



Barron Building Surveying

Sea Wrack Room, 4 Walton Close

Geraldton WA 6530

0476 000 842

chadwick@bbswa.com.au

www.bbswa.com.au

Document Reference

Address	3430 Dandaragan Road, Dandaragan
Local Government	Shire of Dandaragan
Description	Short Stay Accommodation
Reference	BBS23118

Version Control

Version	Details	Date
1.0	Planning application issued to the Shire of Dandaragan for development approval.	22/10/2024

Contents

- 1 Executive Summary4
- 2 Existing Development.....5
- 3 Proposed Development.....6
 - 3.1 Land Uses.....6
 - 3.2 Built Form7
 - 3.3 Hours of Operation.....9
 - 3.4 Site Management and Staffing.....9
 - 3.5 Access and Sightlines.....9
 - 3.6 Parking.....10
 - 3.7 Stormwater and Drainage10
 - 3.8 Services.....11
 - 3.9 Water.....11
 - 3.10 Drainage11
 - 3.11 Electricity11
 - 3.12 Effluent11
 - 3.13 Rubbish.....11
- 4 Planning Framework.....12
 - Shire of Dandaragan Local Planning Scheme No. 7.....12
 - 4.1 Zoning12
 - 4.2 Bushfire13
 - 4.3 Boundary Adjustment14
- 5 Management Measures15
 - 5.1 Visual Amenity Management15
 - 5.2 Noise Management16
 - 5.3 Dust Management.....16
 - 5.4 Traffic Management17
 - 5.5 Stormwater and Drainage Management18
 - 5.6 Light Management18
 - 5.7 Landscaping Management19

List of Appendixes

Appendix	Company	Drawings
1	Hille Thompson & Delfos	Detail Survey
2	Hille Thompson & Delfos	Proposed Freehold Subdivision
3	Efficient Ratings WA	Site Plan - A.01
4	Efficient Ratings WA	Site Plan - A.02
5	Efficient Ratings WA	Site Plan – Amended Boundary - A.03
6	Efficient Ratings WA	Site Plan – Amended Boundary - A.04
7	Efficient Ratings WA	Communal Living, Store & Laundry - A0.5
8	Efficient Ratings WA	Site Plan – Landscaping Plan - L.01
9	Efficient Ratings WA	Site Plan – Stormwater Plan - SW.01
10	Fox Modular	4 Bedroom Accommodation Units Page 1, 2, 3
11	Fox Modular	Kitchen / Dining Hall – Floor Plan & Elevations
12	Quality Hydraulic	Hydraulic Services Notes
13	Quality Hydraulic	Site Plan – Drainage Layout
14	Quality Hydraulic	Site Plan – Water Services Layout
15	Barron Building Surveying	Draft Bushfire Contour Map
16	Environmental Health Directorate	Email Correspondence dated 14/10/2024
17	Environmental Health Directorate	Email Correspondence dated 15/10/2024

1 Executive Summary

Barron Building Surveying provides the following report on behalf of Iain McGregor for the purpose of lodging a development application for Lot 68 (3430) Dandaragan Road, Dandaragan.

The proposal seeks the approval of the following land uses:

- Change of Use to Special Use – Special Accommodation;
- 25 Accommodation Buildings (4 bedrooms to each building – total 100 beds);
- 5-part Modular Kitchen / Dining facilities;
- Conversion of Existing Dwelling to Communal Area.
- Carparking; and
- Water tanks for potable water on site.

The project aims to:

- Provide an alternative for workers accommodation and provide additional accommodation options for tourists passing through the area;
- Provide a resort style accommodation that is in keeping with the local environment;
- Comply with all required legislation, policies, guidance notes and any Shire of Dandaragan conditions;
- Operate a facility that is successfully managed in relation to visual, noise & dust impacts; and
- Operate a facility using appropriate safety and risk controls and being aware of environmental influences.

This application will also include the conversion of the existing dwelling on site into a communal living space, along with laundry and storage facilities for the operation of the proposed facility.

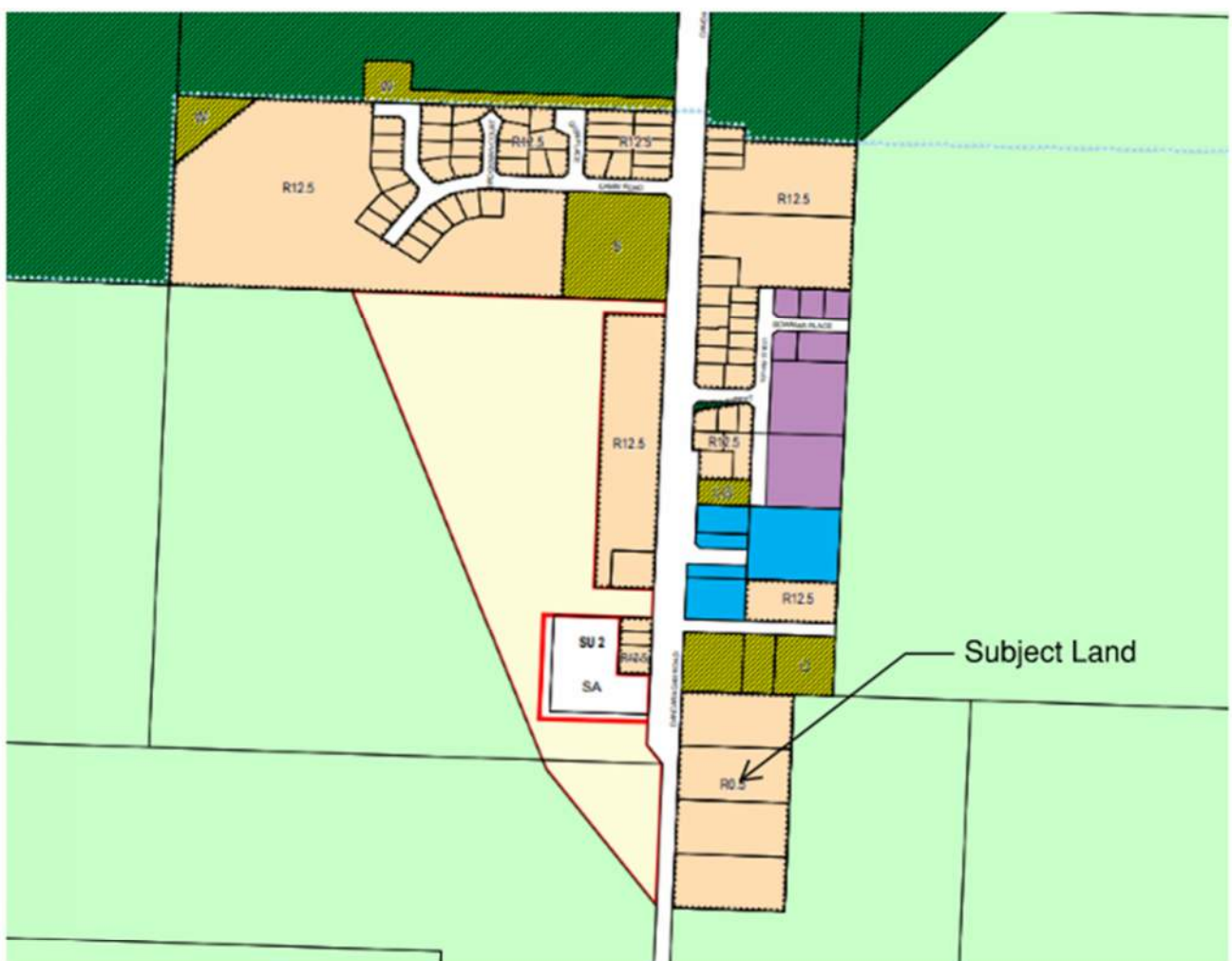
2 Existing Development

The Lots within the development area (68 and 69) are in the 'Residential Zone' as per the Shire of Dandaragan Town Planning Scheme No. 7. Each Lot is located approximately 1.2km south of the town sporting facilities located on the main arterial road, Dandaragan Road.

Currently, Mr McGregor owns both Lots 68 and 69 (3428 and 3430) Dandaragan Road.

Each Lot has one dwelling and a shed on site. Each site is individually connected to Government services and have separate sewerage facilities. Both sites also have a significant amount of vegetation which consist of tall gums and smaller native trees with lawned areas.

Due to the size of the proposed development, a boundary adjustment will be completed. 3428 Dandaragan Road will be reduced in size and 3430 Dandaragan Road will be expanded to ensure the entire accommodation camp and auxiliary facilities are all located on the one Lot.



LEGEND

LOCAL SCHEME RESERVES

Conservation
Local Road
Parks and Recreation
Public Purposes
Public Purposes: Air Safety Marker Site
Public Purposes: Camping
Public Purposes: Camping and Conservation of Flora
Public Purposes: Cemetery
Public Purposes: Church
Public Purposes: Commonwealth
Public Purposes: Communications Facility
Public Purposes: Education Purposes
Public Purposes: Emergency Services

Public Purposes: Equitation Purposes
Public Purposes: Grand
Public Purposes: Infrastructure Services
Public Purposes: Landing Ground
Public Purposes: Local Government
Public Purposes: Rest Area
Public Purposes: Rubbish Disposal
Public Purposes: School
Public Purposes: School
Public Purposes: Trigonometrical Station
Public Purposes: Unsettled Crown Land
Public Purposes: Utility
Public Purposes: Water
Public Purposes: Watering Place

LOCAL SCHEME ZONES

Commercial	Rural Residential
Harbour	Rural Smallholdings
Industrial	Special Development
Marine Services	Special Use
Ocean	Special Use: Aged Persons Accommodation
Regional Centre	Special Use: Special Accommodation
Residential	Tourist
Rural	

Figure 1 – Extract from Map 10 – Shire of Dandaragan Town Planning Scheme No. 7.

3 Proposed Development

This development application is for the construction of a 100 Bedroom camp to be located on 3430 Dandaragan Road. Included in this proposal is to install a Kitchen and attached Dining Hall as well as renovate the existing 3-bedroom dwelling on site into a communal entertainment space, storage and laundry facilities to cater for the occupants and the accommodation needs of the development. Two separate carparks will be constructed. The Northern carpark will accommodate common vehicles while the Southern carpark will accommodate larger vehicles including mid-sized buses. Water tanks will be installed to ensure enough potable water is stored on site to cater for peak demand needs for the accommodation units. Also, storm water tanks will be installed to provide reticulated water for the landscaping on site.

Refer to Appendix 1, 2, 3, 4 – Efficient Ratings WA – Site Plan and Layout Plan.

3.1 Land Uses

Currently the proposed development is spread across both 3428 and 3430 Dandaragan Road. The proposal includes completing a boundary realignment on the southern side of 3430 Dandaragan Road so the entire development is located on one Lot. Hille Thompson & Delfos (HTD) have completed a Site Feature Contour Survey of both sites, 3428 and 3430 Dandaragan Road. HTD have also completed a revised site drawing for the boundary realignment along the Southern boundary. Both survey plans are attached to this proposed.

3.2 Built Form

Plans setting out in detail the proposed layout and construction elements have been included as SEPARATE ATTACHMENTS to this report. The application consists of the following buildings and structures being installed upon the land:

Accommodation Units

The proposed development comprises of 25x4 Bedroom Transportable Accommodation Units that will be connected to mains power, water and on-site sewerage system.

Each Accommodation Unit has a total footprint of 43.2m². Combined, the total footprint of the Accommodation Units are 1080m². Each Accommodation Unit has a Bedroom and own Ensuite. Each Accommodation Unit will have the footings and subfloor structure below ground level to minimise the height of each building above ground level.

The total height of each Accommodation Unit will be 2.85m above ground level at the highest point, then reducing to 2.67m above ground level.

Each Accommodation Unit will be constructed from EPS Panels which will have a smooth finish. The roof structure will be a skillion roof with metal deck roof cladding at 3 degrees pitch.



Refer to Appendix 10 – Fox Modular_Accommodation Units.

Kitchen / Dining Hall

A new transportable commercial Kitchen and Dining facility will be installed on site.

The overall footprint of this facility will be 199.20m². The Kitchen comprises of one module while the Dining area comprises of 3 modules. The Kitchen and Dining facility will be constructed using EPS panels which will match the Accommodation Units. The facility will have a gable roof using metal deck roof cladding at 3 degrees pitch.

The Kitchen and Dining facility will have the same footing construction as the Accommodation Units and will have a total height above ground level of 3.10m to the top of the gable roof and 2.75m to the side elevations above ground level.



Refer to Appendix 11 – Fox Modular_Kitchen_Dining Room_Floor Plan & Elevations.

Existing Dwelling – Retro-fit

The existing 3-bedroom face brick dwelling located on site will be retro fitted to incorporate a Living space for occupants as well as laundry facilities and storage for the facility. The dwelling will only have minor internal works completed. The existing attached steel framed outdoor area will remain for occupants to use.

Refer to Appendix 7 – Efficient Ratings WA – Communal Living_Store & Laundry.

3.3 Hours of Operation

ACCOMMODATION		
DAY	Normal Hours	Out of Time
Monday to Friday	7am to 6pm	6pm to 7am
Saturday Sunday	9am to 2pm	2pm to 9am
PUBLIC HOLIDAYS	9am to 2pm	2pm to 9am

The proposal aims to enable the provision of accommodation services around the clock, seven days a week. On weekdays, the site will be actively managed with a caretaker and on-site staff. A caretaker of the site will be available outside normal business hours to cater to any issues that may arise.

3.4 Site Management and Staffing

The site will be managed by a caretaker who will reside in the neighbouring dwelling located at 3428 Dandaragan Road. The appointed caretaker will be responsible for the day to day running of the facility.

Additional staff will be hired that will include Kitchen staff (Chefs / cooks) and cleaning staff to service the accommodation units as required.

Sub-contractors will be required to fulfill maintenance as required.

The facility will have an operation manual developed so all new staff can be inducted onto the site.

- Deliveries of fresh supplies / products as required.
- Rubbish bins cleared as required.
- Pathways kept clean and swept as required.
- Landscaping on automatic reticulation and maintained as required.

3.5 Access and Sightlines

Currently, there is a dirt crossover to access 3430 Dandaragan Road. The proposal contained within the architectural drawings will be to expand this crossover to two-way so vehicles can safely pass each other as they arrive or depart the site.

This existing crossover will then be concreted / bitumen in accordance with the Local Authority requirements.

The proposal only has one crossover as this will minimise traffic flow to and from Dandaragan Road.

3.6 Parking

On site parking will be provided to cater for various sized vehicles including caravan, trailer and small bus carrying workers to and from site including visitors passing through the local area. The number of standard vehicle parking bays provided will be 30 bays and the number of larger vehicle parking bays will be 7 bays. Please refer to the architectural drawings for the car park locations and bay sizes. A loading bay has been provided next to the Kitchen / Dining Hall for supply deliveries and a maintenance bay has been provided adjacent to the existing dwelling with easy access to the existing maintenance shed on site.

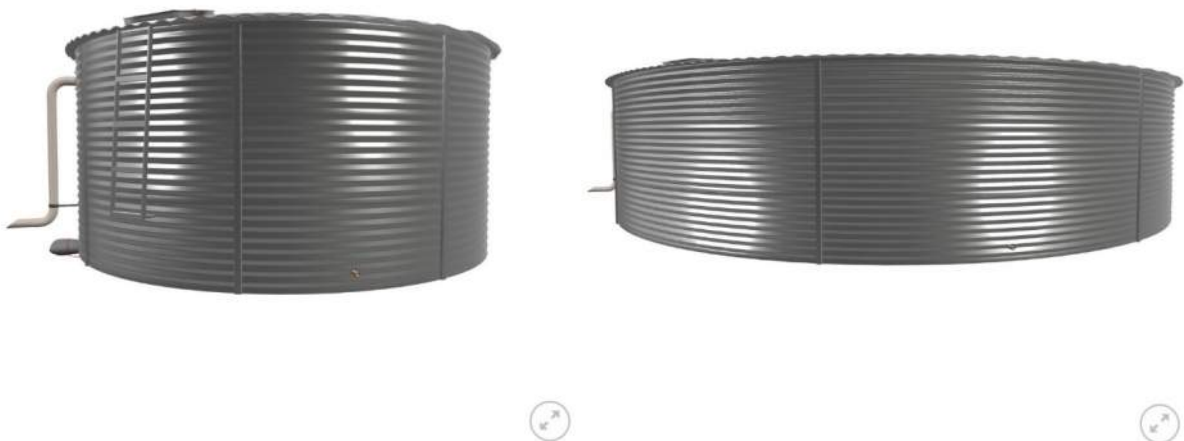
The access ways and car parking will be constructed from an all-weather seal bitumen. Due to the size of the proposed facility, there will be frequent vehicle movements so an all-weather seal will be more durable and suited to this proposal.

3.7 Stormwater and Drainage

The carparks and road access ways will have all stormwater diverted to soakwells.

All Accommodation Units and the Kitchen / Dining Hall will be connected to rainwater tanks. These new rainwater tanks will be 1x39000L and 2x215,000L colorbond tanks and the colour will be Pale Eucalypt. Each tank will be screened with plantings listed in this cover letter.

All rainwater collected on site will then be used to irrigate the landscaped areas over the site.



MODEL CT-09	LITRES 39,383	GALLONS 10,403	MODEL CT-48	LITRES 215,333	GALLONS 56,884
HEIGHT 2,270mm	DIAMETER 4,700mm	PAD SIZE 6.7M	HEIGHT 2,270mm	DIAMETER 10,990mm	PAD SIZE 13.0M

Above are the rain water tank specifications.



Each tank will be colorbond and Pale Eucalypt.

3.8 Services

Due to the proposed size of the project additional storage facilities will be required to be constructed on site. This includes storage tanks for potable water and a new sewerage system to handle the loading of the development. An electrical upgrade will also need to be completed with Synergy to ensure adequate power is supplied to the development.

3.9 Water

The property is already serviced by the reticulated water scheme. Due to the size of the development water tanks will be installed to ensure a constant flow of potable water on site.

Refer to Appendix 10 – Quality Hydraulic – Water Services Layout.

3.10 Drainage

Stormwater runoff is managed on-site with soakwells for the carparks and rainwater tanks (landscaped for aesthetics) for the buildings. All storm water will be retained on site.

3.11 Electricity

The property is already serviced by the existing power network. Upgrades will be completed as required.

3.12 Effluent

Accommodation Units, Kitchen / Dining Hall and the existing converted dwelling will be connected to a new suitable septic tank and leach drain system. Design completed by Quality Hydraulics.

Refer to Appendix 13 – Quality Hydraulic – Drainage Layout.

Refer to Appendix 16 – Environmental Health Directorate_Email Correspondence_14102024

Refer to Appendix 17 – Environmental Health Directorate_Email Correspondence_151024

3.13 Rubbish

The site will have bins scattered throughout the accommodation units. This will be managed by staff and emptied as required.

Bins will also be stored at the Kitchen and a screen will be constructed so these are not visual on the property.

4 Planning Framework

Shire of Dandaragan Local Planning Scheme No. 7.

4.1 Zoning

The subject property is zoned 'Residential' under the Shire of Dandaragan Local Planning Scheme No. 7. This application seeks to alter the current zoning from Residential to 'Special Use – Special Accommodation'.

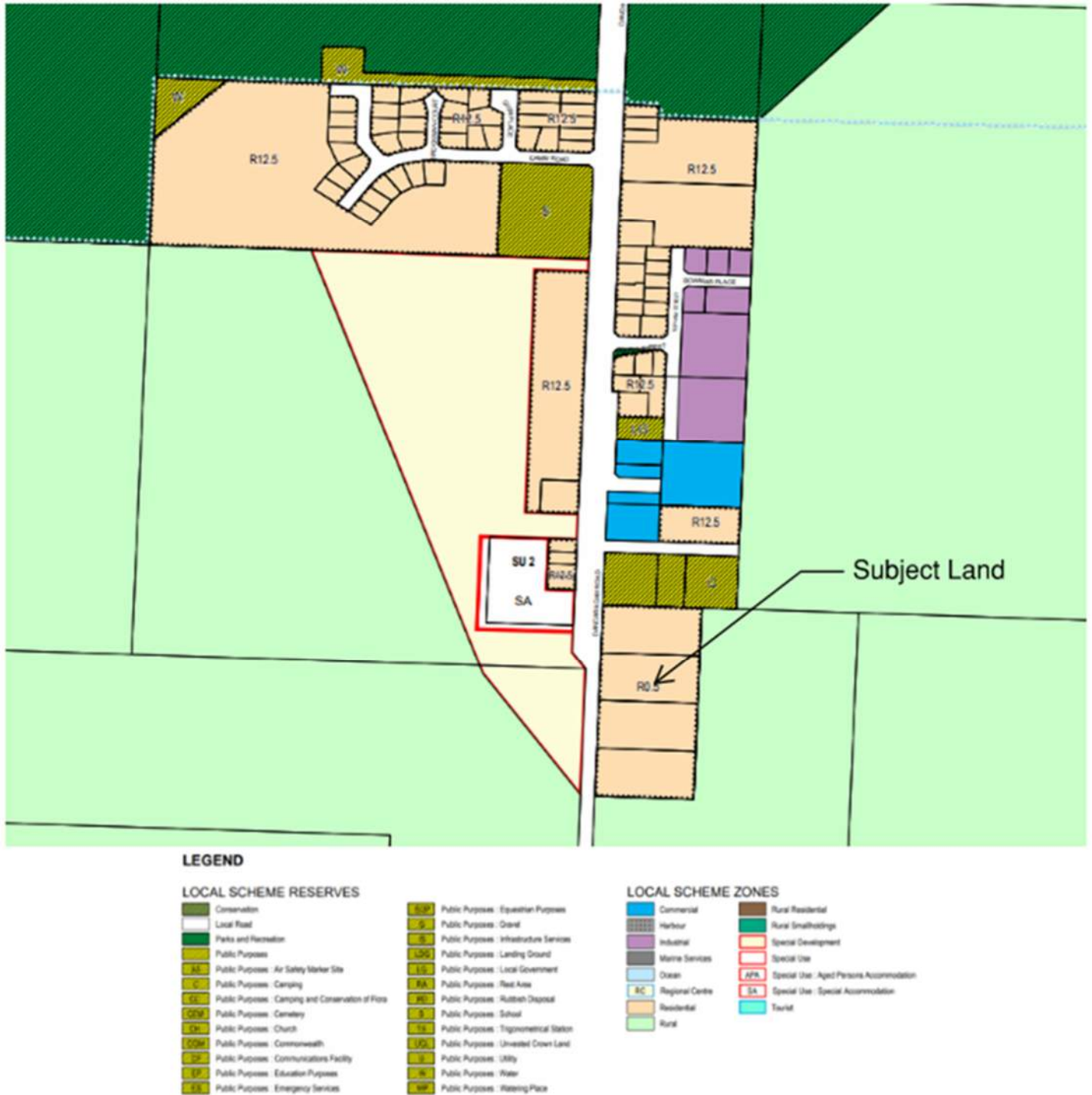


Figure 2 - Extract from Map 10 – Shire of Dandaragan Town Planning Scheme No. 7.

4.2 Bushfire

The existing Lot is located within the Bushfire prone area as per the mapping from the Department of Fire and Emergency Services (DFES).

A bushfire management plan and evacuation plan will be provided. We ask that this be part of the conditions for the project.

A draft Bushfire Attack Level Map has been attached to this application to show the BAL ratings and where the buildings sit in relation to these levels. Particular attention has been taken as to the locations of the buildings on site as the project does not want to increase the bushfire loading onto other surrounding properties.

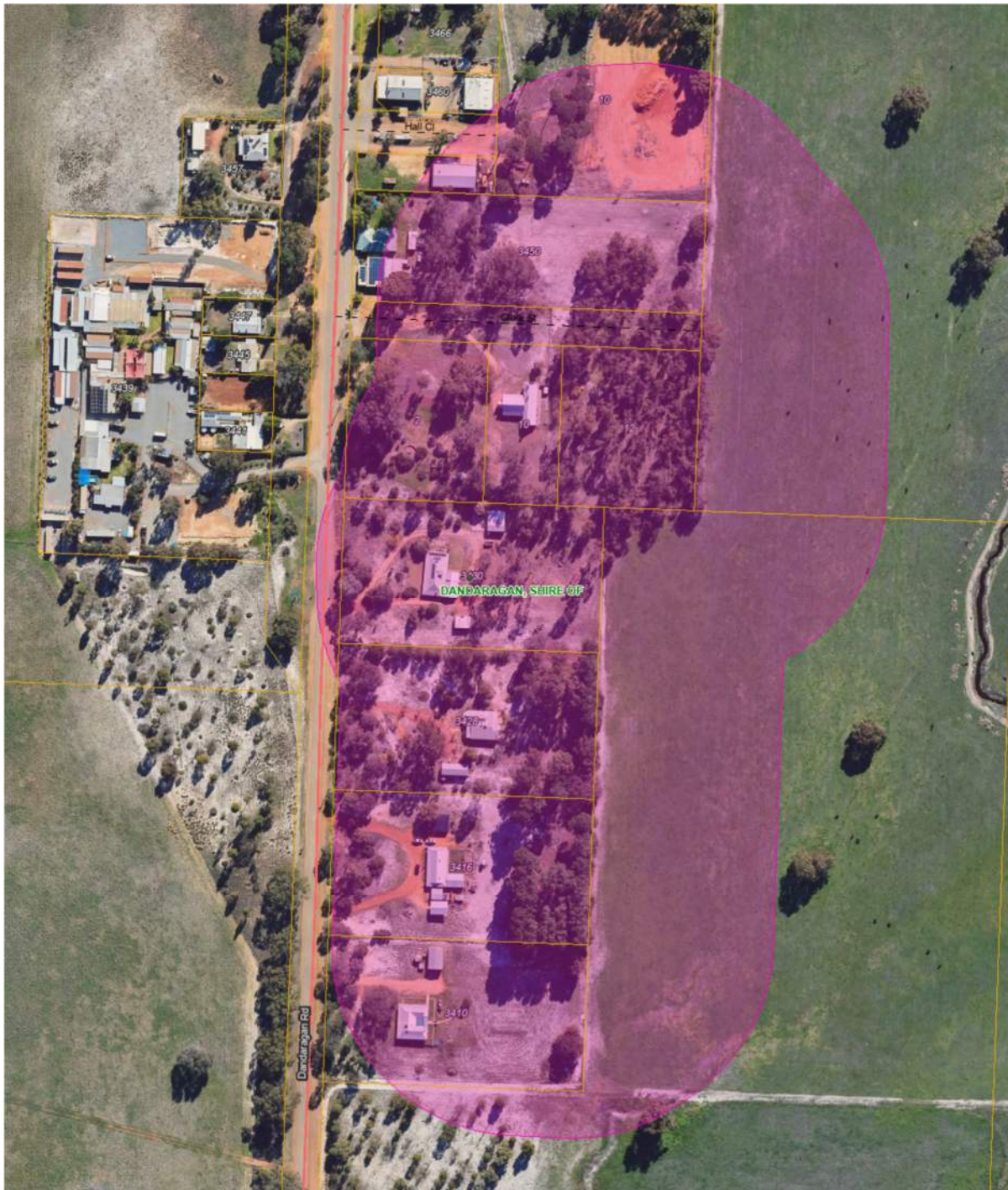


Figure 3 - Extract from Map of Bushfire Prone Areas.

Refer to Appendix – Barron Building Surveying_Draft BAL Contour Plan.

4.3 Boundary Adjustment

Due to the nature and size of the project, the facilities required to service the project are too large for one site. The owner of 3430 Dandaragan Road also owns 3428 Dandaragan Road and has approved the boundary adjustment to increase the size of 3430 Dandaragan Road so the project in its entirety is located on one Lot.

Hille Thompson and Delfos have been appointed to complete the boundary adjustment after completing the initial Site Feature Contour Survey.

Refer to Appendix 1 – Hille Thompson and Delfos – Detail Survey.

Refer to Appendix 2 – Hille Thompson and Delfos – Proposed Freehold Subdivision.

5 Management Measures

5.1 Visual Amenity Management

In assessing the visual impact of the proposed operations, the applicant also proposes the following additional actions to manage visual impacts from neighbouring properties and roads:

- Maintain the site in a clean and orderly manner;
- Installation of landscaping at the frontage and throughout the facility, around the water and stormwater storage tanks, landscaping between accommodation buildings and around the perimeter of the project to reduce the impact on neighbouring properties.
- Bituminisation / concrete of the entry and exit crossover to protect the edge of Dandaragan Road; and
- Ensure that the signage is of a design and scale that is in keeping with the area.

Given the site is located within a 'Residential' zone along a main arterial road it is not considered that the proposed use poses any detrimental impact on the visual amenity of the locality given the high traffic passing along Dandaragan Road and the majority of the accommodation units are located at the rear of the Lot behind the existing dwelling located on site.

5.2 Noise Management

The proponent is proposing for this to be placed as a conditional item on the development. The supplied documents will supply information relating to the below items listed.

Noise has the ability to impact those operating on a site, however noise can also impact on those outside of the facility and it is therefore important to reduce the potential for detrimental impact through sound operational practices and mitigation measures.

The noise generated from this site will be noise associated with the movement of vehicles within the site and occupancy's.

This is a low level of noise and a noise source that is typical for the area, being the noise emitted by heavy vehicles and industrial activities. With the location of the lot within the light industrial the level of noise emitted from this land use is in keeping with the expected activities that are prevalent in the area.

The applicant proposes the following actions to assist in the management of noise originating from the area:

- Comply with Environmental Protection (Noise) Regulations 1997;
- Ensure equipment is turned off when not in use;
- Ensure equipment is in good repair;
- Maintain internal access roads in good condition;
- Ensure vehicles do not exceed 10km/hour along internal roads;
- Ensure any noise complaints are followed up promptly.

5.3 Dust Management

The proposed development has a landscaped plan that is proposing landscaped areas that will have reticulation, bitumen sealed carparks and compacted gravel pathways.

Dust is not anticipated to be an issue as all the areas within the project Lot will be sealed and will be managed/enforced under local Laws.

Refer to Appendix 8 – Efficient Ratings WA – Landscaping Plan.

5.4 Traffic Management

Traffic management plans for worker camps are essential to ensure the safety of workers and efficient movement of vehicles within the camp area. Here are the key elements that will be covered by the traffic plan. It would be possible that this be a conditional part of the Development approval.

- Site Layout and Traffic Flow;
- Camp entrance and exit points;
- Designate clear entry and exit points for vehicles;;
- Install appropriate signage to direct traffic flow
- Consider separate entrances for light vehicles and heavy vehicles if applicable;
- Implement speed limits appropriate for the camp environment (e.g. 20 km/h);
- Use speed bumps or other traffic calming measures in high-traffic areas;
- Parking areas;
- Provide designated parking areas for different vehicle types (e.g. personal vehicles, buses, delivery trucks);
- Ensure adequate lighting in parking areas for safety;
- Pedestrian Safety;
- Lighting, ensure all pedestrian areas are well-lit, especially during nighttime hours;
- Signage and Road Markings;
- Vehicle Management;
- Delivery and service vehicles;
- Emergency Access;
- Ensure clear access routes for emergency vehicles throughout the camp;
- Designate emergency assembly points and keep access to these areas clear at all times;
- Regular Review and Updates;
- Conduct periodic reviews of the traffic management plan; and
- Adjust the plan as needed based on changing camp conditions or identified issues.

5.5 Stormwater and Drainage Management

There are no Department of Environment Regulation Environmentally Sensitive Areas, RAMSAR Wetlands, or Department of Water Public Drinking Water Source Areas within the proposed development area.

It is proposed that the stormwater collected from the buildings would be retained onsite in soakwells and rainwater tanks.

The development application plans demonstrate the location of stormwater collection for the site and clearly identifies that there is more than ample stormwater collection for the site in excess of that which is required.

5.6 Light Management

Lighting is to be installed within the site to provide illumination for the occupants on site. This will be pathway lighting scattered around the accommodation units to ensure safe egress to and from the accommodation room to the amenities on site.

1000MM BOLLARD LIGHTS

PRODUCT SPECIFICATIONS			
MATERIAL	ALUMINIUM		
COLOUR / FINISH	MATT BLACK		
COLOUR TEMP	3000K 4000K 5500K (TRI-COLOUR)		
LUMEN OUTPUT	1292LM 1528LM 1434LM		
INPUT VOLTAGE	240V AC OR 24V DC CONSTANT VOLTAGE		
BUILT IN LED	24W LED		
DIMMING	NON-DIMMABLE		
CRI	RA >80		
BEAM ANGLE	120°		
IP RATING	IP65		
IK RATING	IK08		
WARRANTY	5 YEARS REPLACEMENT		

ALUMINIUM BLACK			
HCP-262440	3000K 4000K 5500K	1292LM 1528LM 1434LM	240V
HCP-262440-24V	3000K 4000K 5500K	1292LM 1528LM 1434LM	24V DC

Web: www.havitcommercial.com.au
 Email: sales@havitcommercial.com.au
 Phone: 02 9381 8383
 ADDRESS: 8/133 Beauchamp Road, Matraville, N.S.W., 2036

Warranty Terms & Conditions

www.havitcommercial.com.au

5.7 Landscaping Management


As there are no specific requirements for a ‘Special Zone – Special Accommodation’ the proponent has requested that the project have a natural feel.

In preparing the design we have been tasked with retaining as much of the natural vegetation as possible.

Due to the size and scope of the project some vegetation has had to be removed. With this requirement in mind, planning to revegetate and landscape areas of the site not only along the boundaries, but also between the accommodation units, surrounding the carparks and front of the Lot not only help soften the development from a visual amenity point of view but also provide a green space for visitors of the site.

The design of the landscaping is to provide visual interest for the site, but also designed to ensure that in the long term the landscaping is sustainable, water wise and features species that are endemic to the local area.

The species of trees and screening plants are tabled below:

Main Trees	
<p>Common Name: Tuckeroo</p> <p>Botanical Name: Cupaniopsis anacardioides</p> <p>Mature Height: 8 – 15m</p> <p>Mature Width: 5 – 10m</p> <p>Foliage: Dark green, glossy, pinnately compound leaves.</p> <p>Flowering Period: Spring</p> <p>Flower Colour: Greenish-white</p> <p>Form / Habit: Dense foliage forming a rounded canopy</p> <p>Evergreen / Deciduous: Evergreen</p>	

Common Name: Woolly Bush

Mature Height: 2 – 5m

Mature Width: 1 – 3m

Spacing: 1 – 2m for optimal growth

Foliage: Soft, silver-grey, silky to touch

Flowering Period: Sporadic throughout the year; small red tubular flowers

Form / Habit: Columnar to slightly spreading

Evergreen / Deciduous: Evergreen



Screening Trees

Common Name: Heath-leaved Banksia – *Banksia ericifolia*

Mature Height: 2 – 6m

Mature Width: 2 – 5m

Spacing: Plant with sufficient spacing, typically 2 – 5m apart to accommodate its growth

Foliage: Small, narrow leaves with a heath-like appearance

Flowering Period: Produces striking cylindrical flower spikes in late summer to autumn

Form / Habit: Upright and bushy growth habit

Evergreen / Deciduous: Evergreen, retaining foliage year-round



Common Name: Old Man Banksia –
Banksia Serrata

Mature Height: 6 – 15m (smaller in
gardens)

Mature Width: 2 – 4m with a broad and
irregular canopy

Spacing: Plant at least 3 – 4m apart to
accommodate its spreading habit and
ensure adequate circulation

Foliage: Features stiff, dark green leaves
with serrated edges, which can be up to
20cm long, providing a distinctive texture
to the landscape

Flowering Period: Boasts large, cylindrical
flower spikes that range from a greyish-
yellow to golden colour, appearing from
late summer to winter. The flowers are rich
in nectar and attract a variety of birds and
insects.

Form / Habit: Exhibits a gnarled and
twisted trunk with a spreading, irregular
form, often with a single stout trunk and
rugged bark.

Evergreen / Deciduous: Evergreen,
providing constant visual interest
throughout the year



Common Name: Little Gem Magnolia

Mature Height: 4 – 6m (smaller in gardens)

Mature Width: 2 – 3m maintaining a relatively tight form

Spacing: Plant at least 2 – 3m apart from other trees or structures to give the tree ample room to grow

Foliage: Displays shiny, dark green leaves year-round, with a striking brownish-bronze underside that adds to its appeal

Flowering Period: Produces large, fragrant white flowers measuring up to 20cm in diameter, blooming intermittently throughout the year with a peak in late spring through to summer

Form / Habit: Upright and compact with dense conical growth habit

Evergreen / Deciduous: Evergreen, providing a constant display of glossy foliage and sporadic blooms

