



Development Services  
Directorate

## **APPENDICES**

Item 12.2.1 – 12.2.2

# **ORDINARY COUNCIL MEETING**

To Be Held

Wednesday, 17<sup>th</sup> of December 2025  
Commencing at 5.00pm

At

Shire of Dardanup  
ADMINISTRATION CENTRE EATON  
1 Council Drive – EATON

This document is available in alternative formats such as:  
~ Large Print  
~ Electronic Format [disk or emailed]  
Upon request.



# Discussion Paper

## Establishment of Shire-owned Transit Parks and Nature-Based Parks in Ferguson Valley

### Purpose

This paper explores the options for additional Caravan/RV stopovers, transit parks or nature-based by the Shire. Particularly in the Ferguson Valley.

It looks at the history and current operational framework for the two 24-hour stopovers the Shire currently runs at Burekup and Dardanup.

### Existing stopovers

In 2019, the Shire established two 24-hour Caravan/RV stopovers:

- **Dardanup** – 3 Little St – 3 bays.
- **Burekup** – Lot 107 Gardiner St (Reserve R 46902) – 3 bays.

#### Dardanup stopover

Located on the northern edge of Dardanup Hall carpark, with three (3) marked bays:





Sign is on the grass reserve **adjacent to bay 2:**



The sign states caravans and vehicles are to be self-contained (onboard water and wastewater storage, and onboard toilet); users are not permitted to fix annexes or awnings into the ground; pets must be on a lead or under effective control; and the site is closed during events including the **Bull & Barrel festival** and **ANZAC Day**.

Public toilets are available at the rear of Dardanup Hall. Open 24-hours.

### **Burekup stopover**

Located south-east of the cricket nets on Burekup oval (on Reserve R46902. The reserve is owned by the State Government but vested in the Shire of Dardanup). The site has three (3) bays. There is a toilet block south-east of Burekup Hall, open 24-hours.







**Above:** Burekup stopover bays (Bay 1, Bay 2, Bay 3)

Consistent with the Dardanup stopover, the Burekup site's sign designates its' 24-hour status, the rules of the site, including that caravans and RVs are to be self-contained, dogs and animals are to be under effective control, and that users are not permitted to erect annexes or fix structures into the ground.

As the site is on grass, and bays are distinguished by bollards, and ground markings.

The Burekup stopover received a notable level of community pushback from the time it opened. Predominantly as camping was permitted near the cricket nets, close to the oval used by the River Banks Primary School with both the school and residents complaining of visual and amenity impacts, and security concerns.

Despite this, the site was changed to offer three nights camping and five bays in 2020, with the idea this would provide a more attractive facility for caravaners. However, this inevitably increased the opposition of those in the community against the site. The brief history being:

- At its meeting on 16<sup>th</sup> December 2020 Council determined to allow up to **72 hours (3 days)** stay, for up to **5 caravans/RVs**. As this is longer than 24 hours, a legal advice was obtained as to the minimum requirements, which included the designation of a caretaker and establishment of a register (of stayers).



- Due to a significant number of complaints from a number of residents against the site, Burekup stopover was **closed in February 2022**. The issues raised included visual and amenity impacts caused by the presence of caravans and RVs on land adjacent to residents, site users not complying with the rules by camping in passenger vehicles and camper vans, and user behaviour.
- At its meeting in **June 2022** Council resolved to re-open the site. However, that the site would reopen with **three (3) sites** (no longer 5), and only allow **24-hour stay**. In other words, the site would revert back to its original format.
- The site was **reopened in August 2022** with an updated sign clearly placed at the entry, stipulating the 24-hours stay limit, and the location of the three designated bays.

Since reopening as a 24hour stopover, with the camp area away from the oval, and a limit of three caravans/RVs, the Shire's regulatory services have not received any significant complaints against the site.

## Request for Transit and Nature-Based Parks

In July 2024 Gae Bessen, **Co-ordinator of the Ferguson Valley Visitor Centre** sent a written request to the Shire to consider establishing 'Nature-Based Parks' or 'Transit Parks' for caravaners and RV users, at these locations:

- **Crooked Brook Forest** (owned by Department of Biodiversity, Conservation and Attractions)
- **Section of pine forest at the corner of Wellington Mill Rd and King Tree Rd** (Gae suggested the Shire consider a land-swap with Forrest Products for this portion of land)
- **Land at the T-junction where Pile Rd meets Ferguson Rd** (privately owned)
- **Well's Recreation oval** (Gae stated this is a common request from visitors to the Dardanup 24-hour stopover)

Her view is that Ferguson Valley Marketing in association with Council, are in a position to assess community support from residents' association/s and other interest groups.

The differences Nature-Based Parks and Transit Parks are:

Nature-Based Park	Transit Park
<ul style="list-style-type: none"> <li>• Must be in a <b>natural settings</b> and suitable where low impact nature-based facilities are require.</li> <li>• Up to <b>7 night's camping</b></li> <li>• Ablution block with toilets, shower and basin</li> <li>• No powered sites. No sullage points.</li> <li>• Fire extinguisher required</li> </ul>	<ul style="list-style-type: none"> <li>• Can be in an <b>urban OR natural setting 3 night's camping</b> only</li> <li>• Ablution block with toilets, shower and basin + <b>Power outlets</b></li> <li>• <b>Powered sites</b> with <b>wastewater sullage</b></li> <li>• Fire extinguisher required</li> <li>• Manager required</li> <li>• Register of occupants</li> </ul>



- |                                                                                                    |  |
|----------------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"><li>• Manager required</li><li>• Register of occupants</li></ul> |  |
|----------------------------------------------------------------------------------------------------|--|

## Requested sites for Transit Parks & Nature-Based Parks

### Key Considerations

#### Caravan Parks and Camping Grounds Act and Regulations

##### Transit Park:

- Maximum 3 nights stay
- Ablution block required – 2 toilets, shower, basin + power outlets
- Power and wastewater sullage points required for each bay
- Manager required
- Register of occupiers must be kept
- Can be in an urban, rural or nature-based setting
- Fire extinguisher required (1 for every 6 bays)

##### Nature-Based Park:

- Short stay - up to 7 nights
- Ablution block required – 2 toilets, shower, basin, power outlets
- Manager required
- Register of occupiers must be kept
- Must be in a natural setting (rural block ok)
- Fire extinguisher required (1 for every 6 bays)

#### Local Government Act

Formal consideration and approval of Council required for purchase of land or formal land-swap agreements.

#### Native Title

Depending on location, some sites may be subject to Native Title requirements.

#### Environmental law requirements

Certain sites may have high levels of environmental protection.  
In most cases, general environmental compliance requirements will apply.

#### Community & Stakeholder Consultation

It is recommended Council conduct community consultation prior to any purchase of land, land-swap deal, or lodgement of development application to gauge the level of community support for a Transit Park / Nature-Based Park.



## Final Thoughts

This paper identified the two (2) existing locations provided by the Shire for caravans and RVs at Dardanup and Burekup. It notes these sites are distinctly designated as **24-hours stay only**, as this type of site requires minimal infrastructure (as determined by State legislation).

The paper also notes the written request by Gae Bessen, the Co-ordinator of the Ferguson Valley Visitor Centre for the Shire to consider establishing more caravan and RV stopover sites. Particularly in the form of Nature-Based Parks in four specific locations. Three of the locations would either require purchase of land or a formal land-swap deal with a commercial entity. As such, Gae's request would require in-depth consideration by Council, by way of a feasibility study or other suitable mechanism.

The paper identifies Ferguson Hall carpark as a suitable location for an **additional 24-hour stopover**. It's generally underutilised, located in Ferguson, along Ferguson Rd (a key through-road to Esperance and Albany), can easily accommodate up to four (4) caravans/RVs. It also has toilets and bins (serviced by rubbish truck). It is also reasonably close to Dardanup and can be easily monitored by Shire Rangers. The paper notes that a report covering all relevant considerations could be completed for Council determination should they be interested in this option.

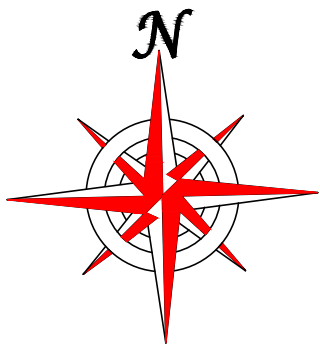
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**Shire of Dardanup contact:** name, position | [email@dardanup.wa.gov.au](mailto:email@dardanup.wa.gov.au) | phone.





# FERGUSON HALL RV STOP-OVER



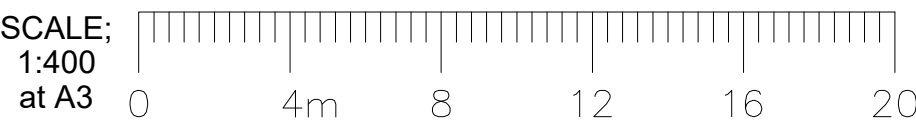
Concept Plan - 2025



Concept Plan - Ferguson Hall - RV stop-over

DESIGNED	DRAWN DATE	DRAWING NO.	
BB	28.10.2025	2025-CPT-140-01	
DRAWN	AUTHORISED	REVISION	ENDORSED
BB	-	F	-

PROPOSED CONCEPT PLAN





# FERGUSON COMMUNITY HALL EXTRAORDINARY COMMITTEE MEETING | MINUTES

Thursday 14 August 2025 | 5:15pm

## 1. Attendance

Present: Rob Webster, , Robyn Jones, , Colin Johnston, Helen Humphreys,

Apologies: Mary Smith, Gemma Denton, Maureen Webster, Andy Crilly

## 2. 24-Hour Parking Bay Proposal

Rob advised, following discussions with Ash (Shire of Dardanup), that:

- The Shire wishes to install a 24-hour parking bay, similar to the Dardanup Hall.
- The Committee confirmed they are amenable to the idea but would like a trial period prior to committing to a permanent arrangement.

### Committee requirements for the trial:

- Residents must be notified and able to provide feedback.
- Bay to be clearly signed as 24-hour stop only.
- Rules signage to include:
  - back deck off-limits
  - inquiries to Shire Rangers (not committee/local residents/Robyn).
- A number of concerns were raised which will need to be resolved prior to the commencement of the trial:
  - **Septic system** already under pressure - risk of further overload.
  - **Water theft** from hall tanks - suggested signage 'non-potable water' and a lockable tap cover.
  - **Power theft** risk to be mitigated.
  - **Neighbour impact** (especially Robyn) - Shire/Rangers to respond promptly to enquiries and complaints.
  - **Additional insurance** costs to be borne by the Shire.

### Additional requests if trial moves to permanent arrangement:

- **Picnic bench** on site to reduce temptation to use hall facilities (rear deck).
- **Locked gates** installed to both sides of the Hall to prevent access to back area.
- **Hall car bays** properly marked with paint and signage to prevent campers 'spilling' into parking areas required by the Hall.
- **Disabled car bay** properly marked with paint and signage.

### Resolution:

Committee agreed to a **3-month trial** of one bay only (east side).

Motion moved by Rob, seconded by Colin, and carried unanimously.

**3. Hall Portico**

- The committee noted the portico colour is outdated and not in keeping with the hall's appearance.
- Repainting in a more complementary colour would improve presentation and make the hall more welcoming for events.
- Quotes and colour options will be sought before proceeding.

**Resolution:**

Unanimously agreed to repaint the portico, subject to committee approval of final colour choice.

**4. Upcoming Events**

- September Community Dinner to be advertised on Facebook (Hall and community pages) by Helen.
- Mucky Duck Bush Band Event to be advertised on Facebook (Hall and community pages) by Helen.
- Events also to appear in the Dardanup Times.

**5. Meeting Close**

6:00pm

RISK ASSESSMENT TOOL								
<b>OVERALL RISK EVENT:</b> <i>24-hour stopover – Gnomesville carpark</i> <b>RISK THEME PROFILE:</b> 3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory)      7 - Environment Management 13 - Project Management      6 - Community Engagement <b>RISK ASSESSMENT CONTEXT:</b> Project								
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	Compliance with Caravan Parks and Camping Grounds law requirements for 24-hour stopovers	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Choose an item.	Choose an item.	Choose an item.
FINANCIAL IMPACT	Cost of setup of a stopover suitable for caravans and RVs.	Major (4)	Likely (4)	High (12 - 19)	Upgrade to carpark to conform with minimum setup standards to accommodate for large towed vehicle setups – by installation of second entry point, and/or increase in width of carpark.	Minor (2)	Unlikely (2)	Low (1 - 4)
SERVICE INTERRUPTION	Disruption to regular users of Gnomesville	Moderate (3)	Likely (4)	High (12 - 19)	Suitable and thorough pre-notification of upgrade to carpark. Suitable level of traffic and pedestrian management to allow Gnomesville to operate while works are taking place.	Minor (2)	Possible (3)	Moderate (5 - 11)
LEGAL AND COMPLIANCE	Non-compliance with Road engineering and carpark design standards	Major (4)	Likely (4)	High (12 - 19)	Upgrade to carpark to conform with minimum setup standards to accommodate for large towed vehicle setups – by installation of second entry point, and/or increase in width of carpark.	Minor (2)	Unlikely (2)	Low (1 - 4)
REPUTATIONAL	Poorly implementation of a 24-hour stopover	Major (4)	Likely (4)	High (12 - 19)	Not required.	Choose an item.	Choose an item.	Choose an item.

(Appendix ORD: 12.2.1D)

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
ENVIRONMENT	Impact of Caravans / RVs on the site and surrounds	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Choose an item.	Choose an item.	Choose an item.
PROPERTY	Possibility of damage to property, fixtures and buildings at the site due to a 24-hour stopover	Moderate (3)	Unlikely (2)	Moderate (5 - 11)	Not required.	Choose an item.	Choose an item.	Choose an item.



**LEGEND**

- EXISTING CADASTRE
- - - LOT BOUNDARY
- - - STRUCTURE PLAN BOUNDARY
- PROPOSED CADASTRE
- - - STAGE BOUNDARY
- RESIDENTIAL: R20 - R40
- RESIDENTIAL: R40  
Lots requiring Local Development Plan in accordance with Liveable Neighbourhoods
- PUBLIC OPEN SPACE 3,188ha
- REGIONAL OPEN SPACE
- LOCAL ROADS
- - - PATHWAY - SHARED PATHS
- - - PROPOSED MANAGED LOW FUEL ZONE (3m WIDTH)
- VEGETATION TO BE RETAINED
- \* RESIDENTIAL DENSITY TO BE CONSISTENT WITH ADJOINING STRUCTURE PLAN

**INDICATIVE LOT YIELD****NORTH STAGE**

RESIDENTIAL R20 - R40 : .....247 LOTS

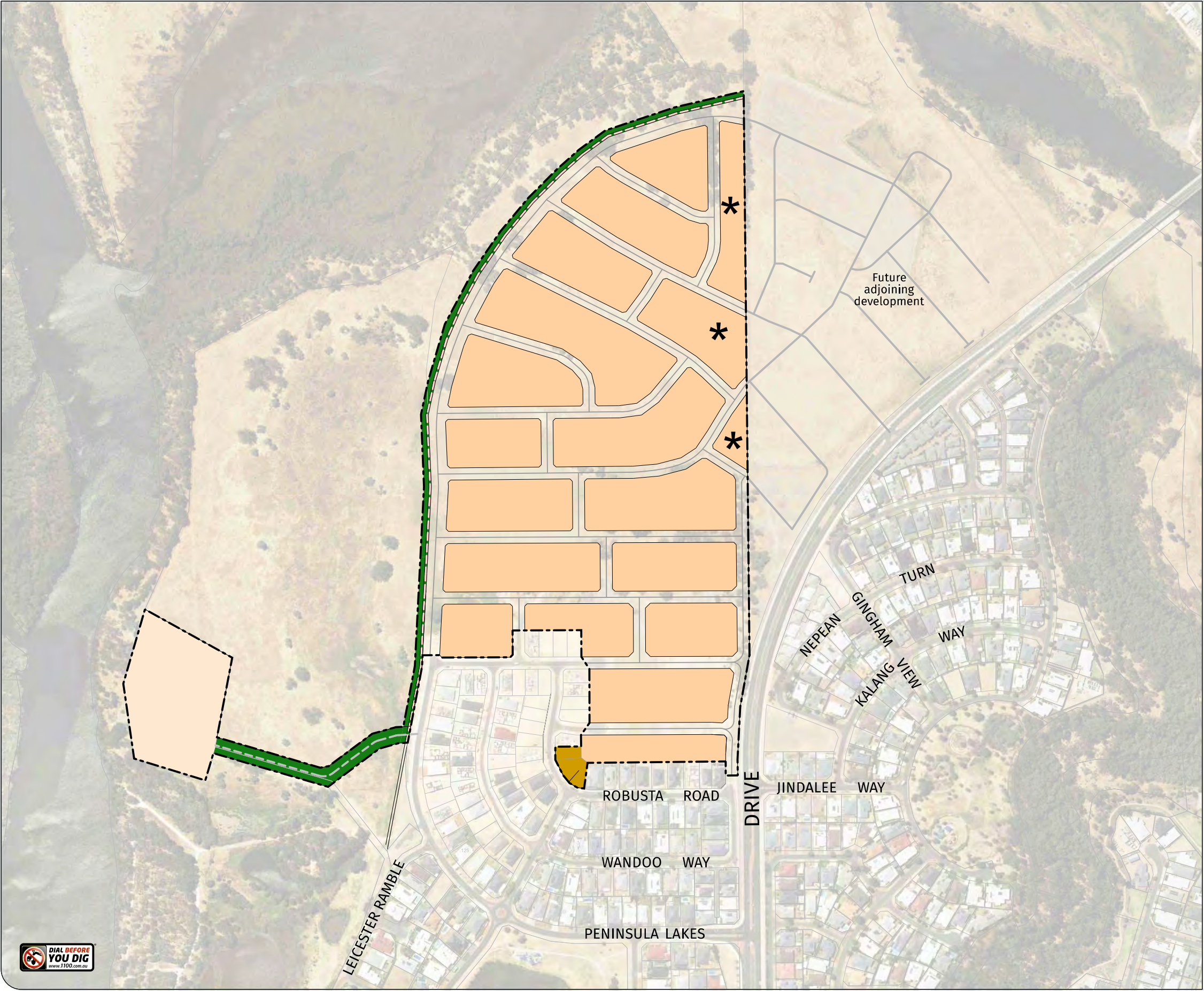
**SOUTH STAGE**

RESIDENTIAL R20 - R40 : .....164 LOTS

RESIDENTIAL R40 : ..... 25 LOTS







- LEGEND**
- EXISTING CADASTRE
  - STRUCTURE PLAN BOUNDARY
  - PROPOSED CADASTRE
  - RESIDENTIAL: R40
  - RESIDENTIAL: R20 - R40
  - RESIDENTIAL: R5
  - PUBLIC OPEN SPACE
  - REGIONAL OPEN SPACE
  - LOCAL ROADS
  - PRIVATE ACCESSWAY
  - PROPOSED MANAGED LOW FUEL ZONE (3m WIDTH)
  - RESIDENTIAL DENSITY TO BE CONSISTENT WITH ADJOINING STRUCTURE PLAN

# STRUCTURE PLAN MODIFICATION

Robusta Road, Eaton  
PARKRIDGE

Plan No. | 22294-07  
Date | 29/03/23  
Drawn | NP  
Checked | KS  
Revision | E

BUNBURY OFFICE:  
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ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

Scale | 1:1000@A3

0 10m 20m 30m

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey





RISK ASSESSMENT TOOL								
<b>OVERALL RISK EVENT:</b> Proposed Amendment 1 to Parkridge Estate Structure Plan Section 31 Reconsideration <b>RISK THEME PROFILE:</b> 3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory)      2 - Business and Community Disruption 7 - Environment Management <b>RISK ASSESSMENT CONTEXT:</b> Strategic								
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	The applicant may appeal the decision of the WAPC to SAT if the proposal is refused, or if conditions are disputed, and Council officer may be required to attend	Moderate (3)	Possible (3)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	Low risk	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	Some vegetation removal to make way for housing. Some stands of remnant vegetation retained in POS areas.	Minor (2)	Likely (4)	Low (1 - 4)	Not required.	Moderate (3)	Almost Certain (5)	Moderate (5 - 11)
PROPERTY	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.