NUNGARIN CARAVAN BASE

(LONG TERM MASTER DEVELOPMENT PLAN)

CARAVAN PARKS & CAMP GROUNDS REGULATIONS 1997 – WESTERN AUSTRALIA PERFORMANCE CRITERIA – SCHEDULE 7
CARAVAN PARK AND CAMPING GROUNDS

CRITERIA	MINIMAL PROVISION	ACTUAL PROVISION
Distance between any site structure & facility road setback to Lot boundary	1m	1m
	1m	Min 1m
Clearance road width	6m	6–7m
Internal road width (2 way)	6m	6–7m
No. caravan/camping Sites Existing	No Min	15
Proposed	No Min	20
Proposed with ensuites	No Min	5
No. Chalets w/ ensuites Existing	No Min	0
Proposed	No Min	5
Total Site No. Existing		15
Proposed		38
Location of Ablutions	90m of each site	90m of each site
No. of Showers Existing	2M 2F	5M 5F
Proposed	3M (1 disabled)/ 2F (1 disabled)	5M (1 disabled)/ 5F (1 disabled)
No. of Toilets Existing	2M (1 disabled) & urinal / 2F (1 disabled)	5M (1 disabled)/ 5F (1 disabled)
Proposed	2M (1 disabled) & urinal / 3F (1 disabled)	5M (1 disabled) / 5F (1 disabled)
No. of Hand Basins Existing	2M/2F	5M/5F
Proposed	3M/3F	5M/5F
Laundry Facilities	1 per 20 sites	1 per 20 sites
Camper Facilities – washing up facilities	1 per 20 Camp sites	1 per 20 Camp sites
Provision of car parking Existing	1 space per 20 sites (min 4)	0
Proposed	1 space per 20 sites (min 4)	No limit

GENERAL NOTES

1. ALL CAMPING & VAN SITES WITH 90M OF ABLUTION AREA.
2. POOL AREA TO HAVE FENCING TO AUSTRALIAN STANDARDS.
3. DISABLED CAR PARKS DESIGNED IN ACCORDANCE WITH AS 2890.6.
4. CHALETS INDICATIVE FOR PLANNING PURPOSES ONLY.
5. ALL SITES WITHIN REACHING DISTANCE OF NOZZLE OF FIRE HOSE.
6. LAYOUT IS INDICATIVE ONLY FOR PLANNING PURPOSES SUBJECT TO DESIGN & DETAIL PHASE.
7. EACH CARAVAN SITE NO MORE THAN 10m & EACH CAMPSITE NO MORE THAN 30m FROM SULLAGE WASTE WATER DUMP.
8. GARDEN LAYOUT & TREES INDICATIVE ONLY FOR PLANNING PURPOSES SUBJECT TO DESIGN & DETAIL PHASE.
9. ALL DIMENSIONS & AREAS SUBJECT TO DETAILED DESIGN AND SURVEY DETERMINATION OF ON GROUND CONDITIONS.
10. THE SITE HAS ACCESS TO POWER & WATER, THEREFORE FUTURE SERVICING OF THE REDEVELOPMENT WILL BE IN ACCORDANCE WITH THE CARAVAN & CAMPING REGULATIONS IN RELATION TO LIGHTING, POWER & WATER SUPPLY TO BE UPGRADED AT THE TIME OF DEVELOPMENT.
11. INTERNAL ROADS ARE BITUMEN AND KERBED.
12. ROADS ARE CAMBERED TO ALLOW DRAINAGE TOWARDS THE SOUTH WEST AREA OF THE PARK.
13. CADASTRE TO BE RECTIFIED TO REMOVE EXISTING ROAD AREAS AND CREATE ONE RESERVE TO ACCOMMODATE ALL FACILITIES.

Vintage military vehicle

Indicative military style entrance

Indicative vintage farm tractor

PHASE 2

MITCHELL TERRACE

Caravan Park main entry & entry statement

Caravan park Managers residence

Lawn

Car parking - pool, tennis and recreation centre

Pool ablutions and entry

Pool fenced to A.S.

Pools - relocated

PHASE 1

Viburnum tinus screening hedge

Existing tennis court

Existing court

Bank planted with Myoporum parvifolium sibe

PHASE 2

6m bitumen road

7m bitumen road

Path

Pea gravel

Existing play ground

Camp kitchen

Removal of cricket nets

Existing Recreation centre

Existing lawn bowls

Existing shed to be retained

Existing tanks to be retained

PHASE 3

Existing dwelling to be removed

Fire Pit

Concrete path

PHASE 4

Chalets 1-4 STAGE 1

Chalets STAGE 2

Chalet area not surveyed

7m bitumen road

Septic system to Shire requirements (indicative)

PHASE 1

Vintage military vehicle

Dump point

Gated emergency exit

Overflow camping area / visitor parking

Military Obstacle Course (indicative)

Central recreation area - Indicative military / farm memorabilia display.

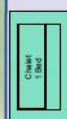
LEGEND

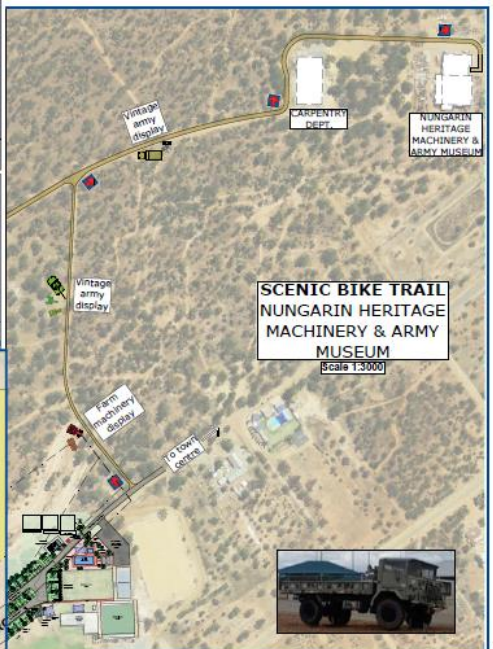
- Tourist site
- Chalet site
- Recreation area
- Bitumen road with kerbing
- Overflow camping/ visitor parking area
- Facility building
- Existing tap
- Signage – Trail to museum
- Ensuite

LANDSCAPING LEGEND

Existing tree
Myoporum parvifolium
Acmena smithii "Allyn Magic"
Lomandra 'Verday'
Viburnum tinus
Hibiscus tiliaceus
Hakea laurina (Under pruned height 3m)
Eucalyptus torquata
Sir Walter Buffalo Lawn
Round Pea Gravel
Garden edging corten steel

Concrete slab
Ablutions
2 Parking Bays
Round pea gravel
INDICATIVE CARAVAN SITE LAYOUT - 9.2 x 12m

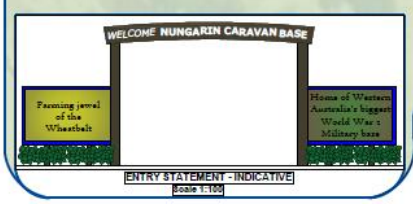

Chalet 1 Bed
Concrete
INDICATIVE CHALET SITE LAYOUT - 10.2 x 18m



Fine bark mulched track

BROWN DRIVE

DANBERRIN RD



ENTRY STATEMENT - INDICATIVE
Scale 1:100

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Title: LONG TERM MASTER DEVELOPMENT PLAN
NUNGARIN CARAVAN BASE
MITCHELL TERRACE, NUNGARIN

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