Hopetoun Caravan Park Redevelopment Plan

Masterplan Report

YARRIAMBIACK SHIRE COUNCIL
September 2023

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Executive Summary

Hopetoun is a rural service centre in Victoria's Southern Mallee. There are a number of attractions in the region including the national parks and wilderness areas and the flora and fauna reserves that are popular with camping enthusiasts. Recently the Silo Art Trail as a tourist attraction has embraced the indigenous culture and spirit including the settlement history of the Wimmera and Mallee. Well-known artists were commissioned to depict the spirit of the Mallee as large paintings on the side of concrete grain silos.

The township of Hopetoun has several natural attractions such as Lake Lascelles and Lake Coorong. Lake Lascelles has a special connection to the Hopetoun Caravan Park as part of the lake's foreshore reserve joins the south-east section of the caravan park. Lake Coorong is only 2 kilometres east of the township.

Hopetoun hosts a number of annual events. For example, the Annual ANZAC week bowls tournament held at the Hopetoun Bowling Club attracts bowlers from South Australia, New South Wales and throughout Victoria to the week-long bowls competition. The caravan park is conveniently located to the immediate east boundary of the bowls club, as a result the caravan park during ANZAC week is full to capacity and Lake Lascelles foreshore caters for overflow camping for some bowlers and also for other events held in the region.

The caravan park is approximately 2 hectares in area and currently there are 28 powered sites for caravans, 7 tent sites and 8 cabins, 2 of which are council owned and managed. There is a small amenities block, laundry and a picnic shelter. There is a substantial amount of shade trees and the expanse of grass in the more open areas is a valued attribute of the caravan park.

Consultation with stakeholders clearly demonstrated support for the caravan park in terms of its physical presentation, however there are a number of issues that are restricting proper use and enjoyment for visitors using the caravan park. The key issues are the inadequate power supply, the lack of mains water pressure and the difficulty in finding sites due to poor numbering of the sites on kerb lines. The amenities block needs to be made DDA accessible with a separate accessible toilet and shower and external path threshold improvements.

Two of the key directions for Yarriambiack Shire Council to consider are the possible expansion of the caravan park to the west at the bowling club's former bowling green and the future management direction of park. This report recommends that Council continue to manage the park for the next three years as it recovers from the COVID period. Council should then consider other management options.

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1. Purpose of Masterplan

The purpose of the masterplan is to:

- Identify the future works that should be undertaken at the caravan park and give priority to the works.
- Discuss the future management options for the caravan park.

2. Hopetoun and Region

Hopetoun is a rural service township in Victoria's Southern Mallee. The township is located on the Henty Highway approximately 335 kilometres by road north-west of Melbourne. The nearest main towns are Warracknabeal 65 kilometres by road to the south and Ouyen 115 kilometres by road to the north. The Mallee's climate is semi-arid with rainfall in Hopetoun being approximately 340mm per annum. Further north at Mildura the annual rainfall is 270mm, most of the rain falls in the winter months. In comparison Melbourne's average rainfall is around 650mm per annum.

The name "Mallee" comes from the Aboriginal word for the characteristic form of the small multi-trunked eucalypts that grow throughout the entire Mallee (north-west Victoria) and extend into South Australia and Western Australia. Aboriginal people mainly frequented creeks and rivers in the region, without inhabiting the more inhospitable central Mallee region. Water holes and soaks throughout the region enabled Aboriginal people to move to and from the Murray River to the more hospitable region of southern and central Victoria.
Lake Coorong is only two (2) kilometres east of Hopetoun and was an important meeting place for Aborigines travelling to meet and to trade possessions. European settlement by the 1850's saw bitter clashes between early settlers and Aboriginals and slowly tribes disbanded. There are many cultural heritage sites throughout the Mallee particularly around wetlands, lakes, creeks and rivers. Sheep were grazed in amongst the Mallee eucalypts by squatters, then squatting was regulated by the Crown Lands Department and land holdings were granted to former gold miners from the 1860s. By the 1870's the Mallee was over-run by plagues of rabbits and wild dogs. As a consequence, many of the early land holdings were abandoned.

Edward Lascelles was largely responsible for transforming the Mallee scrub to grain and sheep production. During the latter part of the 19th Century, Lascelles ran a number of large properties in the region and lived for a period of time in Hopetoun. He named his home and the town Hopetoun, after his friend Lord Hopetoun, who was the Victorian Governor from 1889- 1895 and the first Governor – General of Australia (1901-1903).

The government introduced a range of land holding grants and the State Rivers and Water Supply Commission was established to enable further settlement of inland areas more distant from rivers. Following World War-I, soldier settlements were established where land was granted to ex-servicemen between 1920- 1924. Most settlements were close to Mildura and later extended into the dry-land areas to the south. Due to the significant clearance of the Mallee eucalypts and undergrowth of indigenous plants, combined with the inexperience of settlers in managing semi-arid land, droughts, erosion and the economic depression of the early 1930's, many farms were abandoned.

It has only been in the past two decades where improved land management, the breeding of more drought resistant grain crops, ground water monitoring and revegetation, has improved groundwater resources and reduced salinity that had plagued the region since the 1930's.

Agriculture is the prime industry in the surrounding district with a combination of grain crops, sheep for wool and meat production, goats, poultry and pigs are the main sources of rural incomes.

Hopetoun is situated on Yarriambiack Creek and under the traditional skies and the waterways and lands of the Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagulk Aboriginal people. Hopetoun is within the Shire of Yarriambiack and Warracknabeal is the main service centre within the Shire and Hopetoun is one of seventeen townships and rural settlements within the shire. Yarriambiack Shire Council has identified the opportunity to revitalize the Hopetoun Caravan Park, in particular by expanding the number of powered caravan sites on the former bowling green to the west adjacent to the existing caravan park.

There are several significant tourist attractions within the area. Locally, Lake Lascelles provides boating, fishing and swimming for locals and visitors. The wide grassed leisure space to part of the western shoreline offers families a safe environment to allow children to play along the water's edge and on the grass. On the western shoreline of the lake, there is the architecture award winning accommodation "Bush Retreat". There are two metal grain silos, themed cabins and group air-conditioned dormitories all with a rustic and strong timber typology. There are free camping sites around the lake's water front and the bush areas behind and powered caravan sites and the shire's caravan park has separate sites to the lake's foreshore.

Thirty kilometres north-west of Hopetoun is Wyperfeld National Park that covers 357,017 Hectares and further north, the Big Desert which covers 141,749 Hectares and Sunset Country which covers 633,000 Hectares. These are remote parks and popular for four-wheel drive and camping enthusiasts. Sections of Wyperfeld National Park are suitable for 2WD vehicles and The Eastern Lookout Nature Drive provides an introduction to the magnificent stands in Black Box, River Red Gum and Native Cypress Pine trees and understorey plant species of the Mallee, which is home to a diversity of animals, reptiles and insects.

The Wathe Flora and Fauna Reserve is located 25 kilometres distance north of Hopetoun toward the township of Patchewollock. The Reserve is an important breeding ground for Mallee Fowl who construct distinctive dome-shaped sand mounds in which eggs are incubated within the mounds. The park is on a sand base and only 4WD vehicles should venture into the park.

Recently Silo Art has been welcomed into the Northern Wimmera and Southern Mallee. Well-known artists were invited to suspend themselves high up against the concrete grain silos to paint large scale murals that celebrate indigenous culture, the environment, agriculture, farmers and farm animals. Most of the concrete silos are eighty to ninety years old and stand as beacons or landmarks on rural roads. The artwork is of exceptional quality and relevant to the history, settlement and culture of the Wimmera and Mallee. The Yarriambiack Shire Council partnered international street art agency Juddy Roller, the Brim Active Community Group and Grian Corporation State and Federal Governments to sponsor the Silo art works. The artwork has drawn international attention as an attraction.

3. Hopetoun Caravan Park

3.1 Location, elements, management and maintenance

The Hopetoun Caravan Park is located on Crown Land off Austin Street in Hopetoun. The caravan park is irregularly shaped and is around 2 hectares in area. It is bounded by Austin Street to the south, Henty Highway to the north, the Hopetoun Tennis Club, Hopetoun Bowls Club and residential properties to the west and Hopetoun Reservoir to the east.

The caravan park became operational in the mid-1960s. It comprises eight (8) cabins, twenty-eight (28) powered sites and seven (7) non-powered sites, a brick amenities block, grassed and treed areas and a BBQ shelter (see the Existing Conditions Plan A). Six of the cabins are privately owned/leased by a group of residents and two are owned by the Yarriambiack Shire Council are to be named "Lascelles" and "Corrong". All the cabins are available for rental.

The caravan park is directly managed by the council. A staff member from the Council's Northern Works Team performs the management tasks, including the coordination of bookings. Council is responsible for the maintenance of the caravan park apart from the resident owned cabins.

3.2 Usage and operational costs

The peak periods for usage of the park are as follows:

- Christmas/New Year period
- School holidays especially summer
- Long weekends – Labour Day, Australia Day
- Easter
- ANZAC weekend bowl tournament

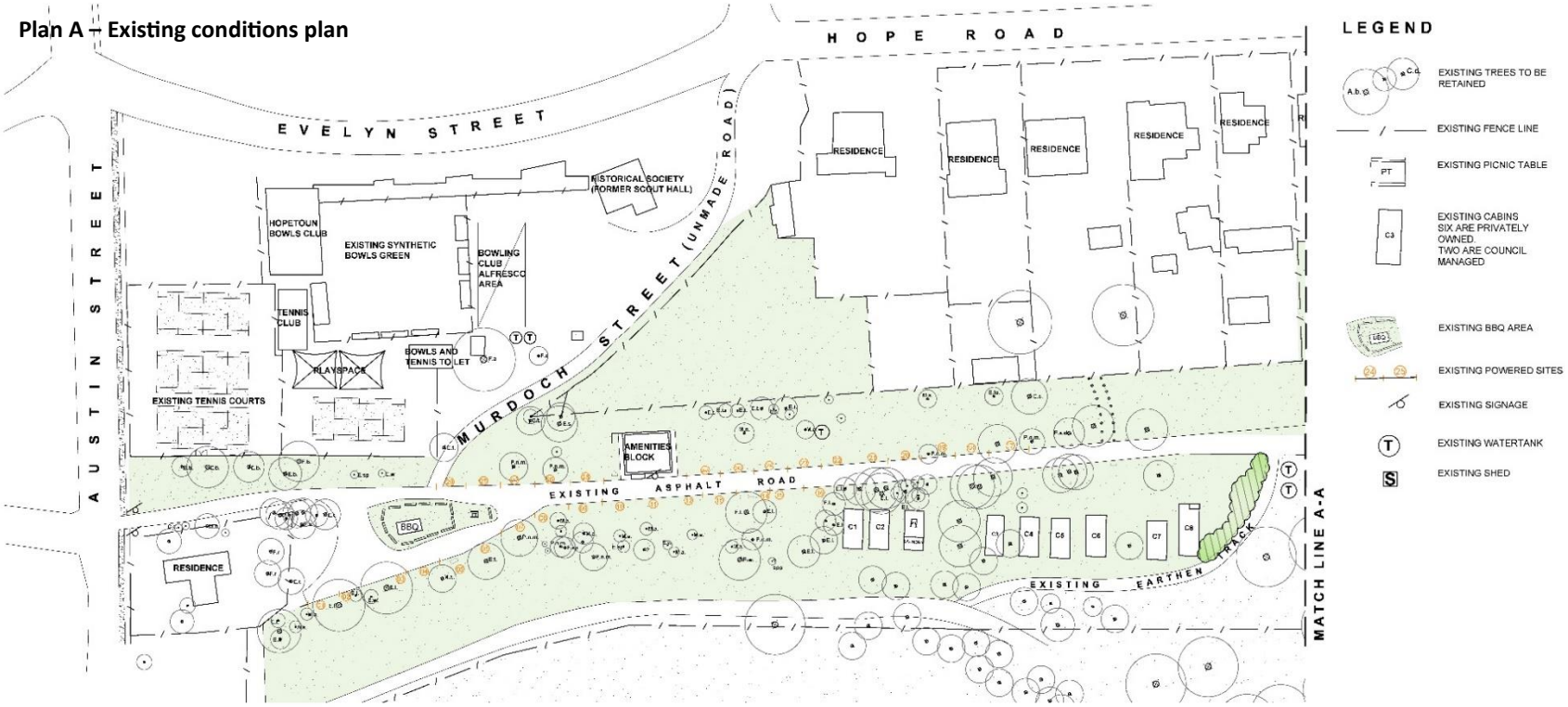
Full year visitor numbers have not been recorded since the 2021 COVID year. However, anecdotally it is considered that numbers have returned to and are probably exceeding pre-COVID levels.

Hopetoun Caravan Park is budgeted to operate in financial surplus in 2023/24 - $29.5K. The key elements of the budget are as follows:

- Estimated total income - $91K, site fees $40K, cabin fees $51K.
- Estimated total expenditure - $61.5K, includes caretaker costs, cleaning costs of cabins, maintenance and repair activities, power, gas, water and depreciation.

Note: Council operates 3 caravan parks, total income from this cost centre is budgeted as $333K and expenses of $220K.

Plan A – Existing conditions plan



EXISTING TREE LIST :

KEY	BOTANIC NAME	COMMAN NAME
A.s.	ACACIA STENOPHYLLA	RIVER COOBA
C.c.	CALLITRIS DOLLIMELLARIS	NATIVE PINE
E.b.	EUCALYPTUS BOTRYOIDES	MAHOGANY GUM
E.c.	EUCALYPTUS CAMALDULENSIS	RIVER RED GUM
E.l.	EUCALYPTUS LEUCOXYLON	YELLOW GUM
E.lu	EUCALYPTUS LARGIFLORENS	BLACK BOX
E.f.	EUCALYPTUS FORRESTIANA	FUCHSIA GUM
E.s.	EUCALYPTUS SIDEROXYLON	IRONBARK
E.sp	EUCALYPTUS SPATHULATA	SWAMP MALLET
E.t.	EUCALYPTUS TORQUATA	CORAL GUM
E.w	EUCALYPTUS WOODWARDII	LEMON FLOWERED GUM
F.s.	FRAXINUS ANGUSTIFOLIA	DESERT ASH
F.r.	FRAXINUS RAYWOOD	CLARET ASH
M.h	MELALEUCA HALMATURORUM	SOUTH AUSTRALIAN SWAMP PAPER-BARK
P.n.m.	PINUS NIGRA MARITIME	CORSICAN PINE

L1 - EXISTING CONDITION PLAN - HOPETOUN CARAVAN PARK

YARRIAMBIACK SHIRE COUNCIL

SCALE 1:500 (AT SHEET)

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Amendments:

Print Issue:

Title: L1- Existing Condition Plan - Hopetoun Caravan Park

Client: Yarriambiack Shire Council

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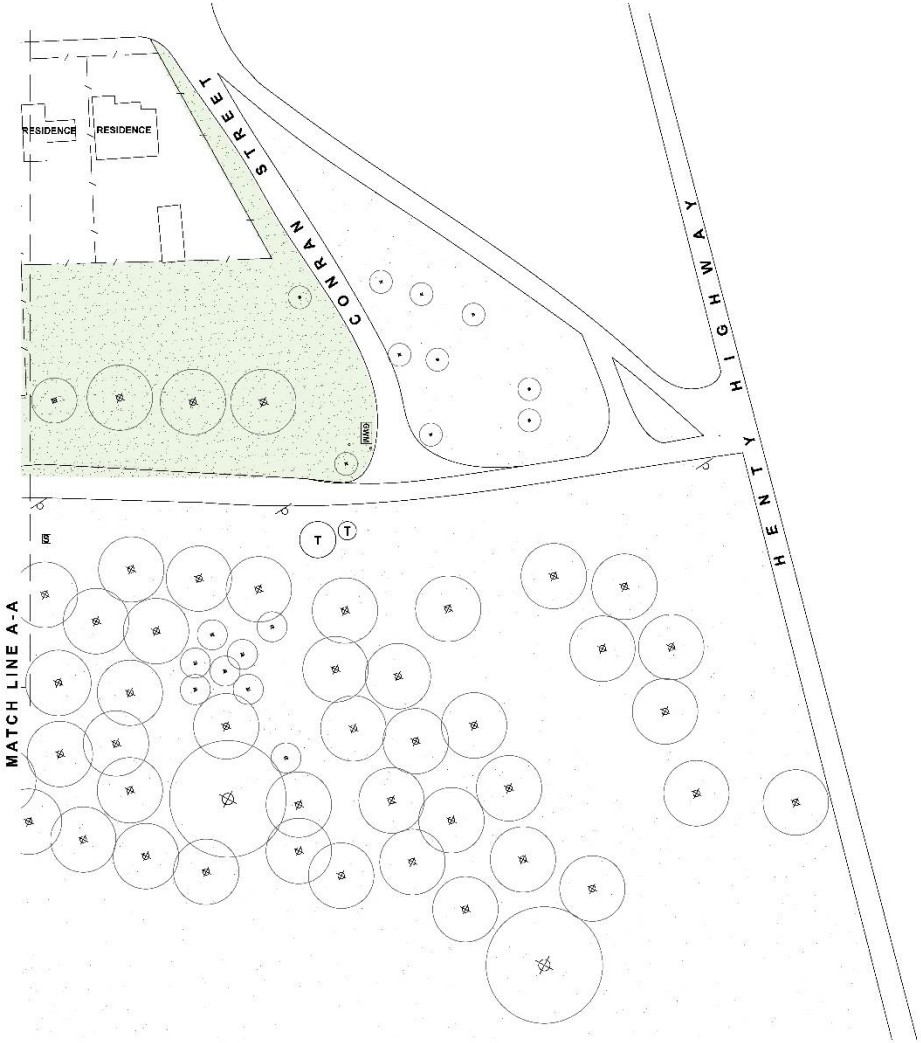
Drawn: ST / DS
Date: 30.05.2023
Project No.: 23-016
Cad File:
Drawing No.: Sheet 1 of 2



LEGEND

- EXISTING TREES TO BE RETAINED
- EXISTING FENCE LINE
- EXISTING WATERTANK
- EXISTING SHED
- EXISTING SIGNAGE

L2- EXISTING CONDITION PLAN - HOPETOUN CARAVAN PARK

YARRIAMBIACK SHIRE COUNCIL

SCALE 1:500 (A1 SHEET)

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Date: 30.05.2023
Project No.: 23-016
Cad File:
Drawing No.: Sheet 2 of 2

3.3 Attributes of the Park

The positive and not so positive features of the caravan park are as follows:

Positive

- Close proximity to Lake Lascelles, Hopetoun's main street, tennis club, bowls club and swimming pool
- Prominent, central and quiet location - frontages to highway and Austin Street leading to Lake Lascelles
- Accessibility of the Park – two vehicle access points.
- Spacious, uncluttered park area with minimal structures and attractive view-lines.
- Shape and configuration of Park promotes easy vehicle movement. Some sites are drive through, suitable for large vans
- Centrally located amenities block.
- Mix of accommodation options – cabins, powered sites, unpowered sites, some tent sites.
- Comparatively large sites.
- The grass lawn areas and shelter.
- Canopy tree cover over most powered sites providing good shade.
- Good framework of mainly native trees in the park.
- Cabin 8 has disabled access ramps.

Not so positive

- Inadequate power supply capacity issues associated with cabins can impact on powered sites.
- Small and cramped amenities block. Tiled areas difficult to clean. Benches in poor condition.
- Lack of disability access to the amenities block and no disability toilet/shower.
- Drainage issues in front of cabins 7 and 8.
- Site numbering on kerb lines is difficult to read. Some powerheads do not have correct site numbers.
- Water pressure for fire hoses just sufficient for the existing facilities. Any additional van sites will require new fire hose reels, water storage tanks and water pressure upgrades for firefighting to meet compliance regulations.
- Inadequate sullage disposal systems – currently above ground across some sites.
- Poor presentation of the adjoining bowling club's toilet block and metal storage sheds.

4. Operating environment

4.1 Relevant legislation

Caravan parks in Victoria are regulated under the Residential Tenancies Act 1997 (notably Part 14) and the Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010. The Tenancies Act outlines the residency rights and duties of people staying in caravan parks (Parts 4 and 4A) and provides for the regulation of caravan parks and movable dwellings (Part 14). Part 14 of the Act contains key definitions which are important in understanding the Regulations, prescribes obligations of owners in respect to fire safety and emergency management planning, and provides for caravan park inspections and proceedings for offences. The Tenancies Regulations set out the following requirements for operating a caravan park in Victoria:

- Registration with Council and associated duties of owners
- Standards for fire safety and emergency management planning in caravan parks
- Construction standards and installation requirements for movable dwellings in caravan parks
- Standards for services and amenities and the maintenance of sites and dwellings.

The clauses/provisions of the Act and Regulations that have relevance to or should be considered in developing the Hopetoun Caravan Park Masterplan are as follows:

- Caravan parks must be registered with their respective Council
- The owner of the park or their representative must:
  - Be available at the park during normal office hours
  - Be contactable at all times in the case of emergency
  - Ensure that emergency services vehicles can access the caravan park at all times without delay.
  - Maintain a register of the names and addresses of residents and short-term occupiers and their arrival and departure date.
- A plan of the layout of caravan park must be displayed in a prominent position at the park office or other place determined by the council.
- The park must provide and maintain suitable firefighting equipment and distance between UMDs, rigid annexes, caravan sites and other structures in the caravan park as per the relevant requirements set out in the CFA Caravan Park Fire Safety Guideline 2012 (the CFA Guideline).
- The park must offer (or if built before June 2010 must be working towards offering) the following amenities:
  - A continuous and adequate supply of water must be available to all caravan park sites and sanitary and laundry facilities
  - Hot water must also be supplied to all sanitary and laundry facilities
  - The discharge of sewage and waste water from movable dwellings must be either to a reticulated sewerage system or to an approved septic system or such other system as is approved by Council
  - Sanitary facilities must be provided for all occupants of the caravan park. A shower, WC and basin must be provided for every 10 sites that do not have private facilities. A smaller number of male WCs can be provided if urinals are supplied
  - Laundry facilities must be provided for sites which do not have private laundry facilities. The minimum requirements are a wash trough, washing machine, dryer or 25m of clothes line, and an ironing board and power outlet for every 25 long term sites or part thereof
  - Lighting must be provided to illuminate pathways, roadways, common areas and recreation areas that are in regular use.

Note: State building and access codes are also relevant to the structures at Hopetoun Caravan Park. Other acts and regulations may become applicable if the park was to expand its operation. For example, the Food Act 1984 would become applicable if the Park decided to operate a kiosk.

4.2 Trends in caravan park usage and design

Current trends in caravan park usage and design are as follows:

- Victoria recorded the highest number of recreational vehicle (RV) registrations in 2021 (towable and motorhome) – behind Queensland, but ahead of NSW.

- Victoria had the 3rd highest number of domestic caravan trips – behind Queensland and NSW.
- The past decade has seen the highest number of RV sales on record. Both towable and motorhome sales were higher than the previous decade, with the largest increase occurring in long caravans (longer than 6 metres). Imports of caravans are at an all-time high.
- The average length of stay in a caravan park is 4 days compared to 3.9 days for all commercial accommodation..
- In terms of lifestyle segments and caravan park usage, the family market is the strongest. In the past ten years, there has been strong growth in the 'older non-working' and 'long haul travel' segments.
- 48% of caravan trips in Victoria occur in the March quarter and only 10% in the September quarter. In contrast, 50% of Northern Territory trips occur in the September quarter and only 4% in the March quarter.
- Cabins are the most popular accommodation option in caravan parks for short stay trips (three days or less). Staying in caravans (or other towable recreational vehicles) is the most popular option for longer trips (over 3 days).
- In 2022, cabins contributed 65% of Victoria's caravan park revenue, followed by powered sites (32%) and unpowered sites (3%).

5. Attractions/Events

There are a number of significant attractions and events held in and near Hopetoun that draw people to Hopetoun and some to the caravan park. These include:

- Lake Corrong walking trails
- Hopetoun Powerhouse (arts facility)
- Hopetoun healthy walking trails
- Corrong Homestead (museum)
- Lake Lascelles and the Mallee Bush Retreat
- Silo Art Trail in the Southern Mallee Region
- Lake Tyrell
- Wyperfeld National Park
- Hopetoun Bowling Club's Annual Easter Tournament

6. Consultation

The following groups/individuals were asked to give their views about the issues that need to be discussed/addressed at the Caravan Park and any improvements that are needed:

- Council officers involved in the management and maintenance of the Park
- Private cabin owners
- Hopetoun Bowls Club
- Hopetoun Tennis Club

A summary of their key responses is as follows:

- There is scope for the park to expand into some of the space occupied by the former turf bowling green that was recently decommissioned. The expansion can then connect to Evelyn Street. The southern

portion of the former bowling green has recently been constructed as an Alfresco dining area for social use by the bowls club.

- The grassed areas in the park are highly valued by caravan park visitors.
- The toilet/shower block is well maintained but has non-compliant access to its eastern side against the sealed access road.
- The lack of electricity capacity is the major constraint to providing more caravan sites at the park. It is also an inconvenience to caravaners, cabin occupants and to surrounding residents, who are called on to provide extension leads from their properties to assist in providing power. Consideration should be given to supplementing the existing power supply with solar.
- There is no disabled access at the amenities block. There is limited internal space in the block for wheelchairs and gophers and stretcher access in case of an accident. The amenities block needs to be made DDA compliant with respect to external access and internal set out.
- There is scope for the expansion of the toilet block – through re-configuration and consolidation of the storage space to the northern side of the block. There is potential to create disabled access as an accessible toilet within at the current storage space.
- The presentation of the park's interface with the bowls club's cream brick toilet block and two small maintenance sheds needs improvement. Vertical timber cladding set against the brickwork, would be a simple and effective treatment to better present the east and north side of the building. The two storage sheds could be removed as they are no longer needed.
- The park suffers from poor water pressure. The water supply will need to be upgraded, if more sites are to be provided to enable fire protection compliance.
- Flooding occurs to the frontage at cabins numbers 7 and 8. This needs to be remedied.
- The earthen vehicle through-route north of Cabin No 8 is dangerous and should be removed or reconfigured to slow down vehicles.
- The bowls club hosts the annual Carnival Week held over the ANZAC Day week. The event attracts bowlers from regional New South Wales, Victoria and South Australia. The Park is full to capacity during this event. The bowlers are mostly positive about their stays and the facilities provided at the Park.
- Sullage water from vans is disposed of above ground. A proper sullage disposal system is required.
- Consideration should be given to providing a third entry point to the caravan park off Murdoch Street, which currently is an unmade road.

7. Management options

Council owned caravan parks are essentially managed in one of three ways – community management, contract management or direct council management. The details of the different arrangements and their benefits and disadvantages are discussed below.

7.1 Community management

Community management can have two forms - committee of management (COM) or a local not for profit group could be engaged to run the caravan park. In a committee of management arrangement, selected local residents would come together to form a committee. The committee would manage the caravan park under a lease or similar agreement with Yarriambiack Shire Council and be responsible for the day-to-day operation of the caravan park (including financial management). Council would be responsible for maintenance and capital upgrade and for ensuring compliance with the lease or other agreement. In a 'not for profit group' management arrangement, a community organisation manages the facility under a lease or similar agreement. The community organisation

would have similar responsibilities to a COM – responsible for the day-to-day operation of the caravan park. This arrangement would be typically applied when a respected and capable organisation offers or is encouraged by the Council/community to undertake the management role.

The benefits of community management are:

- It can foster community involvement and social interaction which helps to build community.
- It helps to build the skills of local people in management, communication etc (mainly at COMs).
- It can keep council's costs down with the COM or local organisation running the caravan park and contributing to minor and sometimes major improvements.

The disadvantages are:

- In a COM arrangement, conflict may occur in the committee, recruiting people for the committee may be difficult, there may be no-one on site to provide information, resolve usage issues etc.
- There is sometimes uncertainty over the roles and responsibilities of council and the COMs.
- The COM or local organisations may find the management role too onerous and withdraw their assistance.

7.2 Contract management

In a contract management arrangement, an external manager would be contracted to manage the park. The responsibilities of the manager would be specified in a contract. The responsibilities could be limited to the running of the caravan park; in some cases, they may also involve maintenance of the caravan park. Typically, the manager would be paid a fee to undertake the contract.

The benefits of contract management are:

- A contract manager is likely to have experience in a similar role and be a skilled operator.
- There should be no confusion over the responsibilities of council and the manager (specified in the contract).
- It can be a less costly form of management than council management.
- The contract manager is independent – from council and users.

The disadvantages are:

- The contract must be supervised by council. There is time involved in this.
- Resolution of contract issues can be difficult and sometimes protracted.
- The contractor may not have a strong interest in the caravan park.

7.3 Direct Council management

Under this arrangement, Yarriambiack Shire Council would directly manage the caravan park – approves hire, processes occupancy agreements, issues invoices, coordinates use, resolves operational problems etc. The positive aspects of council management are as follows:

- Council has the resources in place to effectively undertake the management role - administration systems and support, mediums to promote the caravan park.
- Council has the capacity to maintain and present the park in a safe, clean, structurally sound and attractive condition.

The negative aspect is that the local community would not be involved in the management and operation of the caravan park and may not have a sense of community ownership. It is likely to be a more costly option than community management. Council management may also not be as responsive as community management.

7.4 Future considerations

The current management arrangement at the caravan park (Council's works team) is working well and seems to be supported by council staff, the local community and the private cabin owners. No concerns were raised about management or council's involvement in the caravan park during the consultation process for the masterplan.

The other options – COM, local group or contractor – could possibly be equally successful at the caravan park. As the caravan park rebuilds after COVID, it may be wise to continue the present arrangement. However, Yarriambiack Shire Council should consider the other options in the future.

8. Summary of key findings

The key findings of the master planning process were as follows:

- Hopetoun Caravan Park has several positive attributes including its close proximity to Lake Lascelles, Hopetoun's main street, tennis club, bowls club and swimming pool and its balanced mix of accommodation options – cabins, powered sites, unpowered sites, some tent sites. It also has some not so positive features which include:
  - Inadequate power supply capacity issues associated with cabins can impact on powered sites.
  - Small and cramped amenities block. Tiled areas difficult to clean. Benches in poor condition.
  - Lack of disability access to amenities block and no disability toilet/shower.
  - Drainage issues to front of cabins 7 and 8.
  - Water pressure for fire hoses just sufficient for the existing facilities. Any additional van sites will require new fire hose reels, water storage tanks and water pressure upgrades for firefighting to meet compliance regulations.
  - Inadequate sullage disposal systems – currently above ground
  - Poor presentation of the adjoining bowls club's toilet block and metal storage sheds.
- With respect to legislation, the caravan park is required to comply with the provisions of the Residential Tenancies Act 1997 (notably Part 14) and the Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010. The clauses/provisions the have relevance to or should be considered in developing the Hopetoun Caravan Park Masterplan are as follows:
  - The owner of the park or their representative must be available at the caravan park during normal office hours
  - Emergency services vehicles can access the caravan park at all times without delay.
  - A plan of the layout of caravan park must be displayed in a prominent position at the park office or other place determined by the council.

- The caravan park must provide and maintain suitable firefighting equipment and distance between UMDs, rigid annexes, caravan sites and other structures in the caravan park as per the relevant requirements set out in the CFA Caravan Park Fire Safety Guideline 2012 (the CFA Guideline).
- The caravan park must offer or be working towards offering the following amenities:
  - A continuous and adequate supply of water to all caravan park sites and sanitary and laundry facilities.
  - Hot water to all sanitary and laundry facilities.
  - Waste water discharged to a reticulated sewerage system, an approved septic system or such other system as is approved by council.
  - Sanitary facilities for all occupants of the caravan park. A shower, WC and basin must be provided for every 10 sites that do not have private facilities. A smaller number of male WCs can be provided if urinals are provided.
  - Laundry facilities for sites which do not have private laundry facilities. The minimum requirements are a wash trough, washing machine, dryer or 25m of clothes line, and an ironing board and power outlet for every 25 long term sites or part thereof.
  - Lighting to illuminate pathways, roadways, common areas and recreation areas that are in regular use.

- The key stakeholders involved in the caravan park listed the following priorities for improvements at the caravan park:
  - Expanding the caravan park to provide more powered sites on some of the space occupied by the former turf bowling green that was recently decommissioned.
  - Upgrading and increase the electrical capacity within the caravan park.
  - Expanding and upgrading the amenities block and making it disability accessible
  - Improving the presentation of the caravan park's interface with the bowls club's cream brick toilet block and two small maintenance sheds
  - Improving the water pressure and supply within the caravan park
  - Flooding occurs at the frontage to cabins numbers 7 and 8. This needs to be remedied.
  - Installing an appropriate sullage disposal system
  - Giving consideration to providing a third entry point to the Park off Murdoch Street.

9. Masterplan

9.1 Key objectives

The key objectives of the Park masterplan are to:

- Ensure the caravan park complies with relevant legislation.
- Ensure the future redevelopment of the caravan park takes into consideration contemporary trends in the design and use or caravan parks, camping areas and recreational vehicles.
- Improve disability access at the caravan park and enhance the experience of Park users.
- Provide more powered site capacity.
- Rectify physical deficiencies that are impacting adversely on the proper operation of the caravan park.

9.2 Key directions plan

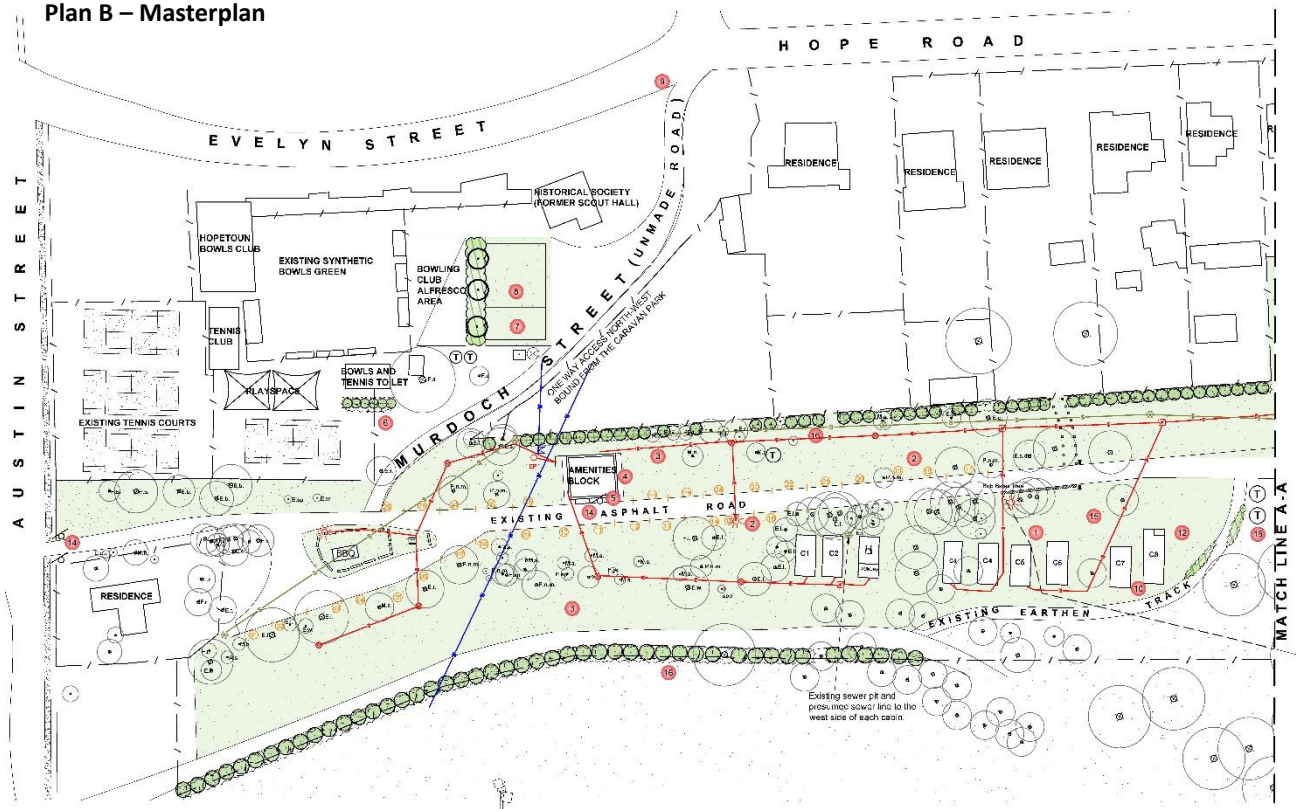
The key directions for the Park are described in Table 1 and illustrated in Plan B.

Table 1 – Key Directions Plan

Number	Description	Opinion of probable cost $	Implementation priority (High – H, Medium – M and Low – L)
1	Upgrade the capacity of the existing power supply to cater for the existing powered sites and cabins.	8,000	**H**
2	Establish permanent site numbering that are clearly marked to the existing sites.	3,000	**H**
3	Provide new additional power heads along north-west boundary with clear site numbering to the existing sites.	22,000	**M**
4	Provide disabled path access to the existing amenities block and a separate accessible shower, toilet and hand basin in part of the current storage room as a separate bathroom with tiled walls and a non-slip floor.	80,000	**H**
5	Upgrade benches in the existing amenities block and replace floor tiles including the laundry floor tiles.	45,000	**L**
6	Improve the connectivity between the caravan park and the bowl's club. Enhance the presentation of this area of the park. Construct timber screen fencing, including planting of large shrubs to the east side of the bowl's club cream brick toilet block and in front of the two water tanks.	28,000	**M**
7	Increase the water capacity for the new additional/overflow sites to the west.	3,000	**M**
8	Establish additional van sites to the area to the west and to part of the former bowling green. Allow for long vehicles and caravans. Provide power to each new site. Murdoch Street is to be one way access north-west bound.	52,000	**M**
9	Establish a second access at Evelyn Street with directional and welcoming signage. Murdoch Street is to be one way access north-west bound.	132,000	**M**
10	Diversion of the poorly drained area to the front of cabins № 7 and 8 to rectify the drainage issues by piping the drainage water to the wetland approximately 100 metres north east of the park.	10,000	**H**
11	Provide flood zone warning signage to the north-east of the cabins.	8,000	**M**
12	Provide planting as a staggered chicane across the existing earthen track to the northern end of cabin № 8, to reduce vehicle speed. This will deter motorists using the track as a short-cut between the Henty Highway and Lake Lascelles.	10,000	**M**
13	Establish and upgrade greywater management of the park. This includes the provision of sullage pits shared between sites throughout the park, to then connect into the main sewer line running alongside the west side of the cabins.	25,000	**L**
14	Provide wayfinding, rules & cabins signage and a map of the park at the entrances and centrally located at the amenities block.	12,000	**H**
15	Upgrade cabin power supply as per Laser Electrical quote of March 2023.	28,000	**H**
16	To the east and west boundary lines of the park, establish large shrubs and groundcovers within dedicated garden beds 1.5 metres wide. Initial maintenance, particularly watering would be required. Provide a drip-emitter in-ground automatic irrigation system. Include planting and irrigation to the chicane, north of cabin 8.	35,000	**M**

See Appendix C for a more detailed analysis and description of the opinions of probable costs

Plan B – Masterplan



KEY DIRECTIONS

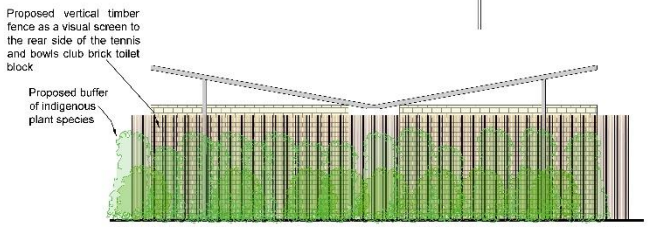
1	Review the capacity of the existing power supply at the park to cater for the existing powered sites and cabins. Upgrade the supply, if required.
2	Establish permanent site numbering that are clearly marked to the existing sites.
3	Provide new power heads with clear site numbering to the existing sites.
4	Provide disabled access to the existing amenities block and a separate accessible shower, toilet and hand basin in part of the current storage room as a separate bathroom with tiled walls and a non-slip floor.
5	Upgrade benches in the existing amenities block and replace floor tiles including the laundry floor tiles
6	Improve the connectivity between the caravan park and the bowl's club. Enhance the presentation of this area of the park. Construct timber screen fencing, including planting of large shrubs to the east side of the bowlclub's cream brick toilet block and in front of the two water tanks.
7	Increase the water capacity for the new additional/overflow sites to the west.
8	Establish additional van sites to the area to the west and to part of the former bowling green. Allow for long vehicles and caravans. Provide power to each new site. Murdoch Street is to be one way access north-west bound.
9	Establish a second access at Evelyn Street with directional and welcoming signage. Murdoch Street is to be one way access north-west bound.
10	Rectify the drainage issues at cabins 7 and 8 by piping the drainage water to the wetland approximately 100 metres at the north east of the park.
11	Provide flood zone warning signage to the north-east of the cabins.
12	Provide planting as a staggered chicane across the existing earthern track to the northern end of cabin № 8. to reduce vehicle speed. This will deter motorists using the track as a short-cut between the Henty Highway and Lake Lascelles.
13	Establish and upgrade greywater management of the park. This includes the provision of sullage pits shared between sites throughout the park, to then connect into the main sewer line running alongside the west side of the cabins.
14	Provide wayfinding signage and a maps of the park at the entrances and centrally located at the amenities block.
15	Cabins to be upgraded as per the Laser Electrical quote of March 2023.
16	To the east and west boundary lines of the park, establish large shrubs and groundcovers within dedicated garden beds 1.5 metre wide. Initial maintenance, particularly watering would be required. Provide a drip-emitter in-ground automatic irrigation system. Include planting and irrigation to the chicane. north of cabin 8.

EXISTING TREE LIST :

KEY	BOTANIC NAME	COMMON NAME
A.s.	ACACIA STENOPHYLLA	RIVER GOORA
C.c.	CALLITRIS COLUMELLARIS	NATIVE PINE
E.b.	EUCALYPTUS BOTRYOIDES	MAHOGANY GUM
E.c.	EUCALYPTUS CAMALDULENSIS	RIVER RED GUM
E.l.	EUCALYPTUS LEUCOXYLON	YELLOW GUM
E.m	EUCALYPTUS LARGIFLORENS	BLACK BOX
E.f.	EUCALYPTUS FORRESTIANA	FLOWERING GUM
E.s.	EUCALYPTUS SIDEROXYLON	IRONBARK
E.sp.	EUCALYPTUS SPATHULATA	SWAMP MALLET
E.t.	EUCALYPTUS TORQUATA	COTTAL GUM
E.w	EUCALYPTUS WOODWARDII	LEMON-FLOWERED GUM
F.a.	FRAXINUS ANGUSTIFOLIA	DESERT ASH
F.r	FRAXINUS RAYWOOD	CLARET ASH
M.h.	MELALEUCA HALMATURORUM	SOUTH AUSTRALIAN SWAMP PAPER BARK
P.n.n.	PINUS NIGRA VARITIVE	CORSICAN PINE

LEGEND

- EXISTING TREES TO BE RETAINED
- EXISTING FENCE LINE
- EXISTING PICNIC TABLE
- KEY DIRECTION POINTS
- EXISTING CABINS SIX ARE PRIVATELY OWNED TWO ARE COUNCIL MANAGED
- EXISTING PARK BANK
- EXISTING SHED
- EXISTING BBQ AREA
- EXISTING POWERED SITES
- EXISTING SIGNAGE
- PROPOSED VERTICAL TIMBER FENCE AS A VISUAL SCREEN TO THE REAR SIDE OF THE TENNIS AND BOWLS CLUB BRICK TOILET BLOCK AND PROPOSED PLANTING TO THE FRONT OF THE FENCE REQUIRED
- PROPOSED TREES AND SHRUBS AROUND NEW SITES OF THE EXTENDED CARAVAN PARK
- PROPOSED LONG VEHICLE CARAVAN PARKING ON PART OF THE FORMER BOWLING GREEN
- PROPOSED NATIVE AND INDIGENOUS LARGE TO SMALL SHRUBS TO THE WATER TREATMENT PLANTS FENCELINE
- EXISTING GRATED DRAINAGE PIT AND REPLACEMENT OF THE BADLY DAMAGED SWALE DRAIN
- PROPOSED NEW HYDRANT LOCATION
- EXISTING UG ELECTRICALLINE
- EXISTING UG SEWERMAIN
- EXISTING UG WATER MAIN
- EXISTING LIGHTS
- EXISTING ELECTRICAL OUTLET BOX
- EXISTING ELECTRICAL POWERPOLE
- EXISTING ELECTRICAL CABINET
- EXISTING WATER HYDRANT



ELEVATION - PROPOSED TIMBER FENCE WITH PROPOSED INDIGENOUS AND NATIVE PLANT SPECIES (SCALE 1:50)

L1- HOPETOUN CARAVAN PARK - MASTERPLAN

YARRIAMBIACK SHIRE COUNCIL

SCALE 1:500 (A1 SHEET)

Amendments:

Print Issue:
24.05.2023 - Issued to A.Fernon
30.05.2023 - Issued to T. Huff and A.Fernon
05.09.2023 - Issued to T. Huff
13.09.2023 - Issued to T. Huff

Title: L1- Hopetoun Caravan Park Masterplan

Client: Yarriambiack Shire Council

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Drawn: DS
Date: 13.09.2023
Project No.: 23-016
Cad File:
Drawing No.: Sheet 1 of 2

L2- HOPETOUN CARAVAN PARK - MASTERPLAN
YARRIAMBIACK SHIRE COUNCIL

LEGEND

- EXISTING TREES TO BE RETAINED
- EXISTING FENCE LINE
- KEY DIRECTION POINTS
- EXISTING WATERTANK
- EXISTING SHED
- EXISTING SIGNAGE

DRAFT KEY DIRECTIONS

7	Increase the water capacity for additional/overflow sites to the west
11	Provide flood zone warning signage to the north-east of the cabins
14	Provide wayfinding signage and a map of the park at the entrances and centrally located at the amenities block centrally located.

NATIVE AND INDIGENOUS PLANT LIST TO:

(a) The fence to the tennis and bowls club brick toilet block and fence to the properties to the west.

- Acacia calamifolia
- Eremophila maculata
- Acacia hakeoides
- Acacia pendula - Small tree
- Helchrysum obcordatum
- Underplating
- Maireana sedifolia
- Rhagodia spinescens
- Rhagodia parabolica
- Eremophila glabra
- Eremophila glabra 'Kalbarri Carpet'

(b) The fence to the adjacent treatment plan

- Acacia calamifolia
- Eremophila maculata
- Atriplex nummularia
- Myoporum deserti
- Acacia hakeoides
- Acacia pendula
- Helchrysum obcordatum
- Underplating
- Maireana sedifolia
- Rhagodia spinescens
- Rhagodia parabolica
- Eremophila glabra
- Eremophila glabra 'Kalbarri Carpet'

(c) Chicane

- Acacia pendula - Small tree
- Atriplex nummularia
- Eremophila glabra
- Rhagodia parabolica

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Client: Yarriambiack Shire Council

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Date: 13.09.2023
Project No.: 23-016
Cad File:
Drawing No.: Sheet 2 of 2

N

SCALE 1:500 (A1 SHEET)

Appendices

Appendix A – Facilities near or at Hopetoun Caravan Park

In Hopetoun Caravan Park

- Existing 28 powered sites with site numbers, 6 privately owned cabins and 2 Council-owned cabins.
- BBQ and seating area with picnic table
- Five fire hose reels
- One laundry and toilet and shower block
- Five water tanks including one used for fire- fighting water tank
- Several signages
- Bins

Around Hopetoun Caravan Park

- Four tennis courts and Hopetoun Bowls Club including playspace and sheds
- Dumping point north- west of the site
- Historical Society Hall
- Mallee Bush Retreat with several accommodation styles – Function room, silos, shearers hut, cow sheds, stables, machinery sheds and grain store
- Free camping sites around the edge of Lake Lascelles including 12 powered sites
- Laurie and Jenny Poulton and Family Memorial Playground

Appendix B – Analysis including attributes and constraints

- Central and prominent location, within the township and good relationship to Lake Lascelles.
- Lake Lascelles is a key drawcard for visitors. There are 120 sites around the lake and the architecture award winning Bush Retreat sites and dormitory are close to the entrance to the lake. The Caravan Park is only 200 metres from the east side to the lake.
  - The Caravan Park is close to the core town centre being only 150 metres east of Lascelles Street, (Henty Highway) the main retail and commercial street in Hopetoun. The Caravan Park adjoins the lake foreshore's wide grassed strip with picnic and amenities facilities and the Bush Retreat Silos and dormitory.

- Small size as a linear corridor space, therefore easy to navigate and find site locations.
- Site numbering on kerb lines are difficult to read, in some cases powerheads do not correspondence with correct site numbers.
  - The linear space provides an identifiable space for first time visitors to navigate their way through the park's sites, although the specific site numbers painted on the concrete channel swale drain either side of the access road are not clear.

- Combination of trees and some grassed areas. Trees provide shade. Interesting Western Australian Gums and Corsican Pines. Several large indigenous Black Box trees
- Some grassed sites for vans particularly to the western side of the sealed access road.
  - Most sites in the Caravan Park have canopy tree cover although generally where there are canopy trees the grass cover is poor, due to shade, root competition and use by caravans and vehicles seeking shade. As reported during the stakeholder meetings, some respondents mentioned grass was an important asset for the park. There is a framework of mainly native trees, being the indigenous Black Box, then trees native to Western Australia of Coral Gums and Swamp Mallets. There are several large Corsican Pines trees scattered through the park.

- Mix of cabins and powered sites
  - There is a good mix of cabins and powered caravan sites. Six of the eight cabins are privately owned and also available for rent. Yarriambiack Shire Council own and manage two of the cabins.

- Comparatively large powered sites
  - The assessment of the Caravan Park indicated that the caravan sites are large and most are in amongst canopy trees providing shade for caravans and their occupants. The drive through sites supported by a secondary earthen track to the east side of the Caravan Park, enables easy parking and manoeuvring of long caravans and vehicles.

- Available space for vans on the former turf bowling green (not to impinge on the alfresco area, currently under construction)
  - The Hopetoun Lawn Bowl's Club is to the immediate west of the Caravan Park. Beyond the western boundary there are the Hopetoun Tennis Club's four acrylic surfaced courts, the bowl's club has a cream brick toilet block and two maintenance storage sheds just beyond the Caravan Park's western boundary. The remainder of the boundary to the west is a vacant, privately owned allotment and several residential properties to the north.

- The bowl's club activities, particularly during Carnival Week encompassing ANZAC Day attracts many visitors.
- A number of annual events are conducted in Hopetoun and the Caravan Park is an ideal place for visitors to stay.
  - The bowl's club hosts the annual Carnival Week held over the ANZAC Day week, draws bowlers from regional New South Wales, Victoria and South Australia. The Caravan Park is full to capacity during this event. There are several other annual events in the district that increase patronage of the Caravan Park.

- Available space for vans on the former turf bowling green (not to impinge on the alfresco area, currently under construction)
  - There is scope for the Caravan Park to expand to the space occupied by the former turf bowling green that was recently decommissioned. The expansion can then connect to Evelyn Street. The southern portion of the former bowling green has recently been constructed as an Alfresco dining area for social use by the bowls club.

- Well maintained, facilities and grass
  - The overall presentation of the Caravan Park is that of a well-maintained park with grassed areas mainly to the western side of the sealed access road.
  - During the consultation with stakeholders' respondents advised the grassed areas are highly valued by patrons. There is a small picnic shelter and electric barbeque unit and picnic table close to the main entrance from Austin Street. The toilet and shower block are well maintained but has non-compliant access to its eastern side against the sealed access road.

- Cabin 8 has disabled access ramps
  - One of the cabins managed by Yarriambiack Shire has a switch-back disabled person's ramp. Consideration should be given for another cabin site to have a disabled access ramp.

Analysis including Key Constraints

- There is a lack of electricity capacity. Electricity upgrades have been planned; Council need to confirm the power supply upgrades.
  - The lack of electricity capacity is the major constraint and inconvenience to caravaners and cabin occupants and to surrounding residents, who are called on to provide power extension leads from their properties to assist in providing power.

- Site numbering on kerb lines are difficult to read, in some cases powerheads don't have the correct site numbers.
  - The re-labelling of site numbers on power heads would make site identification easier, particularly for first time park users.

- No disabled access at the amenities block. Restricted external and internal space for wheelchairs and gophers. Limited stretcher access in case of an accident within the amenities block.
  - The amenities block needs to be made DDA compliant with respect to external access and internal set out. There is potential for a disabled toilet and bathroom facility to be provided within the current storage room and reorganising the storage racks.

- Presentation of adjoining the bowls club's toilet block and metal sheds.
  - The poor presentation to the interface of the bowls club's cream brick toilet block and two small maintenance sheds should be improved through removal of two of the bowl's club storage sheds that are no longer needed, due to the synthetic grass green replacing the former natural grass green. Mowers, rollers and chemicals currently in storage are now not required.
  - The cream brick toilet block services the bowls and tennis club. It does not have direct access to the eastern side addressing the Caravan Park. Vertical timber cladding set against the brickwork and screen planting of indigenous large shrubs, would be a simple and effective treatment to better present the east and north side of the building.

- Water pressure is low, meaning that any additional van sites will require new fire hose reels at set locations and the provision of water storage tanks and water pressure upgrades for firefighting to meet compliance regulations.
  - Caravan parks has strict regulations for fire management and safety with regard to distances between caravans and annexes, water pressure and firefighting capacity.
  - The park suffers from poor water pressure. There are several back-up 45,000 litre tanks to supplement the limited water supply. Council needs to undertake a capacity study as there will be several new caravan sites at the former bowling green.

- Flooding occurs particularly between the frontage of cabin numbers 5 and 6 and to a lesser degree to the frontage of cabin numbers 7 and 8. This is due to the shallow invert level and poor condition of the existing concrete swale beside the access road. This can be improved, by replacing the existing swale drain with a new reinforced concrete swale drain and diverting water by pipeline to the existing low area approximately 100 metres distance from cabins 7 and 8 to the north east of the caravan park.

Appendix C – Opinion of Probable Costs

Below is the Opinion of Probable Costs for implementation of the key actions as prescribed in the Hopetoun Caravan Park Masterplan.

The Shire's input for the management and procurement process is based on Council officers' time as the current manager of the caravan park for the next three years (2023-2026) as recommended in the Masterplan Report.

1. Upgrade capacity of the existing power supply to cater for the existing powered sites and cabins.
   - Management of the power supply study report and investigation by specialists engaged by the shire **$8,000.**
     Note, council has already obtained a quotation from a local electrical contractor to upgrade the power supply to the cabin (refer Item 15).
   - Excludes rectification and upgrade as unknown cost at this stage.

2. Establish permanent site numbering that are clearly marked to the existing sites
   - Erect placards with site numbers near to each of the power heads. Includes artwork and fabrication of signs.
     $3,000.

3. Provide new power heads with clear site numbering to the existing sites. – Low Priority
   - Supply and install eight (8) new power heads to the existing sites and one (1) new powerhead to the expansion site at the former bowling green. **$16,000**
   - At this stage it is assumed the existing wiring and conduit to each power head is satisfactory and doesn't require upgrading.
   - Should upgrading wiring to all eight power heads be required a provisional sum of, assume 8 power heads with 10 metres of conduit and wiring to be replaced. 80 Lm@80/Lm = **($6,400)**
   - Coordination, procurement and grass over trenches **$2,000**
   - Power to the former bowling green, either from the power pole near the cabins or near rear the south hall. Assume approximately 50 Lm of wiring @$80/Lm **$4,000**

4. Provide disabled access to the amenities block and an accessible toilet, shower and hand basin facility in part of the current storage room. This could require a new party wall with tiling, a non-slip floor and lighting. **$65,000**
   - Reconfigure the front concrete pathways to the east side of the amenities block, includes demolition of paths, design and levels for DDA compliance toilet and shower, concrete construction and contractor procurement and co-ordination. **$15,000**

5. Upgrade benches in the existing amenities block and replace floor tiles including the laundry floor tiles
   - Provide new benches within both the female and male toilet facility. Includes project management, contract procurement and detailed measure up, fit out and procurement
     $15,000
   - Within the male and female toilet, shower, and hand basin areas replace the existing small module floor tiles. Replace the small module floor tiles to the floor of the laundry with larger format tiles to facilitate easy hygienic cleaning.
     $30,000

6. Improve the connectivity between the caravan park and the bowling club. Enhance the presentation of this area of the park.
   - Removal of two metal sheds that are no longer required as the bowls club's natural grass green has been removed. Construct timber screen fencing, including planting of large shrubs to the east side of the bowling club's cream brick toilet block and in front of the two water tanks. **$28,000**
   -

7. Increase the water capacity to the new additional/overflow sites to the west
   - Costs to be confirmed through further investigation by the Shire with CFA officers' time and reporting.
     $3,000

8. Establish additional van sites to the area to the west and to part of the former bowling green. Allow for long vehicles and caravans. Provide power to each new site. Murdoch Street to be one way access north-west bound.
   - Consider a 2-unit pod with shower and toilet facility for each long van pods including septic tank to each, water and power connection. **$50,000**
   - Water supply to sites and pods **$2,000**

9. Establish a second access at Evelyn Street with directional and welcoming signage. Murdoch Street to be one way access north-west bound.
   - Connect to Evelyn Street, Murdoch Street is currently an unmade road or earthen track intended to be one way access north west bound from the caravan park.
   - Construct a full depth road profile of 200mm layer FCR and 40 mm Asphalt over, compaction of base soil to link the existing access road in the caravan park to Evelyn Street a length of approximately 145 linear metres – 1015 m2 X $115/ m2 = **$117,000**
   - One side concrete channel for length of 145 Lm @50 Lm = **$7,250**
   - Pits and drainage - **$8,000**
     Subtotal – **$132,000**

10. Diversion of floodway to rectify the drainage issues at cabins № 7 and 8 by piping the drainage water to the wetland at the north east of the park
    - Investigation on site revealed the possible diversion of stormwater to the existing wetland area approximately 80 metres north west of cabin № 8. Work will require several junction pits and a 100-150mm diameter PVC solid drainage pipe to discharge to the wetland, pits and pipework trenching and backfilling, procurement of contractor.
      $10,000

11. Provide flood zone signage to the north-east of the cabins
    - Artwork and signage fabrication and co-ordination by council with fabricator. Assume fabricator in the Wimmera/Mallee area
    - Allow for four (4) signs
      $8,000

12. Provide planting as a staggered chicane across the existing earthen track to the northern end of cabin № 8, to reduce vehicle speed. This will deter motorists using the track as a short-cut between the Henty Highway and Lake Lascelles
    - Excavation of compacted clay soil currently as the road.
    - Preparation of garden beds and timber fence barrier/bollards.

- Simple bubbler/dripper irrigation system to water plants.
  $10,000

13. Establish and upgrade greywater management of the park. This includes the provision of sullage pits shared between sites throughout the park, to then connect into the main sewer line running alongside the west side of the cabins.
    - Council investigation for sullage tanks and pumping disposal. Provide options for storage and treatment systems
      Provide fifteen (15) sullage pit/traps to be shared between sites. Connect each to the existing sewerage line that runs alongside the west side of the cabins. **$25,000**

14. Provide wayfinding signage and a map of the park at the entrances and centrally located at the amenities block
    - A map of the park at either entrance and on the picnic shelter and on the outside of the amenities block will assist first time visitors to locate their site combined with clear numbering of each site.
    - Council is currently investigating the upgrade of booking sites to online booking as per councils other managed caravan parks within the shire. Online booking would provide a site layout map. The map needs to be placed on the website information for current phone bookings. Having a map first hand will assist first time visitors in locating their sites, particularly at night.
    - Graphic artwork, council procurement, fabrication of sheet metal signs. Four signs mounted on walls
      $12,000

15. Cabins power supply upgrade as per the Laser Electrical quote of March 2023 **$26,000**. Council procurement and management **$2,000**

16. To the east and west boundary lines of the park, establish large shrubs and groundcovers within dedicated garden beds 1.5 metre wide. Initial maintenance, particularly watering would be required. Provide a drip-emitter in-ground automatic irrigation system.
    Include planting and irrigation to the chicane, north of cabin 8.
    $35,000

Subtotal – $501,000

Contingency sum 10% - $50,100

Total - $551,100 excluding GST

Add GST 10% - $55,110

Total - $601,210 including GST