



Shire of Moora Caravan Park Expansion Draft Plan

Prepared by the Shire of Moora, October 2025

Introduction

The Shire of Moora Caravan Park Expansion Master Plan provides a strategic framework for the future development and enhancement of the caravan park to support increased visitation and economic growth within the region. The expansion aims to improve the overall quality and capacity of the park through the addition of new powered and unpowered caravan bays, self-contained cabins (chalets), communal facilities, and upgraded amenities for visitors.

Project Vision

The vision for the Shire of Moora Caravan Park Expansion is to create a high-quality, sustainable, and welcoming accommodation hub that enhances the visitor experience while maintaining the character and natural appeal of the Moora township.

Aims of the Expansion

- Increase accommodation capacity by adding more caravan bays and chalets to meet demonstrated demand.
- Enhance visitor experience through modern, accessible, and family-friendly facilities.
- Support local economy by strengthening Moora's role as a regional touring base, especially during peak seasons.

Methodology

This Master Plan was developed through consultation with community stakeholders, site analysis, and alignment with the Shire's strategic objectives for tourism development. The planning process included an assessment of the current caravan park layout, utility services, and visitor demand forecasts.

Evidence of Demand (2025/2026 FY)

To substantiate the need for expansion, recent utilisation data demonstrates sustained demand for chalets and seasonal pressure on caravan sites:

- Chalets (current supply: 8 units)
 - o *Single-bedroom chalets*: 81.71% average annual occupancy.
 - o *Double-bedroom chalets*: 79.36% average annual occupancy.
 - o *Implication*: High year-round utilisation indicates insufficient supply and limited availability during peaks, constraining visitor choice and length of stay.
- Caravan Sites (current supply: 28 sites)
 - o *Annual average occupancy*: 30.66%.
 - o *Wildflower season (Aug–Nov) average occupancy*: 43.83%.

- o *Implication:* Strong seasonal surges align with regional tourism patterns. Additional sites will help capture peak-season demand and reduce turn-aways.

Key Development Components

The key components of the proposed expansion include:

- Installation of new powered caravan bays and RV-friendly sites (provision for an additional 6 caravan sites in the new plan).
- Construction of new self-contained chalets (an additional 4 chalets initially, with layout revisions under assessment to determine whether further units can be sensitively accommodated within the limited area).
- Modernisation of the ablution blocks, camp kitchen, and laundry facilities.
- Improved site access, internal road layout, and drainage upgrades.
- Enhanced landscaping, lighting, and signage.
- Sustainability measures including solar lighting, water-efficient systems, and waste-reduction infrastructure.

Indicative Costings

Preliminary cost estimates indicate a total project cost in the range of \$4.5 – \$5.5 million, depending on the final design and staging of works. This estimate includes civil works, new accommodation units, landscaping, amenities upgrades, and contingency allowances.

Community Comment – Have Your Say (Prior to Council Endorsement)

We are now seeking community comments on the Draft Plan before it is finalised. Your feedback will help guide the Shire's priorities and ensure the Plan reflects the needs and aspirations of our community.

Read the draft and share your thoughts by emailing shire@moora.wa.gov.au.

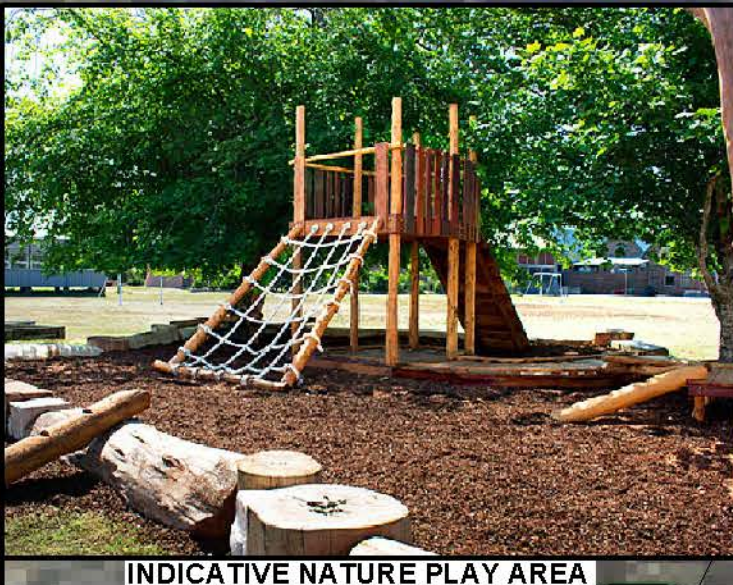
Next Steps

Following consideration of community feedback and Council's endorsement of the Master Plan, the next steps include:

1. **Detailed design development** (architecture, civil, services, accessibility, landscaping).
2. **Funding applications** to State and Federal programs and identification of co-funding opportunities.
3. **Phased implementation** aligned with available resources, minimising disruption to park operations and peak seasons.

SUSTAINABLE OBJECTIVES

1. REDUCE WATER USE: RAIN WATER CAPTURE OFF ABLUTIONS / CAMP KITCHEN & EXISTING CHALET FOR IRRIGATION & PROPOSED CHALET FOR IRRIGATION. *LOW FLOW SHOWER HEADS & TAPS, TOILETS.
2. RENEWABLE ENERGY SOURCE: SOLAR INSTALLATION - CHALET & ABLUTIONS / CAMP KITCHEN.
3. SOLAR HOT WATER SYSTEMS-CHALET & ABLUTIONS.
4. REDUCE ENERGY USE: LIGHTS, INSULATION & ENERGY EFFICIENT APPLIANCES.
5. MANAGE WASTE: SEPARATE WASTE AND RECYCLING FACILITY.
6. SUPPORT EDUCATION: SUSTAINABLE PRINCIPLE KIOSK ROOM.
7. NATIVE PLANTINGS.

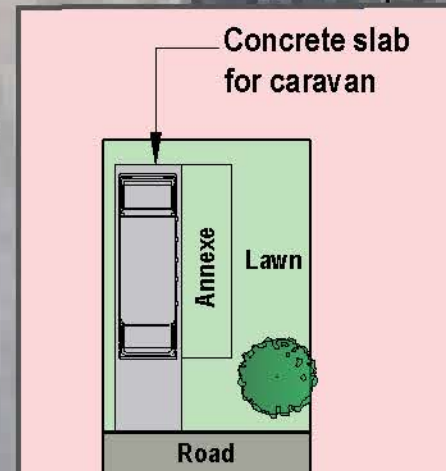


INDICATIVE NATURE PLAY AREA

DEVELOPMENT PLAN - SUSTAINABLE TOURISM MOORA CARAVAN PARK



EXPOSED AGGREGATE - WINTER STONE



INDICATIVE CARAVAN SITE LAYOUT - 9.2 x 10m

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
Internal road width (2 way)	6m	6m
Recreation Area (10% of total area)	10%	-
Proposed	10512m² 10%	17% (1808m²)
No. Caravan Sites powered Existing	No Min	23
Proposed	No Min	29
No. Camping Sites powered Existing	No Min	3
Proposed	No Min	3
No. Chalets w/ ensuites Existing	No Min	8
Proposed	No Min	12
Total Site No. Existing		34
Proposed		44
Location of Ablutions	90m of each site	90m of each site
No. of Showers Existing	2M & 2F (1 disabled)	2M & 2F (1 disabled)
Proposed	3M & 3F (1 disabled)	3M & 3F (1 disabled)
No. of Toilets Existing	2M & 1.2m urinal & 3F	2M & 1.2m urinal & 3F
Proposed	2M & 1.2m urinal & 3F(1 disabled)	2M & 1.2m urinal & 3F(1 disabled)
No. of Hand Basins Existing	2M/2F(1 disabled)	2M/2F(1 disabled)
Proposed	3M/3F (1 disabled)	3M/3F (1 disabled)
Laundry Facilities	1 per 20 sites	1 per 20 sites
Camp 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)	4

Title: **DEVELOPMENT PLAN MOORA CARAVAN PARK LOT 340 & 351 DANDARAGAN STREET MOORA WA 6510**

Date: **23 JULY 2025**

Scale: **1:200@A1**

Revision No:5

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All areas and dimensions shown on this drawing are subject to final survey.

- GENERAL NOTES**
1. ALL CAMPING & VAN SITES WITHIN 90M OF ABLUTION AREA.
 2. DISABLED CAR PARKS DESIGNED IN ACCORDANCE WITH AS 2890.6
 3. CHALET INDICATIVE FOR PLANNING PURPOSES ONLY. LAYOUT IS INDICATIVE ONLY FOR PLANNING PURPOSES SUBJECT TO DESIGN & DETAIL PHASE.
 4. TREES WITHIN CARAVAN SITES TO BE UNDER PRUNED 2m.
 5. ROADS TO BE SEALED
 6. EACH CARAVAN SITE NO MORE THAN 10m & EACH CAMPSITE NO MORE THAN 30m FROM SULLAGE WASTE WATER DUMP.
 7. GARDEN LAYOUT INDICATIVE ONLY FOR PLANNING PURPOSES SUBJECT TO DESIGN & DETAIL PHASE.
 8. PROPOSED CHALET HAVE BULLNOSE VERANDAHS.
 9. ALL DIMENSIONS & AREAS SUBJECT TO DETAILED DESIGN AND SURVEY DETERMINATION OF ON GROUND CONDITIONS.

- LEGEND**
- Application boundary
 - Existing area
 - Proposed tourist site
 - Proposed chalet
 - Facility building proposed or renovated
 - Proposed managers residence
 - Proposed road
 - Proposed car park
 - Proposed path concrete aggregate
 - Proposed maintained low fuel zone
 - Proposed drainage sump
 - Proposed sub surface drainage sump
 - Proposed rain water tank - drinking 8000L
 - Existing tree
 - Proposed shrub (indicative)
 - Proposed tree

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