



Development Application – Container Developments for Caravan Park Facility

Lot 500 Pearn Road, Pithara
Shire of Dalwallinu

January 2018

Prepared for
BBB Remote Site Services

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Introduction

This report has been produced in support of a proposed development application for Lot 500 Pearn Road, Pithara. The applicant is proposing the development application in support of five containers which is to form part of a facility for a future caravan park development within the aforementioned property – hereon referred to as the 'subject site'. The proposed containers will be congruent with the recently approved local Development Plan for the subject site, and to be in accord with the Shire of Dalwallinu Local Planning Scheme No. 2 (LPS2) and Caravan Parks and Camping Grounds Regulations 1997 (CPCGR 1997) provisions. FORMSCAPE has prepared this report on behalf of BBB Remote Services and Pithara Investments Pty Ltd – who own the Pithara Tavern.

Site Details

Refer to **Tables 1 & 2** below for a description of the land subject to this development application.

Scheme	Shire of Dalwallinu Local Planning Scheme No. 2 (LPS2)
Local Scheme Zoning	Special Use 20 (SU20)
Special Use	Tavern and Caravan Park
Lot Area	2.4518ha (24,518m ²)
Effective Street Frontage	183.121m
Orientation	Western Street Frontage

Lot	Plan/Diagram	Volume	Folio	Area (ha)
500	74401	2786	78	2.4518ha

Refer to **Appendix 1** for a copy of the Certificate of Title.

Site Description

1. The subject lot has an effective frontage of approximately 120.53m to Old Pithara Catchment Road, and approximately 62.591m to Pearn Road.
2. The subject lot is not within or adjacent to a 'Townsite' zoned area under the provisions of LPS2.
3. The subject lot is directly opposite lots zoned 'Railway', and adjacent to lots zoned 'Public purposes: water supply' and 'Rural' to the west, south east and north respectively, in accordance with the provisions of LPS2.
4. Pearn Road is a sealed road, and Old Pithara Catchment Road is an unsealed road.
5. The northern portion of the subject lot is within a Bush Fire Prone area.
6. The proposed containers are within the Local Development Plan - Pithara (LDP) area.

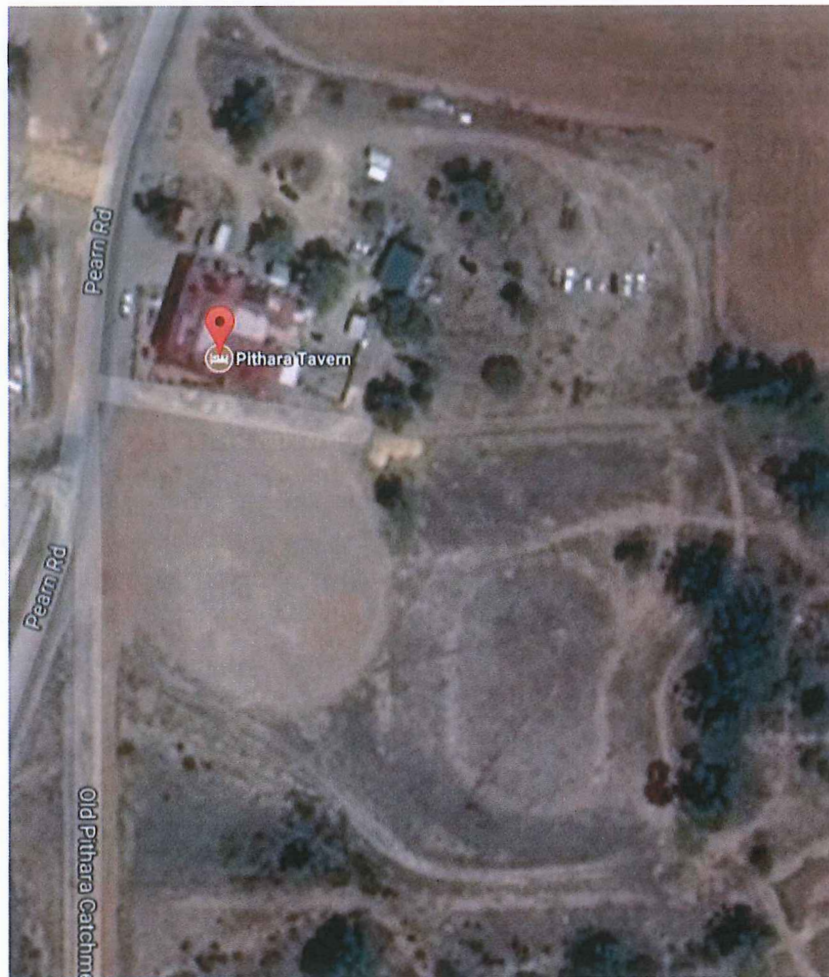


Figure 1: Subject site aerial.

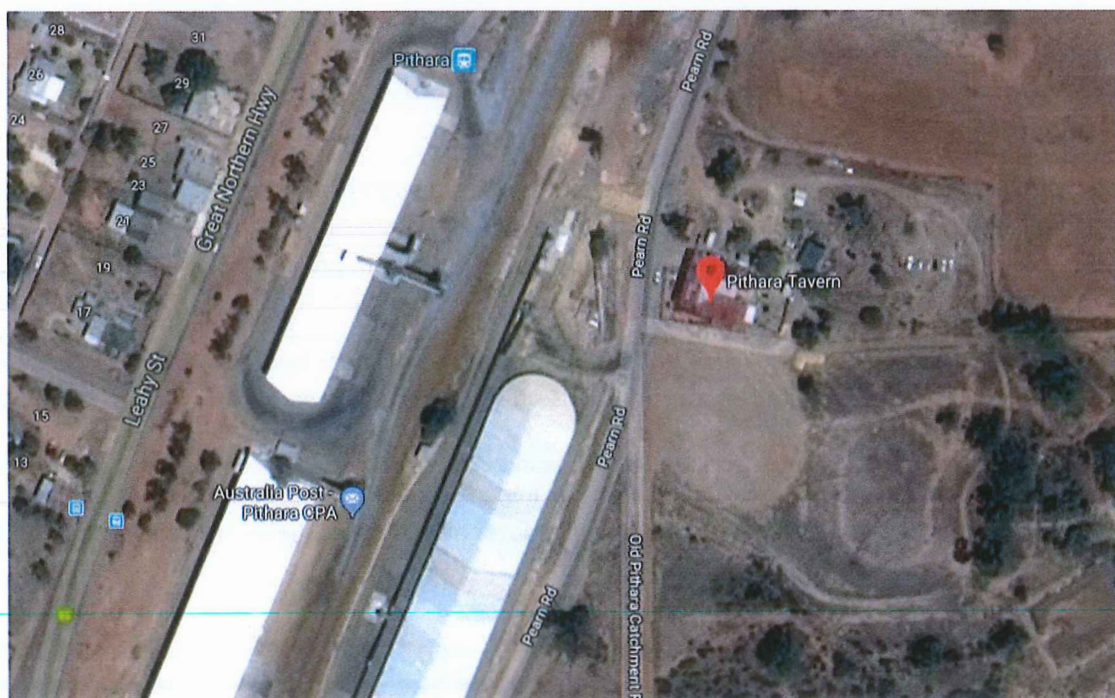


Figure 2: Aerial image depicting Pithara Tavern in relation to the Pithara townsite.

Background

The subject lot is understood to be an appropriate site to establish a caravan park due to the lot's special use zoning, and its location in respect to the townsite. Pithara Tavern is optimally separated from the main townsite by a railway line to allow for potential disturbances to local residents to be minimised. However, it is also located close enough to act as a primary social hub for the community. This, in combination with the large area of vacant land within the lot and large lot frontages to the south eastern adjacent lot, which is merely used for water catchment, makes it ideal to host a caravan park.

The LDP provides planning framework for a caravan to be established in accord with the CPCGR 1997 and local planning policy. However, in order to establish the facility for a caravan park, four containers are required to be installed within the LDP area. One of these containers will house a waste water treatment plant and also be connected to sub-surface irrigation fields to be within the lot.

By proposing these containers, and waste water treatment, the caravan park facility envisioned within the LDP will be able to achieve compliance with the CPCGR 1997, meet the needs of occupants within the short term (Main Roads Western Australia (MRWA) and Highway Construction personnel), and long term (tourists, visitors), which would ultimately address an existing accommodation shortage within Pithara, and provide a sustainable boost to the local economy.

Proposed Container Installations

The proposed containers have been selected and positioned with the intention of supporting the development and operation of a caravan park towards central portion of the lot to the south of the Pithara Tavern, as anticipated within the approved LDP.

Container 1 – Refrigerated Container

Container 1 is a 20' refrigerated "reefer" container dimensioned 6096mm in length, 2438mm in width, and 2590mm in height. Refrigerated containers are commonly used for cool room storage, long term integrated for camps and buildings, as well as for transport purposes. They are effectively designed as an insulated unit to container dimensions with a cool room motor. While they are technically a "container", they are designed for specific safe food storage purposes. The refrigerated container is even designed to feature a controller with the ability to 'memorise' the temperature of storage.

Given the specific functions performed by the proposed refrigerated container, it is considered to be a necessary element to support the anticipated restaurant of the caravan park, as depicted within the LDP. Additional space within the refrigerated container can also assist with providing overflow foodsafe storage for the benefit of the existing Pithara Tavern.

In relation to the streetscape, the narrow width portion of the container in which the motor is visible is to face Pearn Road. The refrigerated container will also be set back more than 33m from the street and be obscured by landscaping.

By positioning Container 1 in this manner, the visual impact it imparts on the streetscape will be kept to a minimum. The portion of the container featuring the motor also provides the most visual interest, while the

entire container itself will be obscured from view from Pithara Tavern by the restaurant buildings directly to the north, as envisioned within the LDP.



Figure 3: Image of proposed refrigerated container, with the motor featured towards the bottom right.

Containers 2 & 3 – Amenities Containers

Containers 2 & 3 are 20' containers and are to be located adjacent to each other to form an elongated ablution block to the south of the proposed laundry caravan location. The dimension of each of these containers is 6096mm in length, 2438 in width, and 2590mm in height. The length of the ablution block they form is therefore approximately 12,192mm. One container will feature male bathroom and toilet facilities, while the other will feature female bathroom and toilet facilities.

As depicted within the LDP, amenities containers will be surrounded by accommodation units, offices, and a laundry and ablution facility to the south. As a result, it will be obscured significantly from view from both the street and Pithara Tavern.



Figure 4: Image of proposed 20' amenity container.

Containers 4 – Waste Treatment Plant

Container 4 is to house a specialised, built for purpose wastewater treatment plant and is approximately 6058mm in length, 2438mm in width, and 2591mm in height. The waste water treatment plant, required in order for a caravan park to operate, will be containerised in order to protect the waste water unit, minimise maintenance requirements and thereby potential for malfunctions, and to minimise the amount of site works which would otherwise be required. The containerised nature of the wastewater treatment plant proposed also enables it to be easily accessed for repairs.

The waste water treatment container will feature the following:

- 9KL buffer tank with Dual 1.1kW grinder pumps(3PH); &
- 5000L Lilo tank with Dual 0.4kW submersible irrigation pumps

The system is a Graf Containerised Wastewater Treatment System which can treat up to 10,000L/day, and with a buffer tank can treat up to 15,000L/day. The treated water is to be disposed of into three sub-surface irrigation areas (disposal fields) located around the caravan park and within the lot. The Lilo tank would contain a pump to pump the treated water to the appropriate disposal method; and can also contain a chlorinator if required by the Local Authority of the Western Australian Department of Health.

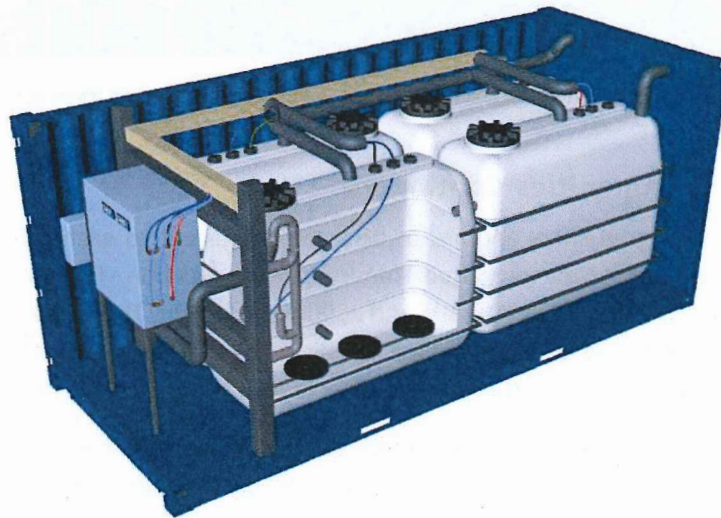


Figure 5: Artist impression depicting proposed wastewater treatment plant container, and the plant features inside.

Container 4 will be located to the west of the overflow caravan site area, and due south of the central recreational area.

Statutory Planning Land Use Framework

The proposed containers are understood to be acceptable, provided that the Shire is satisfied that they are necessary and do not detract from the amenity of the locality and streetscape. This is reflected by Local Planning Scheme No.2 Policy No. 5 - Moveable Buildings (LPP5) Clause 2.1f), which states the following:

- f) *The Council may give special consideration for the use of containers outside the townsites areas of the Shire. In these circumstances the Council will need to be satisfied that there is no visible alternative to the use of these structures, and that the location of the containers will not detract from the amenity of the locality.*

LPP5 also provides the following objectives to be considered in respect to the proposed containers and moveable buildings:

5. OBJECTIVES TO POLICY

- a) *To maintain high amenity standards of buildings, especially within the residential areas in the Townsites of the Shire.*
- b) *To ensure that the visual aesthetics of residential areas are not compromised by the introduction of moveable buildings that are generally out of character with the predominant housing style in the locality.*
- c) *To ensure that the moveable buildings, established within the Shire, do not use materials considered by the Council to be unacceptable (e.g. asbestos).*
- d) *To avoid the erection and use of extensive areas of moveable structures for accommodating temporary workforces, or other business or company activities, in inappropriate areas.*
- e) *To prevent the introduction of housing, or other use structures that are designed to be used on a temporary or short stay basis and that may detract from the standards already established in the residential areas of the Townsites.*
- f) *To protect the visual amenity of the urban environment by not permitting the establishment, storage or use of containers within the non-industrial areas of the townsite..*

The following table demonstrates how the proposal complies with LPP5 Clause 2.1f) and the policy objectives.

LPP5	
LPP5 Provision/Objective	Comment
<u>LPP5 Clause 2.1f)</u>	
<i>The Council may give special consideration for the use of containers outside the townsite areas of the Shire. In these circumstances the Council will need to be satisfied that there is no visible alternative to the use of these structures, and that the location of the containers will not detract from the amenity of the locality.</i>	<p>There is not considered to be feasible visible alternatives to the use of these structures as they are intended to suit specialised purposes essential to the operation of a caravan park. Container 1 is necessary to facilitate safe storage of food items for occupants. While Container 4 is necessary for facilitating waste water treatment, ensuring the plant can be readily maintained to standard, and to minimise risk of failure.</p> <p>There are not considered to be any visible alternatives to Containers 2 and 3 as these containers will be heavily obscured by anticipated development within the LDP area. As these containers will be obscured from view from both the street and Pithara tavern, the visible impact</p>

	<p>present would be the same regardless of the appearance of the facades of the containers.</p> <p>None of the containers are considered to adversely impact the amenity of the locality as they are located more than 33m from the street, will be obscured by landscaping, and are modest in size.</p> <p>In fact, the containers will ultimately blend in with a caravan park setting, which will feature multiple caravans and transportable buildings, as anticipated by the LDP.</p>
<u>LPP5 Policy Objectives</u>	
<p><i>a) To maintain high amenity standards of buildings, especially within the residential areas in the Townsites of the Shire.</i></p>	<p>The subject lot is not within the townsite area and is separated from the Pithara townsite by a railway and a train station. The train station building obscures the site from view from the main town. Please refer to Figure 2 for reference.</p> <p>The proposed containers are to be maintained to a high standard as they are essential to ensuring the operation of a caravan park and providing amenity to caravan park occupants.</p>
<p><i>b) To ensure that the visual aesthetics of residential areas are not compromised by the introduction of moveable buildings that are generally out of character with the predominant housing style in the locality.</i></p>	<p>The subject site is not adjacent to any residential zoned areas. The proposed containers and anticipated caravan park will also not be readily visible from the main Pithara townsite as it is physically separated from residential areas by a railway station and associated buildings. The anticipated containers and moveable buildings of the caravan park will also be set back behind the Pithara Tavern street facing façade so that the Pithara Tavern remains the most visually prominent building within the lot.</p> <p>Moreover, as there is minimal to no housing along old Pithara Catchment Road and Pearn Road, there is not considered to be any conflict with the predominant housing style in the locality.</p>
<p><i>c) To ensure that the moveable buildings, established within the Shire, do not use materials considered by the Council to be unacceptable (e.g. asbestos).</i></p>	<p>None of the proposed containers or moveable buildings anticipated within the LDP area as part of a caravan park will feature any asbestos.</p>

	The materials to be used by the containers and any moveable buildings will be in accord with the relevant building code requirements.
<i>d) To avoid the erection and use of extensive areas of moveable structures for accommodating temporary workforces, or other business or company activities, in inappropriate areas.</i>	<p>The LDP has envisioned the subject lot featuring multiple moveable structures and accommodation. Given this, and the physical separation from the main townsite, the subject lot is considered to be an appropriate location for the proposed containers and moveable structures for a caravan park.</p> <p>It is also understood that anticipated development on the site is suited to providing for tourist accommodation in the long term.</p>
<i>e) To prevent the introduction of housing, or other use structures that are designed to be used on a temporary or short stay basis and that may detract from the standards already established in the residential areas of the Townsites.</i>	<p>The proposed containers are not habitable, nor are they designed to be. They proposed containers are merely intended to facilitate an anticipated caravan park development and requirements as specified in CPCGR 1997.</p> <p>Moreover, as mentioned previously, physical and visual separation between the subject lot and main Pithara townsite will mean that the proposed development will not detract from the standards already established in the residential areas of the Townsites.</p> <p>This is especially the case as sub-surface irrigation areas, or waste water disposal fields, will provide for landscaping along the streetscape. Vegetation within these areas will help to obscure development within the LDP area and contribute to the streetscape.</p>
<i>f) To protect the visual amenity of the urban environment by not permitting the establishment, storage or use of containers within the non-industrial areas of the townsite..</i>	<p>The proposed containers are not to be within the townsite as the subject lot is not within or adjacent to any townsite zoned areas.</p> <p>The historic Pithara Tavern will also remain the most visually prominent building within the subject lot, while the proposed containers are not considered to be visible from the tavern as an anticipated caravan park development congruent with the LDP will obscure the containers from view.</p>

In consideration of how the proposal responds to the provisions and the objectives of LPP5, the proposal is considered to be acceptable.

Local Development Plan – Pithara & Caravan Parks and Camping Grounds Regulations 1997

The LDP, designed to take into consideration the requirements of the Caravan Parks and Camping Grounds Regulations 1997, and the objectives and relevant provisions of the Shire's LPS2, provides provisions guiding development within the site. Variations to LDP requirements are acceptable so long as they do not contravene the provisions of the Shire of Dalwallinu Local Planning Scheme No. 2 (LPS2) and Caravan Parks and Camping Grounds Regulations 1997, and are accepted by local government.

The proposed containers are discussed in relation to the LDP provisions as follows.

General Requirements

The following table demonstrates how the proposed containers address LDP Clause 3:

LDP Clause 3 – General Requirement	Comment
<i>Any development within the defined caravan park area is required to be in accord with the provisions of the Caravan Parks and Camping Grounds Act 1995 and Caravan Parks and Camping Grounds Regulations 1997.</i>	The proposed containers do not contravene the provisions of the Caravan Parks and Camping Grounds Act 1995, CPCGR 1997, and LPS 2. These statutory documents allow for the proposed containers, while the containers are necessary in order to ensure that the caravan facility can sufficiently address the needs of occupants, particularly in relation to ablution and toilet facilities.
<i>A caravan park within the defined caravan park area is not permitted to operate without an approved caravan licence.</i>	The proposed containers are not capable of being used as a caravan park, but merely support an anticipated caravan park, which is envisioned within the LDP.
<i>The lot must feature a minimum of three caravan sites available and/or occupied by caravans at any one time.</i>	The proposed containers do not adversely interfere with any of the caravan sites as identified within the LDP. In fact, they will help address ablution and toilet access requirements in respect to those sites. Refer to CPCGR 1997 Schedule 7, Division 6 in this regard.
<i>Building Protection and Fire Hazard Separation zones are to be provided where applicable.</i>	The proposed containers will not present a fire risk to existing and anticipated development within the LDP area.
<i>Development is to maximise the protection of remnant native vegetation/natural landforms/water features and limit the extent of clearing required.</i>	The proposed containers and their locations will not require the clearing of any significant vegetation for installation. Any clearing would be restricted to grasses and weeds, and be highly limited as the existing site is relatively flat and devoid of significant natural features.

Capacity

The proposed containers are merely to facilitate services for the anticipated capacity of the caravan park envisioned within the LDP, and are not habitable. The proposed containers are consistent with the level of intensity of land use on-site.

Streetscape

The Pithara Tavern will remain the most visually prominent building within the lot as viewed from Pearn Road, and the proposed containers will not detract from the building, which can be considered a local landmark.

The container proposed closest to the street is set back 33m from the street boundary. This is well in excess of the minimum required street setback of 12m for camps, caravans, and buildings within the LDP area.

In any case, landscaping along the street will be provided as a result of the proposed waste water disposal field, which provides irrigation to vegetation. This will ultimately preserve the desired character of the streetscape and keep the visual impact of the proposed containers to a minimum.

Building and Caravan Heights

None of the proposed containers will feature any wall heights exceeding 4m from the natural ground level. The proposed roof heights will also be well below the maximum permitted 8m.

Setbacks

The proposed containers will be set back at least 33m from the street and not impart a significant impact to the streetscape.

The Pithara tavern will remain the most prominent building within the lot and can be viewed upon driving along Pearn Road and Old Pithara Catchment Road. The proposed containers are also setback further than the minimum 6m lot boundary setback requirement so that sufficient room for emergency vehicles to access and traverse around the caravan park and lot is maintained.

Open Space

The combined footprint of the containers proposed is relatively minor in respect to the lot area. Moreover, the footprint of the containers is consistent with that envisioned within the LDP for ablution facilities and storage.

Recreational Area

None of the proposed containers are to be located within the recreational areas designated within the LDP, and required according to CPCGR 1997 Schedule 7 Division 5 Clause 18. Moreover, the refrigerated and amenities containers will be located behind recreational area so that visibility to these areas is maintained. This also allows for appropriate supervision of children within the Children's recreation area and other areas of recreation.

Vehicle Access

Vehicle access is not considered to be adversely impacted in any way by the proposed containers.

Pedestrian Access

Pedestrian access is not considered to be adversely impacted in any way by the proposed containers.

Parking

The proposed containers will not have any implications in relation to the parking requirements of the LDP and CPCGR 1997.

Incidental Development

Provisions within the LDP relating to incidental development are intended to reinforce the need to abide by the relevant provisions of CPCGR 1997, and the LDP unless otherwise considered acceptable by the local government.

This development proposal reflects on these provisions as it seeks approval from the Shire of Dalwallinu, and is also congruent with the LDP prepared in anticipation of a caravan park.

Services, Utilities, and Facilities

The proposed containers will form part of the services, utilities, and facilities required for the caravan park, as outlined within the LDP and CPCGR 1997.

Conclusion

The following report has been submitted to accompany proposed containers and waste water treatment development, which has been created in order to facilitate the development of a caravan park within the subject lot according to the LDP and CPCGR 1997. The landowner wishes to develop within and use their property in a lawful manner. It is the landowner's intention to allow for a functional caravan park carefully managed to have little or no negative impact to neighbouring properties, and intended to compliment the Pithara Tavern and locality. Given that the design proposal has been able to suitably address relevant planning provisions, the proposal is tendered for the Shire's approval.

Please do not hesitate to contact the undersigned, should you wish to discuss any aspects of the proposal further.

Yours faithfully,



David D'Orazio

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