



Barwon
Coast

Caravan & Camping Parks Draft Master Plan

14 August 2023



Barwon Heads Caravan Park



Acknowledgement of Traditional Owners

We acknowledge the Wadawurrung People as the Traditional Owners of the land, waters, seas and skies of Collendina, Ocean Grove, Barwon Heads 13th Beach and Breamlea. We honour and say Nyatne (thank you) to Elders past, present and future whose ancestors, for thousands of years, have cared for this part of Dja (Country).



Barwon Coast Committee of Management Inc. (Barwon Coast) is appointed by the Victorian State Government to manage 19km of the coast along Victoria's Bellarine Peninsula. This includes the beaches and foreshores of Ocean Grove, Barwon Heads, 13th Beach, and Breamlea.

In partnership with Wadawurrung Traditional Owners Aboriginal Corporation, Barwon Coast's charter is to protect and enhance the natural environment and provide opportunities for residents and visitors to enjoy these areas.

Table of Contents

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS	2
INTRODUCTION	4
CARAVAN AND CAMPING PARKS MASTER PLAN AREA.....	6
POLICY CONTEXT	7
DEVELOPING THE MASTER PLAN	8
VISION – CARAVAN AND CAMPING PARKS.....	9
GUIDING PRINCIPLES	9
GUIDING PRINCIPLES IN ACTION.....	10
DRAFT MASTER PLANS.....	15
HAVE YOUR SAY.....	27
NEXT STEPS.....	27

Introduction

Barwon Coast is developing a ten-year Master Plan for its caravan parks and camping areas. This includes the Breamlea Caravan Park, Barwon Heads Caravan Park, Riverview Family Caravan Park and Riverside Campground.

The caravan parks play an important role in providing opportunities for people to connect to and enjoy our coast. They also generate revenue for Barwon Coast to care for the natural environment and provide facilities and infrastructure to support local and visitor use.

The caravan parks and campground, offer a variety of experiences and accommodation types, including twelve-month permits, seasonal permits, cabins, all year casual camping and summer casual camping. Similar to other parts of Victoria, people highly value camping on the coast, with many campers returning every year to connect to these special places with family and friends.

Why is a Master Plan needed?

A Master Plan is a tool that guides and prioritises improvements for a particular area over a set period of time, while enhancing the important environmental and cultural values. In the Barwon Coast reserve, the caravan parks and campground have ageing infrastructure that require investment for their upgrade or replacement, as well as environmental challenges like potential leakage of old septic systems, and protecting Moonah woodlands and other native vegetation.

There is also a growing popularity of camping holidays and the ongoing challenge of enough available sites. Currently the wait list at Barwon Coast for twelve month permit sites is at capacity, and there is greater demand than availability of casual sites.

With pressures like population growth, ageing infrastructure and increased sea level rise, a Master Plan will set the direction for improvements to the parks over the next ten years, and guide the long term mix of accommodation types and sites available to ensure a range of accessible camping and visitor experiences.

Purpose of the Master Plan

The purpose of the Master Plan is to:

- Support greater connection to Wadawurrung Country.
- Protect and enhance the cultural and environmental values in the parks.
- Enable flexibility to adapt to the impacts of climate change across the parks.
- Enhance connection to place, family and friends and an overall sense of stewardship of the coast.
- Support opportunities for people to access affordable coastal camping experiences.
- Provide the future layout for camping areas and accommodation types that support the financial needs of Barwon Coast in managing the whole of the coast.
- Identify key actions for improvements to the parks over the next ten years.
- Guide asset renewal priorities to ensure the visitor experience is maintained at a high standard.

Background

Barwon Coast Committee of Management Inc. (Barwon Coast) is delegated to manage 19km of coast along Victoria's Bellarine Peninsula, including the beaches and foreshores of Breamlea, 13th Beach, Barwon Heads, Ocean Grove and Collendina. In partnership with Traditional Owners, Barwon Coast's charter is to protect and enhance the natural environment and provide opportunities for locals and visitors to enjoy these areas.

The *Barwon Coast Coastal and Marine Management Plan* (CMMP) guides the planning, operations and use of the beaches, foreshores and caravan parks. The CMMP is a translation and application of the state *Marine and Coastal Policy 2020* at a local level.

The vision of the CMMP is: ***"The natural environment of our coastline will flourish whilst meeting the needs of our engaged communities"***.

The CMMP divides the reserve into six landscape precincts, and an accommodation services precinct for the caravan parks and campground. An action in the CMMP is to develop a master plan for each precinct, with the first being the master plan for the accommodation services (which we're calling the 'Caravan and Camping Parks Master Plan').



Premium site at Barwon Heads Caravan Park, overlooking the Barwon River mouth.

Caravan and Camping Parks Master Plan Area

The Caravan and Camping Parks Master Plan (Master Plan) includes the four caravan parks and camping areas that Barwon Coast manage. These are the Breamlea Caravan Park, Barwon Heads Caravan Park, Riverside Campground and the Riverview Family Caravan Park.



Policy context

The Master Plan is guided by state government policy through the *Marine and Coastal Policy 2020*, and the *Policy Statement - Improving Equity of Access to Crown Land and Caravan and Camping Parks 2011*.

Marine and Coastal Policy 2020

This guides decision makers in the planning, management and sustainable use of the marine and coastal environment.

Specific policy: 10.3 Recreation and Tourism

Use strategic and spatial planning to locate opportunities for safe and sustainable recreation and tourism developments that:

- a) respond to identified demand
- b) minimise impacts on environmental and cultural values
- c) minimise impact on other users
- d) maintain public safety
- e) respond to the carrying capacity of the site
- f) minimise exposure to coastal hazard risks, and risk posed by climate change.

Policy Statement-Improving equity of access to Crown land caravan and camping parks 2011

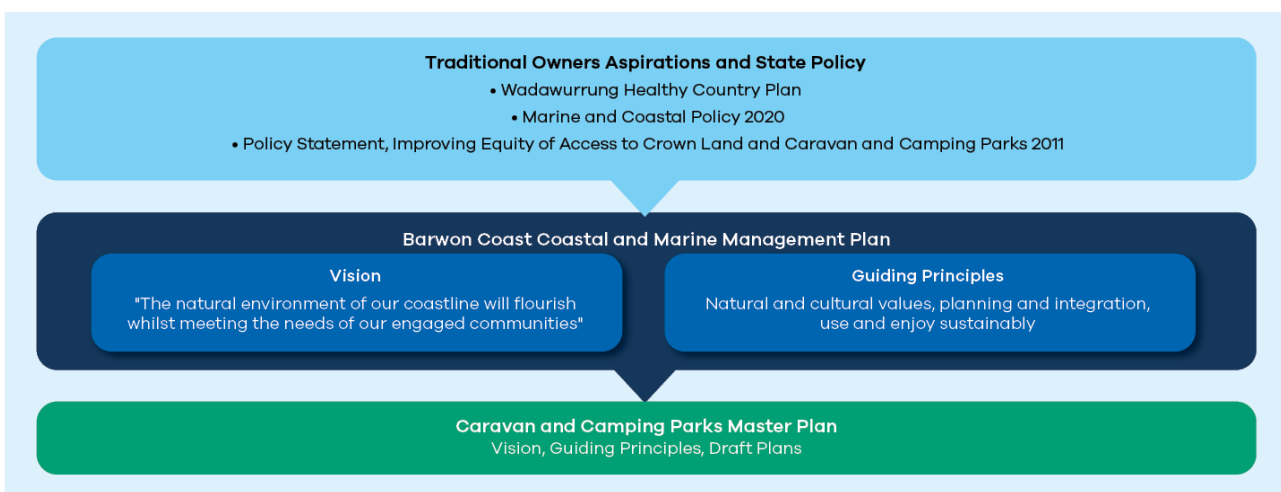
Objective 1 To enable parks to better respond to increasing demand for sites and facilities, particularly during peak holiday periods.

Objective 2: To ensure affordable and equitable access to Crown land caravan and camping parks.

Best Practice Guideline

An appropriate mix of accommodation types ensures that the park can provide a high standard of service to a maximum number of visitors.

These policy statements provide the context for the Master Plan vision, guiding principles and key actions.



Developing the Master Plan

This project is being developed with guidance from the Wadawurrung Traditional Owners Aboriginal Corporation, and the Department of Energy, Environment and Climate Action.

Campers, the local community, and other foreshore users are also important stakeholders, and input from these groups will continue to be a valuable part of the process.

Stakeholder engagement

To assist with identifying opportunities for improvements to the caravan parks, a number of stakeholder engagement actions have been undertaken to date, including but not limited to:

- Survey of caravan park users (841 responses)
- Invitations and participation from community groups for interview or workshops, including, Breamlea Coastcare, Breamlea Community Association, Friends of the Bluff, Bellarine Catchment Network, Geelong Field Naturalists, Barwon Heads Community Association, local surf life saving clubs, Barwon Heads Football/Netball Club
- Staff workshops
- Interview with site managers
- Committee of Management member workshop
- Interviews with other local caravan park providers.

Key themes that emerged were:

- Need for upgrade to ageing infrastructure and amenities.
- Significance of the cultural, heritage and environmental areas and the need to ensure effective management and protection of these areas.
- Need for a balanced, diverse and affordable accommodation mix.
- Management and administration improvements required to streamline operations and bookings.

Steps in developing the Master Plan



Vision – caravan and camping parks

“To provide camping and holiday experiences on Wadawurrung Country that support connection to and caring of our unique coastal reserves.”



Bukareeyoo (Ocean Grove Spit)

Guiding Principles

The following principles have been created to guide the preparation of the Master Plan. They align with state and local coastal policies and plans.

1. Support connection to Country and protection of cultural values.

2. Protect and enhance the environmental values.

3. Adapt to current and future impacts of climate change.

4. Enable a financial return to support coastal management responsibilities of Barwon Coast.

5. Support affordable holiday options that can be accessed in a fair and equitable manner.

6. Enhance connection to place, family and friends and the overall visitor experience.

7. Be agile to respond to market trends and innovative opportunities.

Guiding Principles in action

The draft Master Plan for each park expresses the Guiding Principles spatially and shows a practical 'on ground' sense of the key actions, improvements and aspirations. Following is some information on how the Guiding Principles are reflected in the draft Master Plans.

Principle 1: Support connection to Country and protection of cultural values

The Wadawurrung people are the Traditional Owners of the Barwon Coast coastal and marine environments. The foreshores in and around the caravan parks are rich in Wadawurrung cultural sites and history, reflecting the long connection and use of the area.

This is shown in the draft plans through:

- Considering significant areas of cultural value and heritage when locating assets such as built accommodation and infrastructure.
- Consolidating use areas to minimise disturbance to sensitive areas.
- Supporting the use of Wadawurrung names and language throughout the parks, and exploring opportunities for signage, yarning circles, artwork and education materials to protect and promote cultural values.

Note: areas of cultural value and sensitive sites are not shown on the draft plans to protect their locations.



Principle 2: Protect and enhance the environmental values

The Barwon Coast reserve and foreshore has a diverse range of habitats and is a significant coastal landscape. The natural environment in and around the caravan parks is highly valued by the community, and protection of the vegetation and biodiversity is one of the highest priorities for Barwon Coast.

This is shown in the draft plans through:

- Considering remnant vegetation areas and environmental values when planning built accommodation, services and infrastructure.
- Considering plants of Wadawurrung provenance for revegetation areas.
- Consolidating use areas to minimise disturbance to sensitive environmental areas.
- Developing built accommodation that complements and celebrates the surrounding landscape.

Principle 3: Adapt to current and future impacts of climate change

Sea level rise and more severe storms from the impact of climate change will exacerbate erosion and inundation in coastal areas. Statewide data indicates low impact in the next ten years in and around the caravan parks, however areas near estuaries like Breamlea and the Riverview Family Caravan Park will be at a higher risk in the next 50 to 70 years.

This is shown in the draft plans through:

- Locating camping sites, built accommodation and facilities away from areas of future inundation and erosion.
- Reducing the number of permanent structures within the caravan parks and exploring relocatable and portable options for amenities and built accommodation.

Note: Statewide and regional data showing future inundation (to the year 2100) was used to guide the location and consolidation of accommodation types in the parks. This data can be sourced from www.marineandcoasts.vic.gov.au/marine-and-coastal-knowledge/coastkit and www.ourcoast.org.au.

Principle 4: Enable a financial return to support coastal management responsibilities of Barwon Coast

The caravan parks and campground generate the income that supports all of Barwon Coast's coastal management activities as well as reinvesting in park infrastructure and maintenance.

All the parks have ageing assets that require considerable investment and the income generated by the parks are a key source of funding for future works. Improving the financial return at each park is required to meet the ongoing and growing financial costs of managing the coast (including improvements to the caravan parks).

This is shown in the draft plans through:

- Balancing the accommodation mix by reducing the number of twelve-month permits available and enabling those sites as casual camping that will generate greater revenue and enable a greater number of visitors to experience camping on the coast.
- Increasing the amount of built accommodation in all year-round parks to provide increased opportunities for the coast to be enjoyed year-round, satisfying demand, while realising a higher yield per site.
- Creating a greater diversity of accommodation and camping experiences that have broader appeal and capitalise on the unique characteristics of each park.

(Note: These elements are in line with best practice guidelines to ensure affordable and equitable access to Crown land caravan and camping parks).



Principle 5: Support affordable holiday options that can be accessed in a fair and equitable manner

As a manager of Crown land, Barwon Coast is responsible for improving and supporting equity of access to its caravan parks and camping grounds. This is done by providing a range of accommodation options and styles at different price points, from premium to budget. We aim to provide a 'place and experience for everyone' from premium cabins to unpowered sites.

This shown in the draft plans through:

- Balancing the mix of accommodation types to ensure there is a variety of camping and visitor experiences available to support equity of access obligations.
- Increasing the number of casual camping sites available across the parks which provides more people with an opportunity to connect to our coast.
- Creating a range of options within each accommodation category e.g. premium to low-cost cabin options, powered to unpowered sites and group camping options.

(Note: These elements are in line with best practice guidelines to ensure affordable and equitable access to Crown land caravan and camping parks).

Principle 6: Enhance connection to place, family and friends and the overall visitor experience

The caravan parks and campground provide opportunities for people to connect with each other and enjoy our coast. The connection to place created through return visits, fosters a sense of stewardship for the caravan parks and the wider coast. Campers staying at one of Barwon Coast caravan parks supports generations of people respectfully enjoying these beautiful areas.

This is shown in the draft plans through:

- Consolidating the various use areas to enable connection of people with similar camping experiences. For example, defined casual camping, twelve-month permit and built accommodation areas.
- Improving social hubs like camp kitchens, communal areas and playspaces in different camping areas to enhance social interactions.
- Fostering a sense of community by enabling areas for 'group camping' that cater for special interest groups, recreational and sporting groups, and family gatherings.

Principle 7: Be agile to respond to market trends and innovative opportunities

The parks are part of a larger network of caravan parks and camping experiences offered in landscape settings across Victoria and Australia. The caravan and camping industry has changed over the past decade and clients have a heightened expectation of facilities and services on offer. Conversely, caravan and RV manufacturers are developing products that are self-contained and versatile and require far fewer external inputs. This Guiding Principle is about ensuring Barwon Coast can maximise its marketing strategies so it can adapt and take advantage of industry and camping trends.

This is shown in the draft plans through:

- Exploring the possibility of sustainable alternatives to the septic and wastewater systems within Riverside Campground.
- Investing wisely and not becoming too reliant on a particular park use or accommodation/camping category.
- Increasing the number of casual camping sites across the parks and therefore capitalising on the growing popularity in caravan and camping holidays.



Tent and swag camping at Riverview Family Caravan Park

Draft Master Plans

The draft Master Plans for each caravan park and campground show:

- the current layout of sites and major features
- the future 'proposed' layout of sites
- key actions for improvement of the parks.

Breamlea Caravan Park Master Plan

Located in the unique coastal village of Breamlea, the caravan park offers a relaxed holiday experience tucked away amongst the gums and tea-tree. The park has a range of powered camping and caravan sites, plus one and two bedroom eco villas. There is a combination of casual sites and twelve-month permit sites scattered throughout the park (approximately 50% of each type).

Barwon Coast took over management of the Breamlea foreshore and caravan park from the City of Greater Geelong in early April 2022.

KEY CHANGES

Through the Master Plan, there are good opportunities for improvement to the camping infrastructure over the next five years, including:

- Refurbishment of the recreation room and camp kitchen.
- Relocating and upgrading the playspace to be more central in the park.
- Upgrading the toilet block facilities.
- Building some new cabins.

There is also an opportunity to organise and consolidate the sites, so the twelve-month permit sites are grouped together, and the casual sites are grouped together. This allows better servicing and infrastructure management of the site areas.

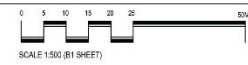
To implement this there are approximately 145 camping sites at Breamlea, most of these sites are already located in the appropriate 'proposed site area'. Approximately 25 sites will need to be reorganised to align to the new 'proposed site area', 15 of these are twelve-month permit sites and 10 are casual sites. The transition of sites will be managed carefully and fairly over the next two years, and Barwon Coast will work closely with affected twelve-month permit holders to find an alternative site. To support this there are already a number of vacant sites available in the proposed 'twelve-month permit area'.



LEGEND

- Built accommodation area
- Casual camping area
- Twelve month permit area
- Mixed use area - playspace/social hub

BREAMLEA HOLIDAY PARK - CURRENT LAYOUT PLAN
BARWON COAST DRAFT MASTERPLAN



Amendments:

<p>Print Issue: 14.03.2023 - E-mailed to Otium Planning Group Pty Ltd. 28.03.2023 - E-mailed to Otium Planning Group Pty Ltd. 13.04.2023 - E-mailed to Otium Planning Group Pty Ltd. 07.06.2023 - E-mailed to Otium Planning Group Pty Ltd.</p>	<p>MICHAEL SMITH AND ASSOCIATES Landscape Architecture and Urban Design</p> <p>Office: 1st floor, 407 Whitehorse Road, Balwyn VIC 3103 Postal: 5 Jervis Street, Camberwell VIC 3124 Tel: 9830 0414 Fax: 9830 2855 Email: msa@msalandurb.com.au</p>
<p>Title: Breamlea Holiday Park - Existing Layout Plan - Barwon Coast Draft Masterplan</p> <p>Client: OTIUM</p>	<p>Drawn: DS Date: 07.06.2023 Project No.: 21-054 Cad File: Drawing No.: Sheet 1 of 2</p>



This drawing is the copyright of, and may not be reproduced or transmitted without prior consent of Michael Smith and Associates Landscape Architecture and Urban Design



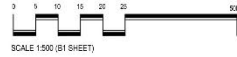
LEGEND

- Proposed built accommodation area
- Proposed casual camping area
- Proposed twelve month permit area
- Proposed mixed use area - playspace, social hub
- Proposed mixed use area - group accommodation

KEY ACTIONS

- 1** Remove the play equipment and revegetate the area
- 2** Redevelop the toilet blocks/laundry
- 3** Develop the new playspace area
- 4** Refurbishment of the recreation room to improve the functionality, including camp kitchen

**BREAMLEA HOLIDAY PARK - PROPOSED LAYOUT PLAN AND KEY ACTIONS
BARWON COAST DRAFT MASTERPLAN**



This drawing is the copyright of, and may not be reproduced or transmitted without prior consent of Michael Smith and Associates Landscape Architecture and Urban Design

OTIUM PLANNING GROUP
SPORT + LEISURE

MICHAEL SMITH AND ASSOCIATES
Landscape Architecture and Urban Design

Amendments:

Print Issue:
 14.03.2023 - E-mailed to OtiUm Planning Group Pty Ltd
 28.03.2023 - E-mailed to OtiUm Planning Group Pty Ltd
 13.04.2023 - E-mailed to OtiUm Planning Group Pty Ltd
 07.06.2023 - E-mailed to OtiUm Planning Group Pty Ltd

Office: 1st floor, 407 Whitehorse Road, Bayswater VIC 3103
 Postal: 5 Jervis Street, Camberwell VIC 3124
 Tel: 9830 0414
 Fax: 9830 2555
 Email: mike@msalandurb.com.au

Title: Breamlea Holiday Park - Proposed Layout Plan and Key Actions - Barwon Coast Draft Masterplan
Client: OTIUM

Drawn: DS
Date: 07.06.2023
Project No.: 21-054
Cad File:
Drawing No.: Sheet 2 of 2



Barwon Heads Caravan Park Master Plan

Barwon Heads Caravan Park is located on the banks of the Barwon River, where the river meets the sea. Every camping site is within a short walk of the water's edge. It is a well-loved camping destination with a diversity of accommodation choices.

The Park contains approximately 415 camping sites and 20 cabins and beach houses. Approximately 160 of the sites are twelve-month permits (35%) and 255 are casual camping sites (65%). The Park also hosts the Barwon Heads netball/football club facilities, including the Multi-Purpose Facility (used by the club as its clubroom).

KEY CHANGES

There are opportunities to optimise the built accommodation throughout the Park, including one or two additional beach houses taking in the ocean views, new smaller cabins either nestled in the vegetation near the multi-purpose-facility, or to the south of the existing cabins, and upgrading the existing cabins.

There are also opportunities to improve camping and community facilities, including:

- Refurbishing the camp kitchens.
- Upgrading the playspaces.
- Upgrade BBQ and picnic area.
- Redeveloping the toilet blocks.
- Enhancing the education area around the Lobster Pot.

Another key action is to organise and consolidate the sites so that the twelve-month permit sites are grouped together, and the casual sites are grouped together. This allows better servicing and infrastructure management of the site areas.

Of the 415 camping sites, 25 sites could be reorganised to fit into the 'proposed site area', this would include 7 twelve-month permit sites, and 18 casual camping sites. The transition of sites will be managed carefully and fairly over the next two years, and Barwon Coast will work closely with affected twelve-month permit holders to find an alternative site. To support this there are already a number of vacant sites available in the proposed 'twelve-month permit area'.



LEGEND

- Built accommodation area
- Twelve month permit area
- Casual camping area (includes seasonal sites and normal casual sites)
- Mixed use area - education

**BARWON HEADS CARAVAN PARK - CURRENT LAYOUT PLAN
BARWON COAST DRAFT MASTERPLAN**

Amendments:

Print Issue:
 14.03.2023 - Emailed to Otium Planning Group Pty Ltd.
 28.03.2023 - Emailed to Otium Planning Group Pty Ltd.
 13.04.2023 - Emailed to Otium Planning Group Pty Ltd.

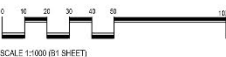
Title: Barwon Heads Caravan Park - Current Layout Plan - Barwon Coast Draft Masterplan
Client: OTIUM

This drawing is the copyright of, and may not be reproduced or transmitted without prior consent of Michael Smith and Associates Landscape Architecture and Urban Design

MICHAEL SMITH AND ASSOCIATES
 Landscape Architecture and Urban Design

Office: 1st floor, 407 Whitehorse Road, Balwyn VIC 3103
 Postal: 5 Jovis Street, Camberwell VIC 3124
 Tel: 9830 0414
 Fax: 9830 2555
 Email: mike@msalendurb.com.au

Drawn: KLIDS
Date: 13.04.2023
Project No.: 21-054
Cad File:
Drawing No.: Sheet 1 of 2





LEGEND

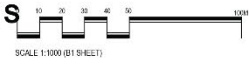
- Proposed casual area and group accommodation options
- Proposed twelve month permit area
- Proposed mixed use area - education or community facility
- Proposed built accommodation area
- Potential new built accommodation area

KEY ACTIONS

- 1** Upgrade the camp kitchen
- 2** Redevelop toilet blocks 2, 3 and 4
- 3** Upgrade the camp kitchen
- 4** Upgrade the play space
- 5** Explore improved BHFNC vehicle access, pedestrian safety & traffic management'
- 6** Upgrade the BBQ and picnic area
- 7** Upgrade/replace cabins with environmentally sustainable accommodation'
- 8** Upgrade the overflow car park
- 9** New potential built accommodation area - approximately 6 sites. More investigation needed to assess suitability.

Note: Actions to protect and enhance the cultural and environmental values apply across the whole park.

**BARWON HEADS CARAVAN PARK-PROPOSED LAYOUT PLAN AND KEY ACTIONS
BARWON COAST DRAFT MASTERPLAN**



This drawing is the copyright of, and may not be reproduced or transmitted without prior consent of Michael Smith and Associates Landscape Architecture and Urban Design



Amendments:

MICHAEL SMITH AND ASSOCIATES
Landscape Architecture and Urban Design

Print Issue: 14.03.2023 - Emailed to Otium Planning Group Pty Ltd 28.03.2023 - Emailed to Otium Planning Group Pty Ltd 13.04.2023 - Emailed to Otium Planning Group Pty Ltd 07.06.2023 - Emailed to Otium Planning Group Pty Ltd 15.06.2023 - Emailed to Otium Planning Group Pty Ltd 22.06.2023 - Emailed to Otium Planning Group Pty Ltd 13.07.2023 - Emailed to Otium Planning Group Pty Ltd	Office: 1st floor, 407 Whitehorse Road, Bawyn VIC 3103 Postal: 5 Jervis Street, Camberwell VIC 3124 Tel: 9830 0414 Fax: 9830 2555 Email: mike@mslandurb.com.au
Title: Barwon Heads Caravan Park - Proposed Layout Plan and Key Actions - Barwon Coast Draft Masterplan	Client: OTIUM
Drawn: KL/DS Date: 13.07.2023 Project No.: 21-054 Cad File:	Drawing No.: Sheet 2 of 2



Riverside Campground Master Plan

Riverside Campground is on the Ocean Grove side of the Barwon River. It provides a unique camping experience amongst the trees with access to the river and the beach.

Riverside is operated seasonally and is open during summer and at some other peak holiday times. All Riverside campsites are casual, unpowered with a range of sizes. There are five toilet block and shower facilities throughout Riverside.

KEY CHANGES

There are currently 235 casual camping sites available. Casual camping at Riverside will continue to be an important affordable camping experience provided by Barwon Coast and there are no proposed changes to the accommodation mix for Riverside included in this Master Plan.

The most urgent action in the Master Plan relating to Riverside is decommissioning the septic systems, putting in a connection to the town sewerage system, and replacement of the toilet blocks. This will have multitude benefits, including better protection of the water quality and environmental values of the area, supporting high-quality camping and visitor experiences and improving access to green open spaces, all of which is vital to community wellbeing.

Other opportunities at Riverside include:

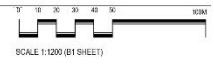
- Improving signage and way finding for the shared walking paths.
- Enhanced picnic facilities and clearer parking (cars at a safe distance from the picnic tables).
- Safer pedestrian access across Barwon Heads – Ocean Grove Road.



LEGEND

 Casual camping area

**RIVERSIDE CAMP GROUND - CURRENT LAYOUT PLAN
BARWON COAST DRAFT MASTERPLAN**



Amendments:

Print Issue:

14.03.2023 - Emailed to Otium Planning Group Pty Ltd
28.03.2023 - Emailed to Otium Planning Group Pty Ltd
13.04.2023 - Emailed to Otium Planning Group Pty Ltd
07.06.2023 - Emailed to Otium Planning Group Pty Ltd

This drawing is the copyright of, and may not be reproduced or transmitted without prior consent of Michael Smith and Associates Landscape Architecture and Urban Design

**MICHAEL SMITH
AND ASSOCIATES**
Landscape Architecture
and Urban Design

Office: 1st floor, 407 Whitehorse Road, Balaclava VIC 3103
Postal: 5 Jervis Street, Camberwell VIC 3124
Tel: 9630 0414
Fax: 9630 2555
Email: msa@msalduurb.com.au

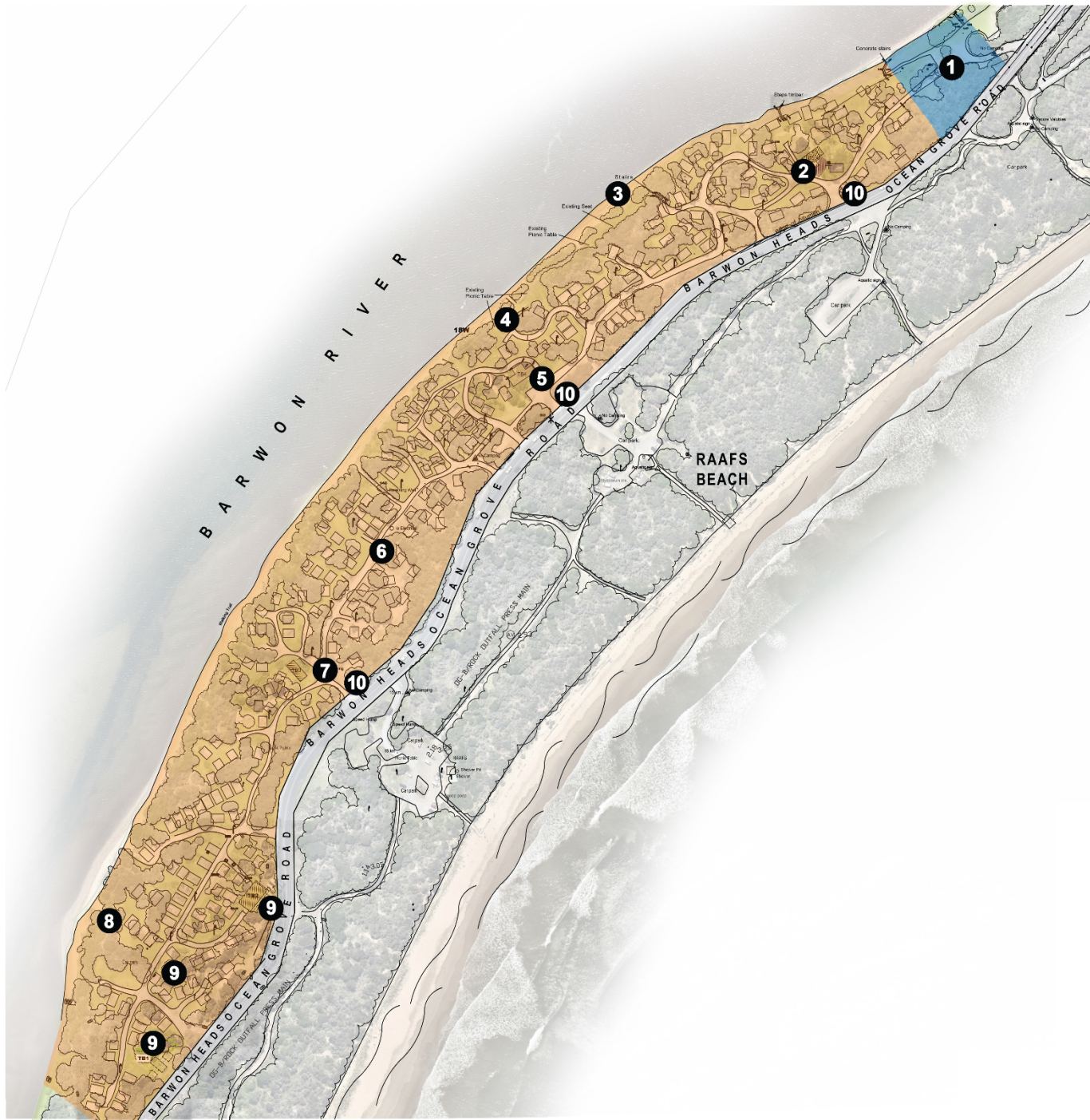
Title: Riverside Camp Ground - Existing
Layout Plan - Barwon Coast Draft Masterplan

Client: OTIUM

Drawn: KL/DS
Date: 07.06.2023
Project No.: 21-054
Cad File:

Drawing No.: Sheet 1 of 2





LEGEND

- Casual camping area
- Proposed overflow group/school area - linkages to Riverview

KEY ACTIONS

- 1** In off peak season, if required overflow from Riverview for group/school camping
- 2** Upgrade toilet/shower facilities
- 3** Improve signage and way finding for the shared paths
- 4** Delineate informal car parking away from the picnic tables (this will also protect the riverbank from further erosion)
- 5** Create all year round public facilities including upgraded toilet/shower and bbq area
- 6** Decommission septic systems, create new sewerage connection, replace toilet blocks
- 7** Upgrade toilet block
- 8** Explore more picnic tables or seating areas
- 9** Proposed demolition and consolidation of toilet blocks 1 and 2. Develop new toilet block in a more central location
- 10** Investigate safer pedestrian access (like a pedestrian island)

Note: Actions to protect and enhance the cultural and environmental values apply across the whole park

This drawing is the copyright of, and may not be reproduced or transmitted without prior consent of Michael Smith and Associates Landscape Architecture and Urban Design

OTIUM PLANNING GROUP
SPORT + LEISURE



Office / Postal: Suite 7, 321 Chapel Street, Prahran 3181
Tel: (03) 9510 4440
Fax: (03) 9510 4418
Email: enquiries@msalandscape.com.au

In Conjunction With

**MICHAEL SMITH
AND ASSOCIATES**
Landscape Architecture
and Urban Design

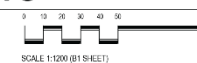
Amendments:

Print Issue:
14.03.2023 - Emailed to OtiUm Planning Group Pty Ltd.
28.03.2023 - Emailed to OtiUm Planning Group Pty Ltd.
13.04.2023 - Emailed to OtiUm Planning Group Pty Ltd.
07.06.2023 - Emailed to OtiUm Planning Group Pty Ltd.
13.07.2023 - Emailed to OtiUm Planning Group Pty Ltd.

Office: 1st floor, 407 Whitehorse Road, Balwyn VIC 3103
Postal: 5 Jarvis Street, Camberwell VIC 3124
Tel: 9830 0414
Tel: 9830 2555
Email: mike@msalandscape.com.au

Drawn: KL/DS
Date: 13.07.2023
Project No.: 21-054
Cad File:
Drawing No.: Sheet 2 of 2

RIVERSIDE CAMP GROUND - PROPOSED LAYOUT PLAN AND KEY ACTIONS BARWON COAST DRAFT MASTERPLAN



Title: Riverside Camp Ground - Proposed Layout
Plan and Key Actions - Barwon Coast Draft
Masterplan
Client: OTIUM



Riverview Family Caravan Park Master Plan

Located in Ocean Grove between the ocean and the river, Riverview has two distinct camping areas and experiences. There are casual camping sites available all year (well utilised from November to April), and twelve-month-permit sites that support camping and connection to the river and caravan park throughout the year.

The Park contains approximately 500 camping sites and 7 cabins. About 355 of the sites are twelve-month permit sites (70%) and 145 are casual camping sites (30%).

KEY CHANGES

Over the next five years there are opportunities to revitalise the social and camping infrastructure in the two camping areas, including:

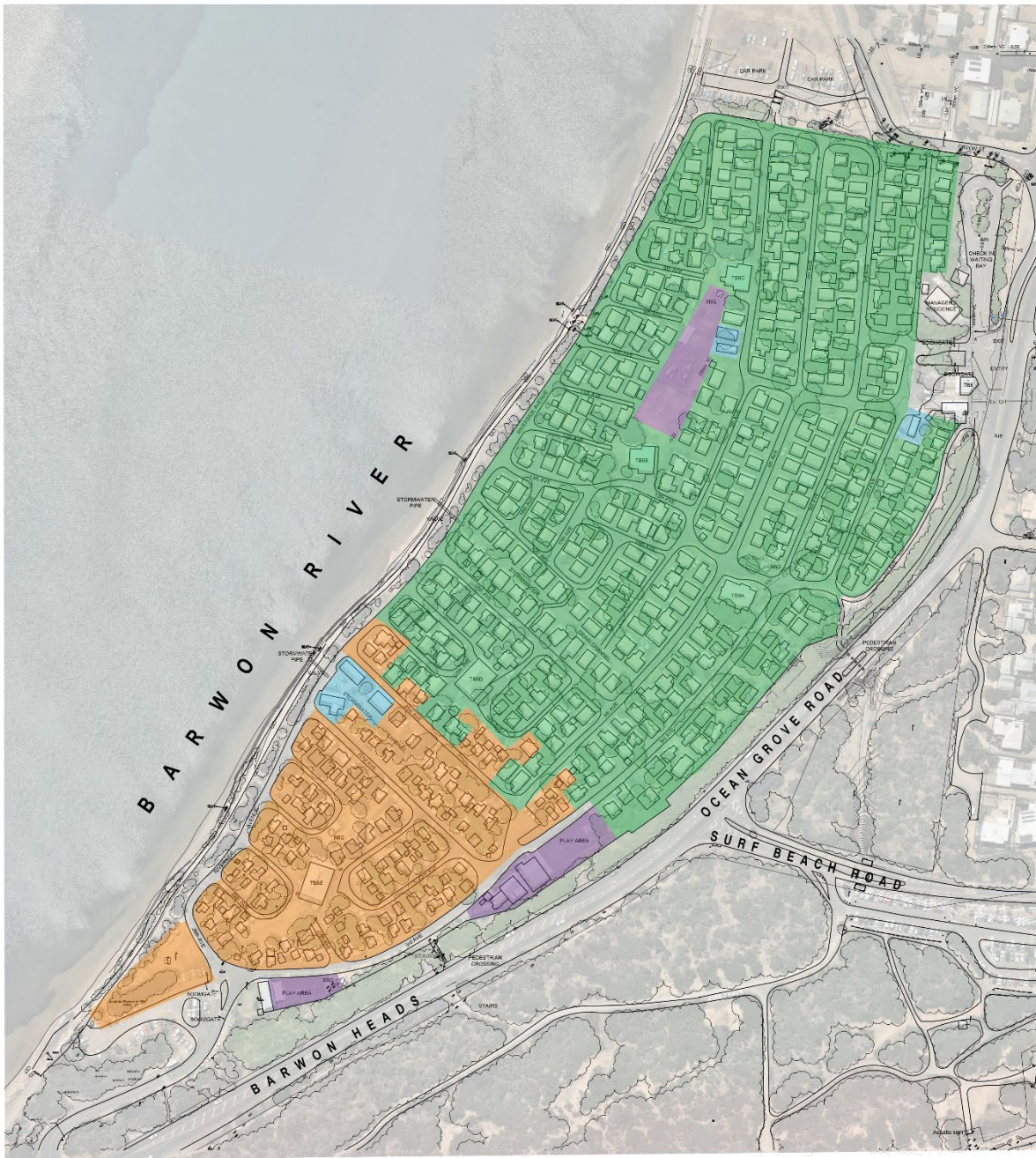
- Improving the playspaces.
- Improving the camp kitchens.
- Upgrading toilet blocks.
- Improving the maintenance area (at the southern end of park) to create a recreation and picnic space.

There is also an opportunity to reorganise and consolidate some site areas, particularly on the edge where the casual sites and twelve month permit sites meet. This reorganisation will allow the twelve-month permit sites to be grouped together and the casual sites to be grouped together, supporting better servicing and infrastructure management of the site areas.

Of the 500 camping sites, this reorganising will relate to approximately 10 twelve-month permit sites. The transition of sites will be managed carefully and fairly over the next two years, and Barwon Coast will work closely with affected twelve-month permit holders to find an alternative site. To support this there are already a number of vacant sites available in the proposed 'twelve-month permit area'.

In the next ten years there are also opportunities to build some new cabins and repurpose an existing residence on site for visitor accommodation.

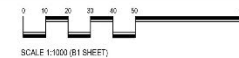
Over the longer term (next 15 years) in alignment the guiding principle '*Support affordable holiday options that can be accessed in a fair and equitable manner*', there is an intent to increase the number of casual camping sites across all of the parks including at Riverview to enable more people the opportunity to camp and connect to the coast. This will be done gradually as opportunities arise, for example, there is currently a natural movement in the use of twelve-month permit sites as individual circumstances change and permits are no longer required. This natural change is expected to continue organically and provide opportunities for a transition to more casual sites.



LEGEND

- Built accommodation area
- Casual camping area
- Twelve month permit area
- Existing playspaces and social hub areas

**RIVERVIEW FAMILY CARAVAN PARK-CURRENT LAYOUT PLAN
BARWON COAST DRAFT MASTERPLAN**



Amendments:

Print Issue:
14.03.2023 - Emailed to Otium Planning Group Pty Ltd.
28.03.2023 - Emailed to Otium Planning Group Pty Ltd.
13.04.2023 - Emailed to Otium Planning Group Pty Ltd.

Title: Riverview Family Caravan Park - Current Layout Plan - Barwon Coast Draft Masterplan
 Client: OTIUM

This drawing is the copyright of, and may not be reproduced or transmitted without prior consent of Michael Smith and Associates Landscape Architecture and Urban Design

MICHAEL SMITH AND ASSOCIATES
 Landscape Architecture and Urban Design

Office: 1st floor, 407 Whitehorse Road, Balaclava VIC 3103
 Postal: 5 Jones Street, Camberwell VIC 3124
 Tel: 9830 0414
 Fax: 9830 2555
 Email: mike@msalandscape.com.au

Drawn: JG/KL/DS
 Date: 13.04.2023
 Project No.: 21-054
 Cad File:
 Drawing No.: Sheet 1 of 2





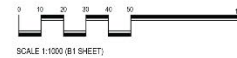
LEGEND

- Proposed built accommodation area
- Proposed casual camping area
- Proposed twelve month permit area
- Proposed mixed use area - playspace/social hub

KEY ACTIONS

- 1** Repurpose for holiday accommodation
- 2** Upgrade/redevelop toilet blocks 6 and 6B
- 3** Improve playspace/social area
- 4** Proposed area for re-vegetation/environmental protection works
- 5** Improve social activity hub and playspace
- 6** Investigate consolidating depot and maintenance meeting room
- 7** Improve maintenance area to create a recreation/picnic space

**RIVERVIEW FAMILY CARAVAN PARK-PROPOSED LAYOUT PLAN AND KEY ACTIONS
BARWON COAST DRAFT MASTERPLAN**



This drawing is the copyright of, and may not be reproduced or transmitted without prior consent of Michael Smith and Associates Landscape Architecture and Urban Design.

OTIUM PLANNING GROUP

Amendments:

MICHAEL SMITH AND ASSOCIATES
Landscape Architecture and Urban Design

Print Issue:
14.03.2023 - E-mailed to Otium Planning Group Pty Ltd
28.03.2023 - E-mailed to Otium Planning Group Pty Ltd
13.04.2023 - E-mailed to Otium Planning Group Pty Ltd
07.06.2023 - E-mailed to Otium Planning Group Pty Ltd
16.06.2023 - E-mailed to Otium Planning Group Pty Ltd

Office: 1st floor, 407 Whitehorse Road, Balwyn VIC 3103
Postal: 5 Jervis Street, Camberwell VIC 3124
Tel: 9530 0414
Fax: 9530 2555
Email: mike@msalundurb.com.au

Title: Riverview Family Caravan Park-
Proposed Layout Plan and Key Actions -
Barwon Coast Draft Masterplan
Client: OTIUM

Drawn: JG/KL/DS
Date: 16.06.2023
Project No.: 21-054
Cad File:
Drawing No.: Sheet 2 of 2



Have your say

How our caravan parks and campground are used and managed over the next ten years is an important issue. Input from campers, the local community, and foreshore users will enable Barwon Coast to understand your needs and respond to provide better services.

Help guide the future of the caravan park and campgrounds by providing your ideas, feedback and suggestions on the Draft Master Plan –please visit

www.barwoncoast.com.au/projects/masterplan

Next steps

Once the Master Plan has been adopted, a detailed implementation plan will be established. This plan will identify priorities, costs and the process for making any recommended changes.

We are committed to keeping stakeholders, campers and the community up to date so keep an eye on our dedicated project page for updates: www.barwoncoast.com.au/projects/masterplan

Barwon Coast Committee of Management

7 Ewing Blyth Drive
Barwon Heads VIC 3227

P: 03 5254 1118

E: office@barwoncoast.com.au

www.barwoncoast.com.au

