



Barwon  
Coast

# Caravan & Camping Parks Master Plan



December 2023

Cover image: Premium site at Barwon Heads Caravan Park, overlooking the Barwon River mouth

## 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.

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The background of the page features a blurred photograph of a white caravan parked outdoors. A large, abstract teal shape with a light blue gradient is overlaid on the right side of the image, partially obscuring the caravan. The title 'Contents' is written in white, bold, sans-serif font on the teal background.

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# Introduction

Barwon Coast has developed a ten-year Master Plan for its caravan parks and camping areas. This covers 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, year-round 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 also a greater demand than availability of casual sites.

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



Barwon Heads  
Caravan Park.

## 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 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, management 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 is called the 'Caravan and Camping Parks Master Plan').



Barwon Heads  
Caravan Park.

# Master Plan Area

The Caravan and Camping Parks Master Plan (the 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.



*Barwon Heads 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 & 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 & 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 & 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.

### Traditional Owners Aspirations & State Policy

- Wadawurrung Healthy Country Plan • Marine & Coastal Policy 2020
- Policy Statement – Improvement Equity of Access to Crown Land & Caravan & Camping Parks 2011

### Barwon Coast Coastal & Marine Management Plan

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

**Guiding Principles:**  
Natural & cultural values, planning & integration, use & enjoy sustainably.

### Caravan & Camping Parks Master Plan

Vision, Guiding Principles, Plans

# Developing the Master Plan

This project was undertaken 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 was a valuable part of the process.

## Stakeholder engagement

To assist with identifying opportunities for improvements to the caravan parks, a number of engagement actions were undertaken, including:

- Initial survey of caravan park users during summer of 2022 (841 responses).
  - Interviews and submissions from community groups (see a list of groups involved in Appendix).
  - Staff, stakeholder and Committee of Management member workshops.
  - Interviews with other local caravan park providers.
  - Survey from campers and community during public consultation phase.
  - Submissions from campers and community during public consultation phase.
- Feedback and themes that emerged from the public consultation phase included:
- General support for vision and guiding principles.
  - Seeking clarity on the Barwon Coast 'Sale of Van and Annex Policy' and camping site allocation.
  - Better sustainability practices across the parks for vegetation management.
  - Need for upgrade to ageing infrastructure and amenities.
  - At Breamlea Caravan Park, support for casual and twelve month permits sites to be located together across the park, rather than separated.
  - Consideration of locations when upgrading playspaces.
  - Traffic management and parking issue at the Barwon Heads oval during the football season.
  - Consideration of vegetation removal that may be needed on 'potential built accommodation area'.
  - Support for improved way finding and signage for shared paths.



More detailed information on the feedback from the public consultation phase is set out in the Consultation Report.



## Vision – Caravan & Camping Parks

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

The Barwon River  
and Bukareeyoo



## Guiding Principles

The following principles guided 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 Master Plan 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 Master Plan.

## 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 reflected in the Master Plan 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 plans to protect their locations.*

Bancoora Beach.

## 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 reflected in the Master Plan 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 reflected in the Master Plan 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](http://www.marineandcoasts.vic.gov.au/marine-and-coastal-knowledge/coastkit) and [www.ourcoast.org.au](http://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 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 needed to meet the ongoing and growing financial costs of managing the coast (including improvements to the caravan parks).

This is reflected in the Master Plan 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. Barwon Coast aim to provide a 'place and experience for everyone' from premium cabins to unpowered sites.

This is reflected in the Master 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 the 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 reflected in the Master 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 reflected in the Master Plan 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.*

# Master Plans

The 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 April 2022.

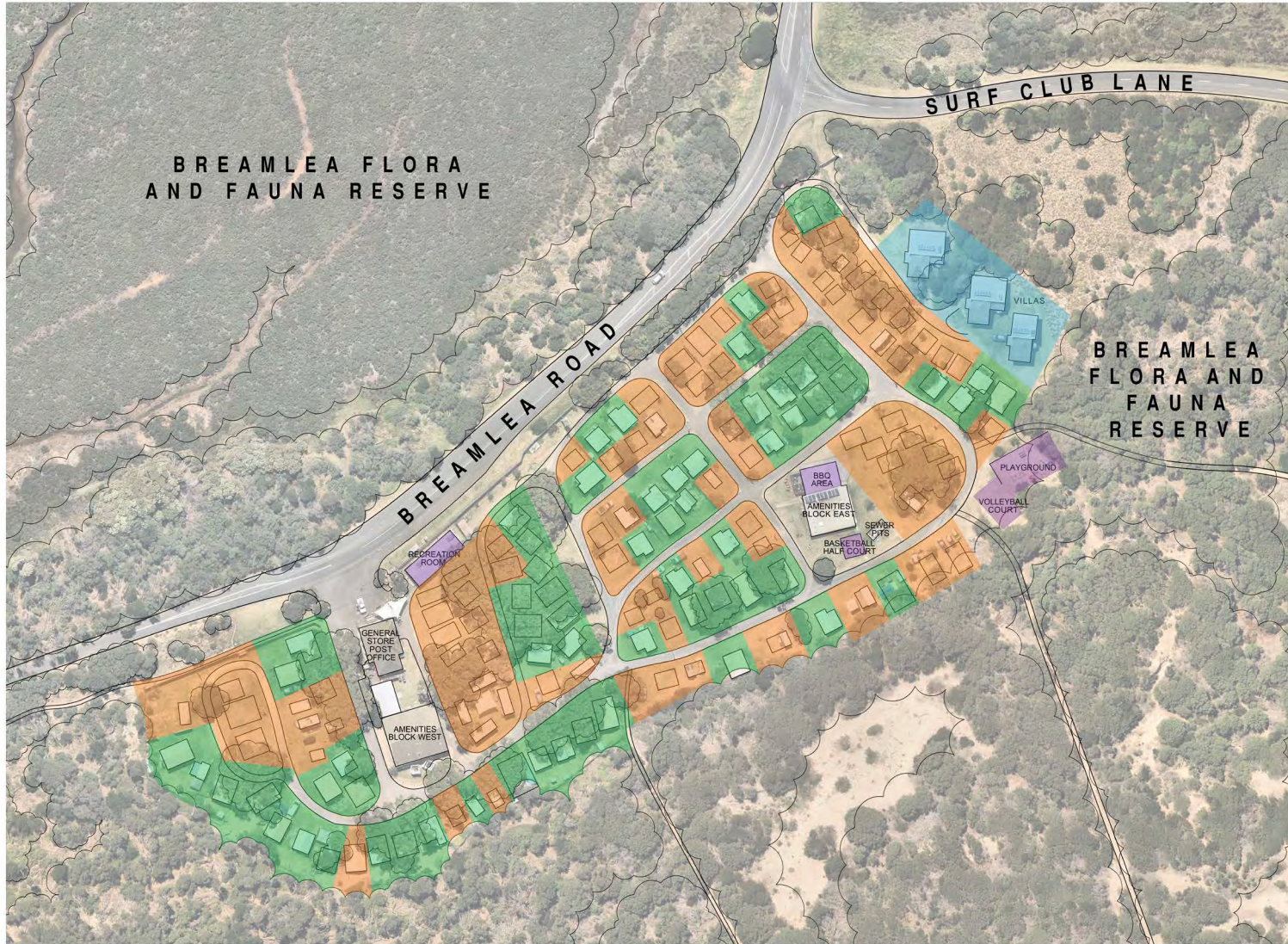
### Key changes

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 camping sites, so that twelve-month permit sites and casual sites are located in specific areas to support better servicing and infrastructure management. While this is the overall long-term aspiration, in response to feedback from campers about the historical layout of the park (that includes a mix of site areas and the positive interactions and connections this supports), the park over the next few years will have a specific area with a mixture of casual and twelve-month permit sites, shown on the Master Plan as the 'mixed camping area'.

Over the long-term consolidation of site types can occur through the 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 occur organically as opportunities arise, and through the issuing and allocation of permits via the Sale of Vans and Annex process.



**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 FINAL MASTERPLAN**

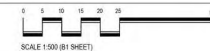
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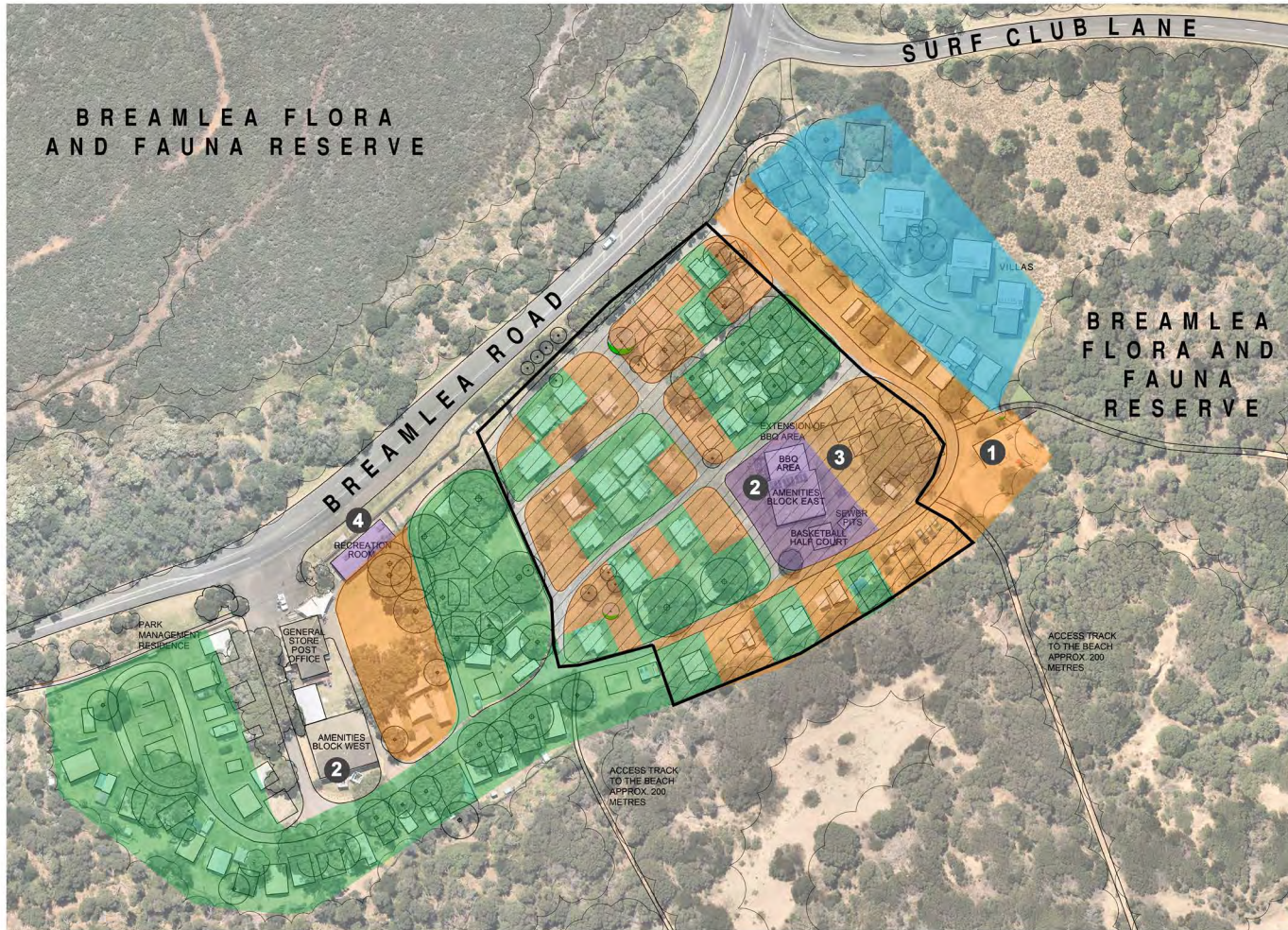
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Date: 23.11.2023  
Project No.: 21-054  
Cad File:  
Drawing No.: Sheet 1 of 2







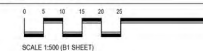
**LEGEND**

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

**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 FINAL MASTERPLAN**



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

Date: 23.11.2023  
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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.

Barwon Heads Caravan 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 at the entrance to the park, newer cabins located on the grassy ridge 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 Barwon Estuary Heritage Centre.

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.

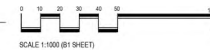
Of the 415 camping sites, 12 sites could be reorganised to fit into the 'proposed site area', this would include 4 twelve-month permit sites, and 8 casual camping sites. The transition of sites will be managed carefully and fairly over the next two years, and Barwon Coast will work closely with affected 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 FINAL MASTERPLAN**



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**Date: 15.11.2023**

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**Drawing No.: Sheet 1 of 2**

**Title: Barwon Heads Caravan Park - Current  
Layout Plan - Barwon Coast Final Masterplan**

**Client: OTIUM**





# Riverside Campground Master Plan

Riverside Campground is on the Ocean Grove side of the Barwon River, located on the spit (now named Bukareeyoo). 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.

Throughout year when it is not being used for camping, this area of Bukareeyoo provides a well-used nature-based experience for the community. Given this, it is important that any camping and recreational infrastructure is low key in nature and maintains the important landscape character of the area.

Other opportunities at Riverside include:

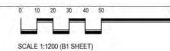
- Improving signage and way finding for the shared walking paths.
- Improved vegetation management programs to maintain the landscape character.
- Enhanced picnic facilities and clearer parking (cars at a safe distance from the picnic tables).
- Safer pedestrian access across Barwon Heads – Ocean Grove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



**LEGEND**

Casual camping area

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



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

**Client:** OTIUM

**Drawn:** KL/DS

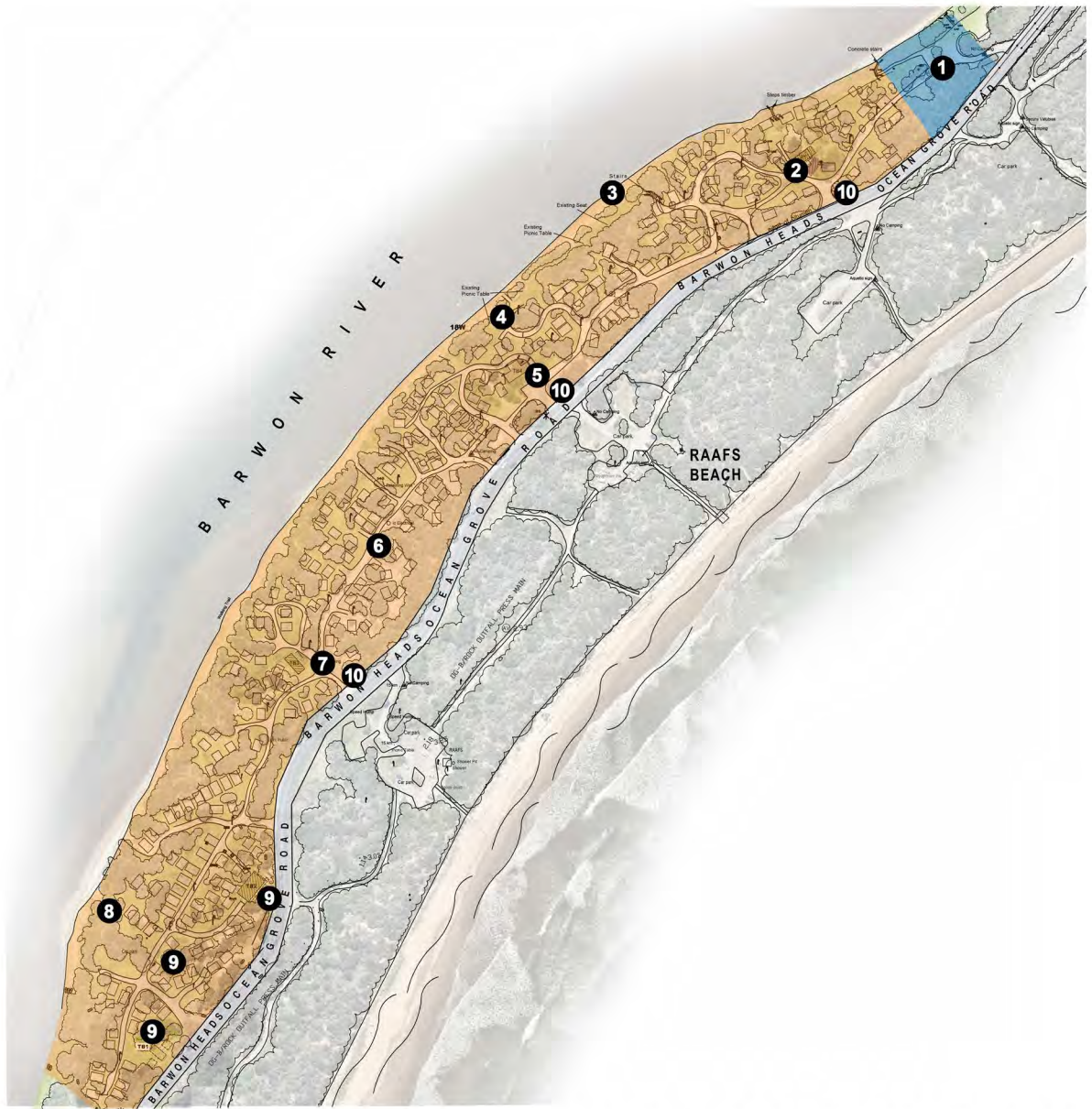
**Date:** 15.11.2023

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**LEGEND**

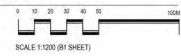
- Casual camping area
- Proposed overflow group/school area - linkages to Riverview

**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

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



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

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# 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.

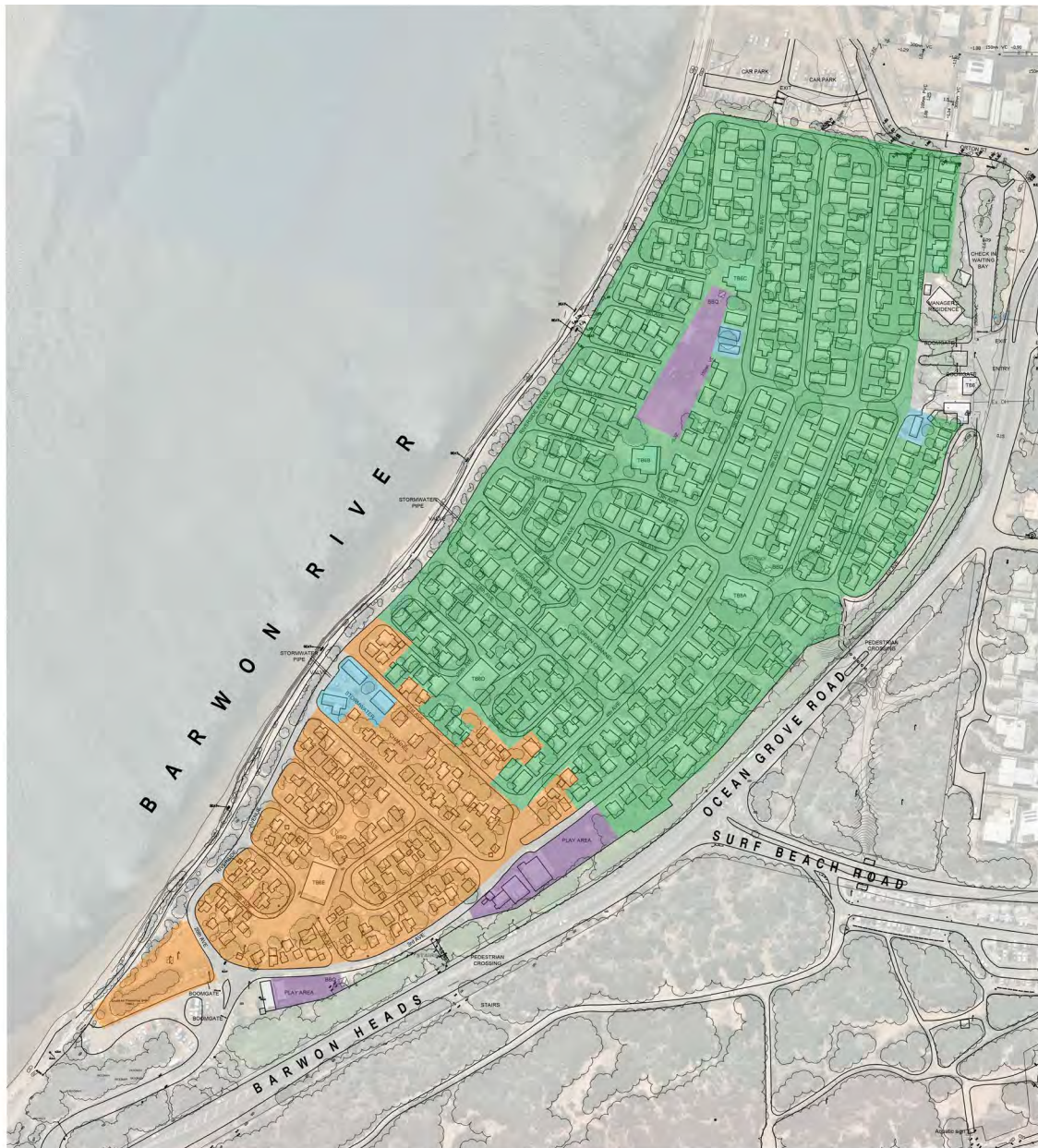
Of the 500 camping sites, this reorganising will relate to approximately 10 twelve-month permit sites. The transition of sites will be managed carefully and fairly over the next two years, and Barwon Coast will work closely with

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.

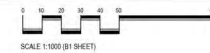




**LEGEND**

- 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 FINAL MASTERPLAN**



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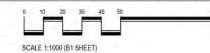
**LEGEND**

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

**KEY ACTIONS**

- 1** Repurpose old caretakers cabin to holiday accommodation.
- 2** Upgrade toilet blocks 6 and 6B.
- 3** Improve playspace/social area.
- 4** Proposed area for re-vegetation/environmental protection works.
- 5** Investigate consolidation of depot and maintenance meeting room.
- 6** Improve maintenance area to create a recreation/picnic space.

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



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**Title:** Riverview Family Caravan Park-  
Proposed Layout Plan and Key Actions -  
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# Implementation overview

The Master Plan is to be implemented over the next ten years. The two major implementation components are changes in the reorganisation of campsites, and infrastructure improvements.

## Reorganisation of campsites

At Breamlea Caravan Park, Barwon Heads Caravan Park and Riverview Family Caravan Park there are actions to organise and consolidate sites so that the twelve-month permit sites are broadly grouped together, and the casual sites are grouped together. This allows better servicing and infrastructure management of these areas.

The transition of sites will be managed carefully and fairly over the next two years and Barwon Coast will work closely with any 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 areas'.

Breamlea Caravan Park over the next few years will have a specific area with a mix of casual and twelve-month permit sites. This supports how campers currently interact with family and friends who have different site types in the same location. In the longer term there may be more consolidation of site types through the 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 occur organically as opportunities arise.

### The 'Sale of Van and Annex Policy'

To support the reorganisation and consolidation of sites the 'Barwon Coast Sale of Van and Annex Policy' has recommenced.

The Barwon Coast 'Sale of Van and Annex Policy' provides information on:

- allocation and issuing of twelve-month permits
- management of the wait list for twelve-month permits

- relinquishing a twelve-month permit
- twelve-month permit transfers
- sale of vans and annex process
- quality of van and annexes for sale.

More information and details on the Policy can be provided by Barwon Coast.

## Infrastructure improvements

There are a number of infrastructure improvements in each of the caravan parks and campground. The tables below show a snapshot of the scope of works for the improvements.

These improvements will be included in the operational implementation plan to be developed in 2024. The plan will include a scope of works, timing and indicative costings. It will guide Barwon Coast's capital works program, operational plans and annual budgets for each of the caravan parks.

## Resourcing

Resourcing for implementation will be through a combination of Barwon Coast's annual capital works and operational budgets, grants from government agencies as opportunities arise, and partnerships with other organisations to progress shared outcomes (e.g. connection to sewer of Riverside campground).

A component of timing and sequencing for implementation is investing early in assets that can generate revenue, like built accommodation, which in turn then fund other improvements like toilet blocks upgrades.

## Breamlea Caravan Park

Action	Indicative scope of works
<b>Refurbishment of recreation room</b>	Internal refurbishment including new kitchen, painting and floor coverings, doors leading on to new undercover deck.
<b>Relocating and upgrading playspace</b>	New playground.
<b>Upgrading toilet block</b>	Refurbish existing toilet block – new roof, new wall and floor tiles, new fixtures and repaint.
<b>Building new cabins</b>	3 cabins including kitchen, dining and lounge areas, outdoor deck area and amenities.

## Barwon Heads Caravan Park

Action	Indicative scope of works
<b>Upgrade camp kitchens</b>	Kitchen 1 – Internal fit out and external seating
	Kitchen 2 – new camp kitchen.
<b>Redevelop toilet blocks 2, 3, 4</b>	Toilet block 2 and 3 – new building and internal fit out.
	Toilet block 4 – Refurbish existing building.
<b>Upgrade plays space</b>	Two new play spaces.
<b>Replace cabins</b>	11 new cabins to replace existing cabins.
<b>Build new cabins</b>	10 cabins including kitchen, dining and lounge areas outdoor deck area and amenities.
<b>New Beach Houses</b>	2 beach house cabins including kitchen, dining and lounge areas, outdoor deck area and amenities.
<b>Upgrade BBQ &amp; picnic areas</b>	Upgrade BBQ, picnic shelter and fixed furniture.
<b>Upgrade overflow car park</b>	Unsealed carpark within existing overflow car park area (realignment/ layout and works).

## Riverside Camping Ground

Action	Indicative scope of works
<b>Connection to sewer Remove septic systems</b>	New infrastructure – sewer connection to rising main, power upgrade and water and remove old septic tanks from existing toilet blocks.
<b>Upgrade toilet facilities</b>	Demolish existing toilet blocks, replace toilet blocks.
<b>Improve signage and way finding</b>	Upgrade signage throughout camping ground for improved wayfinding.
<b>Explore more picnic tables</b>	A few extra picnic tables added throughout the camping ground.
<b>Separate picnic tables from car parking</b>	Realign and define pathway to stop cars from parking on riverbank.

## Riverview Caravan Park

Action	Indicative scope of works
<b>Proposed area for revegetation</b>	Develop landscape plan and implement protection and revegetation works.
<b>Upgrade toilet blocks 6 and 6B</b>	Refurbish Toilet block 6.
	New Toilet block 6B – new build.
<b>Improve playspace and social hub</b>	Scope improvements to social hub facilities. (consideration of camp kitchen, new playgrounds and playspaces).
<b>Investigate consolidation of depot/maintenance meeting room</b>	Scope consolidation of depot facilities.
<b>Improve maintenance area to create a recreation picnic space</b>	Develop landscape/carpark plan that provides improved access, community amenity/picnic tables.
<b>New Cabins</b>	4 cabins including kitchen, dining and lounge areas, outdoor deck area and amenities.

# Next steps

Barwon Coast will continue to work with Wadawurrung Traditional Owners Aboriginal Corporation, the community, campers and stakeholders to implement this Master Plan over the next ten years.

## Next steps include:

- Working with affected twelve-month permit holders to find alternative sites as needed.
- Developing an overall Implementation Plan and detailed operational implementation plans for each park
- Progressing with detailed concept plans and designs for specific works.
- Obtaining permits and consents for plans and works as required.

More information on specific projects as implementation progresses will be available on the Barwon Coast website [www.barwoncast.com.au](http://www.barwoncast.com.au).



*Barwon Heads Caravan Park.*



Barwon  
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