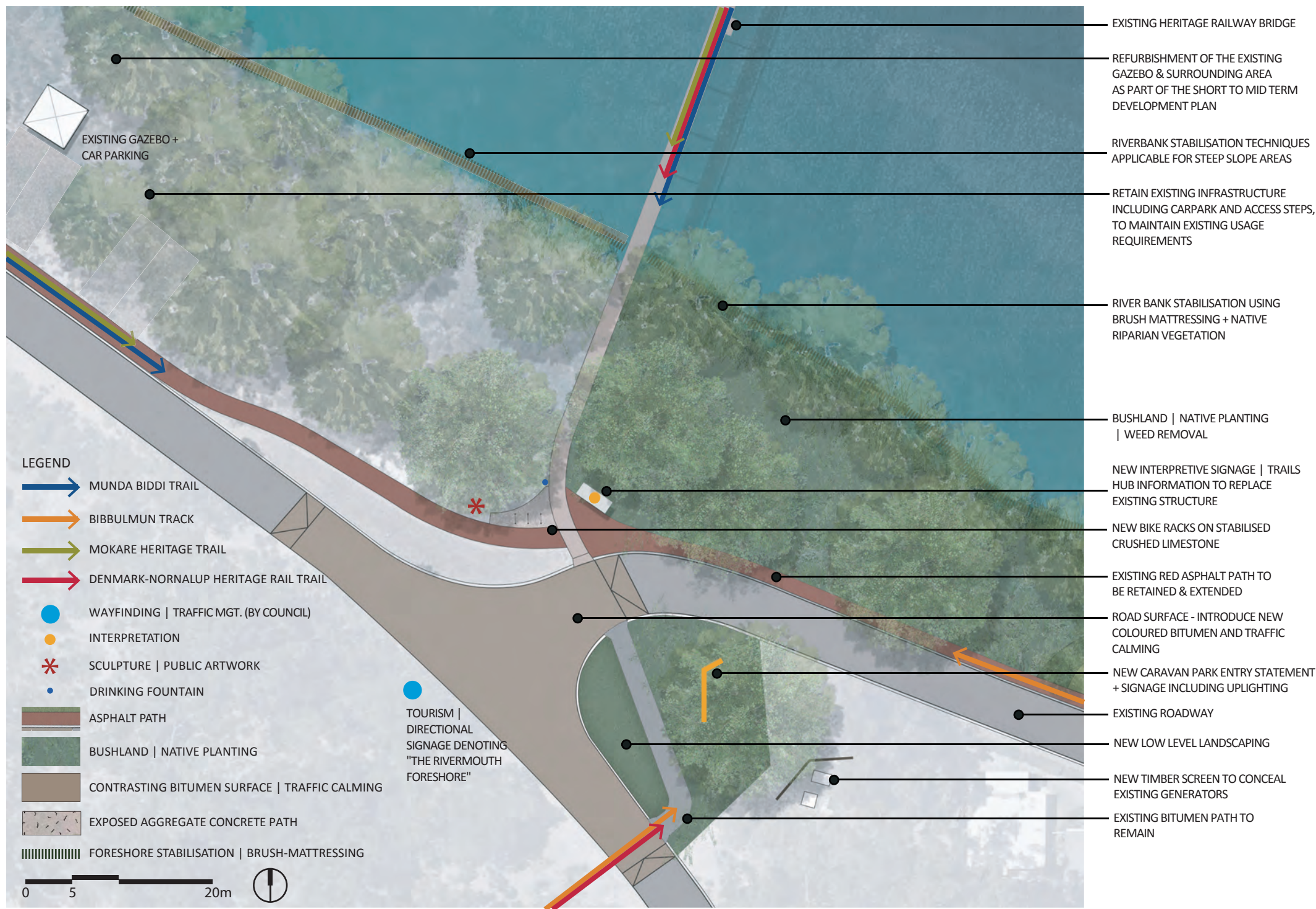
### Place | Character | Principles

#### DESIGN PRINCIPLES

- Create future Development Principles drawing from the natural Denmark landscape, that incorporate the requirements of Key Stakeholders and the Public.
- Utilise the location of the Rivermouth Caravan Park entry to create a visually appealing point of interest and Information / Rest node, connecting through to the rivermouth foreshore.
- Develop an accessible, modern and informative natural activity area - incorporating mixed use requirements (Caravan Park, Residents, Pedestrians / Public, Fishing, Boating), enhancing the existing potential for a natural Denmark social hub.
- Provide access design elements (Pedestrian and Vehicular) that retain, protect and rehabilitate areas of significant native vegetation.
- Create a consistent design language and interface between the Caravan Park and Foreshore.
- Create clear zones; identifying public and private areas.
- The use of materials, colours and vegetation that are consistent with design principles appropriate for the location and the Shire of Denmark's overall development plans.

#### DESIGN OBJECTIVES

- Ensure due environmental consideration for all development principles.
- Enhance the positive tourism and economic contribution that the Rivermouth Foreshore Caravan Park and associated areas provide for Denmark.
- Acknowledge and incorporate social aspects of the site (Built, Historical and Indigenous Heritage).
- Provide signage and amenities for the public, that are in clearly defined public areas.
- Analysis of intersecting trails, and the potential for connections through to Ricketts Reserve and the Heritage Precinct.
- The upgrade of existing amenities with a clear design language (shelter, fish cleaning station, toilets, boardwalks, jetties and boat ramp).
- Due consideration given for existing usage of the Gazebo area to the west of the Heritage Railway Bridge.
- Staged development recommendations for Short to Mid Term (0 - 10 years) and Long Term (10 - 20 years) implementation guidelines.



### 3.0 Entry Node (Area A)

The Denmark rivermouth foreshore entry is at a meeting point of several trails, including the Mokare Heritage Trail, the Bibbulmun Track, Karri Walk Trail, Denmark - Nornalup Heritage Rail Trail and the Munda Biddi Trail.



An opportunity exists to create a Node | Hub at the meeting point of the Heritage Railway Bridge and the Rivermouth Caravan Park.

This Node can incorporate a new Rivermouth Caravan Park entry statement, and a new timber structure with signage to facilitate information wayfinding, identifying the start of the rivermouth foreshore interpretation | information trail. Traffic slowing elements on Inlet Drive, where pedestrian access to the caravan park intersects with a number of trails, should however be considered.

An aesthetic site line between the trail information Node | Hub at the entry to the rivermouth foreshore through to the new shop / cafe development can be created. Public sculptural art works could also highlight the start of this site line, and connect visually through to the developed rivermouth recreation area. The next interpretation node to visually connect to will be the Commercial Fishing interpretation area.

Existing footpaths should be upgraded to match existing where required, and extended to include a connection through to the Heritage Railway Bridge, as well as a stabilised crushed limestone area for new custom bike racks.

To create a visually appealing entry node, the following design guidelines should be integrated for the caravan park entry and future development of the existing gazebo / rope swing area adjacent to the Heritage Railway Bridge:

- Layered natural timber structures and signage
- Timber screening to existing generators
- Composite timber materials utilised in the existing gazebo / picnic area (low maintenance / durable)
- Stabilised crushed limestone area for new custom bike racks, and exposed aggregate paths as required
- BBQs to be refurbished as part of the Mid-Term development plan
- New stainless steel drinking fountain adjacent to bike racks (wheel chair accessible) - adhering to natural, organic flow design principles
- River bank stabilisation using bio-engineering techniques such as brush mattressing (techniques appropriate for steep bank area required west of the Heritage Railway Bridge)
- Native riparian vegetation planting, and weed removal required
- Standardised signage for trail groups + wayfinding to be incorporated as required



IMAGE: TIMBER SCREENING INCORPORATING SIGNAGE



IMAGE: TIMBER STRUCTURES AND SIGNAGE



IMAGE: TIMBER WAYFINDING | INTERPRETATION SIGNAGE



IMAGE: TIMBER SIGNAGE STRUCTURES



IMAGE: NEW CUSTOM SCULPTURAL BIKE RACKS



## 4.0 Commercial Fishing (Area B)

Access to the river should be formalised in this area, to assist with and facilitate sustainable and continued small scale local commercial fishing from the rivermouth foreshore.

The use of floating jetties, anchored where there is a natural bank and break through the existing paperbark trees, would increase mooring accessibility.

### Long Term Development Plan

- Jetties (Financial contributions may be sought - construction and/or leasing)  
The Multi-use floating jetty could include use by, but not limited to, classic boaters, permanent mooring requestors (by application), etc.

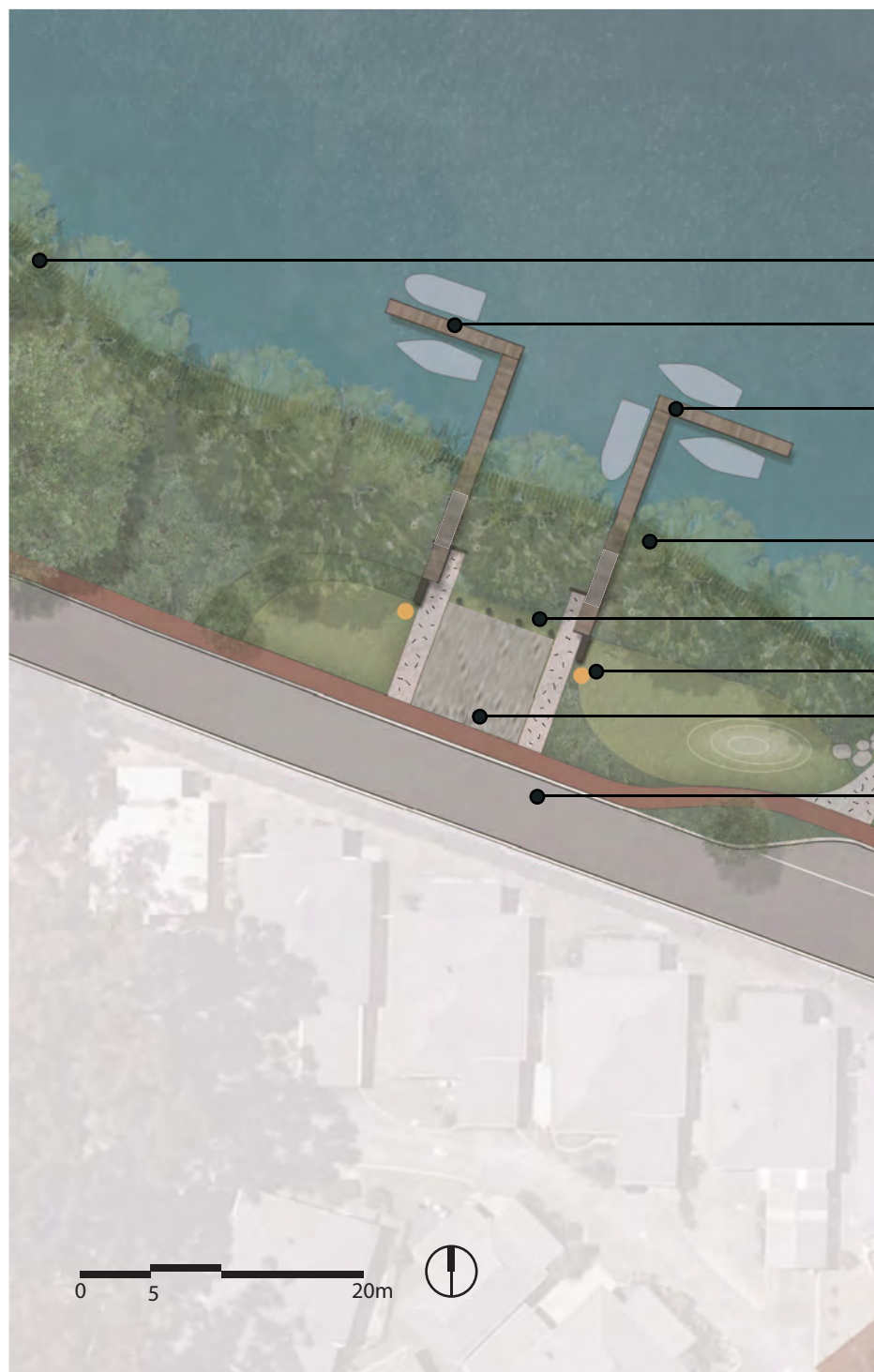
Interpretive signage should be continued along the foreshore; Area B being the second node, describing both the current and historical commercial fishing practices in the area. In addition, imagery of the old finger jetties could be included as a reference to the past river footprint and utilisation, as well as images of local boating groups utilising the river in the past and as they do today.

The influence that the Smith family has had in establishing commercial fishing in the Denmark area should be a focal point for the interpretive signage, highlighting that the family continue to utilise the area for commercial fishing today.

Fish can be purchased by the public directly from the fishing boats; this important social aspect specific to the rivermouth foreshore should be maintained and supported.

Design elements that can be incorporated into the area are:

- Core 10 and timber interpretation signage
- Riverbank stabilisation using brush mattsing
- New floating jetties with composite timber materials (low maintenance / durable)
- Stabilised crushed limestone area for the new hardstand
- Composite timber materials for bench seating (low maintenance / durable)
- Solar powered illuminated bollards



- RIVER BANK STABILISATION USING BRUSH MATTRESSING + NATIVE RIPARIAN VEGETATION
- NEW COMMERCIAL FISHING FLOATING JETTY WITH COMPOSITE TIMBER DECKING MATERIALS (LOW MAINTENANCE / DURABLE)
- NEW MULTI-USE FLOATING JETTY WITH COMPOSITE TIMBER DECKING MATERIALS (LOW MAINTENANCE / DURABLE)
- RIVER BANK STABILISATION USING BRUSH MATTRESSING + NATIVE RIPARIAN VEGETATION
- NEW SOLAR POWERED ILLUMINATED BOLLARDS
- INTERPRETATION SIGNAGE FOR COMMERCIAL FISHING
- NEW STABILISED LIMESTONE HARDSTAND AREA FOR COMMERCIAL FISHING TRAILERS AND VEHICLES
- EXISTING ROADWAY

### LEGEND

- INTERPRETATION | WAYFINDING
- • • BOLLARDS | ILLUMINATION
- BENCH SEAT
- ASPHALT PATH
- TURF
- TURF MOUND
- BUSHLAND | NATIVE PLANTING
- STABILISED CRUSHED LIMESTONE
- EXPOSED AGGREGATE CONCRETE PATH
- FORESHORE STABILISATION | BRUSH-MATTRESSING



IMAGE: FLOATING JETTY WITH COMPOSITE TIMBER DECKING



IMAGE: FLOATING JETTY



IMAGE: CORE 10 INTERPRETATION SIGNAGE & WAY FINDING

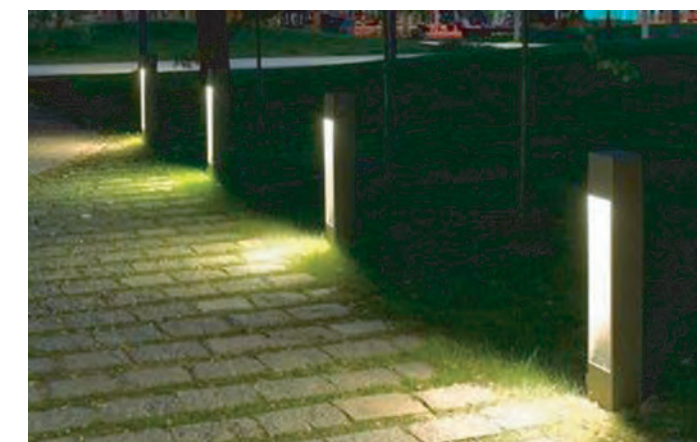
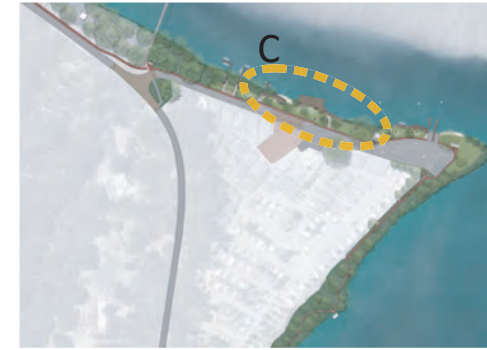


IMAGE: SOLAR ILLUMINATED BOLLARDS

## 5.0 Recreation & Caravan Park Interface (Area C)

The interface between the new Rivermouth Caravan Park shop / cafe and the foreshore should be developed using a design language consistent with the Rivermouth Foreshore Development Plan. This could include a road treatment to create traffic calming and a pedestrian zone connecting to the foreshore, potentially incorporating flush kerbs for accessibility.



Utilising a consistent design language, will assist in identifying the shop / cafe as a public "zone" versus the remainder of the caravan park. Elements such as a graduated, landscaped, and layered entry to the shop / cafe from the foreshore would create an open approach. A clearly accessible public building will provide much needed amenities and encourage visitors and locals to spend time at the rivermouth foreshore.

The turf area opposite the caravan park is a popular recreation place for the general public, as well as caravan park users. This area should be developed as the primary recreational zone.

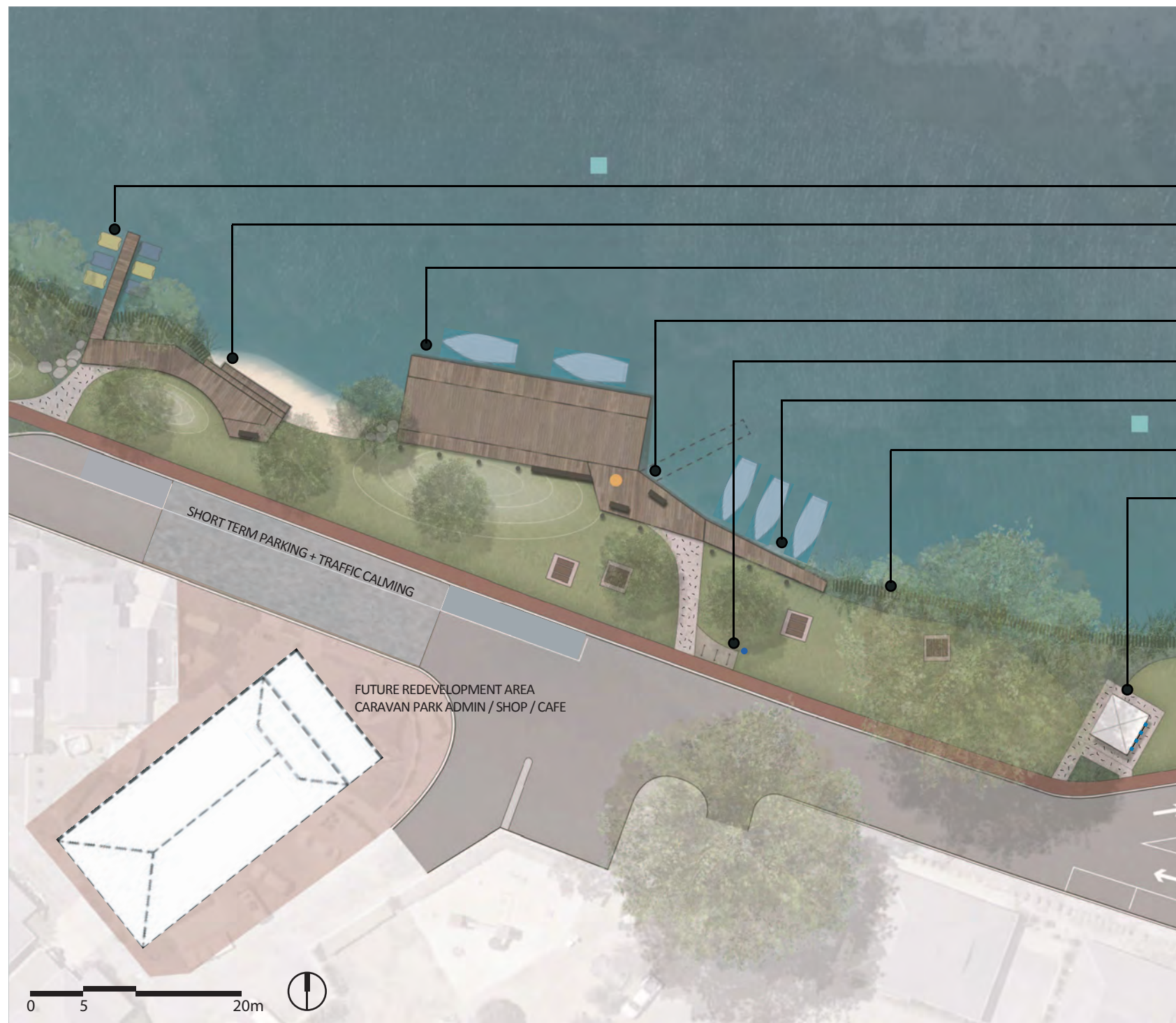
Design elements that can be incorporated are:

### Short - Mid Term Development Plan

- Informal nature / water play spaces in the overall foreshore recreation zone
- Increase shade facilities by providing trees (refer to Planting Palette), landscaping and structures utilising natural + composite timbers
- Increased seating facilities, including permanent seating, as well as seating that is integrated with the contours of the foreshore utilising composite timber materials (low maintenance / durable)
- Stabilised crushed limestone area for new custom bike racks, and exposed aggregate paths
- Solar powered illuminated bollards
- New outdoor shower to be incorporated with the existing ablution block
- New stainless steel drinking fountain (wheel chair accessible) - adhering to natural, organic flow design principles
- Accessible Floating Jetty with composite timber decking for tour boat operation, allowing side on mooring for commercial boats and greater utilisation (appropriate handrails to be incorporated)
- Short term mooring facilities to minimise informal mooring (preventing the use of star pickets)
- Native vegetation, including sedges, utilised to control pedestrian and vehicular access to the water as well as any potential grass encroachment

### Long Term Development Plan

- Stepped access jetties for water craft launching + beach access at varying water levels
- Additional Finger Jetty extension



- NEW PADLEBOAT MOORING JETTY BY OTHERS
  - NEW STEPPED ACCESSIBLE BEACH + JETTY ACCESS FOR WATER CRAFT LAUNCHING (LONG TERM PLAN)
  - NEW FLOATING JETTY WITH COMPOSITE TIMBER DECKING FOR TOUR BOAT DOCKING
  - NEW FIXED TIMBER JETTY WITH BENCH SEATING - POTENTIAL FOR EXPANSION IN LONG TERM PLAN
  - NEW BIKE RACKS ON STABILISED LIMESTONE WITH ADJACENT DRINKING FOUNTAIN
  - SHORT TERM MOORING (FORMALISED)
  - RIVERBANK STABILISATION USING BRUSH MATTRESSING + NATIVE RIPARIAN VEGETATION
  - EXISTING ABLUTION BLOCK TO BE REFURBISHED AS PART OF THE SHORT - MID TERM DEVELOPMENT PLAN WITH OUTDOOR SHOWER INCLUDED
- LEGEND**
- INTERPRETATION | WAYFINDING
  - OUTDOOR SHOWER
  - • • BOLLARDS
  - BENCH SEAT
  - PICNIC TABLE + BENCHES
  - EXISTING CHANNEL MARKERS
  - DRINKING FOUNTAIN
  - EXPOSED AGGREGATE CONCRETE PATH
  - ASPHALT PATH
  - TURF
  - TURF MOUND
  - BUSHLAND | NATIVE PLANTING
  - CONTRASTING BITUMEN SURFACE | TRAFFIC CALMING
  - GRANITE ROCKS
  - ||||| FORESHORE STABILISATION | BRUSH-MATTRESSING



IMAGE: FIXED STEPPED JETTIES WITH COMPOSITE TIMBER DECKING

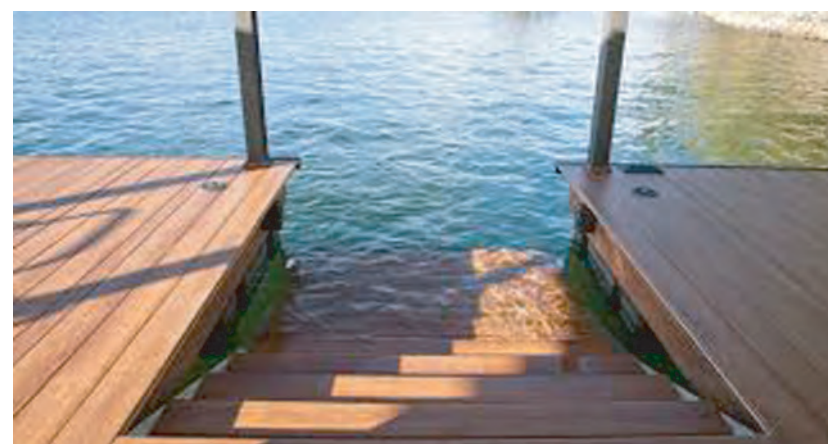


IMAGE: WATER ACCESSIBLE STEPPED JETTIES WITH COMPOSITE TIMBER DECKING



IMAGE: LANDSCAPING, NATIVE SEDGES & FORMALISED RIVER ACCESS



IMAGE: PEPPERMINT TREES FOR SHADING



IMAGE: DRINK FOUNTAIN



## 6.0 Boating & Fishing (Area D)

This area has been identified as a multi-use zone, incorporating boating, recreational fishing, river access as well as the socially significant boat ramp and fish cleaning station. The overall location of the facilities should be maintained, however they require significant refurbishment and upgrading.



The fish cleaning station is currently a social hub and should be upgraded in line with the development plan design guidelines. The facility should also be extended to include an additional shelter.

Areas of erosion along the river and inlet edges should be stabilised using bioengineering techniques including brush matting, and planting native riparian vegetation.

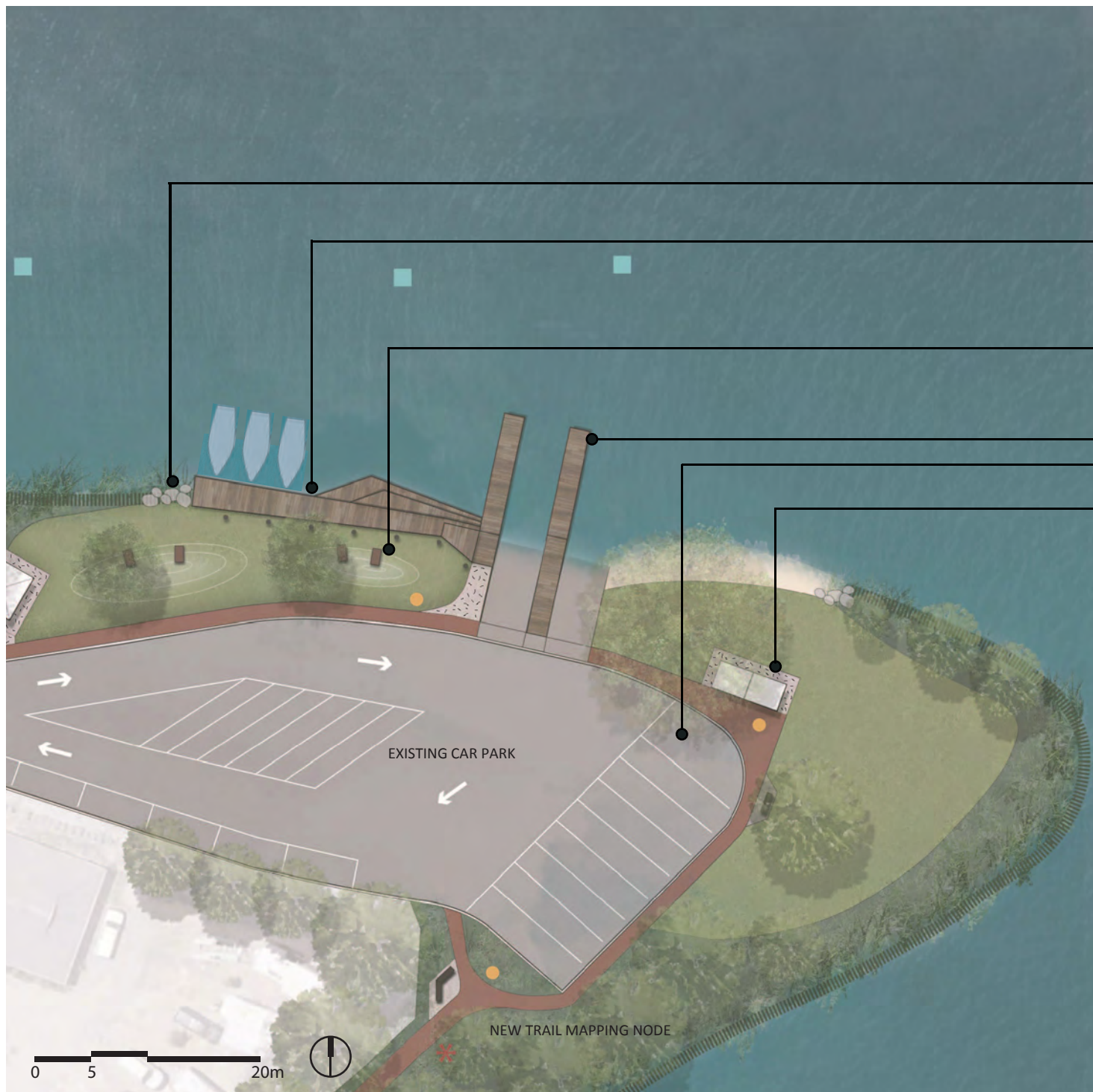
Floating Jetties should be installed to replace the existing jetty infrastructure, which will increase river access and utilisation. Due to the water levels and revised infrastructure, the existing concrete boat ramp level will require re-engineering with revised levels.

A river edge boardwalk and formalised boat mooring points will create safe / user friendly access along the river front. Low native riparian vegetation can be utilised to create a pedestrian barrier to water access.

The sandy beach access point to the river should be increased, to provide additional space for swimming and kayak, sailing and dragon boat launching.

The existing carpark line work should be upgraded. Existing boat trailer parking is to be maintained, and there is the potential for overflow carparking in the Heritage Precinct. The new walk trail signage created will help facilitate pedestrian direction from the Heritage Precinct to the Rivermouth Foreshore area.

A continuous path can be developed along the foreshore towards the inlet point, linking the existing foreshore and inlet trails. The opportunity for a trail mapping node can be created where the trails meet.



- RIVER BANK STABILISATION USING BRUSH MATTRESSING, GRANITE BOULDERS + NATIVE RIPARIAN VEGETATION
- NEW FIXED STEPPED JETTY WITH COMPOSITE TIMBER DECKING AND DURABLE NON-SLIP MATERIALS ON SUBMERGED SURFACES SUITABLE FOR MARINE CONDITIONS (POTENTIALLY REINFORCED FIBREGLASS GRATING); LONG TERM MOORINGS + ILLUMINATED BOLLARDS TO BE INCORPORATED
- COMPOSITE TIMBER RECLINING CHAIRS FOLLOWING THE CONTOURS OF NEW TURF MOUNDS
- EXISTING JETTY TO BE REPLACED WITH NEW FLOATING JETTIES UTILISING COMPOSITE TIMBER DECKING + REVISED BOAT RAMP LEVELS
- DROP-OFF / PICK UP AREA
- EXISTING FISH CLEANING STATION TO BE REFURBISHED, AND EXTENDED TO INCLUDE A SEPARATE SHELTER, AS PART OF THE SHORT TO MID TERM DEVELOPMENT PLAN

- LEGEND**
- INTERPRETATION | WAYFINDING
  - \* SCULPTURE | PUBLIC ARTWORK
  - BOLLARDS | ILLUMINATED
  - BENCH SEAT
  - RECLINING TIMBER SEAT
  - EXISTING CHANNEL MARKERS
  - EXPOSED AGGREGATE CONCRETE PATH
  - ASPHALT PATH
  - TURF
  - TURF MOUND
  - BUSHLAND | NATIVE PLANTING
  - CONTRASTING BITUMEN SURFACE | TRAFFIC CALMING
  - GRANITE ROCKS
  - ||||||| FORESHORE STABILISATION | BRUSH-MATTRESSING

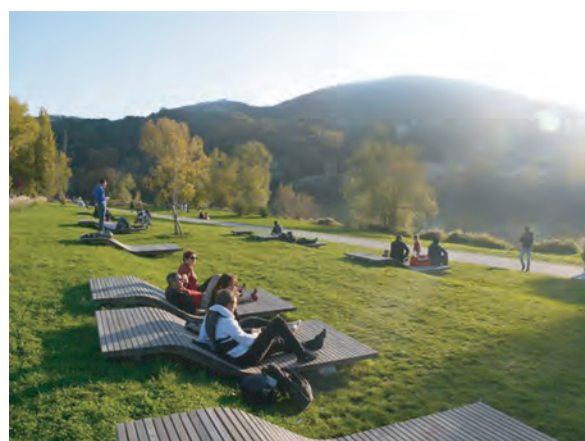


IMAGE: RECLINING SEATS CONTOURED TO TURF



IMAGE: FLOATING JETTY CONCEPT



IMAGE: DESIGN LANGUAGE FOR NEW SHELTERS



IMAGE: UPDATED FISH CLEANING STATION



## 7.0 Boardwalk (Area E)

From the trail mapping node created in Area D, there is the potential to create a boardwalk from the existing carpark, through to Ricketts Reserve.

Bird Hides and bird watching nodes can be incorporated into the boardwalk. There is also the opportunity to create a sculpture walk with installations by local artists.



Formalised bench seating, low level landscaping, illuminated bollards and low level boardwalk lighting would create a destination walk trail for the public and locals to enjoy.

### Short to Mid Term Development Plan

- New timber boardwalk extension from the existing asphalt path
- Low level planting buffer between caravan sites and footpath
- Bird hide and bird watching | rest nodes
- Bushland | native planting | weed removal
- Composite timber materials for bench seating (low maintenance / durable)
- Solar powered illuminated bollards | low level boardwalk lighting
- Interpretive signage at rest nodes | points of interest

### Mid to Long Term Development Plan

- Timber boardwalk extension from the existing carpark through to Ricketts Reserve
- Sculptural walk trail with installations by local artists
- Additional bird hide and bird watching | rest nodes
- Bushland | native planting | weed removal
- Additional composite timber bench seating (low maintenance / durable)
- Additional solar powered illuminated bollards | low level boardwalk lighting

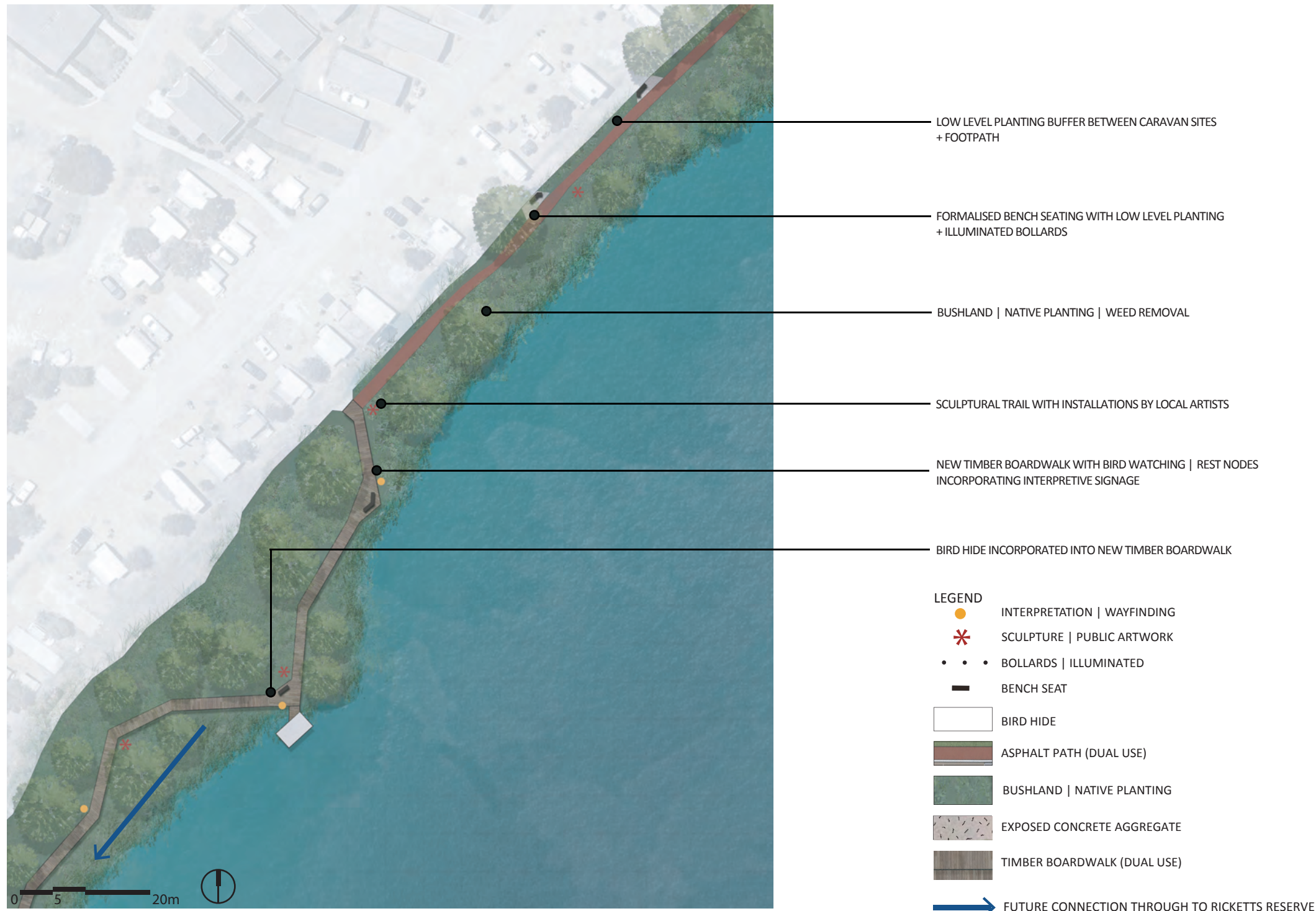


IMAGE: BOARDWALK



IMAGE: TIMBER INTERPRETIVE SIGNAGE

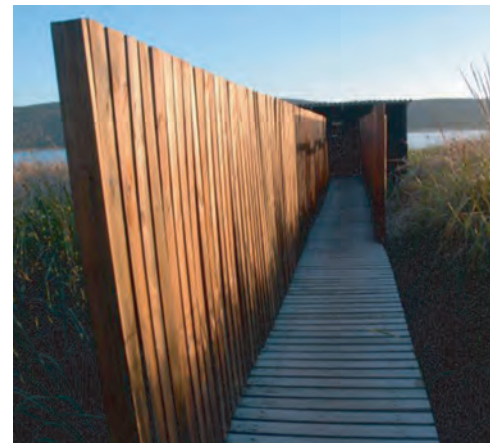


IMAGE: BIRD HIDE



IMAGE: BOARDWALK SEATING + LOW LEVEL LIGHTING



IMAGE: SCULPTURAL TRAIL

## 8.0 Rivermouth Caravan Park Precinct (Area F)

The future development of the Rivermouth Caravan Park will play a vital role in retaining and enhancing the recreational and social importance of the Rivermouth Foreshore area, for the Denmark community, and visitors to the Great Southern region.

The Rivermouth Caravan Park contributes significantly to the tourism industry in Denmark, and forms an integral part of the Rivermouth Foreshore recreational hub.

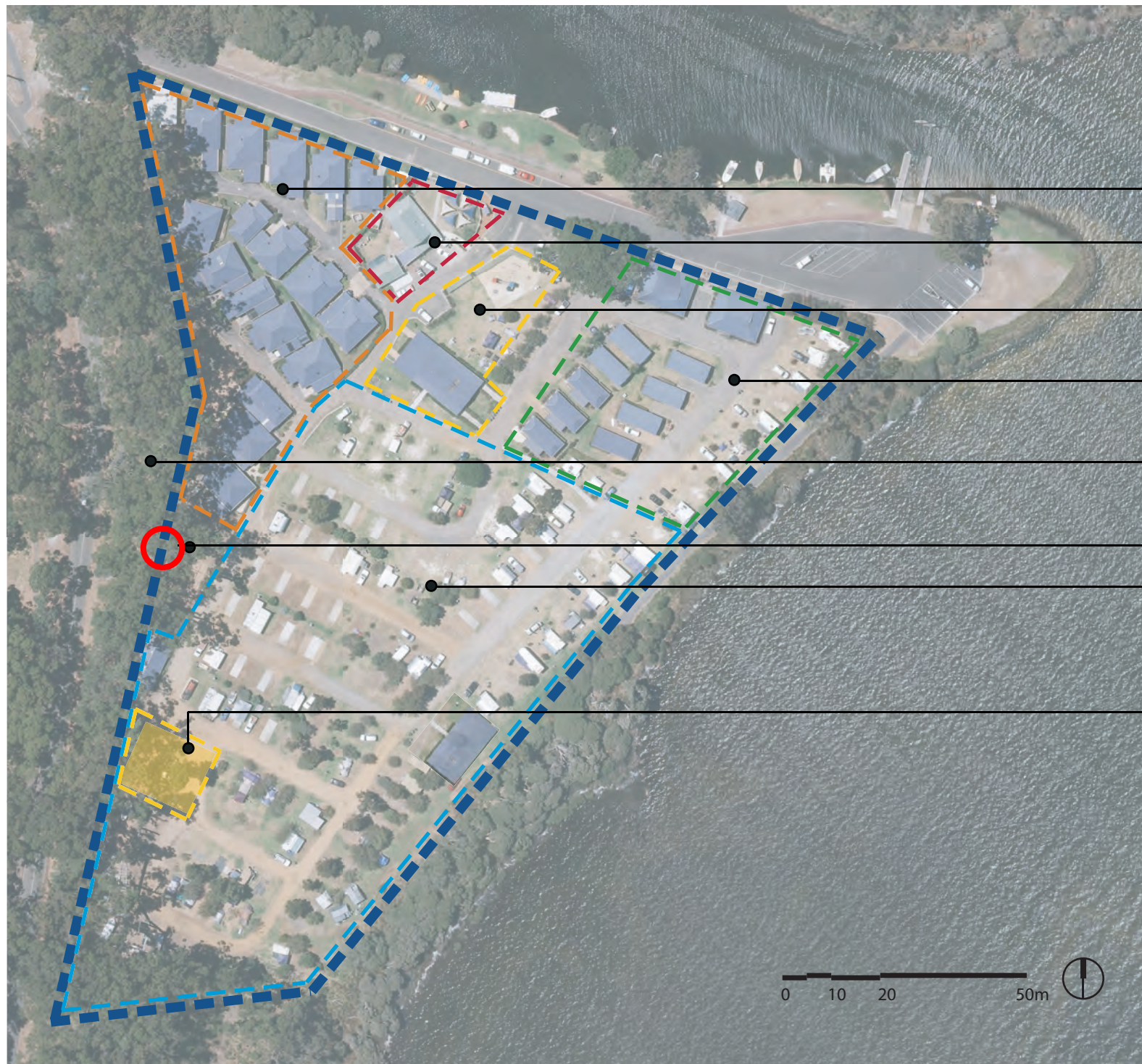
Improving the amenities and services provided at the Rivermouth Foreshore (cafe / shop / amenities / improved river activity access), specifically through the Caravan Park, will assist in creating an accessible and user friendly area, as well as a tourism draw card for the region, where both the community and visitors will want to stay and enjoy the foreshore's natural beauty and resources.

This report and associated plan are intended as a resource to upgrade and supersede the existing 2004 Development Plan, encapsulating work that has occurred onsite to date, and providing guidelines for future development areas identified across the site (Reserve 46241). The guidelines are intended to consider the potential needs and requirements of the community, the Rivermouth Caravan Park lessees and the Shire of Denmark (*in the capacity of the Management body for the Reserve*).

The plan has been separated into a number of Development Areas to allow flexibility and development options for the Caravan Park lessees. Design principles adopted in the Foreshore Development Plan should guide future Caravan Park development designs, ensuring consistency throughout the site (Rivermouth Caravan Park & Foreshore).

Design principles that can be incorporated are:

- Shade facilities by providing trees (refer to Planting Palette), landscaping and structures utilising natural + composite timbers
- Seating and other facilities utilising composite timber materials (low maintenance / durable)
- New built structures to follow the design language established for the Rivermouth Foreshore Development Plan, and incorporate layered natural + composite timbers and materials
- Stabilised crushed limestone areas for feature areas, and exposed aggregate paths
- Solar powered illuminated bollards
- Where stainless steel amenities are required, they should adhere to natural, organic flow design principles
- Native vegetation utilised to control pedestrian and vehicular access & egress



- PERMANENTS AREA (INCL. MANAGER'S RESIDENCE)
- RECEPTION OFFICE / CAFE / SHOP
- RECREATION + FACILITIES AREA
- CHALET AREA
- MAINTAIN 12m NATURAL LANDSCAPE BUFFER BETWEEN CARAVAN PARK + INLET DRIVE
- EMERGENCY EXIT
- CARAVAN + CAMPING SITE AREA
- BBQ / RECREATION AREA

- LEGEND
- EXISTING SITE BOUNDARY
  - RECEPTION / OFFICE / CAFE / SHOP
  - PERMANENTS (INCL. MANAGER RESIDENCE)
  - RECREATION & FACILITIES
  - CHALETS
  - CARAVAN & CAMPING SITE
  - BBQ / RECREATION AREA



IMAGE: CHALET AND LANDSCAPING DESIGN TO MATCH EXISTING



IMAGE: NATURAL CAMPING GROUND FACILITIES MAINTAINING TREES AND TURF AREAS



IMAGE: BBQ AREA FIXTURES USING NATURAL MATERIALS

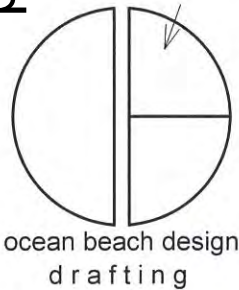


9.0 Site Sections (Conceptual)

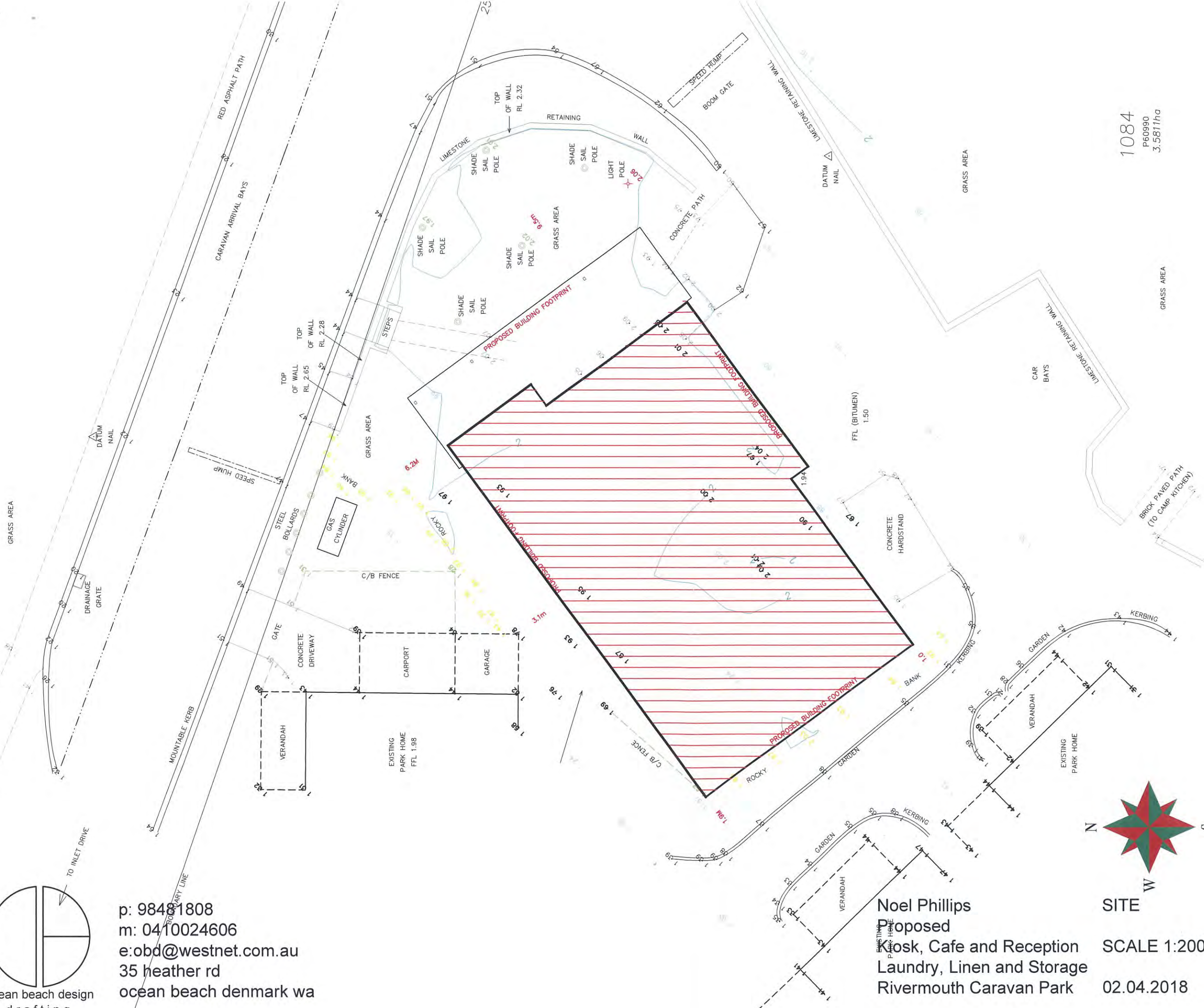


Section Location Plan





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m: 04 10024606  
e: obd@westnet.com.au  
35 heather rd  
ocean beach denmark wa



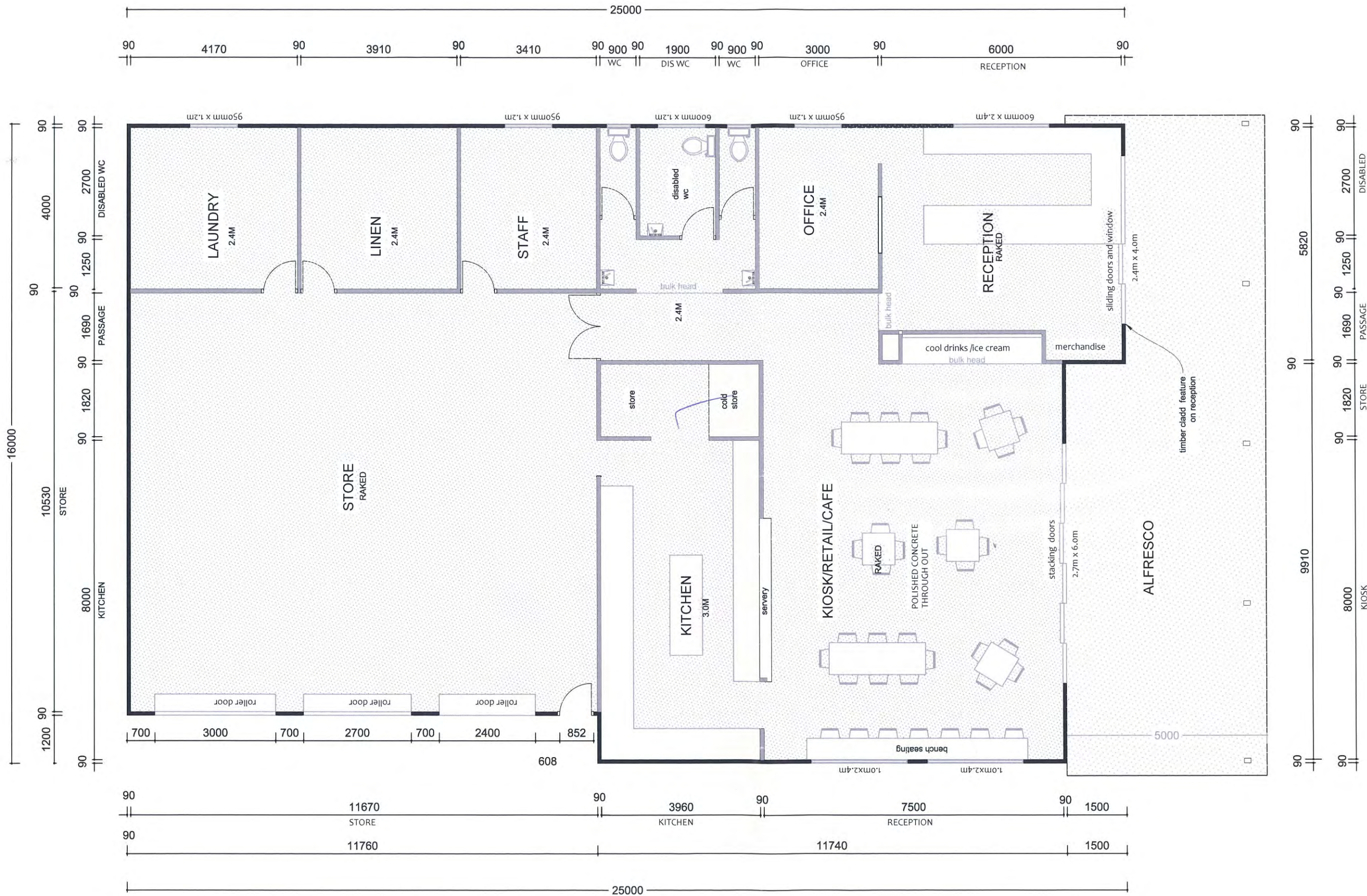
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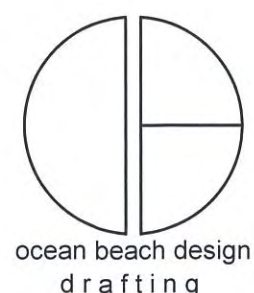
SITE  
SCALE 1:200  
02.04.2018

FEATURE & CONTOUR SURVEY PART LOT 1084 INLET DRIVE DENMARK WA 6333  
SCALE 1:200

Noel Phillips  
Proposed  
Kiosk, Cafe and Reception  
Laundry, Linen and Storage  
Rivermouth Caravan Park



MAIN CONSTRUCTION SUPPLIED, CONSTRUCTED AND ENGINEERED BY AUSPAN.  
INTERNAL WALLS (NON STRUCTURAL) ARE PINE STUD FRAMING, LINED WITH 10MM GYPROCK AND BUILT TO AS1684

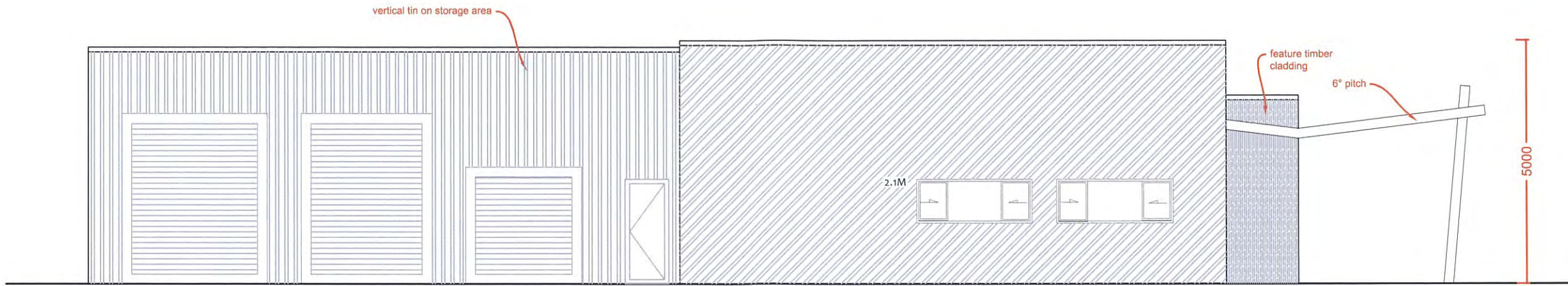


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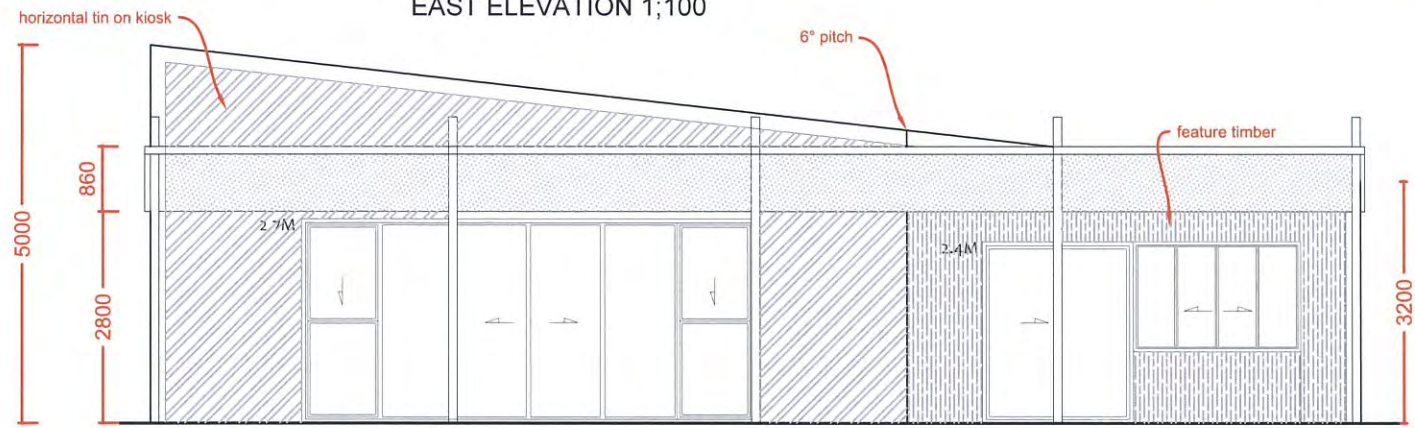
Noel Phillips  
Proposed  
Kiosk, Cafe and Reception  
Laundry, Linen and Storage  
Rivermouth Caravan Park

FLOOR PLAN  
SCALE 1:100  
02.04.2018

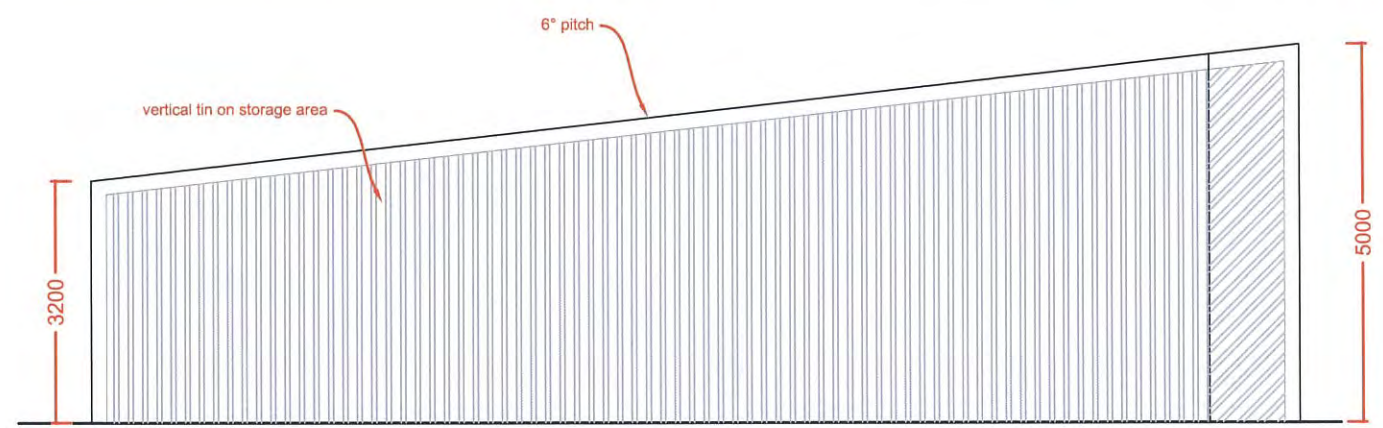
DWG  
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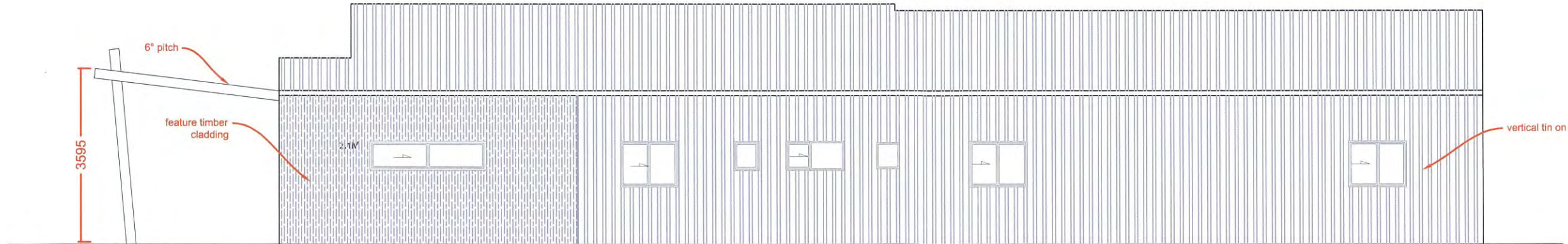
EAST ELEVATION 1;100



NORTH ELEVATION 1;100

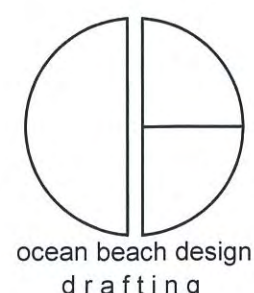


SOUTH ELEVATION 1;100



WEST ELEVATION 1;100

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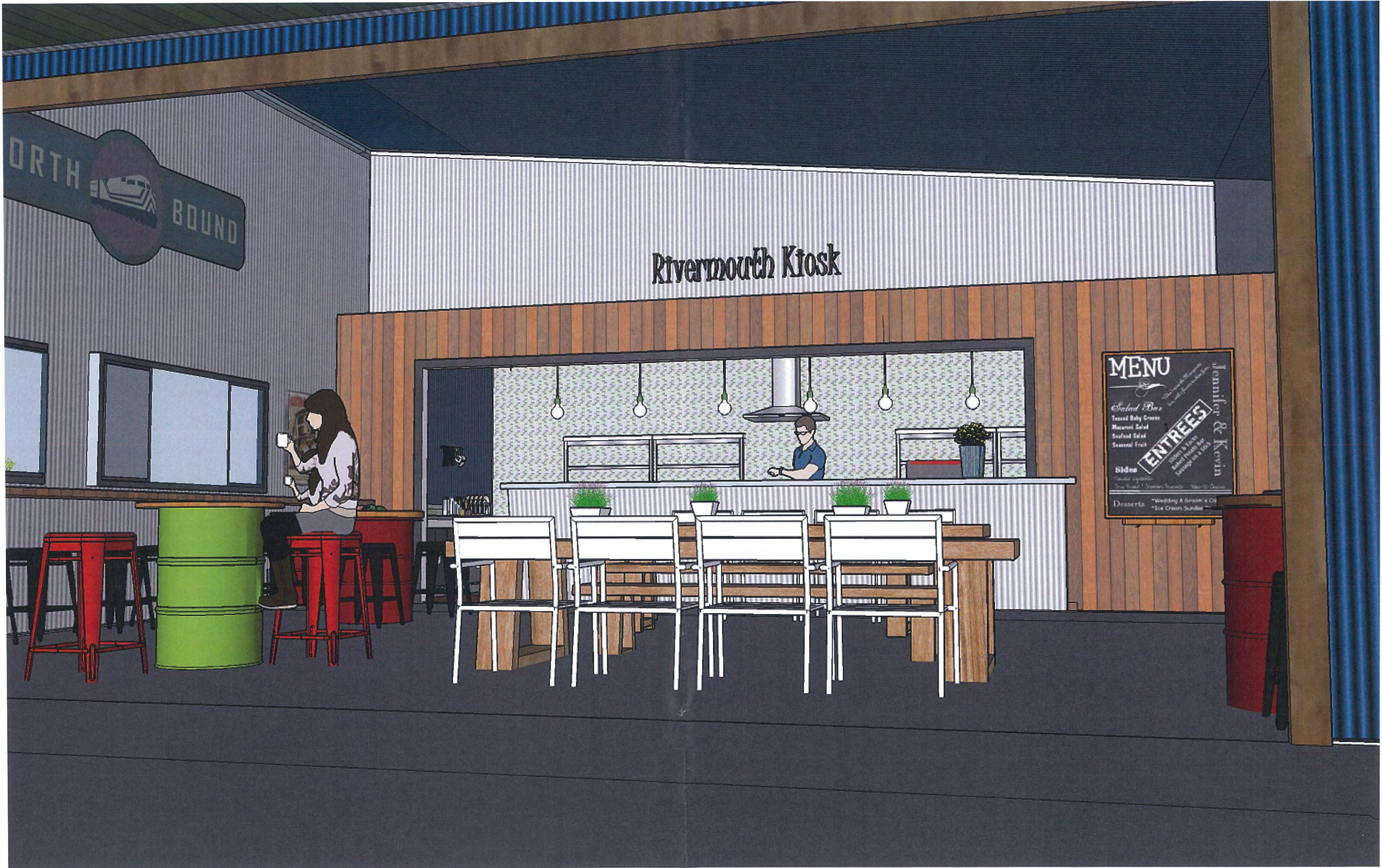
ELEVATIONS  
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 02.04 .2018

DWG  
 3.









NORTH BOUND

# Rivermouth Kiosk

**MENU**  
*Open Monday through  
Friday 11:00am-8:00pm*

**ENTREES**  
\*Wedges & Fries  
\*Baked Potato Bar  
\*Sausage on a Stick

**Sides**  
\*Coleslaw  
\*Onion Fries  
\*Doritos Fries  
\*Macaroni & Cheese

**Desserts**  
\*Wedding & Groom's Cut  
\*Ice Cream Sundae

Jennifer & Kevin