

## OVERVIEW OF FINAL MASTER PLAN AND FUTURE SITE IMPROVEMENTS

THE PARK IS CONSIDERED TO HAVE SIX DEFINED AREAS WHICH PROVIDE A SPECIAL, VILLAGE FEEL. THESE WILL BE FURTHER RECOGNISED AND DEVELOPED AS THE MASTER PLAN IS IMPLEMENTED.

THE PROPOSED TIMELINE FOR SITE IMPROVEMENTS IS AS FOLLOWS:

- SHORT TERM: 1-3 YEARS
- MEDIUM TERM: 4-7 YEARS
- LONG TERM: 8+ YEARS

THIS FINAL MASTER PLAN HAS BEEN INFORMED BY FEEDBACK FROM CAMPER AND COMMUNITY CONSULTATION CONDUCTED OVER SUMMER AND EASTER 2019, DELWP'S IMPROVING EQUITY OF ACCESS TO CROWN LAND CARAVAN AND CAMPING PARKS POLICY, GORCC'S COASTAL AND MARINE MANAGEMENT PLAN, AND IN RESPONSE TO INCREASED VISITATION PRESSURE TO THE GREAT OCEAN ROAD.

THE MASTER PLAN WILL BE STAGED OVER 10 YEARS AND FOCUS ON:

- ENHANCING CAMPER EXPERIENCE
- CARING FOR AND IMPROVING THE NATURAL ENVIRONMENT AND ACKNOWLEDGING THE CULTURAL HERITAGE OF THE PARK
- UPDATING EXISTING AMENITIES AND DEVELOPING NEW FACILITIES THAT MODEL SUSTAINABLE PRACTICES.

GORCC WILL COMMENCE PRIORITY WORKS IN 2019-20, INCLUDING:

- THE CONVERSION OF EXISTING GAMES ROOM INTO THE MAIN CAMP KITCHEN
- DEVELOPMENT OF SMALL GAMES ROOM IN THE ESTUARY AREA
- CREATION OF NEW PLAYGROUND AND MULTI-COURT FACILITY IN THE RECREATION AREA.

IN 2020 GORCC WILL PRESENT AND ADVOCATE THE MASTER PLAN TO THE NEW GREAT OCEAN ROAD COAST AND PARKS AUTHORITY (GORCPA) FOR ADOPTION.

### AREA 1: ENTRY

THE ENTRY AREA CREATES A DISTINCTIVE AND WELCOMING ARRIVAL TO THE PARK, PROVIDING EASY ACCESS TO THE TOWN AND LOCAL ATTRACTIONS. IT ACCOMMODATES THE PARKS ADMINISTRATIVE AND MAINTENANCE FACILITIES.

THIS AREA IS IDEALLY SUITED TO AN ENVIRONMENTAL EDUCATION CENTRE, PROVIDING UNIQUE CULTURAL HERITAGE AND ENVIRONMENTAL EDUCATION PROGRAMS FOR CAMPERS AND THE WIDER COMMUNITY.

TO IMPROVE SAFETY AND CONGESTION ADDITIONAL CAR PARKING IS PLANNED FOR THIS AREA.

#### AREA IMPROVEMENTS:

- SHORT TERM - PARKING SOLUTION.
- LONG TERM - ENVIRONMENTAL EDUCATION CENTRE.

### AREA 2: RECREATION

THE RECREATION AREA IS A MAJOR FOCAL POINT FOR GUEST ACTIVITY WITHIN THE PARK, A PLACE CAMPERS GATHER AND ENJOY VARIOUS LEISURE ACTIVITIES.

TO ENHANCE AND MAXIMISE THE RECREATION EXPERIENCE OF THIS AREA, NEW AND UPGRADED FACILITIES ARE PLANNED THAT WILL ENSURE SAFE, FUN AND ACCESSIBLE OPPORTUNITIES FOR ALL PARK GUESTS.

#### AREA IMPROVEMENTS:

- SHORT TERM - NEW AND UPGRADED FACILITIES ( NEW ADVENTURE PLAYGROUND AND MULTI-COURT FACILITY).
- MEDIUM TERM - POOL AREA UPGRADE.

### AREA 3: SURF COAST CLIFFS

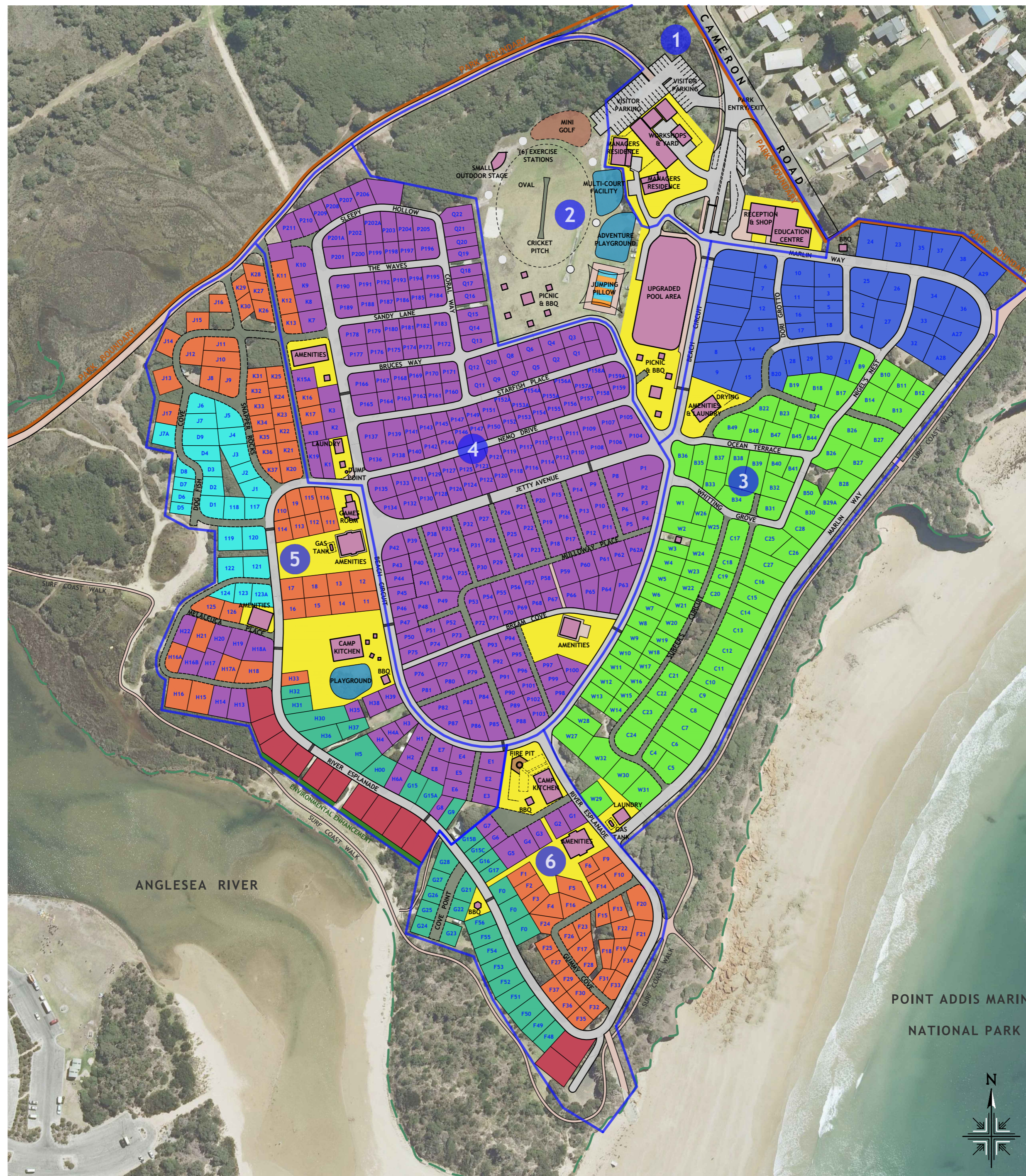
THIS AREA IS UNDULATING WITH A DENSE CANOPY OF MOONAH VEGETATION. ADJOINING THE ICONIC SURF COAST WALK, IT PROVIDES A LARGE PROPORTION OF THE PARKS FIXED ACCOMMODATION.

TO IMPROVE THE GUEST EXPERIENCE OF THIS AREA, EXISTING CABINS AND AMENITIES WILL BE UPGRADED & REPLACED AS NECESSARY.

AN ENVIRONMENTAL PLAN WILL ENSURE THE MOONAH VEGETATION IN THIS AREA IS PROTECTED AND ENHANCED.

#### AREA IMPROVEMENTS:

- LIFE OF THE PLAN - UPGRADE AND REPLACEMENT OF CABIN ACCOMMODATION.
- MEDIUM TERM - UPGRADE OF AMENITY BLOCK.



### AREA 4: CENTRAL

THE CENTRAL AREA IS THE HEART OF THE PARK, PROVIDING A QUALITY CAMPING EXPERIENCE. IT CONNECTS THE THREE MAJOR PARK ATTRACTIONS - THE RECREATION FACILITIES, THE ESTUARY FORESHORE AND THE BEACH.

TO ENHANCE THIS AREA THE TWO AMENITY BLOCKS WILL BE UPGRADED.

#### AREA IMPROVEMENTS:

- MEDIUM TERM - UPGRADE OF TWO AMENITY BLOCKS.
- AS PERMIT SITES IN THIS AREA BECOME VACANT THROUGH NATURAL ATTRITION OVER TIME, THEY WILL TRANSITION TO TOURIST SITES.

### AREA 5: ESTUARY

THE ESTUARY AREA PROVIDES A MIX OF TOURIST AND ANNUAL SITES AS WELL AS ICONIC BUSH CAMPING SITES BENEATH THE MOONAH CANOPY. FAMILIES ENJOY THE DIRECT ACCESS TO THE ESTUARY FORESHORE AND THE SAFE SWIMMING AREA.

ENHANCEMENTS TO THIS AREA INCLUDE THE CONVERSION OF THE EXISTING GAMES ROOM INTO THE MAIN CAMP KITCHEN FOR THE PARK, AN UPGRADE TO THE EXISTING PLAYGROUND, AND UPGRADING THE TWO EXISTING AMENITY BLOCKS. FACILITIES WILL COMPLEMENT AND ENHANCE THE FAMILY CAMPING EXPERIENCE.

TO IMPROVE THE DIVERSITY OF ACCOMMODATION OFFERINGS IN THE PARK, THIS AREA HAS ALSO BEEN IDENTIFIED TO PROVIDE AN ENVIRONMENTALLY FRIENDLY TENTED CAMPING EXPERIENCE.

#### AREA IMPROVEMENTS:

- SHORT TERM - CONVERSION OF EXISTING BUILDINGS AND PLAYGROUND AND AMENITY UPGRADES.
- LONG TERM - ENVIRONMENTALLY FRIENDLY TENTED CAMPING EXPERIENCE.
- AS PERMIT SITES IN THIS AREA BECOME VACANT THROUGH NATURAL ATTRITION OVER TIME, THEY WILL TRANSITION TO TOURIST SITES.

### AREA 6: BEACH

THE BEACH AREA PROVIDES TWO DISTINCT CAMPING EXPERIENCES, INCLUDING CAMPING UNDER THE ICONIC MOONAH CANOPY, AND THE LARGE GRASSED PRIME SITES WITH DIRECT ACCESS TO THE RIVER MOUTH, BEACH AND SURF COAST WALK.

TO ENHANCE THE COMMUNAL FACILITIES IN THE PARK, THE CAMP KITCHEN WILL BE UPGRADED, PROVIDING OPPORTUNITIES TO CATER FOR GROUPS AND SMALL PERFORMANCES, AND THE EXISTING AMENITY BLOCK WILL ALSO GET UPGRADED.

TO IMPROVE THE DIVERSITY OF ACCOMMODATION OFFERINGS IN THE PARK, THIS AREA HAS ALSO BEEN IDENTIFIED TO PROVIDE AN ENVIRONMENTALLY FRIENDLY TENTED CAMPING EXPERIENCE.

#### AREA IMPROVEMENTS:

- MEDIUM TERM - UPGRADE TO CAMP KITCHEN AND AMENITY BLOCK.
- MEDIUM TERM - ENVIRONMENTALLY FRIENDLY TENTED CAMPING EXPERIENCE.
- AS PERMIT SITES IN THIS AREA BECOME VACANT THROUGH NATURAL ATTRITION OVER TIME, THEY WILL TRANSITION TO TOURIST SITES.

### IMPORTANT NOTE:

THIS PLAN IS NOT BASED ON CURRENT SURVEY DATA AND HAS BEEN APPROXIMATED USING AERIAL IMAGERY.

### SITE ALLOCATION: AT FULL IMPLEMENTATION - 10YRS

43	TOURIST CABIN SITES
12	TENTED CAMPING SITES
293	MIXED USE (TOURIST & ANNUAL PERMIT SITES)
91	BUSH CAMPING SITES
26	DOG FRIENDLY SITES
93	ANNUAL PERMIT SITES
34	PRIME GRASS SITES
	COMMUNITY FACILITIES AREAS
592	TOTAL SITES

NOTE: TOTAL ANNUAL PERMIT SITES = 243