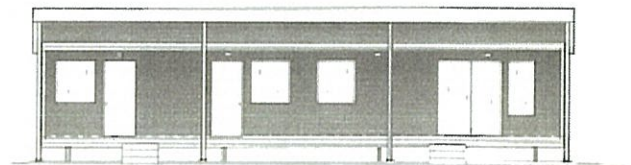


**SIDE ELEVATION**  
LOOKING NORTH

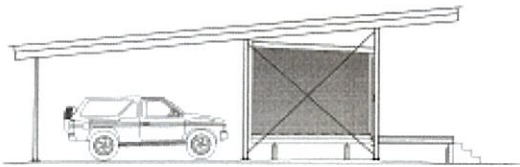


**FRONT ELEVATION**  
LOOKING WEST

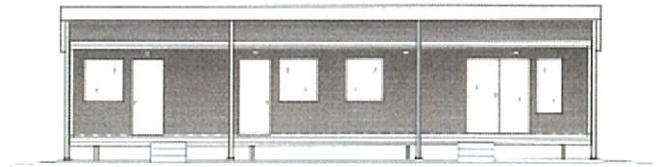
# Development Application Caretaker's Residence

FOR CONSIDERATION BY THE SHIRE OF WYNDHAM EAST KIMBERLEY COUNCIL  
KUNUNURRA BUSHMEN'S RODEO ASSOCIATION

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SIDE ELEVATION  
LOOKING NORTH



FRONT ELEVATION  
LOOKING WEST

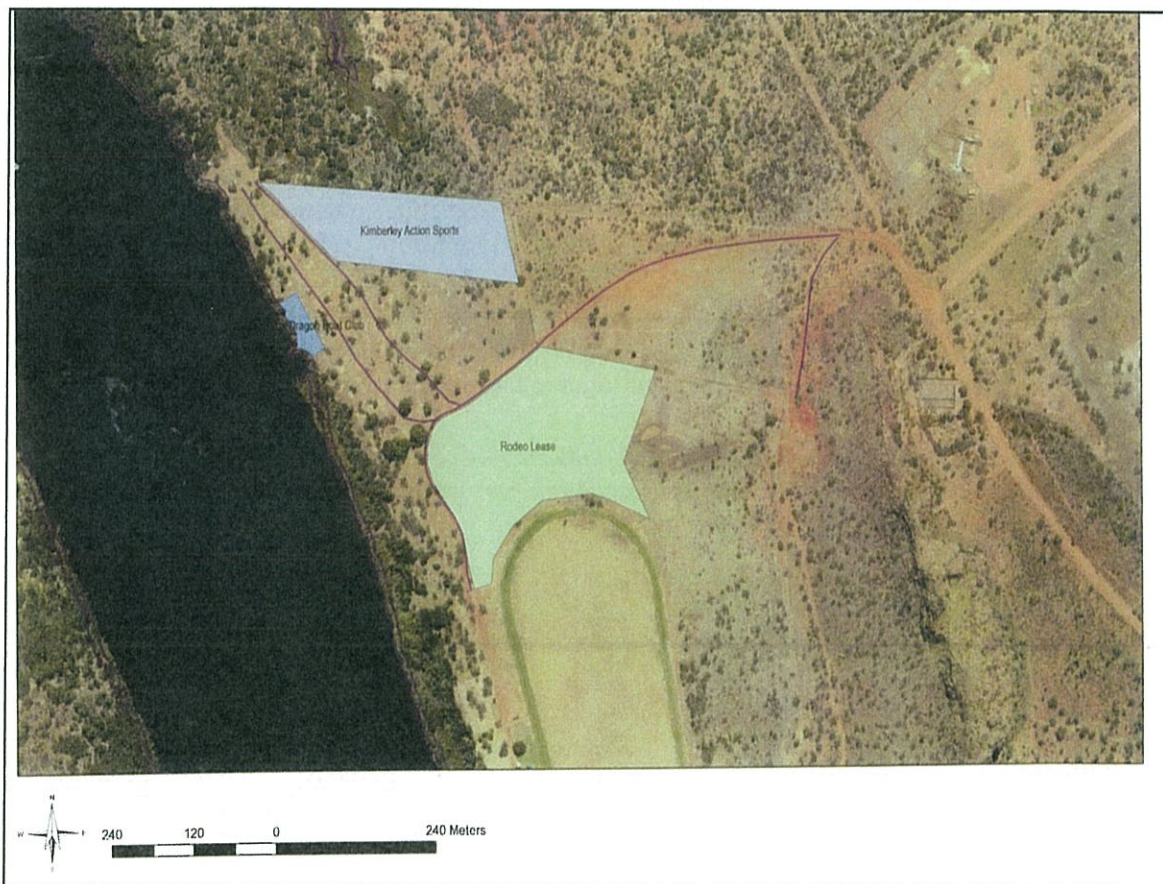
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## BACKGROUND

The Kununurra Rodeo Grounds are a popular recreation reserve for both the Kununurra Community, broader Kimberley Region and tourists. The Grounds are public land and are part of the Parks and Recreation area as per the Town Planning Scheme 7 and draft Scheme 9. They are leased by the Kununurra Rodeo and Campdraft Association (formerly the Kununurra Bushmen's Rodeo Association) under a 21 year lease due to expire 2037. Rodeos and Campdrafts are held twice per year, once in May to coincide with the regions annual Ord Valley Muster festival and again in August.

Both attendance and participation at these events has increased in recent years, providing economic opportunities for the local community with greater visitor numbers. Subsequent to this, during the meets up to 200 participants and their families may camp in the surrounding Nature Based Campground for up to 10 days. Due to this recent growth, the Association recently spent \$500,000 developing a multi-purpose building, a new day-use amenities block and landscaping as approved under previous development applications. It is intended that in future the site may also be utilised by other community and sporting groups for events as agreed by the Association.



*Site location (more detailed Site Map at Attachment A).*

## PROPOSAL

Due to increasing attendance at both Campdraft and Rodeo events, increased number of on-site campers during events, the opportunity to expand events and offer the venue to other community and sporting groups and the recent site upgrades, the Kununurra Rodeo and Campdraft Association is proposing the development of a Caretaker's Residence. The Caretakers will be appointed by the Association and be responsible for all grounds maintenance including watering and mowing, cleaning of facilities, repairs and maintenance as well as providing on-site security and a safe environment when the venue is unattended. Having Caretakers at the Kununurra Rodeo and Campdraft Grounds also provides a check-in point for other visiting community and sporting groups, a permanent point of contact and consistent quality of ground aesthetics and services.

The Caretaker's Residence will consist of;

- One demountable structure measuring 166 m<sup>2</sup> including undercover rear car parking and front undercover deck.
- The demountable structure will be permanently affixed with footings as per Council requirements.
- The residence consists of two bedrooms both with ensuites and a lounge/kitchen area. A maximum of four persons staying at the residence at all times.
- It is intended that a couple will be engaged to undertake the role of "Caretakers" however the flexibility of a second bedroom will also enable the role to be divided between two single persons if necessary.
- The residence will also provide an undercover laundry area and outdoor deck for recreation.
- To be placed in the north-east corner of the lease area, the residence will be approximately 100 metres from the public arena and is not on street frontage requiring screening (**Attachment B**).
- The demountable will be placed in an existing cleared area.
- Mains water lines are already on-site for an existing shower near the proposed location of the dwelling. A new septic system will need to be connected by a certified plumber.

This proposal also supports the *Strategic Community Plan 2012-2022, specifically;*

*Goal 3: Protection and Enhancement of lifestyle values, community facilities and the environment to provide safe and inviting communities.*

## STATUTORY IMPLICATIONS

*Town Planning Scheme No. 7 – Kununurra Townsite and Environs  
Definition and Zoning*

The Kununurra Road Grounds comes under the Kununurra Townsite South-East Map 11 within a Parks and Recreation Zone. As per the Scheme, the purpose of a park and recreation reserve is;  
*To identify and protect land utilised or intending to be utilised for local recreational needs.*

A Caretaker's Dwelling is defined as;  
*a dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, operation or plant.*

This proposal adheres to the conditions of Clause 5.11.2 Development Requirements for Caretaker's Dwelling.