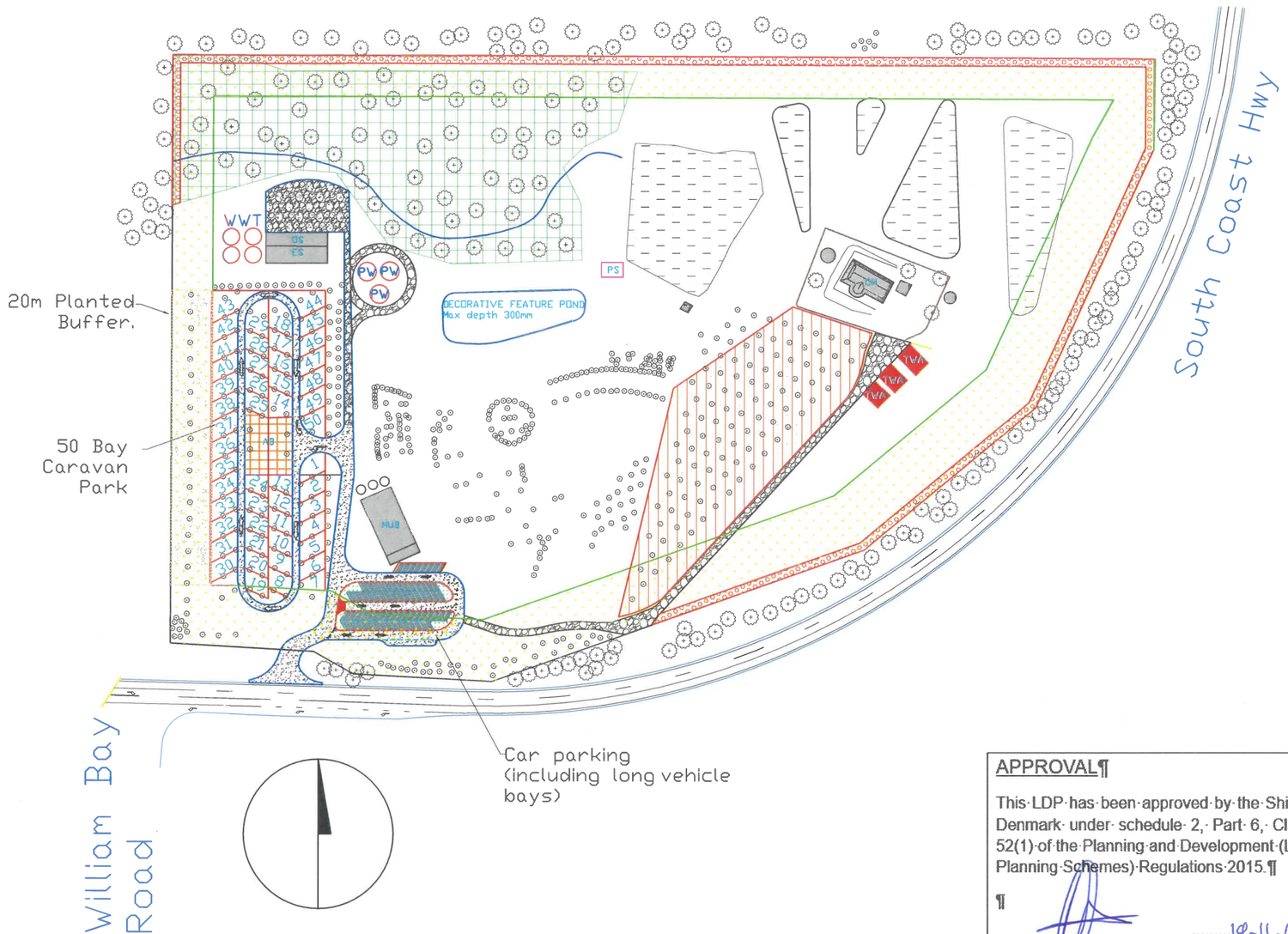

DEVELOPMENT GUIDELINES

1. All development in accordance with LPS No.3
2. All development shall generally be in accordance with this Local Development Plan and/or any minor variations approved by Council.
3. All buildings and facilities to be single storey non-reflective materials.
4. Access road and carpark to be sealed to Shire requirements.
5. 50x Caravan Lots.
6. All facilities, buildings, clearances, water supply and access/egress (min 4m wide) to meet bushfire fighting, evacuation and compliance requirements to SPP 3.7.
7. Development setbacks (buffer):
   -20m from side boundary
   -30m from Sth Cst Hwy.
8. Existing multi-use building to only include permitted uses such as:
   -Reception
   -Restaurant
   -Shop/ Sales
   -Storage
   -Laundry
   -Office
   -Toilets
   -Kitchen
   -Interpretive Centre
   -Tavern/Bar/Brewery (subject to separate approvals, Licence and requirements)
9. A Local Water Management Strategy and a Nutrient & Irrigation Management Plan (NIMP), prepared to DWER/DPIRD satisfaction.
10. Potable water and wastewater treatment/disposal are to be provided on site to the satisfaction of DoH/DWER.
11. A Landscaping Plan to be submitted showing proposed:
    -Buffer species, density and screening function.
    -Building colours, materials and screening.
    -Tree retention areas.
    -Development exclusion areas.
    -Rehabilitation areas.
    -External lighting details as low spill and consistent with dark sky principles.
    -Water bodies, tanks and storage facilities designed and maintained to minimise mosquito breeding.
12. Off site pedestrian/ cyclist facilities are outside the LDP.
13. An acoustic assessment plan addressing State Planning Policy 5.4 - Road and Rail Noise to the satisfaction of EPA and Dept of Health.
14. Detailed technical design and agency approvals, for the above, are to be addressed at Development Application Stage.

LEGEND

- Buffer Zone
- Existing vegetation
- Existing Dams
- Wastewater Dispersal Field
- Sealed Road.
- Existing Trees/ Shrubs
- Existing internal Road
- Existing 4m Gravel Firebreak
- 20m Western Buffer
- PW — Potable Water
- WWT — Wastewater Treatment
- AB — Amenity Block
- TWA — Temporary Workforce Accomodation
- HUB — Multi use Building
- CM — Caretakers House
- DS / ES — Equipment/Operation Shed
- PS — Pump Shed

APPROVAL

This LDP has been approved by the Shire of Denmark under schedule 2, Part 6, Clause 52(1) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Signature → → → Date 19-11-26

Tax Sheet		ASSIST ENGINEERING	DESIGNED RW	DATUM	2446 SOUTH COAST HWY, DENMARK Local Development Plan
Survey No			DRAWN	SCALE 1:2500	SHEET 1 OF 1 DRAWING No. AE 0026-2 15/05/2026
FB			CHECKED	APPROVED RW	FILE A3
File No			RECOMMENDED		