

DEVELOPMENT APPLICATION

Supporting Planning Report

Proposed Addition of Six (6) Short-Stay Caravan Sites to the Existing Caravan Park

Bonney's WA Water Ski Park

Lot 101 (No. 136) St Albans Road, Baldivis WA 6171

Applicant	Mark and Sally Siviour
Landowner	Prime Limes Superannuation Fund (Mark and Sally Siviour)
Local Government	City of Rockingham
Planning Scheme	Town Planning Scheme No. 2 (TPS2)
Zoning	MRS: Urban Deferred (Amendment 1428, gazetted 29 Aug 2025) — TPS2: Rural
Proposed Use Class	Caravan Park — 'A' use in the Rural zone under TPS2
Date	15th July 2026

1. Executive Summary

This report has been prepared in support of an Application for Development Approval to the City of Rockingham for the addition of six (6) short-stay caravan sites to the existing licensed 15-site caravan park operating within Bonney's WA Water Ski Park at Lot 101 (No. 136) St Albans Road, Baldivis ("the site"), increasing the total to twenty-one (21) sites.

The proposed sites (numbered 1–6) will be arranged in a single north–south row along the eastern edge of the existing caravan park area, between the existing on-site power supply alignment and the internal perimeter access road, adjacent to an established tree row. The land is already cleared, grassed and operating as part of the established water ski park and tourism facility. No clearing of remnant native vegetation is proposed and no new buildings are proposed: following a pre-lodgement meeting with the City, it has been confirmed that the existing ablution facilities satisfy the requirements for a 21-site facility and no ablution, laundry or other building works are required (see Section 5).

The proposal represents a modest intensification of an established, long-standing tourism use (operating since 1985), responds to documented demand for short-stay caravan and motorhome accommodation in the Perth metropolitan area, and will be carried out in full compliance with the Caravan Parks and Camping Grounds Act 1995 and the Caravan Parks and Camping Grounds Regulations 1997. The development area lies outside the designated Bushfire Prone Area, and flood risk has been addressed by locating the new sites clear of or above the mapped 1% AEP floodplain (Sections 4.4 and 4.6).

Approval is respectfully requested.

2. Site Details

Street address	No. 136 St Albans Road, Baldivis WA 6171
Legal description	Lot 101 on Plan 71216
Certificate of Title	Volume 1754 Folio 188
Site area	59 ha
MRS zoning	Urban Deferred — MRS Amendment 1428, gazetted 29 August 2025
TPS2 zoning	Rural
Existing use	Water ski park (5 man-made lakes, approx. 30 ha of water), licensed 15-site caravan park, chalet and unit accommodation, manager's residence, café, boat storage and ancillary facilities
Caravan park licence	Bonneys Caravan Park and Motorhome: issued by the City of Rockingham — currently endorsed for 15 sites Short Term Accommodation.
Bushfire prone status	Development area is outside the designated Bushfire Prone Area (BPA2 affects only the northern boat-shed/parking portion) per the DFES Map of Bush Fire Prone Areas — no bushfire planning documentation required

2.1 Site and Surrounds

The site has operated as a water ski park since 1985 and contains five man-made freshwater lakes formed from former clay extraction, surrounded by grassed recreation areas, tree rows and established park infrastructure. The existing caravan park comprises 15 powered grassed sites supported by male and female toilets and showers, a unisex accessible (disabled) toilet and

shower, a camp kitchen, laundry, gas barbecues, a large on-site waste treatment plant, and a chemical toilet dump point. Surrounding land uses are predominantly rural lifestyle and agricultural lots, with the locality identified in strategic planning frameworks for future urban development (North East Baldivis District Structure Plan area).

Access is via an existing crossover to St Albans Road.

3. The Proposal

Development approval is sought for the following:

- Six (6) additional short-stay caravan sites (numbered 1–6) in a single north–south row along the eastern edge of the existing 15-site caravan park area, fronting the internal perimeter access road and adjacent to the existing power supply alignment, increasing the total to twenty-one (21) sites.
- Each site to be 8.0 m x 4.2 m with a 3.0 m parking apron fronting the internal road (as dimensioned on the site plan at Appendix A), accommodating a caravan on the site with the towing vehicle parked on the apron, accessed directly from the internal perimeter road in a drive-in configuration, with a minimum 3.0 m separation between caravans/annexes on adjoining sites and a minimum 1.0 m setback from the facility road. The row of six sites has an overall length of 40.2 m.
- Use of the existing internal perimeter access road to service the new sites (minimum 6 m width two-way / 4 m one-way, constructed and maintained to the City's satisfaction).
- Connection of each new site to power from the adjacent existing supply alignment, and extension of potable water reticulation to provide a tap within 10 m of every new site, in accordance with Schedule 7 of the Caravan Parks and Camping Grounds Regulations 1997.
- Sullage and wastewater disposal for the new sites via the existing on-site waste treatment plant, with the existing communal chemical toilet dump point retained — with wastewater capacity assessed with the City's Health Services on an occupancy-based loading assessment (2 persons per site) accepted in principle by the City's Health Services, which sits well within the plant's rated capacity (the 2010 Sequencing Batch Reactor upgrade is rated by the manufacturer to treat 9,000 L/day; refer Appendix C and Section 6.3).
- No ablution, laundry or other building works are proposed. At pre-lodgement the City credited the existing unisex accessible toilet and shower toward both the male and female fixture counts, with the result that the existing block satisfies the requirements for a 21-site facility (see Section 5).
- Fire-fighting extinguishers located every second site — three (3) in total to serve the new row.

The sites are intended for short-stay occupation only (occupation by the one person or group for no longer than 3 consecutive months, consistent with the definition of “short stay site” in the Regulations). No long-stay, park home or permanent residential occupation is proposed.

A site plan identifying the location and dimensions of the proposed sites, internal roads, services, facilities and fire-fighting equipment accompanies this application at Appendix A.

3.1 Estimated Cost of Development

The estimated cost of the proposed works is \$50,000. The applicable development application fee under the Planning and Development Regulations 2009 has been calculated accordingly and accompanies this application.

4. Statutory Planning Framework

4.1 Metropolitan Region Scheme

The site is zoned Urban Deferred under the Metropolitan Region Scheme (MRS), having been rezoned from Rural by MRS Amendment 1428 (gazetted 29 August 2025) as part of the implementation of the North East Baldivis District Structure Plan. Pending the lifting of urban deferment, interim uses and development may be approved where they do not prejudice the future urban development of the land. The proposed six additional short-stay caravan sites are a modest, low-capital and readily removable addition to an established use within the developed portion of the park; they involve no buildings, do not prejudice or compromise the future urban development of the land, and are consistent with the purpose of the zone. The proposal does not affect any regional reserve. The local scheme zoning was not altered by the MRS amendment and remains Rural under TPS2, as addressed in Section 4.2.

4.2 City of Rockingham Town Planning Scheme No. 2

The site is zoned Rural under TPS2. Under Table No. 1 (Zoning Table) of TPS2, “Caravan Park” is an ‘A’ use in the Rural zone, meaning the use is not permitted unless the local government exercises its discretion by granting development approval after giving special notice in accordance with Clause 64 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.

It is acknowledged that the application will be advertised for public comment. The proposal is, however, an incremental expansion of a lawfully established and licensed caravan park that has co-existed with surrounding rural land uses for decades, and the additional 6 sites are located internally within the established park, well separated from adjoining properties.

The proposal is consistent with the objectives of the Rural zone in that it supports a rural-compatible tourism and recreation use of the land, retains the open rural character of the site, and does not prejudice the long-term strategic planning of the locality.

4.3 Caravan Parks and Camping Grounds Act 1995 and Regulations 1997

The caravan park operates under a licence issued by the City of Rockingham under the Caravan Parks and Camping Grounds Act 1995. Regulation 44 provides that the facility may not be changed from the licensed plan without prior approval, and Regulation 50 requires the licence to specify the maximum number and types of sites. Following the grant of development approval, the applicant will apply to the City for approval of the amended facility plan and an amended licence endorsing 21 sites.

Section 5 of this report demonstrates compliance of the expanded facility with the design and facility standards of Schedule 7 of the Regulations.

4.4 State Planning Policy 3.7 — Bushfire

A review of the Map of Bush Fire Prone Areas (OBRM-023, via Landgate SLIP) on 24/6/2026 shows that the designated Bushfire Prone Area 2 is confined to the northern portion of the lot (in the vicinity of the boat storage and parking areas). The proposed caravan sites, and all associated works, are located outside any designated bushfire prone area. Accordingly, the bushfire planning provisions of State Planning Policy 3.7 are not triggered by this proposal. A map with the proposed sites shown is provided at Appendix B.



4.5 Other Considerations

- Peel-Harvey Coastal Plain Catchment (TPS2 Part 5.1): The proposal involves no intensive nutrient-exporting land use; sites will be maintained under the park's existing turf management practices.
- Wetlands/environment: the lakes are man-made (former clay pits). No clearing of remnant native vegetation is proposed.

4.6 Flood Risk and Floodplain Management

The site adjoins the Serpentine River / Peel and Birrega drain floodplain, which is mapped by the Department of Water and Environmental Regulation (DWER). At the pre-lodgement meeting the City requested that the proposal be assessed against the relevant flood level. The defined flood event for land-use planning is the 1% Annual Exceedance Probability (AEP) flood, expressed in metres Australian Height Datum (AHD).

A review of the DWER floodplain mapping tool indicates that the mapped 1% AEP flood extent affects only the low-lying southern portion of the property adjacent to the lake, with a 1% AEP flood level in the order of RL 6.0 m AHD. A number of the existing, long-established caravan sites sit on higher ground outside the mapped 1% AEP extent and have no history of inundation.

The six proposed sites will be located at 6.5 m AHD, above the 1% AEP floodplain. The finished pad levels of the six new sites will be constructed not less than 500 mm above the finished level of the existing southernmost site — an established caravan site that lies outside the mapped 1% AEP flood extent and has no history of inundation in the park's operating history since 1985. By referencing an existing, demonstrably flood-free site and adding freeboard, the new sites will sit clear of the 1% AEP flood without reliance on an absolute AHD determination. The level difference is confirmed by the spot-level survey and shown on the site plan. A spot-level survey of the proposed pads and the existing benchmark site accompanies the application to demonstrate compliance (Appendix D).

As an inherent mitigating factor, all caravans are by definition relocatable and, under the Caravan Parks and Camping Grounds Regulations 1997, must be capable of being moved within 24 hours of services being disconnected. The sites are short-stay only and managed on-site, providing ample capacity to relocate vans in response to a flood warning. The proposal places no obstruction in any floodway and does not alter the existing flood regime.



DWER site map caravan park.

5. Compliance — Schedule 7, Caravan Parks and Camping Grounds Regulations 1997

The following table sets out the key facility standards applying to a 21-site caravan park and the manner in which the expanded facility complies. The fixture position reflects the outcome of the pre-lodgement meeting with the City, at which the existing unisex accessible toilet and shower were credited toward both the male and female fixture counts and the existing block was accepted as compliant for a 21-site facility with no works required.

Requirement (Sch. 7)	Standard at 21 sites	Proposed response
Toilets, showers, hand basins (cl. 19–20, 22)	Within 90 m of every site. For the 21–30 site band: 2 male pedestals + 1,200 mm urinal (or, with approval, pedestals in lieu under cl. 20(3)), 3 female pedestals, 3 showers per sex, 3 hand basins per sex.	Compliant — no works. All 6 new sites are within 85 m of the existing block (within the 90 m maximum). The City credited the existing unisex accessible toilet and shower toward both the male and female counts, giving 3 showers and 3 toilets per sex; the City confirmed the existing male toilet/urinal provision is accepted. No ablution works are required. As per pre-lodgement meeting on 23/6/2026.
Laundry (cl. 30)	1 laundry facility per 20 sites (up to 60 sites) — i.e. 2 facilities at 21 sites, each with washing	Existing laundry retained — the City confirmed the existing provision is satisfactory for 21 sites.

Requirement (Sch. 7)	Standard at 21 sites	Proposed response
	machine, trough, 0.3 m ² ironing bench and dryer or 60 m of line; slop hopper in or adjacent.	
Electricity (cl. 37)	All caravan sites supplied with electricity (unless exempted by the City).	6 new powered sites connected from the existing underground power alignment running immediately east of the proposed row; distribution pillars between site pairs; RCD protection to AS/NZS 3000 & AS/NZS 3001.
Potable water (cl. 42–44)	300 L/day available per site; tap connected to potable supply within 10 m of every short-stay site.	New water line along the row with shared taps located between site pairs (each tap serving two sites within 10 m). Sites are serviced by a 40,000 L water tank filled by a bore pump from the Leederville aquifer that then passes through a filtration system. There is more than enough water to accommodate the additional 1,800 L per day.
Sullage & sewage (cl. 46–47)	Sullage dump point within 10 m of each caravan site (or other approved means); communal chemical toilet dump point connected to approved disposal system.	Existing communal dump point retained — new sites served by sullage points connected to the existing on-site waste treatment plant (a 2010 Sequencing Batch Reactor system originally sized to also serve a planned restaurant that was never built, leaving substantial spare capacity). The 2010 upgrade is rated to treat 9,000 L/day (manufacturer's quotation, Appendix C). Applying the Department of Health loading rate of 140 L per person per day, and the park's documented occupancy of no more than 2 persons per site on average (current occupancy audit: 18 occupants across 13 occupied sites — 1.38 persons per site), the expanded park generates 2 persons x 21 sites @ 140 L = 5,880 L per day, well within the rated capacity. The City's Health Services have recalculated on this 2-person basis (correspondence of July 2026), confirming a total conservative design load of 6,930 L/day including the manager's residence and kiosk — within the 9,000 L/day rated capacity. The applicant accepts the anticipated conditions regarding not exceeding the rated capacity, ongoing system servicing, and

Requirement (Sch. 7)	Standard at 21 sites	Proposed response
		periodic off-peak disposal from the two 5,000 L holding tanks. Any new or upgraded apparatus would require separate City Health Services approval before installation.
Roads (cl. 15)	Entrance road ≥ 6 m; one-way internal roads ≥ 4 m; two-way ≥ 6 m; constructed/maintained as approved.	New sites front the existing internal two-way 6.0 m perimeter loop road — no new road construction proposed; the internal road surface to be upgraded to reconstituted bitumen.
Separation distances (cl. 8–9)	≥ 3 m between caravans/annexes on different sites; ≥ 1 m to internal roads; ≥ 6 m to any road reserve; ≥ 1 m to facility boundary.	Site layout dimensioned on the site plan to achieve all separations.
Parking (cl. 16–17)	Parking for one vehicle on or near each site; communal car park ≥ 1 bay per 20 caravan sites (minimum 4 bays).	Each new site sized for van + vehicle; existing communal parking of more than 50 parking bays retained.
Recreation (cl. 18)	$\geq 1/10$ of facility area as recreation area; weather-protected children's facilities and communal building.	Satisfied — extensive lakeside recreation grounds; the camp kitchen is retained and satisfies the communal/recreational building requirement (it is not being converted under this proposal). The City confirmed this at pre-lodgement.
Fire fighting (cl. 33–36)	Fire hose reels reaching every site (AS 1221 / AS 2441.1), or where water supply inadequate, extinguishers at 1 per 6 sites within 30 m of every site (≥ 4 extinguishers at 21 sites); equipment maintained to AS 1851.	Existing sites are served by fire extinguishers located at every second site. An additional three (3) fire extinguishers will be provided for the new row, one at every second site, near the water and power services, within 30 m of every new site — giving a park total well in excess of the four (4) extinguishers (1 per 6 sites) required at 21 sites; all equipment maintained to AS 1851.
Lighting (cl. 32)	Ablution/laundry buildings lit to prescribed levels; grounds lit for safe night access to ablutions.	No changes to the existing ablution/laundry block lighting are proposed.
Rubbish (cl. 49)	≥ 80 L vermin-proof bin within 90 m of every site; weekly removal.	Additional three (3) wheelie bins to be provided for the additional sites, with collection and removal at least weekly in accordance with cl. 49.
Site occupation (cl. 1–4)	One caravan per site; caravans freely movable; max 10 persons per site.	Standard park rules apply; managed via booking system and on-site management.

6. Servicing and Infrastructure

6.1 Power

An existing underground power supply alignment runs north–south immediately east of the proposed row of sites, enabling efficient connection of all 6 sites via distribution pillars shared between site pairs.

6.2 Water

The water source is a licensed bore (up to 1,000,000 L/day) with filtration treatment and a 40,000 L storage tank. A new potable water line will be extended along the row with taps positioned between site pairs so that every site has a tap within 10 m, and at least 300 L/day per site remains available across the 21-site facility.

6.3 Wastewater

The site is served by a large on-site waste treatment plant — a Sequencing Batch Reactor (SBR) system installed in 2010 — with a dump point already in use by caravan park guests. Importantly, this system was sized to service both the existing caravan park and a restaurant that was planned at the time but ultimately never built. The treatment capacity that was provisioned for the restaurant therefore remains unused and available, providing substantial spare capacity to accommodate the 6 additional short-stay caravan sites. Wastewater and sullage from the 6 new sites will connect to this existing plant; the existing communal chemical toilet dump point is retained. Wastewater capacity for the additional 6 short-stay sites has been addressed with the City's Health Services (correspondence of 7 July 2026, detailed below), and the City confirmed at pre-lodgement that no ablution or laundry works are required. The 2010 upgrade (Clearwater Domestic Sewage Pty Ltd) installed a Sequencing Batch Reactor with a rated treatment capacity of 9,000 L/day, discharging treated effluent to a subsurface dripper irrigation land-application area of approximately 868 m² (two fields of 322 m² and 546 m²). The manufacturer's quotation and arrangement drawing confirming this capacity are provided at Appendix C. Should any new or upgraded apparatus ultimately be required, it would need separate approval from the City's Health Services under the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations prior to installation.

Capacity assessment: the Department of Health wastewater loading rates (Supplement to Regulation 29 and Schedule 9) provide 140 L per person per day for caravan sites. The park's occupancy records (audit of 7 July 2026: 18 occupants across 13 occupied sites, an average of 1.38 persons per site, with bookings predominantly singles and couples) support a conservative design occupancy of 2 persons per site — on which basis the 21 sites generate $2 \times 21 \times 140 \text{ L} = 5,880 \text{ L/day}$. Allowing for the manager's residence (540 L/day) and the kiosk — which no longer operates as a 36-seat food premises and functions primarily as an office with limited drink sales (up to 20 customers per day in summer @ $15 \text{ L} = 300 \text{ L/day}$, plus 3 staff @ $70 \text{ L} = 210 \text{ L/day}$) — the total conservative design load is approximately 6,930 L/day. This sits well within the SBR's rated treatment capacity of 9,000 L/day, leaving a margin of approximately 2,070 L/day (around 23%), and reflects the operator's response of 7 July 2026 to the City's Health Services wastewater assessment. The City's Health Services have since reviewed that response and the park's booking records, accepted the 2-persons-per-site occupancy as a fair basis, and recalculated the design load on the same basis, arriving at the same total of approximately 6,930 L/day. Health Services have foreshadowed approval conditions requiring that the treatment system's 9,000 L/day capacity not be exceeded at any time, ongoing servicing of the system, and periodic disposal of wastewater from the two 5,000 L holding tanks during off-peak periods — conditions the applicant accepts. The system is regularly serviced by Clearwater, who have confirmed to the City that it is in good working condition. The headroom reflects the fact that the 2010 system was sized to treat the 15-site load together with a restaurant that was ultimately never constructed. As a custom-built commercial unit exceeding 10 EP, the plant was approved by the Department of Health on a site-specific basis; the manufacturer's rated capacity is

documented in the 2010 Clearwater quotation and arrangement drawing at Appendix C, and the original Department of Health / City of Rockingham approval and commissioning records are to be confirmed prior to lodgement.

6.4 Stormwater

All stormwater will continue to be retained and infiltrated on site. All additional sites are located on an area that already has a stormwater drain system to the eastern end of the sites that takes runoff away from the area.

6.5 Access and Traffic

The additional 6 short-stay sites are forecast to generate in the order of 6–12 additional vehicle movements per day at full occupancy, which is negligible in the context of the existing ski park operation (which attracts in excess of 500 visitors per week in summer) and the capacity of St Albans Road. The existing crossover and internal circulation will continue to be used.

7. Amenity and Environment

The proposed sites are located within the established park environment, screened from adjoining properties by existing tree rows, distance and the internal orientation of the layout. Noise, lighting and activity associated with 6 additional short-stay sites will be imperceptible beyond the boundaries of a 59 ha property and will be managed under the park's existing rules (including the 8 km/h internal speed limit and quiet hours).

No clearing of remnant vegetation is proposed; the sites occupy already-cleared and managed grassed areas alongside an established tree row, which provides shade and visual screening. Tree canopy adjacent to the sites will be maintained for limb safety. The man-made lakes will not be altered.

8. Conclusion

The proposal is a modest and logical expansion of a long-established, licensed tourism facility. It is capable of approval as an 'A' use in the Rural zone under TPS2, and the expanded 21-site facility complies with the prescriptive standards of the Caravan Parks and Camping Grounds Regulations 1997 using existing infrastructure — the City having confirmed at pre-lodgement that the existing ablution facilities (with the unisex accessible toilet and shower credited to both sexes) satisfy the requirements and that no ablution, laundry or building works are required. The proposal supports tourism in the City of Rockingham consistent with the City's promotion of the park as one of only four caravan facilities in the district, and gives rise to no adverse amenity, environmental, servicing or traffic impacts.

The City's favourable consideration is respectfully requested. The applicant welcomes any request for further information and is available for a site inspection at the City's convenience.

Appendices and Lodgement Checklist

The following are to accompany the Application for Development Approval when lodged via Rock Port (or in person):

- City of Rockingham Application for Development Approval form, signed by all registered owners (and MRS Form 1 if required by the City).
- Development application fee per the Planning and Development Regulations 2009, based on the estimated cost of works.
- This planning report (Appendix — main document).
- Appendix A — scaled site plan (1:200) showing existing and proposed sites (numbered and typed), internal roads, buildings, services, drainage and waste-water systems, and

fire-fighting equipment locations — consistent with the plan requirements for the caravan park licence (Form 1, Regulations).

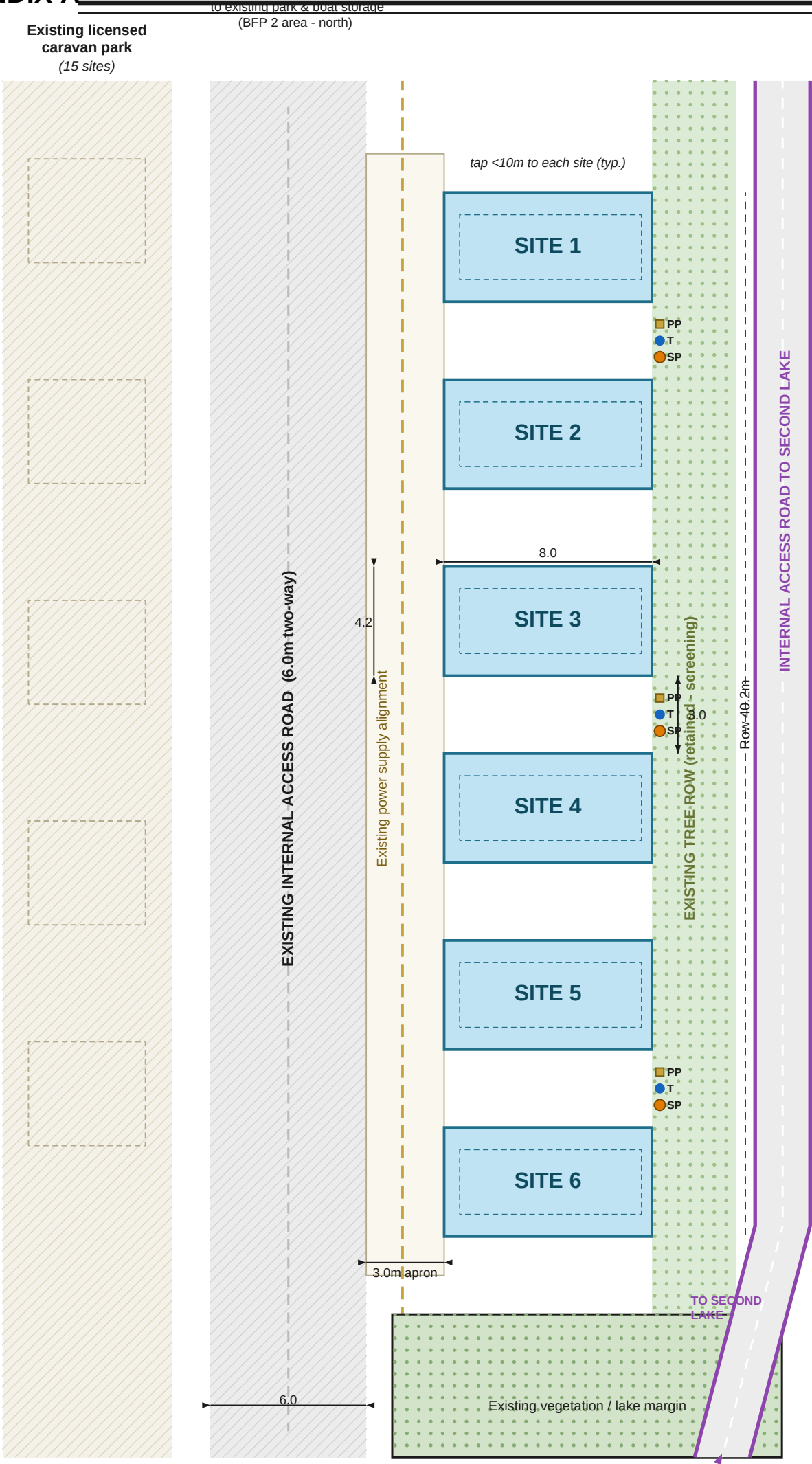
- Appendix B — dated extract of the Map of Bush Fire Prone Areas (OBRM-023) showing the development area outside any designated bushfire prone area.
- Appendix C — wastewater servicing and capacity evidence: 2010 Clearwater Domestic Sewage Pty Ltd quotation and Sequencing Batch Reactor arrangement drawing confirming the 9,000 L/day rated treatment capacity and the ~868 m² dripper irrigation land-application area, together with the 2009 Clearwater/Allerding correspondence to the City. (Original Department of Health / City of Rockingham approval and commissioning records to be appended once located.)
- Appendix D — spot-level survey (m AHD) of the proposed pads and existing benchmark sites, with DWER 1% AEP flood advice / mapping extract, demonstrating the new sites sit clear of or above the 1% AEP floodplain (RL ~6.0 m AHD).

APPENDIX A

Proposed Site Plan (DA-01, 1:200 @ A3)

Six additional short-stay caravan sites — Sites 1–6

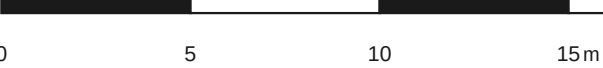
APPENDIX A



LEGEND

- New short-stay caravan site
- Existing caravan park (indic.)
- Internal access road (6.0m)
- Existing tree row (retained)
- Vegetation / lake margin
- SP Sullage connection point
- T Potable water tap
- Power pillar (existing)
- Internal road to second lake
- Power supply alignment

SCALE BAR (1:200 @ A3)



NOTES

- Read with DA Supporting Planning Report.
- Dimensions in metres. Figured dimensions govern - do not scale off drawing.
- Comply with Schedule 7, Caravan Parks & Camping Grounds Regulations 1997.
- Min. 3.0m separation between caravans/ annexes; min. 1.0m setback to road.
- Potable water tap within 10m of every site.
- Short-stay occupation only (max 3 months).
- No clearing of remnant native vegetation; existing tree row retained for screening.
- Levels, services & boundary subject to detailed survey prior to construction.
- Bushfire Prone Area (BFP 2) is north of the works; all proposed sites outside BFP.

Site plan for Development Application lodgement - to be confirmed by licensed survey prior to construction.

BONNEY'S WA WATER SKI PARK

Proposed Addition of Short-Stay Caravan Sites

Lot 101 (No. 136) St Albans Road, Baldivis WA 6171

DRAWING TITLE

PROPOSED SITE PLAN

6 Additional Short-Stay Caravan Sites (Sites 1-6)

Total park capacity: 21 sites (15 existing + 6 new)

CLIENT
Bonney's WA Water Ski Park

PREPARED BY
J. Siviour

DATE
7 July 2026

LOCAL GOVT
City of Rockingham

SCALE
1:200 @ A3

DRAWING No.
DA-01

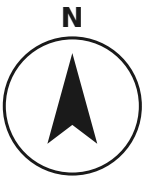
REV SHEET
B 1 of 1

STATUS
FOR LODGEMENT

APPENDIX B

Aerial / Bushfire Overlay Context Plan (1:500 @ A3)

Development area outside designated Bushfire Prone Area



LEGEND

- New short-stay caravan site
- Existing internal access road
- T Potable water tap (rear)
- SP Sullage connection point (rear)
- P Power pillar (rear)
- Bushfire Prone Area (BFP 2)

SCALE 1:500 @ A3



NOTES

- Aerial base: City of Rockingham (with bushfire overlay). Read with DA Supporting Report & DA-01.
- Proposed works georeferenced to the aerial; dimensions per DA-01.
- 6 short-stay sites in a single row on the eastern edge - total park capacity 21 sites.
- Services (water/sullage/power) grouped at the rear of sites for vehicle access.
- All proposed sites lie south of (outside) the Bushfire Prone Area shown shaded to the north.
- No clearing of remnant native vegetation; existing tree row retained for screening.

Aerial context plan for DA lodgement - proposed works georeferenced to City of Rockingham aerial.

BONNEY'S WA WATER SKI PARK

Proposed Addition of Short-Stay Caravan Sites
Lot 101 (No. 136) St Albans Road, Baldivis WA 6171

DRAWING TITLE

AERIAL CONTEXT PLAN

6 Additional Short-Stay Caravan Sites - Total 21 sites

CLIENT
Bonney's WA Water Ski Park

PREPARED BY
J. Siviour

DATE
7 July 2026

SCALE
1:500 @ A3

DRAWING No.
Appendix B

REV
B

SHEET
1 of 1

APPENDIX C

Wastewater Servicing and Capacity Evidence

2009–2010 Clearwater / Allerding correspondence, 1996 approval and SBR arrangement drawings

Bonney' sWA Ski Park

From: "John Meggitt" <john@allerdingassoc.com>
To: "Paul Wilson" <paul.wilson@beilbydesign.com>
Cc: <waski@bigpond.net.au>
Sent: Friday, 14 August 2009 10:22 AM
Attach: image001.png; 090814 L to City of Rockingham.pdf
Subject: RE: Bonney Water

Paul / Frank

Copy of correspondence is attached for your records. I have advised Reagan Travers at the City of Rockingham that the information is in the post.

Regards

John Meggitt

From: Paul Wilson [mailto:paul.wilson@beilbydesign.com]
Sent: Thursday, 13 August 2009 7:43 PM
To: John Meggitt
Subject: FW: Bonney Water

Hi John,

I have received the following from Clearwater regarding the sewer storage system.
Let me know if further information is required.

Regards,

Paul Wilson.
DESIGNER

Beilby Design

From: Ian Holmes [mailto:ian@naiquip.com.au]
Sent: Thursday, 13 August 2009 1:03 PM
To: Paul Wilson
Subject: Bonney Water



ARWATER

12 August 2009

CLEARWATER DOMESTIC SEWAGE PTY LTD

A.C.N: 120 201 336 A.B.N: 23 120 201 336

Postal Address: Po Box 17, Belmont W.
Street Address: 52 RAILWAY P/
WELSHPOOL W

Phone: 08 9258 6933 Facsimile: 08 9258 6934

EMAIL: clearwatersales@iinet.net.au WEB: www.iinet.net.au/~



0408950962,
IAN

BONNEY WATER SKI PARK SEWAGE PLANT

The system was designed and installed in December 1996 using the following criteria to cater for a hydraulic

14/08/2009

load of 5,300 litres per day, however, this upgrade did not

The present hydraulic septic capacity is 6,750 litres

Surge pump chamber is 1,350 litres

This allows for a controlled flow to the aeration unit through

The aeration biozone chamber capacity is 4,750 litres and

Accordingly this present system will in terms of size accommodate

The existing aeration motor draws 250 watts of power and
or 1100 watts aeration unit to allow for the possible increase

This unit can, therefore be easily be upgraded to handle the
mobile home sites.

We would advocate the use of 'GOE' bacterial additive in
which will have an adverse effect on any wastewater system

Should you require any further information, please do not

Yours faithfully

IAN HOLMES
General Manager

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.392 / Virus Database: 270.13.55/230

Allerding Associates

Town Planners, Advocates
& Subdivision Designers

ABN 24 044 036 646

14 August 2009

Your Ref: 20.2008.48
28/5857

Our Ref: BON COC GE

Chief Executive Officer
City of Rockingham
PO Box 2142
ROCKINGHAM WA 6967

ATTENTION: Reagan Travers

Dear Reagan,

**PROPOSED SHORT STAY MOBILE HOME CARAVAN PARK :
LOT 101 ST ALBANS ROAD, BALDIVIS**

Further to your letter of 3 March we have had prepared revised site plans and elevations; copies of which are attached. Also attached is a copy of the original Health Dept. approval of the waste water system on the site.

Anticipated Visitors

With regards to visitors associated with the application it is confirmed that fifteen mobile homes sites are proposed it is intended that they would be largely utilised by couples typically retired on tour around the country. It is anticipated that there would be a total of 30 visitors if the mobile home park was fully utilised.

Effluent Disposal System

Ian Holmes the General manager of Clearwater Domestic Sewerage Pty Ltd has advised that a Clearwater ATU effluent disposal system exists on the site. He advises that it was designed and installed in December 1996 using the following criteria to cater for a hydraulic load of 5,300 litres per day, however, this upgrade did not proceed.

The present hydraulic septic capacity is 6,750 litres. Surge pump chamber is 1,350 litres. This allows for a controlled flow to the aeration unit through a proprietary flow splitting device. The aeration biozone chamber capacity is 4,750 litres and a media surface area is 225 square metres. Accordingly this present system will in terms of size accommodate 6,570 litres per day using a revised blower size.

125 Hamersley Road Subiaco Western Australia 6008
Telephone (08) 9382 3000 Facsimile (08) 9382 3005

The existing
and replace
possible in

This unit c
loading fro

Clearwater
formalde
any wast

If you h
contact
other m
contact

Yours
ALLER


JOHN
ASSO

CC F
Cc F

OWNER'S COPY

RECOMMENDATIONS TO THE EXECUTIVE DIRECTOR, PUBLIC HEALTH

(To be completed by the Local Authority)

RECOMMENDED—(Conditions)

~~NOT RECOMMENDED~~ (Reasons)

1. Installation to be in accordance with the Health Department of Western Australia, Guidelines for the Installation, Operation and Specification for Aerobic Treatment Units Serving Single Households - August, 1992.
2. Disposal area to be level or terraced to prevent effluent run off.
3. 30 cum of amended soil with PRI greater than 20 to be evenly applied to the disposal area.
4. Approval only valid whilst the amended soil maintains a PRI greater than 20.

LOCATION—(e.g. 3rd lot on the left south of Brown Street) Lot 111 St Albans Rd
Baldivis

NATURE OF SOIL—(e.g. clay, sand, gravel, loam, etc.) Clay

WATER SUPPLY—Source of Supply and if permanent Bore

TYPE OF DISPOSAL AND DIMENSIONS Clearance STA - 10' x 10'
Existing Septic Systems

CITY OF ROCKINGHAM
NOTE: BUILDER TO CONTACT
CITY HEALTH DEPT. AND
OBTAIN FINAL HEALTH INSPECTION
PRIOR TO OCCUPANCY

CITY OF ROCKINGHAM
AS PER PLAN,
SUBJECT TO EFFLUENT
DISPOSAL BEING 30 METRES
MINIMUM FROM ANY
WATER SUPPLY SPEAR

CITY OF ROCKINGHAM
AS PER PLAN,
SUBJECT TO EFFLUENT
DISPOSAL BEING 30 METRES
MINIMUM FROM ANY
WATER SUPPLY SPEAR

*See letter of dated
18 April 1996*

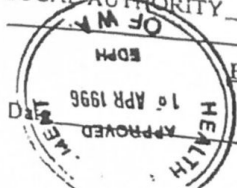
CITY OF ROCKINGHAM
No portion of any building to be closer than
1200 mm from septic tank and 1800 mm
from leach drain/soak well.

CITY OF ROCKINGHAM
No portion of any building to be closer than
1200 mm from septic tank and 1800 mm
from leach drain/soak well.

ENVIRONMENTAL HEALTH OFFICER

LOCAL AUTHORITY

CITY OF ROCKINGHAM



HEALTH DEPARTMENT OF WA RECOMMENDATIONS

DATE 23/5/96

ENVIRONMENTAL HEALTH OFFICER



CLEARWATER DOMESTIC SEWAGE PT

A.C.N: 120 201 336 A.B.N: 23 120 201 336

Postal Address: Po Box 17, Belmont

Street Address: 52 RAILWAY

WELSHPOD

Phone: 08 9258 6933 Facsimile: 08

EMAIL: clearwatersales@linet.net.au WEB: www.linet.net

CLEARWATER

12 May 2010

Attention: MR FRANK BONNY

The Manager
W.A. Water Ski Park
St Albans Road
BALDIVAS W.A. 6171

Dear Frank

As discussed with you on Tuesday last, we wish to confirm our quotation for the upgrade of the existing sewage system to cater for your new restaurant and the increase of fifteen [15] caravan park bays.

We will utilize the following:-

- 2 Septic tanks behind the toilet block
- 2 Septic tanks currently in use.
- 1 Pump tank currently in use

We will fit one only:-

Sequencing Batch Reactor - a polyethylene tank [olive green in colour] 4.3 metre dia. X 2.4 metres high complete with internal aeration equipment together with external pumps and P.L.C. control panel for automatic operation.

The existing 2,000 litre pump chamber to store and pump the clean effluent from the aeration chamber to the dripper irrigation lines will be utilized.

Approximately 1,000 metres of dripper lines with header pipes, flushing and vacuum breaker valves for installation of the dripper lines below ground in the two irrigation areas 322 and 546 square metres will be provided. The installation is to be carried out by others under our direction as agreed.

PRICE:..... ..\$69,760. 00 plus GST

PAYMENT: 20% deposit with order \$13952 #7078 15.2
50% on installation
Final payment on commissioning.

VALIDITY: Thirty [30] days.

This new tank capacity and system will cater for the 9,000 litres per day with ease and handling a conservative overload flow if required.

Thank you for this opportunity to quote, however, should you have any queries please do not hesitate to contact me.

Yours faithfully,

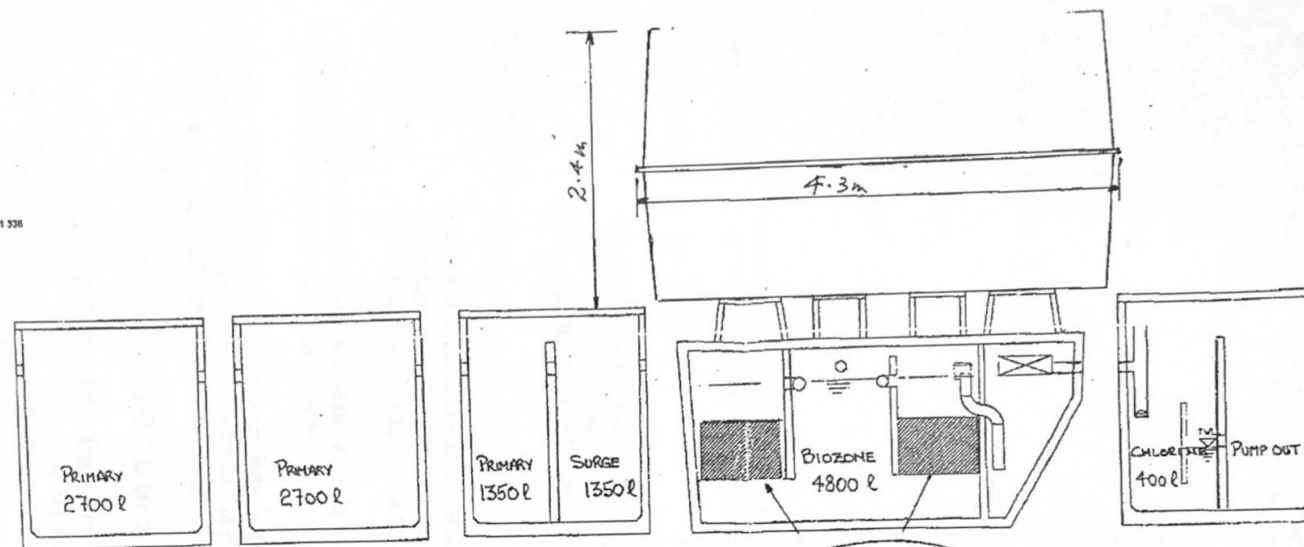
IAN HOLMES
Manager



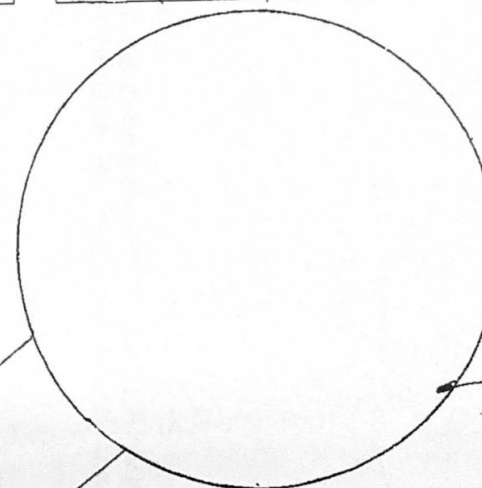
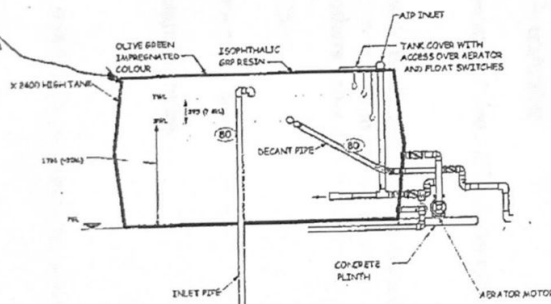
PO Box 17, Berroni WA 6904
52 Railway Parade Westwood WA 6105
Tel (08) 9256 6933 Fax (08) 9256 6944
Email clearwater@clearwater.net.au
www.clearwater.net.au

ACH 125 201 336

A.B.N. 23 120 281 338



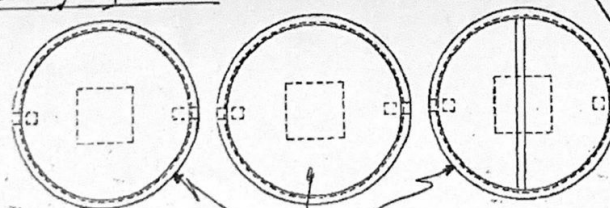
General Arrgt of SBR Tank.



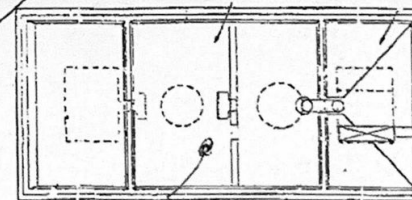
Olive Green Isophthalic GRP Resin Tank.
4.3m ϕ x 2.4m ht

Proposed Arrgt of "SBR" Tank, Pump & Control Equipment using existing Septic & Pump Tank for upgrade of Sewage System for WA Water Ski Park
Baldivis Rd
St Albans

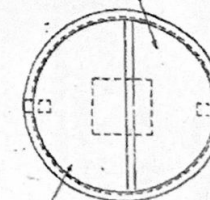
TOTAL P.002



Existing Tanks in operation



Existing Aeration Tank



PUMP WET WELL

Concrete Pad for Pump & SW/Bd

13-MAY-2010 13:10 FROM NAIGUIP PTY LTD

TO 95241055

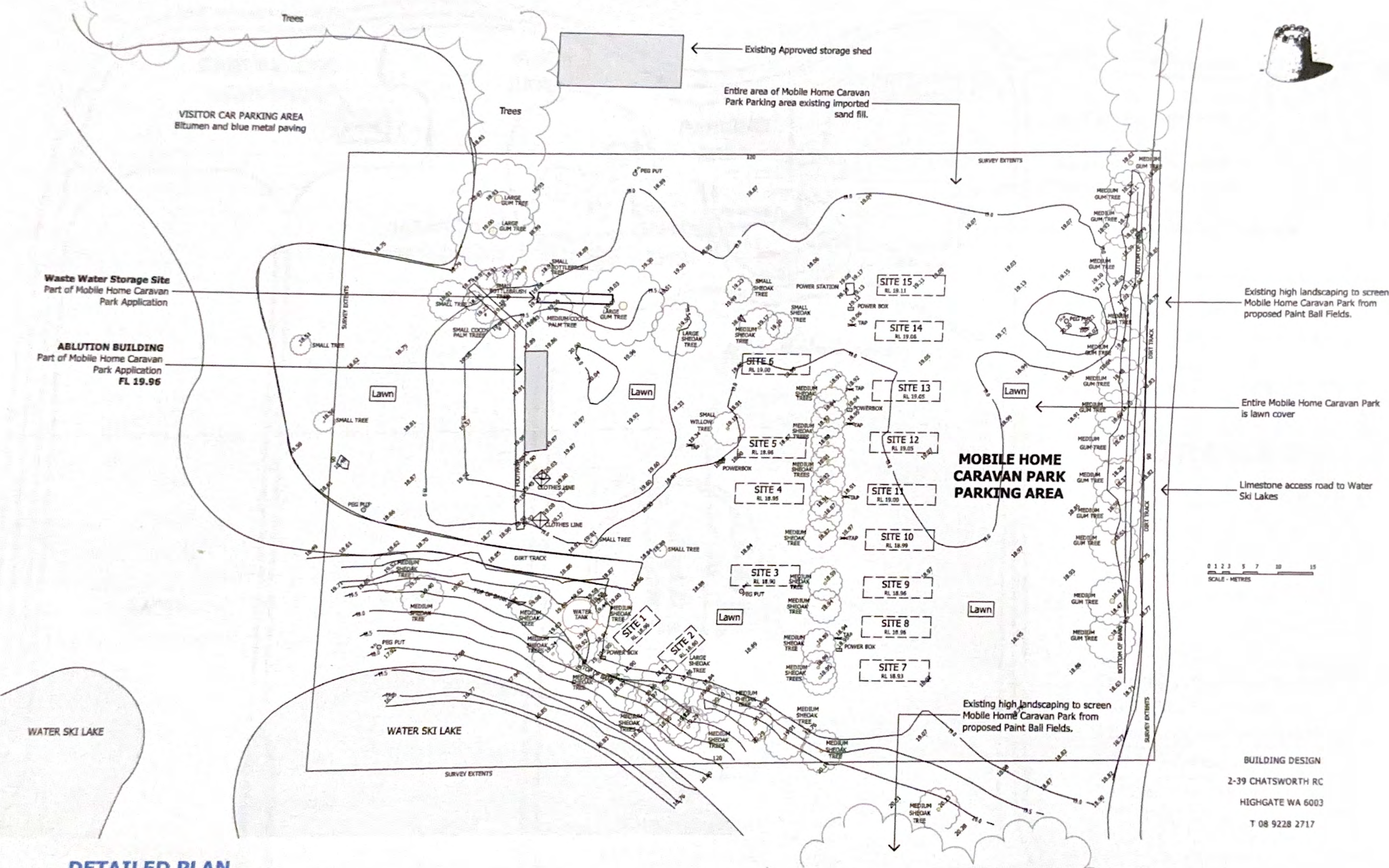
P.002

APPENDIX D

Detailed Survey Plan (1:500) — Spot Levels

Flood-free benchmark sites and proposed pad levels

APPENDIX D



DETAILED PLAN
1:500

BONNEY WATER SKI PARK
LOT 101 ST ALBANS ROAD BALDIVIS WA 6171

DRAWING DA/02
Saturday, 18 July 2009

BEILBY DESIGN

P:\Bonney Water Ski Park\02_Working Model\Bonney\mtd\09_5.8_V100.dwg