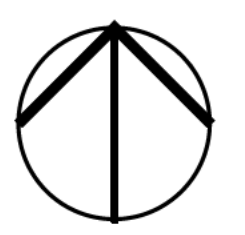


**LEGEND**

- Title (to be confirmed)
- Palm tree
- Planted native / exotic tree
- Remnant indigenous tree
- Structural Root Zone (SRZ)
- Tree Protection Zone (TPZ)
- Existing buildings and amenities
- Cabin
- Powered camp sites
- Concrete pavement
- Asphalt road
- Gravel surface
- Grass
- Garden bed
- Playground
- Colorbond boundary fence
- Caravan park boundary fence (farm fence)
- Steel pool fence
- Traffic direction
- Unpowered camp site
- Bin location
- Dump point
- Clothesline

**SERVICES LEGEND**

- Electricity
- Sewer
- Water
- Water (asbestos pipe)
- Telstra
- Service pit
- Light tower
- Powerhead
- Water tap over gully trap
- Rain water tank
- Amenities
- BBQ shelter
- Seating
- Emergency assembly point



**Project Name & Address:**  
 Nhill Caravan Park

**Drawing Title:**  
 Existing Conditions Plan

**Client:**  
 Hindmarsh Shire Council

**Date:** 11 December 2024  
**Scale:** 1:300 @ A1 Sheet Size  
**Drawn:** YL  
**Checked:** DH  
**Planning Ref:** N/A  
**Drawing No.:** 2335 - LP01  
**Revision:**



**EXISTING VEGETATION ASSESSMENT**  
 Refer to Arboricultural Assessment Report prepared by Nelson's Tree Services, dated 31 January 2022.

Tree #	Botanical Name	Common Name	T.P.Z.	S.R.Z.
1	Eucalyptus camaldulensis	River Red Gum	9.12	2.88
2	Eucalyptus camaldulensis	River Red Gum	9.36	3.04
3	Eucalyptus camaldulensis	River Red Gum	7.2	2.83
4	Eucalyptus camaldulensis	River Red Gum	7.68	2.93
5	Eucalyptus camaldulensis	River Red Gum	7.56	2.88
6	Eucalyptus camaldulensis	River Red Gum	7.56	2.97

Base information derived from the following sources:  
 - Drone footage - 12.09.2023  
 - Aerial Photo - Hindmarsh Community Map (downloaded at June 13, 2023).  
 Due to possible distortions associated with the aerial photograph, the location of existing and proposed features are approximate only and should be verified on site prior to commencement of works.  
 All dimensions / areas shown are approximate only and should be confirmed on site.





**LEGEND**

- Title (to be confirmed)
- Demolition
- ✗ Tree to be removed - subject to arborist assessment and recommendation
- Planted native / exotic tree
- ⊗ Remnant indigenous tree
- Structural Root Zone (SRZ)
- Tree Protection Zone (TPZ)
- Buildings and amenities to be retained
- Cabin to be retained
- Powered camp sites to be re-aligned
- Concrete pavement to be retained
- Asphalt road
- Gravel surface to be re-aligned
- Grass
- Colorbond boundary fence to be retained
- Caravan park boundary fence (farm fence) to be retained
- ➔ Traffic direction
- ⬆ Unpowered camp site
- Bin location
- Dump point
- ◆ Clothesline to be removed

**SERVICES LEGEND**

- Electricity
- Sewer
- Water
- Water (asbestos pipe)
- Telstra
- Service pit
- ⬆ Light tower
- ⊕ Powerhead
- Water tap over gully trap
- Rain water tank
- ⊕ Amenities
- BBQ BBQ shelter
- ⌂ Seating
- ⊕ Emergency assembly point



Project Name & Address:  
**Nhill Caravan Park**

Drawing Title:  
**Demolition Plan**

Client:  
**Hindmarsh Shire Council**

Date: 11 December 2024  
 Scale: 1:300 @ A1 Sheet Size  
 Drawn: YL  
 Checked: DH  
 Planning Ref: N/A  
 Drawing No. **2335 - LP02**

Revision :



**Hindmarsh Shire Council**



Note: Remnant indigenous trees are located within the garden bed along the boundary fence

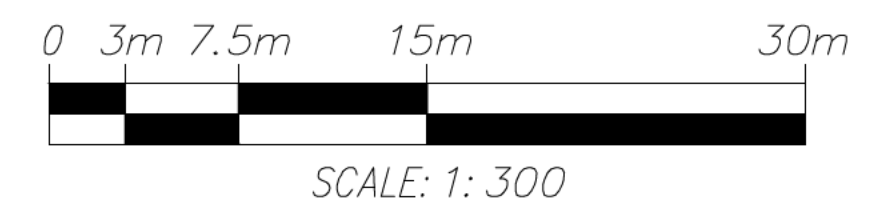
Nhill Swamp Wildlife Reserve

Nhill Showgrounds

**EXISTING VEGETATION ASSESSMENT**  
 Refer to Arboricultural Assessment Report prepared by Nelson's Tree Services, dated 31 January 2022.

Tree #	Botanical Name	Common Name	T.P.Z.	S.R.Z.
1	Eucalyptus camaldulensis	River Red Gum	9.12	2.88
2	Eucalyptus camaldulensis	River Red Gum	9.36	3.04
3	Eucalyptus camaldulensis	River Red Gum	7.2	2.83
4	Eucalyptus camaldulensis	River Red Gum	7.68	2.93
5	Eucalyptus camaldulensis	River Red Gum	7.56	2.88
6	Eucalyptus camaldulensis	River Red Gum	7.56	2.97

Base information derived from the following sources:  
 - Drone footage - 12.09.2023  
 - Aerial Photo - Hindmarsh Community Map (downloaded at June 13, 2023).  
 Due to possible distortions associated with the aerial photograph, the location of existing and proposed features are approximate only and should be verified on site prior to commencement of works.  
 All dimensions / areas shown are approximate only and should be confirmed on site.





LEGEND

- Title (to be confirmed)
- Existing Palm tree
- Planted native tree to be retained and protected
- Remnant indigenous tree to be retained and protected
- Structural Root Zone (SRZ)
- Tree Protection Zone (TPZ)
- Tree to be removed - subject to arborist assessment and recommendation
- Proposed trees
- Building to be retained
- Cabin to be retained
- Proposed camp kitchen, amenities block / storage shed
- Proposed cabins
- Proposed twin ensuites
- Powered camp sites
- Concrete pavement
- Existing asphalt road
- Proposed internal gravel road
- Proposed carparking bay
- Grass
- Proposed garden bed
- Proposed fenced junior playground
- Proposed seat
- Proposed feature screen
- Colorbond boundary fence to be retained
- Proposed 1.6m high colorbond boundary fence
- Current caravan park boundary fence (farm fence)
- Proposed retaining wall
- Proposed playground fence
- Traffic direction
- Proposed boom gate
- Bollards
- Bin store
- Dump point
- Fire hose reel location
- LP gas tank location
- EV charging point
- Clothesline
- Rain water tank
- Amenities
- BBQ shelter
- Seating
- Emergency assembly point

SERVICES LEGEND

- Electricity
- Sewer
- Water
- Water (asbestos pipe)
- Telstra
- Service pit
- Light tower
- Powerhead to be retained
- Relocated powerhead
- Water tap over gully trap

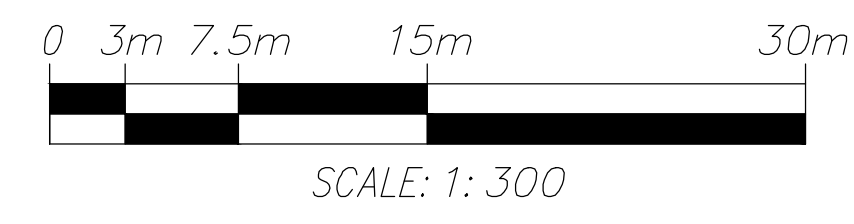


- A** OFFICE AND RESIDENCE
- B** NEW AMENITIES BLOCK
- C** EV CHARGING STATION
- D** NEW CAMP KITCHEN
- E** NEW STORAGE SHED
- F** NEW FENCED JUNIOR PLAYGROUND
- G** NEW CABINS
- H** RE-ALIGNED CARAVAN SITES
- I** DRIVE-THROUGH CARAVAN SITES
- J** NEW ENSUITES
- K** INTERNAL ROAD EXTENSION
- L** ENTRY / EXIT BOOM GATES + TRAFFIC MANAGEMENT BOLLARDS
- M** EXISTING AND PROPOSED TREES
- N** EMERGENCY ASSEMBLY AREA
- O** INSTALLATION OF FIRE SYSTEM

ACCOMMODATION SUMMARY

CODE	ACCOMMODATION SUMMARY	EXISTING NUMBER	PROPOSED NUMBER
#	Powered Site	44	22
ES	Ensuite	4	6
SC	Studio Cabin - 1 Bedroom	5	4
PC	Premium Cabin - 2 Bedroom	1	1+1
DC	Deluxe Cabin - 2 Bedroom	-	4
AC	Accessible Cabin - 2 Bedroom	1	1+1

Base information derived from the following sources:  
 - Aerial drone footage - 12.09.2023  
 - Aerial Photo - Hindmarsh Community Map (downloaded at June 13, 2023).  
 Due to possible distortions associated with the aerial photograph, the location of existing and proposed features are approximate only and should be verified on site prior to commencement of works.  
 All dimensions / areas shown are approximate only and should be confirmed on site.



Project Name & Address:  
**Nhill Caravan Park**

Drawing Title:  
**Landscape Master Plan**

Client:  
**Hindmarsh Shire Council**

Date: 11 December 2024  
 Scale: 1:300 @ A1 Sheet Size  
 Drawn: YL / OJ  
 Checked: DH  
 Planning Ref: N/A  
 Drawing No. 2335 - LP03  
 Revision :



Area to be determined



# Nhill Caravan Park

## KEY RECOMMENDATIONS TO BE IMPLEMENTED OVER A 10 YEAR TIMEFRAME

REVISIONS
25.03.24 - Updated as per Council comments
11.12.24 - Updated as per Council comments

### A OFFICE AND RESIDENCE

Existing office / reception / residence and storage shed to be retained. Rationalise storage sheds (remove garden shed and 'site office' and install a single new storage shed (Item D) to improve space efficiencies. Improve the condition and appearance of the park infrastructure to improve the overall park amenity and aesthetics.

### B AMENITIES BLOCK

Demolish amenities block and construct a new all-abilities accessible facility. The proposed amenities block to be designed to cater to diverse user needs and will include female toilets, male toilets, one unisex disabled toilet / shower, and a guest laundry.

5 x 2 metre size clothesline to be installed to the eastern side of the new amenities block for convenient access to the laundry facilities. Provide an alternative clothesline near the storage shed.

Consider installation of solar PV and battery system / solar - electric hot water system on the new amenities building roof to provide ongoing efficiencies and sustainability benefits.

### C EV CAR CHARGER

Provide 2no. carparks with access to electric vehicle chargers - preferably connected to the proposed solar PV / battery system. The EV chargers should be at least a Level 2 public AC charger or preferably a DC fast charger.

### D CAMP KITCHEN

The existing camp kitchen and fire pit to be demolished. The proposed camp kitchen with a covered alfresco area to be located in the southern area of the caravan park - providing easy access for the majority of guests.

The new purpose-designed camp kitchen to provide improved usability and amenity including:

- All-abilities access
- Be designed to open up the building during fine weather / close during cold-poor weather
- Include communal tables
- Provide generous sink and bench space
- Provide kitchen facilities to include BBQ's, cook-top, refrigerator & freezer, air fryer, microwave oven and TV. Ceiling fans / heating and cooling
- Close proximity to the playground.

Consider installation of solar photovoltaic cells and solar hot water (subject to assessment of the available solar access, due to the location of the adjoining Red Gums) and a battery system.

Proposed low-growing / low maintenance garden bed planting in front of the camp kitchen adjoining the alfresco area.

Camp kitchen location subject to an arborists assessment of the adjoining remnant River Red Gums.

### E STORAGE SHED / ADDITIONAL CLOTHESLINE + GAS BOTTLE LOCATION

Existing storage shed and skillion to be retained. 'Site Office' building to be removed.

Install a new 10 x 8 metre nominal size purpose-built storage shed / laundry (including for additional linen storage associated with the increased cabin numbers). The proposed extension to also provide additional space for:

- enclosed / secure vehicle, machinery and equipment storage
- enclosed / screened rubbish bin storage (at back of shed)
- undercover protection for vehicle loading / unloading.

At the south end of the new storage shed provide an additional clothesline and gas bottle site (if required) that is plumbed to the new amenities block.

### F FENCED JUNIOR PLAYGROUND & SWIMMING POOL

Demolish aboveground swimming pool / fencing etc.

Demolish existing playground and timber edging under Red River Gums.

Proposed new fenced playground near the proposed camp kitchen with low height / low maintenance planting, seating and play equipment suitable for young children.

Playground location subject to an arborists assessment of the adjoining remnant River Red Gums.

### G CABINS

Retain existing, newly installed 2 no. two-bedroom cabins (including an accessible cabin with disabled parking bay).

As demand develops / increases install new cabins along the eastern boundary (where the site depth is very shallow and not ideal for larger caravans) to form a cohesive 'cabin precinct' including the following new cabins:

- 1 no. premium cabins (PC) - 2 bedrooms
- 4 no. deluxe cabins (DC) - 2 bedrooms
- 1 no. accessible cabin (AC) - 2 bedrooms including a disabled parking space
- 4 no. studio / workers accommodation cabins (SC) - 1 bedroom

Refer to the accommodation summary for accommodation types / numbers.

Each cabin to be provided with at least one parking space. Provide electric vehicle charging points and solar panels / batteries at selected cabins (EV charging numbers to be confirmed).

NOTE: There is sufficient space available to replace the proposed two-bedroom Premium Cabin with a three-bedroom cabin if there is sufficient demand.

Retain / maintain the post and wire farm style boundary fence along the eastern boundary to maximise views from the cabins into the Nhill Swamp Wildlife Reserve.

### H POWERED CARAVAN SITES

Remove 5 no. older style studio cabins and 6 ensuite sites along the western boundary. Provide a total of 22 powered caravan park sites distributed throughout the central, western and southern parts of the park including:

- Sites 1 - 9 and 22 drive through sites (see 'I' below),
- Sites 10 - 16 reverse-in angle sites
- Sites 17 - 21 reverse-in sites.

Site 19, 20, 21 are relatively smaller camp sites and should be managed to be tent site / camper trailer / small caravan sites only.

Proposed retaining wall behind sites 10 - 14 to allow these sites to be levelled and be more functional for caravans.

NOTE: Services will need to be relocated to accommodate the re-positioned caravan / cabin sites.

Undertake annual tree arborist assessments of the River Red Gums in the vicinity of the caravan sites / camp kitchen and playground.

### I DRIVE-THROUGH SITES

Provide a total of 10 powered drive-through caravan park sites throughout the park (includes Site 22).

### J ENSUITES

Provide 3 no. new ensuite blocks each comprising 2 individual / private bathrooms to service powered caravan sites 17-18, 19-20 and drive-through caravan sites 8 - 9.

### K INTERNAL ROAD EXTENSION

Proposed 4.0m wide one-way gravel road to service new cabin locations / powered sites with a min.10 metre internal driveway radius throughout the park in accordance with CFA Fire Safety Guideline 2012. The road upgrade and development of the southern area of the park will require the removal of one mature River Red Gum.

### L ENTRY / EXIT BOOM GATES + TRAFFIC MANAGEMENT BOLLARDS

Upgrade the entry / exit to the caravan park with new boom gates equipped with key pads or number plate recognition to enhance security and late arrival management.

Relocate check-in parking bay near the office - see linemarked bays.

Provide line marking / signage as required to provide clear traffic / vehicle movement directions throughout the park.

Proposed traffic management bollards to increase park safety and restrict unauthorised vehicle access into the park.

### M EXISTING AND PROPOSED TREES

Engage a qualified arborist to undertake regular documented arboricultural assessment and tree management throughout the park as required. Specific tree recommendations include:

- Palm tree near swimming pool to be removed
- Pine tree to be removed - subject to arborist assessment.
- Mature River Red Gum between the proposed gravel road and site no. 22 to be removed - subject to native vegetation removal permit / offset approval.
- Consider removing / pruning two trees near the proposed camp kitchen / playground to provide a safe clearance from the canopy of the mature River Red River Gum (tree # 2 & 3), subject to arborist assessment.

Align caravan park sites (including widths) / roads and cabins to minimise impacts on trees to be retained.

Establish selected deciduous and evergreen trees throughout the park to maximise shade and amenity and to enhance the character of the park.

### N EMERGENCY ASSEMBLY AREA

Provide signage / infrastructure for an emergency assembly area at the park entry and an alternative emergency assembly area in the Nhill Showgrounds.

Install emergency access gates / signage and associated plans to the showgrounds between site numbers 14 - 15.

### O INSTALLATION OF FIRE SYSTEM THROUGHOUT PARK

Council to engage a suitably qualified engineer to prepare a fire water servicing plan for the park that assesses the water pressure in the water main adjoining the site in Victoria Street and locates fire suppression hydrants and a fire water storage tank (if required) throughout the park. The fire system and associated signage to be installed as a priority and should comply with the Caravan Park Fire Safety Guidelines - CFA - April 2024. Nominal fire hydrant locations are shown.

### P RISK MANAGEMENT PLAN / EMERGENCY MANAGEMENT PLAN

Council to complete a risk management plan and emergency management plan for the park to ensure compliance with the Caravan Park Fire Safety Guidelines - CFA - April 2024.

### MISCELLANEOUS

- Council to confirm by survey the actual lease area of the park as it does not correspond with the property title. Council to make the necessary updates / amendments to the lease as required to match the existing site layout.
- Provide a 1600mm high colourbond fence along the western boundary of the park to improve privacy within the park and minimise windblown dust / rubbish from the Showgrounds.
- Install a low retaining wall within caravan sites 10-14 to reduce the gradient of these sites. Establish a garden bed between the wall and the proposed colorbond fence to improve the amenity of these sites.
- As recommended in the Park Presentation Audit Report - Nhill Caravan Park prepared by HPM Australia the following additional recommendations would improve the available visitor facilities for the park and should be considered for installation in the short term:
  - develop a guest hub including a multi-functional camp kitchen and gathering place to create a social focal point within the park.
  - provide guest-friendly Wi-Fi that is accessible throughout the park.
  - invest in digital assets for remote check-in and online bookings to enhance transit occupancy.
  - expand online presence and integration.
  - develop a user-friendly website.

Project Name & Address:  
Nhill Caravan Park

Drawing Title:  
Key Recommendations

Client:  
Hindmarsh Shire Council

Date: 11 December 2024  
Scale: N/A @ A1 Sheet Size

Drawn: YL

Checked: DH

Planning Ref: N/A

Drawing No. 2335 - LP04

Revision :





# Accommodation & BBQ Shelter Options / Precedents

- IMAGES FOR ILLUSTRATIVE PURPOSE ONLY

REVISIONS  
25.03.24 - Updated as per Council comments  
11.12.24 - Updated as per Council comments



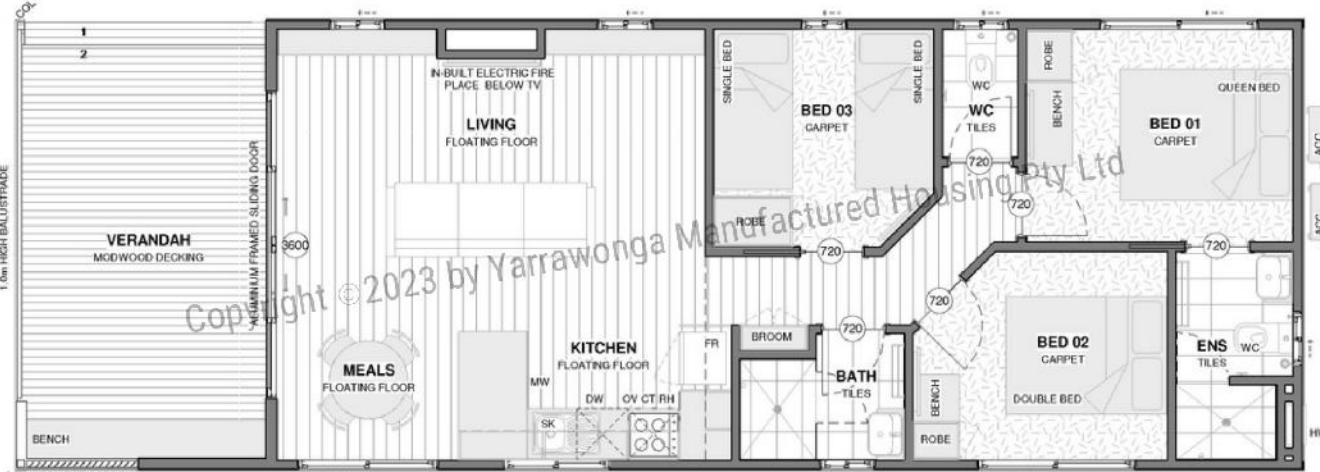
Family Cabin - 3 Bedrooms



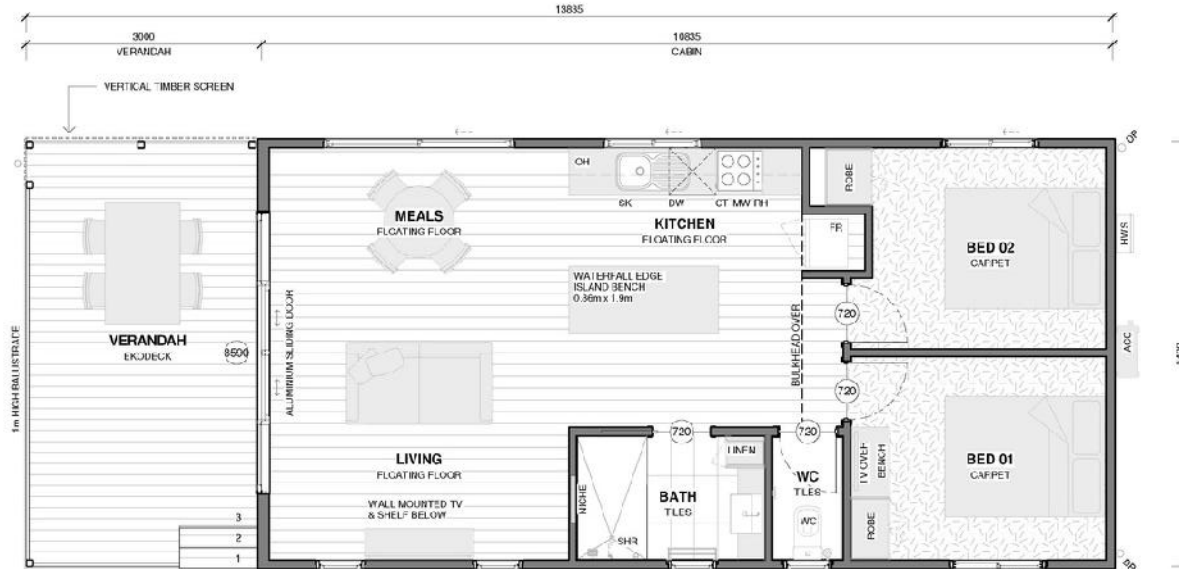
Premium Cabin - 2 Bedrooms



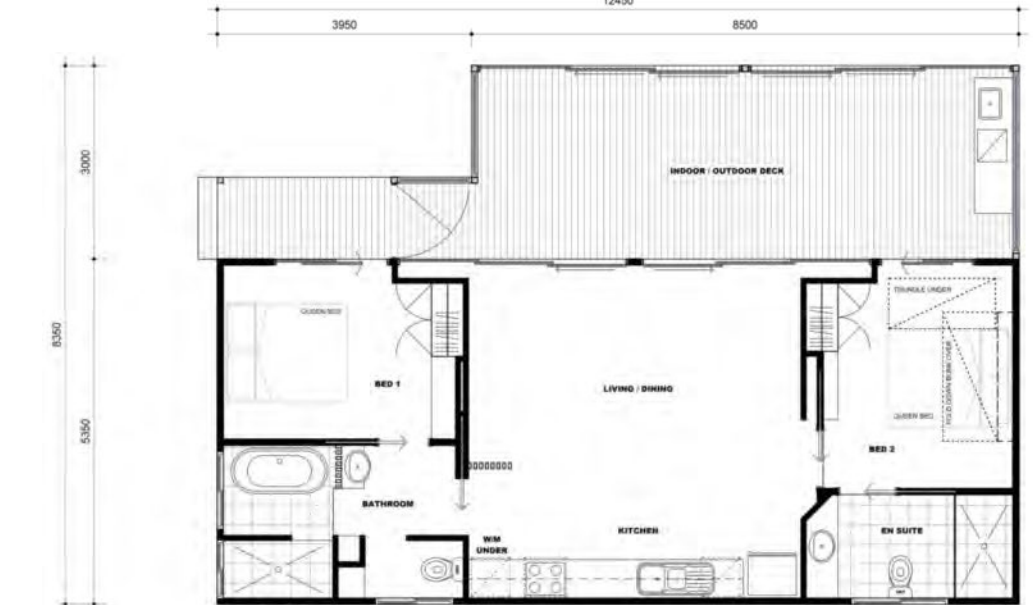
Deluxe Cabin - 2 Bedrooms



Family Cabin - 3 Bedrooms - Typical Floor Plan  
Not to Scale



Premium Cabin - 2 Bedrooms - Typical Floor Plan  
Not to Scale



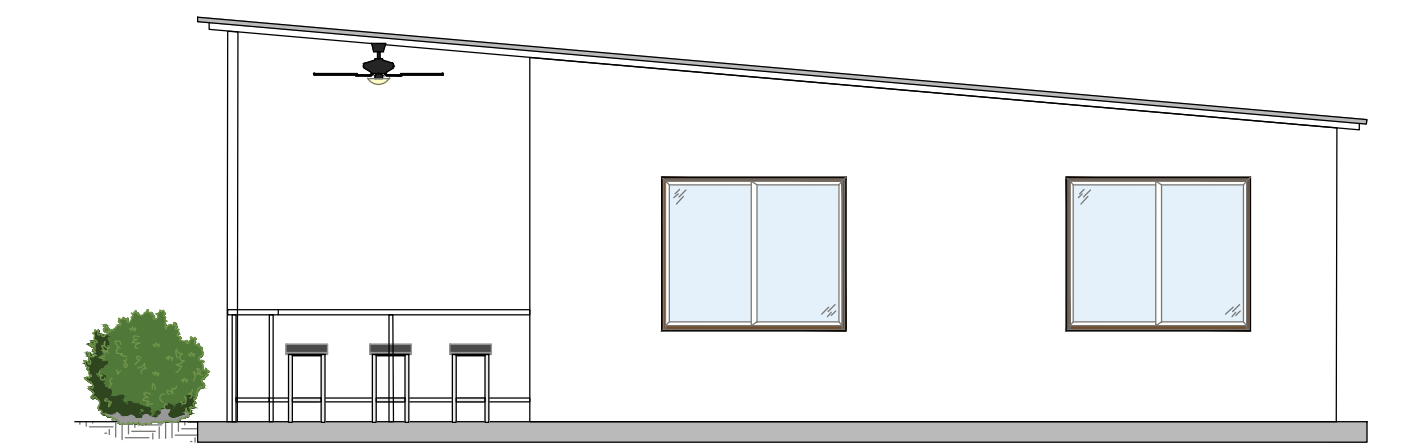
Deluxe Cabin - 2 Bedrooms - Typical Floor Plan  
Not to Scale



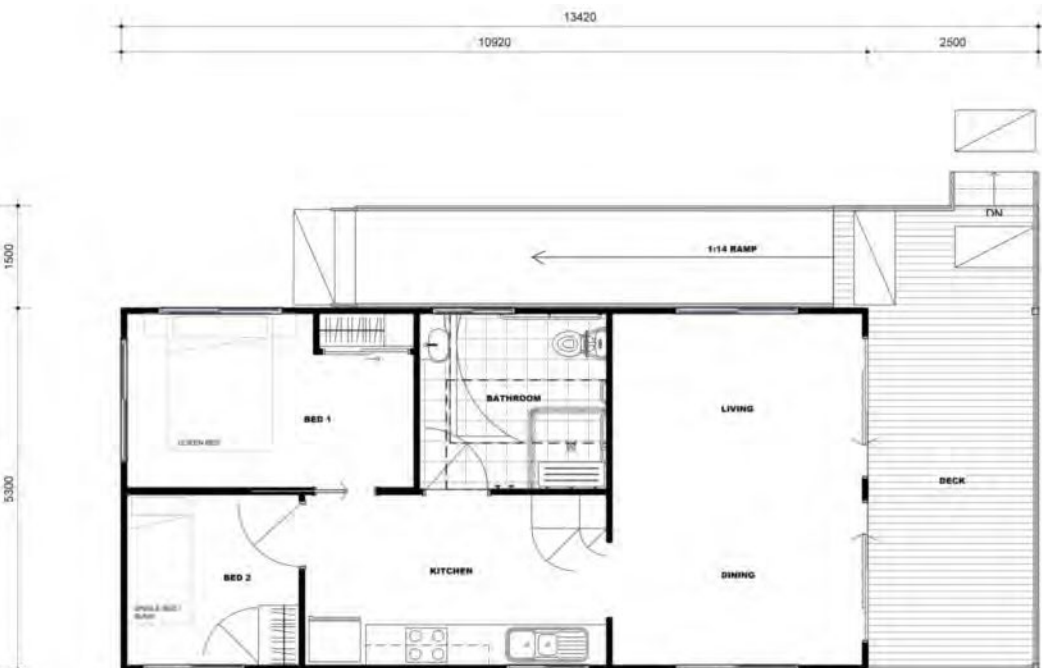
Accessible Cabin - 2 Bedrooms



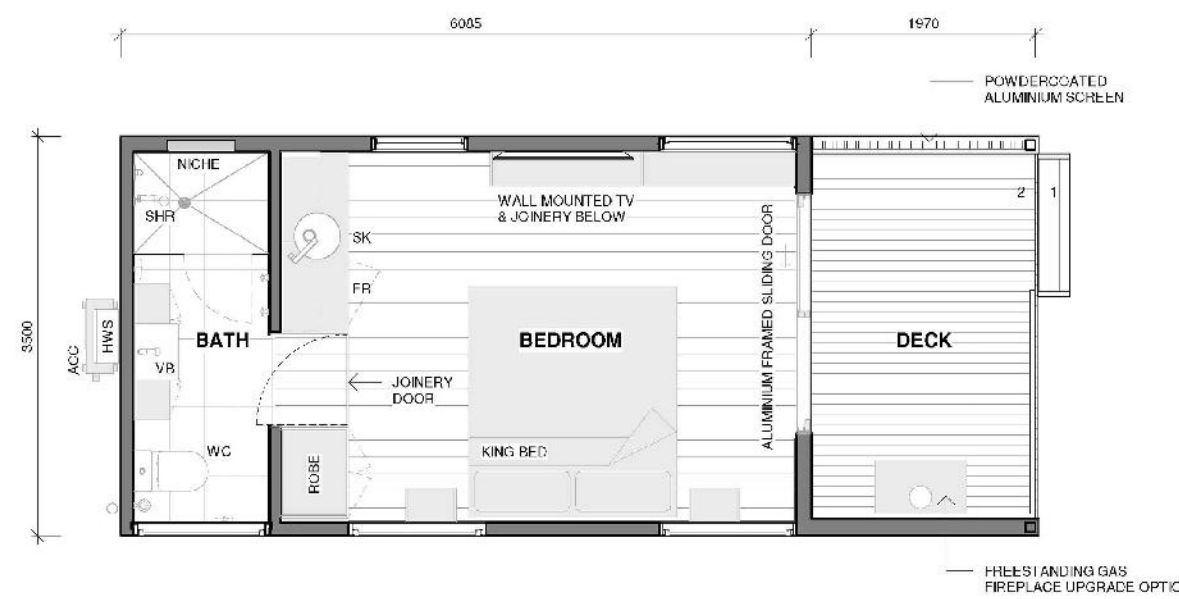
Studio Cabin - 1 Bedroom



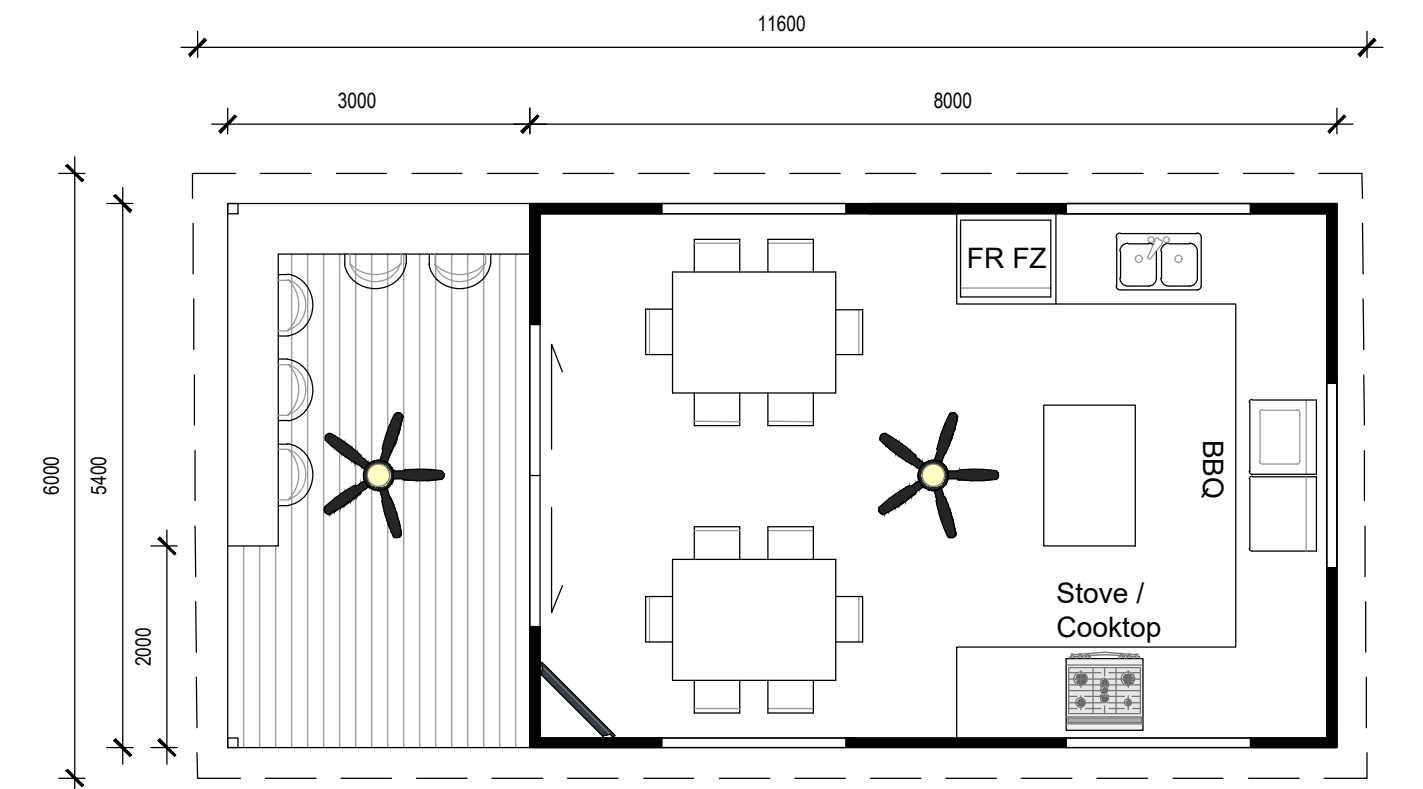
Camp Kitchen - Typical Elevation Plan  
Not to Scale



Accessible Cabin - 2 Bedrooms - Typical Floor Plan  
Not to Scale



Studio Cabin - 1 Bedroom - Typical Floor Plan  
Not to Scale

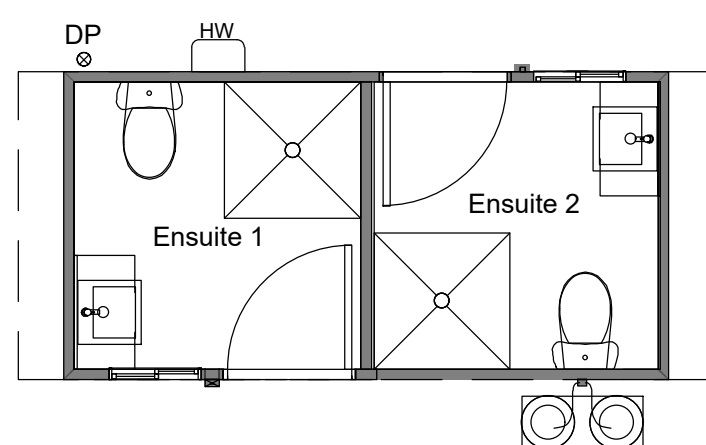


Camp Kitchen - Typical Floor Plan  
Not to Scale

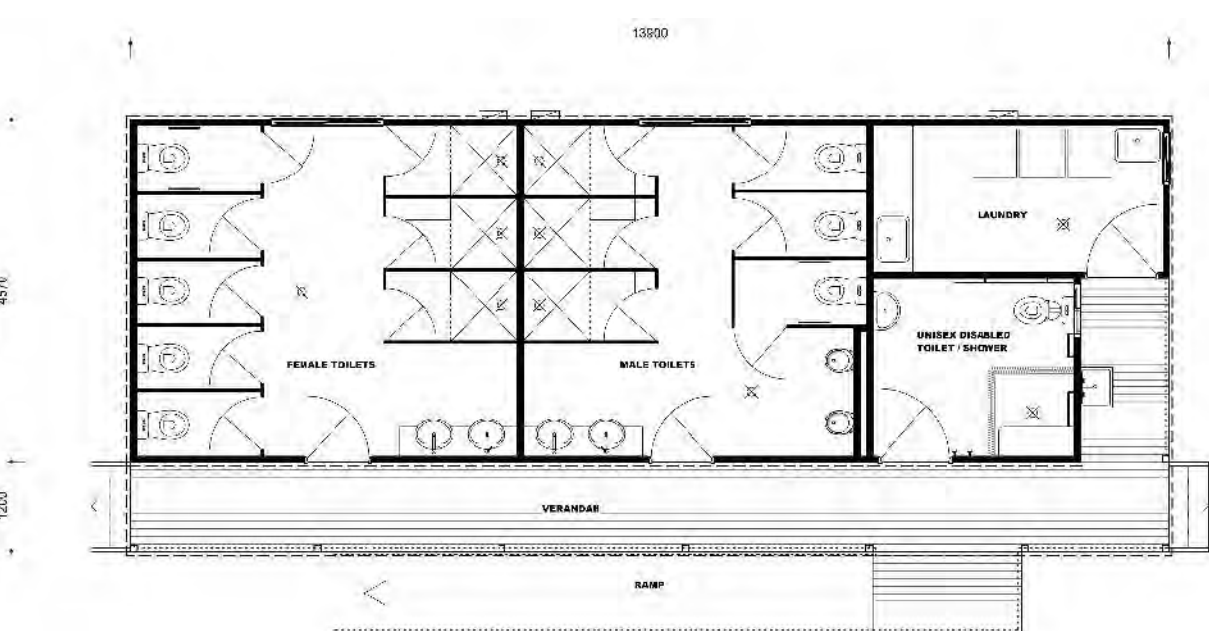
Note: Cabin designed to fit in to site - between internal road + River Red Gum tree protection zone.



Amenities Block - including all abilities access camp



Twin Ensuite - Typical Floor Plan



Amenities Block - Typical Floor Plan  
Not to Scale

Project Name & Address:  
Nhill Caravan Park

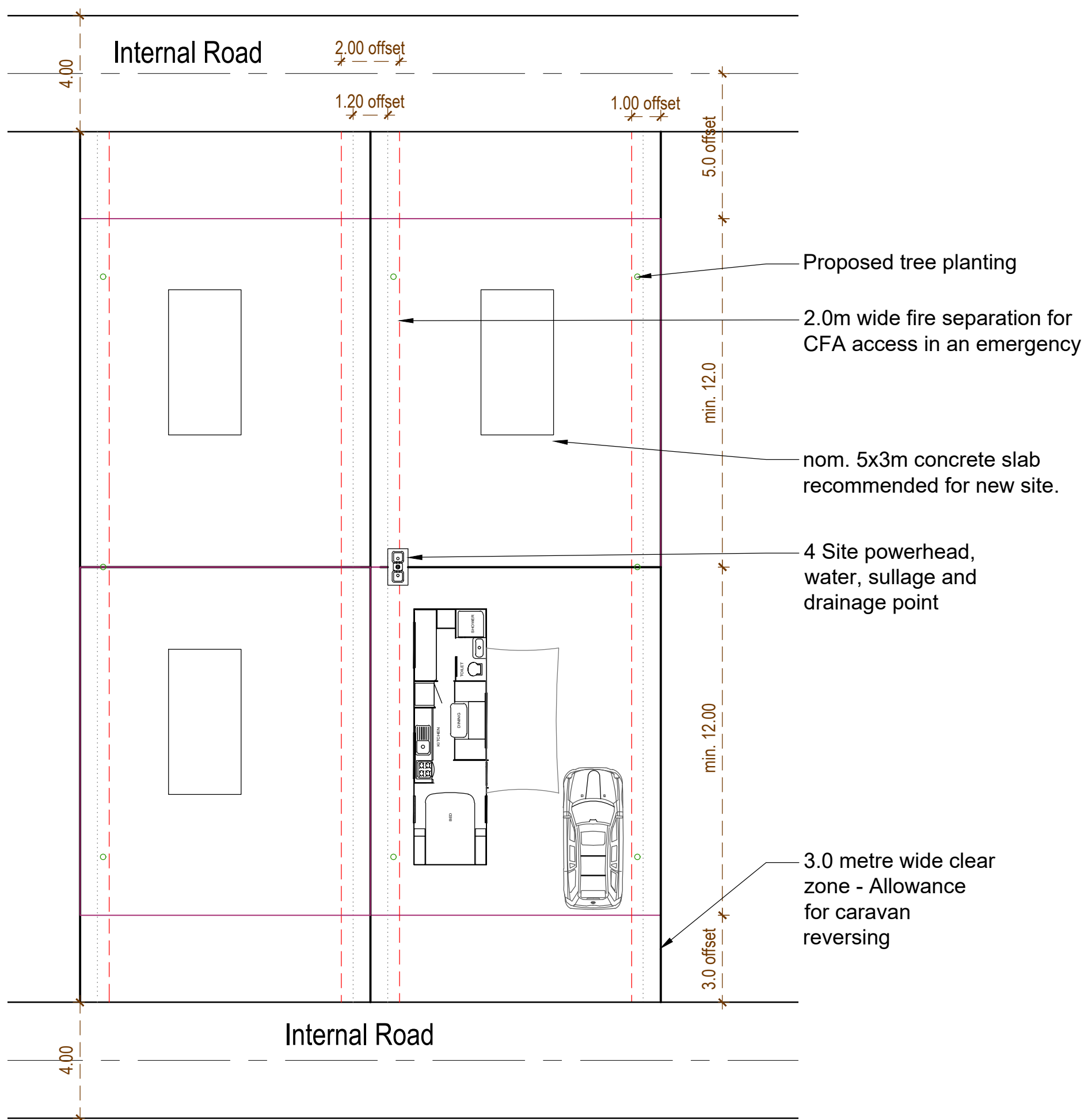
Drawing Title:  
Accommodation, Camp Kitchen & BBQ Shelter Options

Client:  
Hindmarsh Shire Council

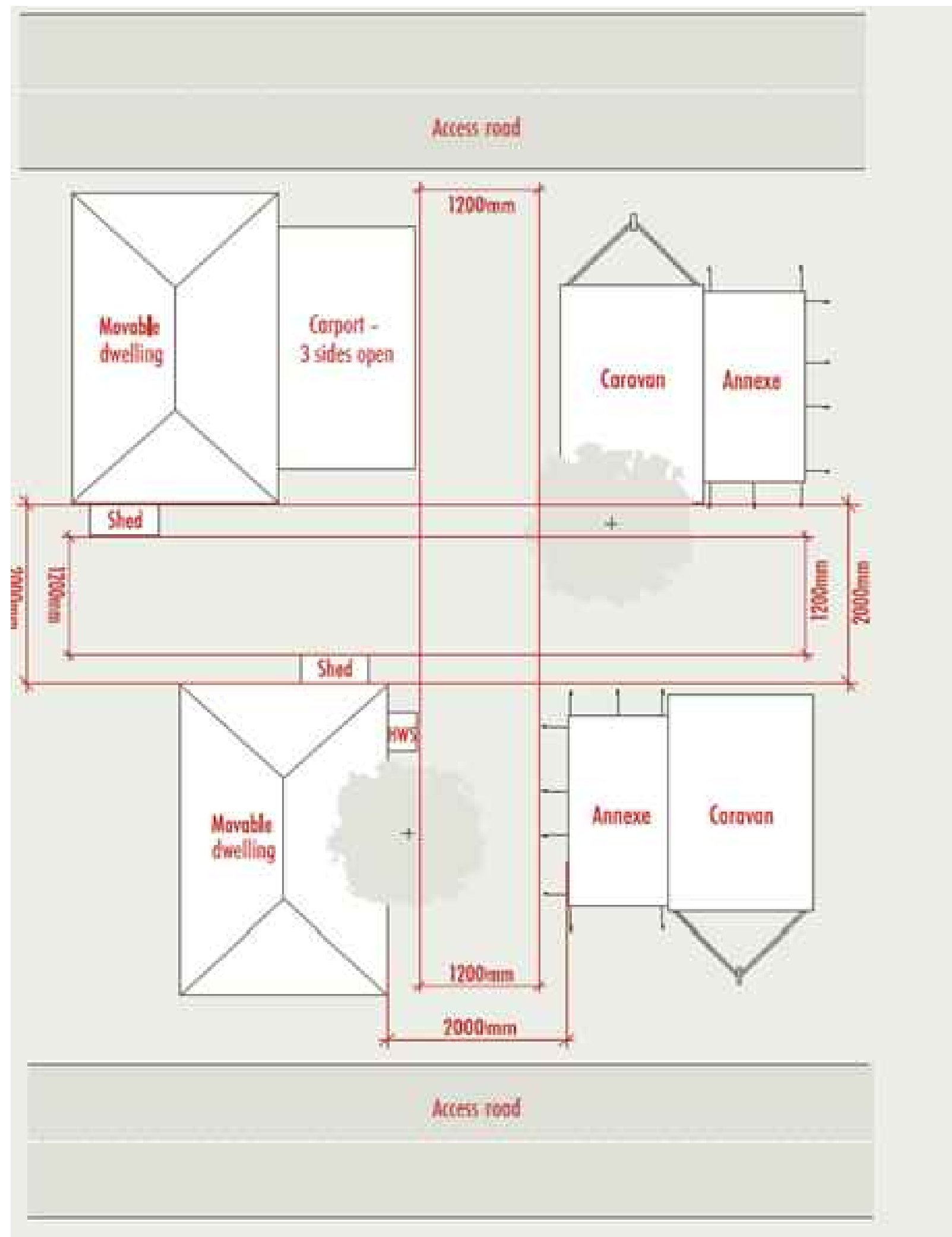
Date: 11 December 2024  
Scale: N/A @ A1 Sheet Size  
Drawn: YL  
Checked: DH  
Planning Ref: N/A  
Drawing No. 2335 - LP05  
Revision:







**TYPICAL 10 X 12M ONE-WAY SITE LAYOUT**  
 Scale 1:150 @ A1



**FIREFIGHTER ACCESS AND FIRE SEPARATION**  
 Not to Scale

The minimum width required for firefighter access and fire separation must be provided between and around each structure in the caravan park in accordance with the following requirements as illustrated below.

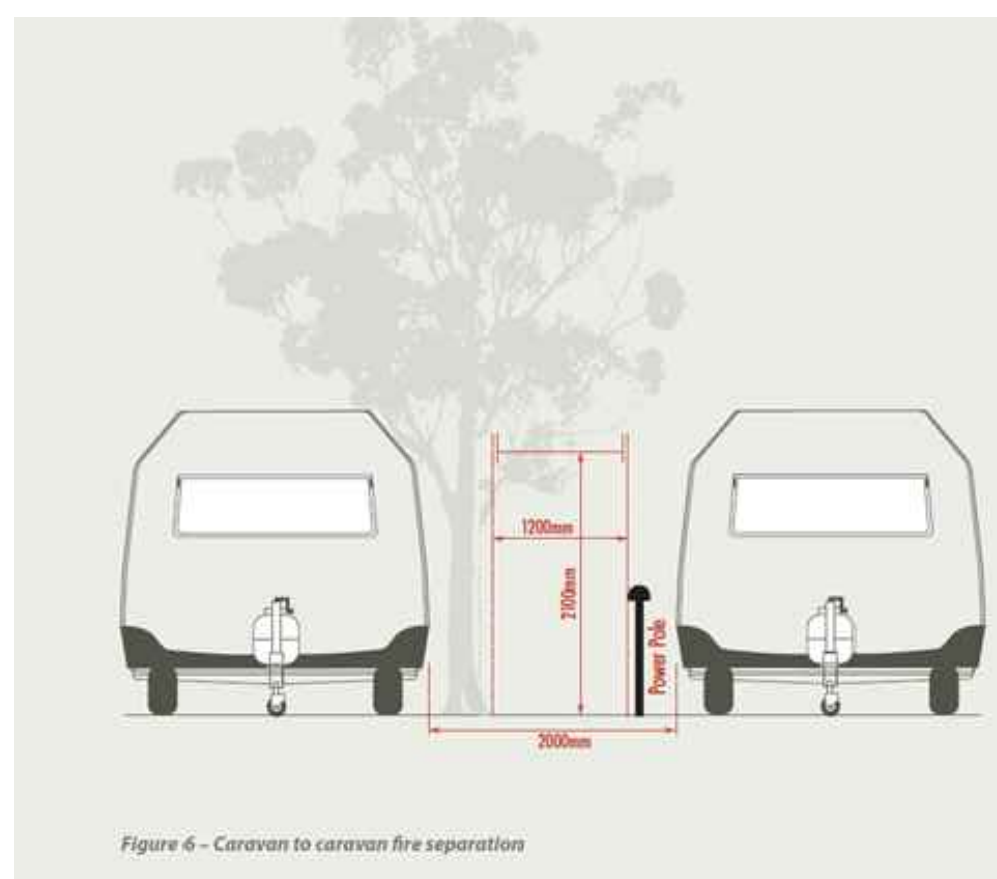


**FIREFIGHTER ACCESS AND FIRE SEPARATION**  
 Not to Scale

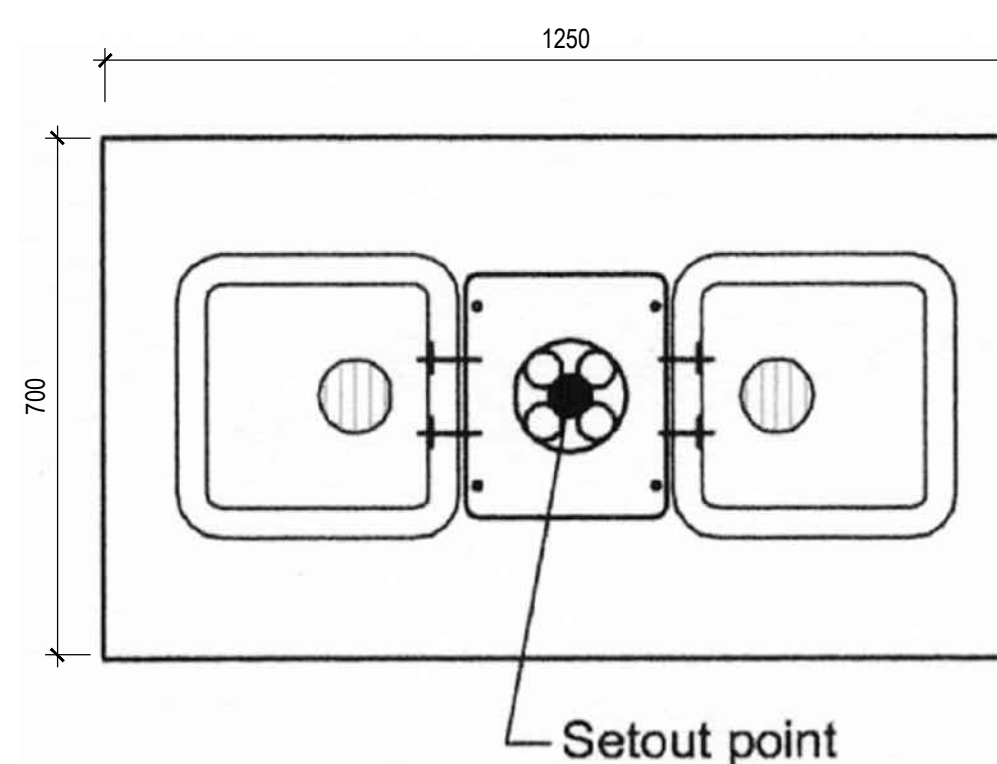
**NOTE:**  
 The minimum width required for firefighter access and fire separation must be provided between and around each structure in the caravan park in accordance with the following requirements as illustrated below.

- 1200mm in width and unobstructed at all times. (It is preferred that the firefighter access width is centrally located, but this is not essential); and
- provide with a surface that is suitably trafficable

Fire separation must be 2000mm in width, measured between the external walls of associated structures. A minimum height of 2100mm must be maintained throughout the required fire separation width. Vegetation and storage between and around structure that may contribute to fire spread should be reduced and maintained appropriately.



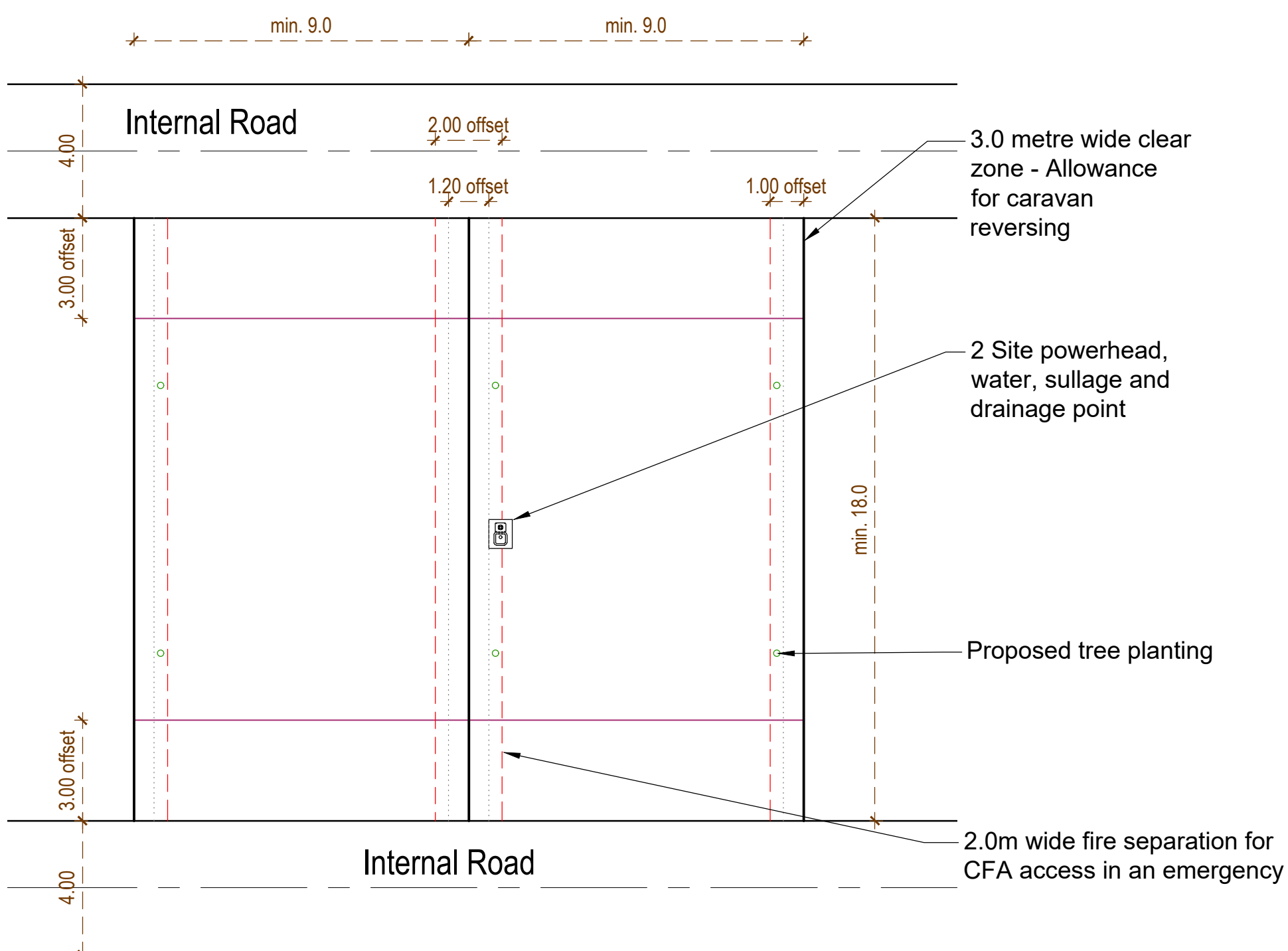
**CARAVAN TO CARAVAN FIRE SEPARATION**  
 Not to Scale



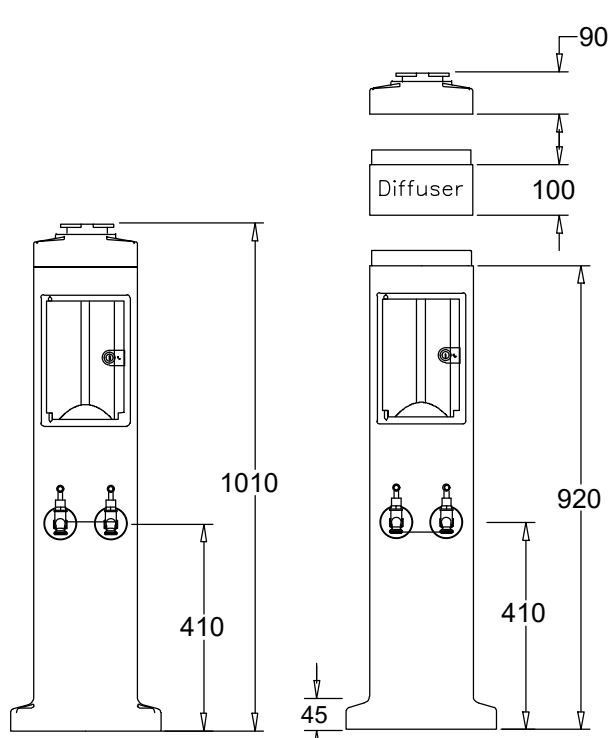
**K-MAC UNIT INCLUDING SITE SERVICE & DRAINAGE POINTS**  
 Not to Scale



**K-MAC UNIT INCLUDING SITE SERVICE & DRAINAGE POINTS**



**TYPICAL 9 X 18M DRIVE THROUGH SITE LAYOUT**  
 Scale 1:150 @ A1



**MATERIALS**  
 Moulded from engineering grade polyethylene, fire retardant with UV stabilisers, in aesthetically pleasing ghost gum grey (10 year guarantee).

**OUTLETS**  
 • Up to two 15A single phase outlets per housing; a maximum of four outlets per pedestal.  
 • A range of 3 phase outlets and IEC309 outlets (international) available.

**KEY SWITCHED OUTLETS**  
 Keyed option to shut off power to outlets.

**LOCKABLE HOUSING DOOR**  
 Lockable option for fully sprung self-closing door, keyed alike or different.

**SAFETY SWITCHES**  
 Clipsal Electronic Series (5 year guarantee).

**METERING OPTION**  
 Electronic kWh meters to measure the electricity consumption for each customer.

**LIGHT (MAX 60W)**

- Manual switch
- Photo cell (auto)
- 24 hour timer

**TELEVISION/PHONE/DATA**  
 One to four TV/data/telecom outlets (Shuttered RJ45).

**POWER LEAD HOLDER/EXTENSION**  
 Convenient powerlead holder comes standard on all models.

• A powerlead extension is optional and suspends powerleads off the ground up to a height of 2 meters.

**WATER TAPS**

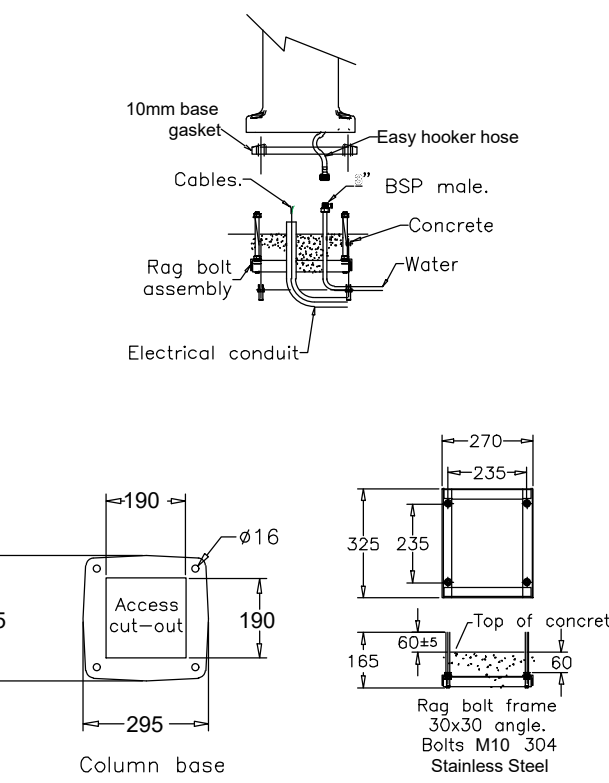
Two or four fully plumbed 12mm chrome taps complete with "easy connect" flexible hose.

**SULLAGE BRANCH**  
 One to four-way grey water sullage pipes can be fitted discretely in the base of the pedestal.

**MOUNTING OPTIONS**

- Ragbolt assembly for new concrete pad mounting. A cost saving method. Fast and secure. Free mounting template supplied. (See drawing).
- Bolt onto existing concrete pad using own fixings.

Note: Powerheads to have either 2 or 4 site connections.



**K-MAC POWERHEADS**  
 PO Box 628, Geelong, VIC 3220 ABN 93 078 225 555  
 Phone 03 5221 5327 Email sales@kmac-powerheads.com  
 Sales 1800 639 609 Website www.kmac-powerheads.com  
 Mobile 0417 379 772  
 Fax 03 5222 6971

Project Name & Address:  
 Nhill Caravan Park

Drawing Title:  
 Typical Camp Site Layout

Client:  
 Hindmarsh Shire Council

Date: 11 December 2024  
 Scale: As Shown @ A1 Sheet Size

Drawn: YL  
 Checked: DH  
 Planning Ref: N/A

Drawing No. 2335 - LP06  
 Revision:





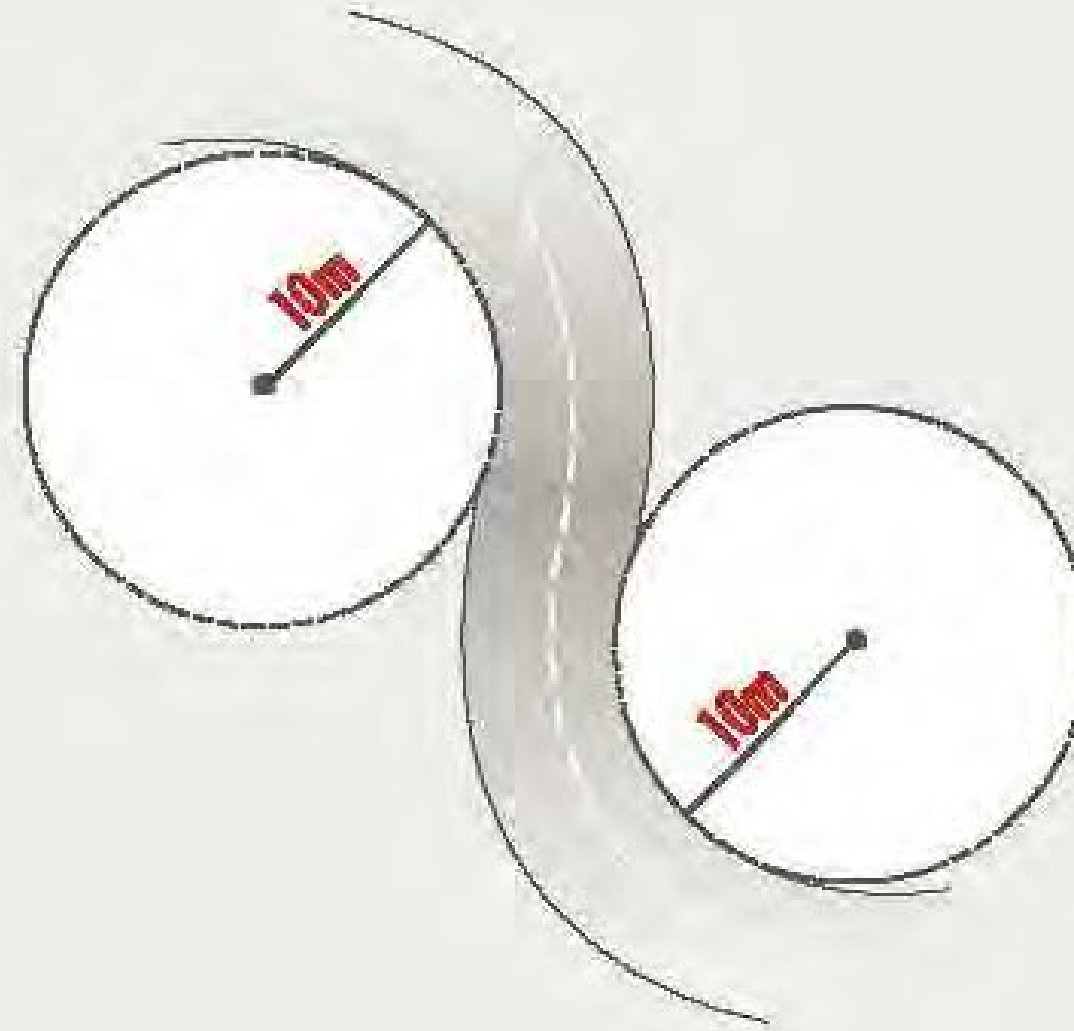
FIRE VEHICLE ACCESS



PP2 Fire vehicle access

Fire vehicle access (in accordance with regulation 21) must be provided within a caravan park as follows:

- a. Curves in a driveway must have a minimum inner radius of 10 metres (refer Figure 13 below).



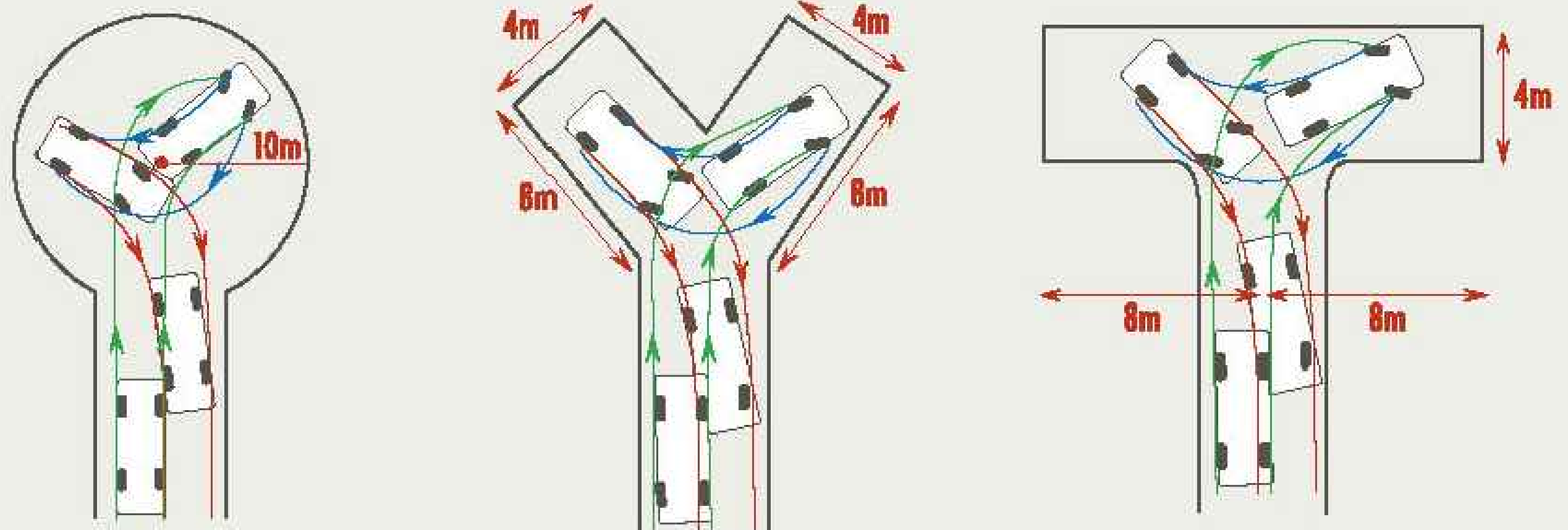
FIRE VEHICLE DRIVEWAY DETAIL

- Refer to CFA Caravan Park Safety Guideline published May 2012  
 Not to Scale

FIRE VEHICLE ACCESS

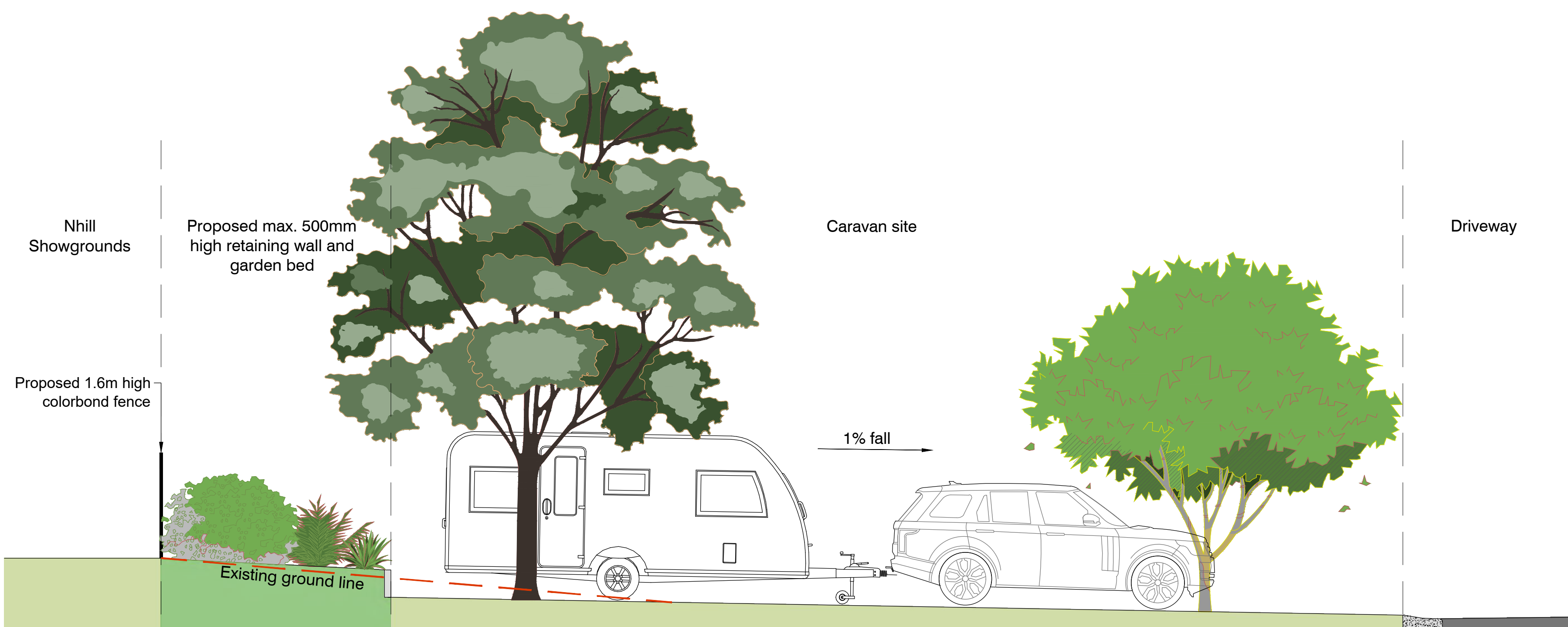


PP2 Fire vehicle access



FIRE VEHICLE ACCESS / TURNING CIRCLE DETAILS

- Refer to CFA Caravan Park Safety Guideline published May 2012  
 Not to Scale



SECTION A-A  
 Scale 1:50 @ A1

Project Name & Address:  
 Nhill Caravan Park

Drawing Title:  
 Vehicle Access / Turning  
 Circle Details and  
 Landscape Section

Client:  
 Hindmarsh Shire Council

Date: 11 December 2024  
 Scale: As Shown @ A1 Sheet Size  
 Drawn: YL  
 Checked: DH  
 Planning Ref: N/A  
 Drawing No. 2335 - LP07  
 Revision:







# Park Presentation Audit - Nhill Caravan Park

12 Sep 2023 / 

Complete

Score	56.5 / 81 (69.75%)	Flagged items	32	Actions	0
-------	--------------------	---------------	----	---------	---

Site conducted

Nhill Caravan Park

Conducted on

12.09.2023 14:00 AEST

Prepared by



Location

Nhill Caravan Park, 93 Victoria St, Nhill VIC 3418, Australia (-36.3392785, 141.6449249)

## Executive Summary

### Summary

Nhill Caravan Park, situated in the western district of Hindmarsh Shire Council area, primarily serves transit caravan markets. However, it's crucial to acknowledge that there's currently a lack of reservation data to support assumptions about guest demographics, points of origin, and length of stay. Consequently, any assumptions regarding the park's capacity and the type of roofed accommodation to be introduced should be subject to rigorous testing with additional relevant data sources and, when available, data from the Caravan Industry Association of Australia (CIAA). This data-driven approach will help ensure that decisions align with actual guest needs and preferences, enhancing the park's appeal and functionality accordingly.

The assessment of the final score 69.75% falls slightly below the average for all HPM Australia Audited Caravan Parks, but serves as an important context for the master planning of this property. It's crucial to recognize that the key to this property's success lies in a clear understanding of its unique identity and the type of guests it attracts.

Online review scores that reflect a fairly positive guest reaction indicate that the park is meeting expectations as a transit park. This positive feedback is a valuable asset, as it demonstrates that the park is delivering on its intended purpose and catering effectively to its target demographic – transit guests. This alignment between guest expectations and the park's offerings presents a significant opportunity.

The master planning process should capitalize on this alignment by crafting a measured and well-thought-out plan. The goal should be to enhance the guest experience without creating unrealistic expectations. By doing so, the park can not only benefit its own business but also contribute positively to the Nhill community by becoming a sought-after stopover destination for the transit market.

When deliberating on the size, style, and capacity of new cabin accommodations, it's essential to adhere to this premise. Any expansion or development should align with the park's identity as a transit park, ensuring that the Return on Investment (ROI) thresholds are not just met but exceeded. This strategic approach will help maintain the park's unique position in the market,



leverage positive guest feedback, and drive sustainable growth.

In essence, understanding and embracing the park's identity as a transit park, aligning offerings with guest expectations, and pursuing growth opportunities that are in harmony with this identity will be the keys to long-term success, both for the park itself and its valuable role within the Nhill community.

-Elements-

1. Cohesive Guest Hub: One key opportunity is the development of a cohesive guest hub. This hub would seamlessly integrate BBQ and indoor gathering areas, providing a versatile space suitable for transit market guests to socialize and unwind.

2. Improved Powered Site Accessibility: Another area of improvement is the ease of access to powered sites. Enhancing accessibility ensures that guests can quickly and conveniently set up, making their stay more enjoyable.

3. Amenities Block Refurbishment: While the park's amenities block has undergone a relatively recent refurbishment, it's crucial to note that certain elements will require remediation and repair within the next five years. This maintenance is essential to uphold the high standards expected at the park.

4. Fire Suppression Hydrants: Notably, the park currently lacks fire suppression hydrants. To bolster safety measures, it is advisable to install these hydrants as soon as practicable. This step ensures that the park is well-prepared to respond to fire emergencies effectively.

Incorporating these opportunities into the park's master plan will not only enhance the overall guest experience but also contribute to the safety and long-term sustainability of Nhill Caravan Park.

Further Opportunities for Nhill Caravan Park

Realign Powered Sites for Easy Reversing

One significant opportunity for Nhill Caravan Park is to realign powered sites to allow for easy reversing onto sites. This adjustment will improve the guest experience, particularly for those who prefer not to drive through sites. By simplifying the parking process, we can enhance guest satisfaction and ensure that all guests, regardless of their preference for drive-through or reverse-in sites, have a positive stay.

Develop Additional Drive-Through Site Capacity

Expanding the number of drive-through sites at the park presents a valuable opportunity. Guests often prefer drive-through sites for their convenience and time-saving benefits. By increasing the availability of such sites, we can attract more transit guests who prioritize efficiency during their journeys. This expansion can also lead to higher occupancy and revenue for the park.

Enhance Security and Late Arrival Management

The installation of boom gates, equipped with keypads or number plate recognition, can significantly enhance security and streamline late arrival management. This system ensures that only registered guests have access to the park, providing peace of mind for both guests and management. It also simplifies the check-in process for late arrivals, improving overall operational efficiency.

Offer Guest-Friendly Wi-Fi

Considering the park's manageable size and excellent line of sight, installing Wi-Fi for guests is a logical step. Access to Wi-Fi is a highly sought-after amenity for modern travelers. Offering a



reliable and user-friendly Wi-Fi service can attract more guests, particularly those who value connectivity during their stay.

#### Invest in Digital Assets for Remote Check-In

Investing in digital assets that integrate with systems like Newbook can open doors to remote and self-check-in options. This technology, including Key Café systems, allows guests greater flexibility and autonomy during their stay, making the check-in process smoother and more efficient.

#### Expand Online Presence and Integration

Listing the property on platforms like Booking.com and integrating rate plans indexed to the market is a strategic move. It increases the visibility of Nhill Caravan Park to a wider audience and enables dynamic pricing to stay competitive. Such integration can optimize revenue management.

#### Develop a User-Friendly Website

Creating a Newbook template website for the park is another opportunity. A well-designed website not only serves as an informative platform but also enhances communication with guests. It can feature booking capabilities, park information, and local attractions, improving the overall guest experience.

#### Upgrade Facilities

Upgrading and enhancing facilities is essential to meet modern expectations. Removing the old camp kitchen and playground, while replacing them with updated, well-maintained versions, can significantly improve guest satisfaction. Consider installing a guest hub—a multifunctional camp kitchen and gathering place—to create a social focal point within the park.

In summary, these opportunities present a comprehensive strategy for Nhill Caravan Park's improvement and growth. By focusing on guest experience, convenience, security, and modern amenities, the park can position itself as a top choice for transit travelers and enhance its overall appeal and profitability.

This general inspection is focused on presentation, condition, and cleanliness. It is an important initial step in assessing the overall state of a property or facility. However, it may not provide a comprehensive understanding of compliance with safety, regulatory, and operational standards. Therefore, it is recommended that a full compliance audit be conducted.

---

### **Key Item 1**

#### Compliance

##### Fire Hydrants and Electrical Test and Tagging

##### Fire Hydrants -

Nhill Caravan Park should consider installing fire hydrants for several crucial reasons:

**Enhanced Fire Safety:** Fire hydrants are a fundamental component of fire safety infrastructure. Installing them provides immediate access to a reliable water source, which is essential for firefighters to combat fires effectively and prevent their rapid spread. This significantly enhances the park's ability to respond to fire emergencies.

**Protection of Guests and Property:** The safety and well-being of park guests and their belongings are paramount. Fire hydrants can help protect lives and property by ensuring that adequate firefighting resources are readily available in case of a fire outbreak.

**Compliance with Regulations:** Local and national fire safety regulations often require commercial properties like caravan parks to have fire hydrants in place. By installing fire hydrants, Nhill



Caravan Park can remain compliant with these regulations, reducing the risk of legal and regulatory issues.

**Reduction of Insurance Costs:** Many insurance providers offer reduced premiums for properties with robust fire safety measures, including fire hydrants. Installing fire hydrants may result in cost savings on insurance premiums, potentially offsetting the initial installation expenses.

**Wildfire Preparedness:** In regions prone to wildfires or bushfires, fire hydrants are especially vital. They can assist in both park safety and supporting broader firefighting efforts, contributing to the overall preparedness and resilience of the park.

**Peace of Mind:** Fire hydrants provide peace of mind to both park management and guests. Knowing that the park is well-equipped to handle fire emergencies can enhance the sense of security and satisfaction among visitors.

**Long-Term Sustainability:** Fire hydrants contribute to the long-term sustainability of the caravan park by mitigating the risks associated with fire damage. Preventing or minimizing fire-related losses ensures that the park can continue to operate effectively and attract guests.

In summary, installing fire hydrants at Nhill Caravan Park is a proactive and responsible step to prioritize the safety of guests, protect property assets, and ensure compliance with regulations. It is an investment in the park's overall safety and resilience, benefiting both current and future stakeholders.

## Electrical - Test and Tag

It's crucial to address the issue of outdated test and tag certifications for electrical appliances as a matter of priority. Here are some reasons why this should be done:

**Safety Assurance:** Outdated test and tag certifications may indicate that appliances have not been properly inspected for a considerable period. This increases the risk of electrical faults, malfunction, or even electrical fires. Conducting timely inspections ensures that appliances are safe for use, mitigating potential hazards.

**Compliance with Regulations:** Many jurisdictions have strict regulations and guidelines in place for electrical appliance safety. Ensuring that all appliances are up to date with their test and tag certifications is essential to remain compliant with these laws. Non-compliance can result in legal issues and penalties.

**Protection of Property:** Electrical appliance malfunctions can lead to damage to property, including expensive equipment, electronics, and infrastructure. Regular inspections and tagging help prevent such damage and the associated financial losses.

**Liability Reduction:** In the event of an electrical incident or accident involving outdated appliances, liability issues may arise. Proactively addressing this matter helps reduce the risk of legal liabilities and associated costs.

**Insurance Requirements:** Insurance policies often require regular testing and tagging of electrical appliances as a condition of coverage. Failing to comply with these requirements could result in a loss of insurance coverage in the event of a claim.

**Occupant Safety:** In residential or rental properties, ensuring that appliances are safe for use is essential for the well-being of occupants. Failure to conduct inspections could lead to injuries or harm to residents.

**Peace of Mind:** Regularly updating test and tag certifications provides peace of mind to property owners, managers, and occupants, knowing that the electrical appliances are in good working order and pose minimal risks.



To address this issue, it is advisable to schedule immediate inspections, update the test and tag certifications for all electrical appliances, and establish a routine maintenance and testing schedule to ensure ongoing compliance and safety. This proactive approach not only protects against potential hazards but also helps maintain the longevity and reliability of electrical equipment.

These are both safety elements therefore it is recommended that Fire Systems and Electrical experts are engaged to assess these elements.

---

## **Key Item 2**

### POWERED SITES

The realignment of powered sites and the delivery of drive-through site capacity are crucial for a Transit Caravan Park like Nhill Caravan Park for several reasons:

**Enhanced Guest Experience:** Realigning powered sites and introducing drive-through sites improves the overall guest experience. Transit guests, who are often on the move, greatly value convenience and ease of access. Drive-through sites eliminate the need for guests to back into or maneuver their vehicles and caravans, making their stay more pleasant and efficient.

**Reduced Set-Up Time:** Drive-through sites minimize the time and effort required for guests to set up and pack up their camping equipment. This reduction in set-up time allows guests to maximize their leisure time and minimizes potential frustrations associated with parking and maneuvering.

**Increased Capacity and Revenue:** Adding drive-through site capacity can expand the park's overall accommodation capacity without significantly increasing the park's footprint. This means that more guests can be accommodated simultaneously, leading to increased revenue potential for the park.

**Attraction for Transit Guests:** Transit guests often choose caravan parks for their convenience during long journeys. The availability of drive-through sites and well-aligned powered sites makes Nhill Caravan Park more attractive to these travelers, increasing the likelihood that they will choose to stay at the park.

**Competitive Advantage:** Offering drive-through sites can set Nhill Caravan Park apart from competitors. It demonstrates a commitment to meeting the unique needs of transit guests, making the park a preferred choice in a competitive market.

**Streamlined Operations:** Drive-through sites can lead to more efficient park operations. With fewer maneuvering challenges, staff can spend less time assisting guests with parking and more time on other essential tasks, such as maintenance, guest services, and safety.

**Safety:** Drive-through sites can enhance safety within the park. There's reduced risk of accidents or damage associated with parking and maneuvering in tight spaces, contributing to a safer environment for both guests and property.

**Positive Reviews and Repeat Business:** A well-designed and convenient site layout can result in positive guest reviews and encourage repeat business. Satisfied transit guests are more likely to recommend the park to others and return for future stays.

In summary, the realignment of powered sites and the introduction of drive-through site capacity are essential steps for Nhill Caravan Park to cater effectively to transit guests, improve the guest experience, increase revenue, and gain a competitive edge in the market. These enhancements align with the specific needs and preferences of transit travelers, making the park a more attractive and efficient choice for their journeys.

---

## **Key Item 3**



## GUEST HUB

The Park should carefully evaluate whether one of its primary objectives is indeed to raise its occupancy rates by crafting an in-park experience that harmonizes with its focus on transit guests. Introducing amenities such as a transit hub or a camp kitchen where guests can enjoy traditional Australian treats like billy tea and damper, along with organizing happy hours, could serve as powerful attractions for the core market.

By incorporating a transit hub, the Park can cater to the specific needs of transit guests, providing them with a convenient and welcoming place to gather, plan their journeys, and share experiences. Additionally, a camp kitchen offering beloved Australian fare like billy tea and damper would not only enhance the overall guest experience but also align with the park's focus on transit guests who appreciate authentic local cuisine.

Furthermore, organizing happy hours within the park can create a lively and social atmosphere, encouraging guests to interact and enjoy their stay even more. These events can also act as a magnet, drawing in transit guests who seek both relaxation and camaraderie during their travels.

Incorporating these elements into the park's offerings can not only increase occupancy but also differentiate the park from competitors, making it a sought-after destination for transit guests seeking an authentic and enjoyable experience.

---

## Priorities

### Priority 1

Fire System

### Priority 2

Guest Service Elements

### Priority 3

Online bookings and digital support systems to enable all hours check in and arrivals to enhance Transit occupancy

---



**Flagged items**

32 flagged

Inspection - Standards, Condition & Cleanliness / Park Presentation- PARK ENTRANCE – Condition & Cleanliness

**Signage**

Fair

Inspection - Standards, Condition & Cleanliness / Park Presentation- PARK ENTRANCE – Condition & Cleanliness

**Drains**

Fair



Photo 7



Photo 8

Inspection - Standards, Condition & Cleanliness / Park Presentation - WASTE MANAGEMENT - Condition and Cleanliness

**Wheelie Bins**

Fair



Photo 10



Photo 11

Inspection - Standards, Condition & Cleanliness / GUEST SERVICES - General Standards

**Local weather and events in and out of the park are updated daily and displayed in or outside reception**

No

Inspection - Standards, Condition & Cleanliness / Guest Services - STAFF PRESENTATION - Condition and Cleanliness

**Uniforms**

Fair

Inspection - Standards, Condition & Cleanliness / CAMP KITCHEN - General Standards / CAMP KITCHEN - General Standards 1

**Suitable standard crockery, cutlery, and coking utensils supplied to meet highest demand.**

No

Inspection - Standards, Condition & Cleanliness / CAMP KITCHEN - General Standards / CAMP KITCHEN - General Standards 1

**Coordinated tables, chairs and lounge furniture if present**

No





Photo 15

Inspection - Standards, Condition & Cleanliness / CAMP KITCHEN - General Standards / CAMP KITCHEN - General Standards 1

**Clearly visible (for guests) cleaning schedule that is updated daily**

No

Inspection - Standards, Condition & Cleanliness / CAMP KITCHEN - Condition & Cleanliness / CAMP KITCHEN - Condition & Cleanliness 1

**Exterior: Walls, doors, windows, fly screens, roof, garden beds (including edging), walk ways, doormats, veranda and lighting**

Poor

Inspection - Standards, Condition & Cleanliness / CAMP KITCHEN - Condition & Cleanliness / CAMP KITCHEN - Condition & Cleanliness 1

**Interior: Walls including power points, doors, windows and coverings, ceiling and flooring**

Poor

Inspection - Standards, Condition & Cleanliness / CAMP KITCHEN - Condition & Cleanliness / CAMP KITCHEN - Condition & Cleanliness 1

**Audio Visual equipment including TV, Radio and or CCTV cameras (if present)**

Poor

Inspection - Standards, Condition & Cleanliness / CAMP KITCHEN - Condition & Cleanliness / CAMP KITCHEN - Condition & Cleanliness 1

**Tables, Chairs and Lounges are in good condition and in suitable quantity to effectively service guests in most circumstances**

Poor

Inspection - Standards, Condition & Cleanliness / CAMP KITCHEN - Condition & Cleanliness / CAMP KITCHEN - Condition & Cleanliness 1

**Appliances - Stove, Toaster/s, Kettle/s, Fridges are in good working order and have a current Test and Tag compliance sticker**

Poor

Inspection - Standards, Condition & Cleanliness / CAMP KITCHEN - Condition & Cleanliness / CAMP KITCHEN - Condition & Cleanliness 1

**Area overview including Bench Top/s, Cupboards, Bins, Flooring**

Poor

Inspection - Standards, Condition & Cleanliness / BBQ FACILITIES - General Standards / BBQ FACILITIES - General Standards 1

**Effective instructional signage present for guests on how to clean BBQ unit after use**

No



Inspection - Standards, Condition & Cleanliness / BBQ FACILITIES - Condition & Cleanliness / BBQ FACILITIES - Condition & Cleanliness 1

**BBQ structure, hot plates, lid, splash backs, sinks, bench tops**

Fair

Inspection - Standards, Condition & Cleanliness / GUEST LAUNDRY - General Standards / GUEST LAUNDRY - General Standards 1

**Cleaning schedule is clearly visible and up to date**

No

Inspection - Standards, Condition & Cleanliness / GUEST LAUNDRY - Condition & Cleanliness / GUEST LAUNDRY - Condition & Cleanliness 1

**Exterior; Doors, Walls, Windows, Clothes Line/s, Lighting, Roofing/Gutters, Signage**

Fair



Photo 20

Inspection - Standards, Condition & Cleanliness / AMENITIES - General Standards / AMENITIES - General Standards 1

**Clearly visible cleaning schedule that is up to date and in public view**

No

Inspection - Standards, Condition & Cleanliness / AMENITIES - Condition and Cleanliness / AMENITIES - Condition and Cleanliness 1

**Mens Interior: All Doors, Walls, Windows, Ceiling, Flooring, Bins, Lighting Fans and Power Points are clean and in good working order**

Fair



Photo 26

Inspection - Standards, Condition & Cleanliness / CARAVAN & CAMPING SITES - General Standards / CARAVAN & CAMPING SITES - General Standards 1

**Site Numbers are clearly visible during day and night**

No

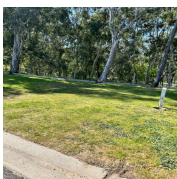


Photo 33

Inspection - Standards, Condition & Cleanliness / Cabin Accommodation - EXTERIOR Condition & Cleanliness / Cabin Accommodation - EXTERIOR Condition & Cleanliness 1



**External doors, windows, door locks, walls, roof, fly screens, lights, skirting, air con units, gas bottles, clothesline, gutters, driveway & landscaping.**

Fair

Inspection - Standards, Condition & Cleanliness / Cabin Accommodation - EXTERIOR Condition & Cleanliness / Cabin Accommodation - EXTERIOR Condition & Cleanliness 1

**Patio furniture, decking, steps, balustrade, roof/ceiling, BBQ, door mat**

Fair

Inspection - Standards, Condition & Cleanliness / Cabin Accommodation - MAIN BATHROOM Condition & Cleanliness / Cabin Accommodation - MAIN BATHROOM Condition & Cleanliness 1

**Shower, shower curtain or door, spa bath, shower caddy, toilet, tiles & fittings, towel racks/hooks.**

Fair

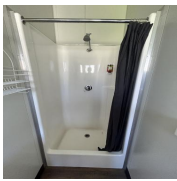


Photo 37

Inspection - Standards, Condition & Cleanliness / Cabin Accommodation - MAIN BATHROOM Condition & Cleanliness / Cabin Accommodation - MAIN BATHROOM Condition & Cleanliness 1

**Vanity, sinks, mirror, taps, & hairdryer.**

Fair

Inspection - Standards, Condition & Cleanliness / Cabin Accommodation - MAIN BATHROOM Condition & Cleanliness / Cabin Accommodation - MAIN BATHROOM Condition & Cleanliness 1

**Interior walls, floors, windows, exhaust fan, ceiling, lighting, amenities, bins & power points.**

Poor

Exhaust Fan required cleaning at time of inspection

Inspection - Standards, Condition & Cleanliness / Cabin Accommodation - SINGLE TOILET Condition & Cleanliness / Cabin Accommodation - SINGLE TOILET Condition & Cleanliness 1

**Vanity, sinks, mirror & taps**

Fair

Inspection - Standards, Condition & Cleanliness / Cabin Accommodation - SINGLE TOILET Condition & Cleanliness / Cabin Accommodation - SINGLE TOILET Condition & Cleanliness 1

**Interior walls, floors, windows, exhaust fan, ceiling, lighting, amenities, bins & power points**

Fair

Exhaust Fan requires attention

Inspection - Standards, Condition & Cleanliness / Cabin Accommodation - KITCHEN Condition & Cleanliness / Cabin Accommodation - KITCHEN Condition & Cleanliness 1

**Benches, sink, taps, cupboards, floor, splash back, walls. Ceiling, Power Points, windows, curtains, lighting & cleaning equipment.**

Fair





Photo 39

---

Inspection - Standards, Condition & Cleanliness / Cabin Accommodation – KITCHEN Condition & Cleanliness / Cabin Accommodation – KITCHEN Condition & Cleanliness 1

**Crockery, cutlery, cooking utensils, cookware, & consumables**

Fair

---

Inspection - Standards, Condition & Cleanliness / Communal Recreation Facilities - PLAYGROUND Condition & Cleanliness / Communal Recreation Facilities - PLAYGROUND Condition & Cleanliness 1

**Equipment**

Poor



Photo 41

---

Inspection - Standards, Condition & Cleanliness / Communal Recreation Facilities - PLAYGROUND Condition & Cleanliness / Communal Recreation Facilities - PLAYGROUND Condition & Cleanliness 1

**Softfall - Thickness and surroundings 300mm thick?**

Poor



Photo 42



**Inspection - Standards, Condition & Cleanliness**

32 flagged, 56.5 / 81 (69.75%)

**Guest Experience - Guest Reviews**

**Google Review Score** 4.0

**Tripadvisor Score** 3.5

**Wiki Camps score** 4.0

**Guest Experience - In Park**

**What activities are there in the Park for guests other than accommodation and built infrastructure? Are there planned activities seasonally?**

No

**Does the park have integrated guest experiences with outside operators such as Food Vans, Coffee Vans**

No

**Is there a unique experience in the Park**

No

**Park Presentation - GENERAL STANDARDS**

2 / 2 (100%)

**All park entrance signage is well lit at night & is not obstructed by trees or unclear.**

Yes

**Car park is well defined with appropriate signage for directions**

Yes

**Park Presentation- PARK ENTRANCE - Condition & Cleanliness**

2 flagged, 6 / 7 (85.71%)

**Signage**

Fair

**Gardens & Landscaping**

Good



Photo 1



Photo 2

**Boom Gates**

N/A



**Carpark**

N/A

**Roads**

Good



Photo 3



Photo 4

**Lawns**

Good



Photo 5



Photo 6

**Garden Beds**

Good

**Drains**

Fair



Photo 7



Photo 8

**Roads & Speed Humps**

Good



Photo 9

**Park Presentation - WASTE MANAGEMENT - Condition and Cleanliness**

1 flagged, 1.5 / 2 (75%)

**Wheelie Bins**

Fair



Photo 10

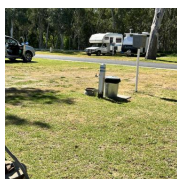


Photo 11

**Skip Bins areas**

N/A



## Dump Point/s

Good



Photo 12



Photo 13

## GUEST SERVICES - General Standards

1 flagged, 1 / 2 (50%)

Guests are greeted in a pleasant way

N/A

Check-in is conducted using best practice and is focused on the guest experience. Staff are conversant with all terms and conditions.

N/A

After hours procedure and check-in is available

N/A

Emergency and After hours contact details are clearly visible in prominent positions in the park

Yes

Liquor License displayed

N/A

Kiosk/Shop is well stocked all stock displayed is within expiry date

N/A

Reception area, (including desk) is clean and uncluttered. No personal items on display.

N/A

Un sighted during inspection

Local weather and events in and out of the park are updated daily and displayed in or outside reception

No

Membership (franchise) collateral clearly displayed and all staff are able to explain the membership (if required)

N/A

Local tourism material on display

N/A

Open and closing times for all facilities including reception are clearly visible both inside and outside reception

N/A

## Guest Services - STAFF PRESENTATION - Condition and Cleanliness

1 flagged, 0.5 / 1 (50%)

Uniforms

Fair

## Guest Services - RECEPTION INTERIOR - Condition and Cleanliness



**Cleanliness of Internal doors, Floors, Walls, Power Points, Fly screens, Ceiling, Lighting, Heating, Furniture**

N/A

Not Inspected

**Reception counters. Brochure racks, Merchandise Stands are tidy and free of clutter**

N/A

**All Computer and IT cabling is tidy and discreet**

N/A

**Display area including fridges, freezers and shelving**

N/A

## **Guest Services - RECEPTION EXTERIOR - Condition and Cleanliness**

1 / 1 (100%)

**Exterior - Doors, Walls, Windows, Gutters, lighting.**

Good



Photo 14

## **CAMP KITCHEN - General Standards**

3 flagged, 2 / 5 (40%)

### **CAMP KITCHEN - General Standards 1**

3 flagged, 2 / 5 (40%)

**Location of Camp Kitchen in the Park?**

Back of Park

**Suitable standard crockery, cutlery, and coking utensils supplied to meet highest demand.**

No

**Coordinated tables, chairs and lounge furniture if present**

No

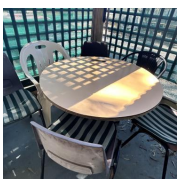


Photo 15

**Procedure and signage in place for use of shared Fridge and or Freezers including cleaning and item removal.**

Yes

**Process in place for guests to leave area tidy after use including signage and fresh cleaning equipment as appropriate**

Yes





Photo 16

<b>Clearly visible (for guests) cleaning schedule that is updated daily</b>	No
<b>Opening and closing times clearly visible</b>	N/A
<b>CAMP KITCHEN - Condition &amp; Cleanliness</b>	6 flagged, 0 / 6 (0%)
<b>CAMP KITCHEN - Condition &amp; Cleanliness 1</b>	6 flagged, 0 / 6 (0%)
<b>Location of Camp Kitchen in the Park?</b>	Back of Park
<b>Exterior: Walls, doors, windows, fly screens, roof, garden beds (including edging), walk ways, doormats, veranda and lighting</b>	Poor
<b>Interior: Walls including power points, doors, windows and coverings, ceiling and flooring</b>	Poor
<b>Audio Visual equipment including TV, Radio and or CCTV cameras (if present)</b>	Poor
<b>Vending Machines</b>	N/A
<b>Tables, Chairs and Lounges are in good condition and in suitable quantity to effectively service guests in most circumstances</b>	Poor
<b>Heating, Cooling and Fans available and in good working order</b>	N/A
<b>Appliances - Stove, Toaster/s, Kettle/s, Fridges are in good working order and have a current Test and Tag compliance sticker</b>	Poor
<b>Area overview including Bench Top/s, Cupboards, Bins, Flooring</b>	Poor
<b>BBQ FACILITIES - General Standards</b>	1 flagged, 1 / 2 (50%)
<b>BBQ FACILITIES - General Standards 1</b>	1 flagged, 1 / 2 (50%)
<b>Location in property or facility?</b>	Middle Powered Site adjacent to Pool





Photo 17

**Sinks are clean and plug supplied**

N/A

**Effective instructional signage present for guests on how to clean BBQ unit after use**

No

**BBQ Scraper available for use**

Yes

## BBQ FACILITIES - Condition & Cleanliness

1 flagged, 0.5 / 1 (50%)

### BBQ FACILITIES - Condition & Cleanliness 1

1 flagged, 0.5 / 1 (50%)

**Location in property or facility?**

Middle Powered Site adjacent to Pool

**BBQ structure, hot plates, lid, splash backs, sinks, bench tops**

Fair

**Walls, Floors, Ceilings, Seating, Tables, Lights and Fittings**

N/A

## GUEST LAUNDRY - General Standards

1 flagged, 2 / 3 (66.67%)

### GUEST LAUNDRY - General Standards 1

1 flagged, 2 / 3 (66.67%)

**Location in property or facility?**

Main Amenities Block

**All laundry equipment provided is clean, and is in good working order.**

Yes

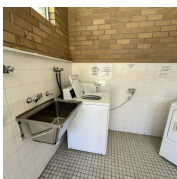


Photo 18

**Iron available or effective signage directing guests to reception to obtain one. All Irons are clean and in good working order absent of blemishes on working surface.**

Yes

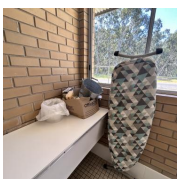


Photo 19



All sinks have a fitted plug	N/A
Cleaning schedule is clearly visible and up to date	No
Opening and closing times are clearly visible	N/A

## GUEST LAUNDRY - Condition & Cleanliness

1 flagged, 2.5 / 3 (83.33%)

### GUEST LAUNDRY - Condition & Cleanliness 1

1 flagged, 2.5 / 3 (83.33%)

Location in property or facility?

Main Amenities Block

Exterior; Doors, Walls, Windows, Clothes Line/s, Lighting, Roofing/Gutters, Signage

Fair



Photo 20

Interior: Doors, Walls, Windows, Ceiling, Floor, Bins, Ironing facilities, Power Points

Good

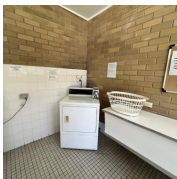


Photo 21

Washing Machines, Dryers and Sinks

Good

## AMENITIES - General Standards

1 flagged, 3 / 4 (75%)

### AMENITIES - General Standards 1

1 flagged, 3 / 4 (75%)

Location in property or facility?

Main Amenities Block

All Shower and Toilet cubicles contain a working locking mechanism

Yes



Photo 22

All showers contain 2 hooks and a shelf in a dry part of the cubicle plus a shelf or shower caddy in the shower

Yes



Clearly visible cleaning schedule that is up to date and in public view

No

Do the sinks contain plugs

Yes



Photo 23

## AMENITIES - Condition and Cleanliness

1 flagged, 8.5 / 9 (94.44%)

### AMENITIES - Condition and Cleanliness 1

1 flagged, 8.5 / 9 (94.44%)

Location in property or facility?

Main Amenities Block

Exterior: All Doors, Walls, Windows, Roofing, Guttering, Walk ways and Lighting is clean and in good working order

Good



Photo 24



Photo 25

Mens Interior: All Doors, Walls, Windows, Ceiling, Flooring, Bins, Lighting Fans and Power Points are clean and in good working order

Fair



Photo 26

Men's Vanity Area - All Sinks, Fittings, Bench tops, Mirrors, Hand Towels, Soap Dispenser and Hand Dryers are clean and in good working order

Good

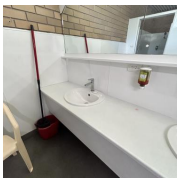


Photo 27

Men`s Toilets: All Urinals, Floors, Walls, Doors, Hooks, Hand Rails, Toilet Paper Dispenser/s, Flush Buttons are clean and in good working order

Good





Photo 28

**Men`s Shower`s: All Floors, Walls, Doors, Hooks, Hand Rails, Curtains, Shower Heads, Shower Caddy, Soap Dish and change areas are clean and in good working order**

Good

**Women's: Interior All doors, Walls, Window, Ceilings, Flooring, Bins, Lighting, Fans and Power Points are clean and in good working order**

N/A

**Women's: Vanity Area All Mirrors, Sinks, Fittings, Bench tops, Hand Towels, Soap Dispenser and dryers are clean and in good working order are clean and in good working order**

N/A

**Women`s: Toilets All Floors, Walls, Doors, Hooks, Handrails, Dispensers and Flush buttons are clean and in good working order**

N/A

**Women`s: Showers All Floors, Walls, Doors, Hooks, Curtains, Handrails, Dispensers and change areas are clean and in good working order**

N/A

**Disabled and Family: Interior All Floors, Walls, Doors, Bins, Lighting, Fans, Power Points are clean and in good working order**

Good

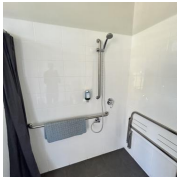


Photo 29

**Disabled and Family: Vanity Area All Mirrors, Sinks, Fittings, Benchtops, Hand Towel and Soap Dispensers, Hand Dryers are clean and in good working order**

Good

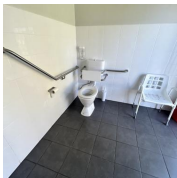


Photo 30

**Disabled and Family: Toilets All Floors, Walls, Doors, Hooks, Hand Rails, Toilet Paper Dispensers and Flush Buttons are clean and in good working order**

Good



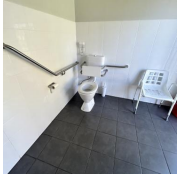


Photo 31

**Disabled and Family: Showers ; All Floors, Walls, Doors, Shower Heads, Shelves, Shower "Caddy", Soap Dish and Change Area/s are clean and in good working order**

Good



Photo 32

## CARAVAN & CAMPING SITES - General Standards

1 flagged, 2 / 3 (66.67%)

### CARAVAN & CAMPING SITES - General Standards 1

1 flagged, 2 / 3 (66.67%)

Location / Site Number

All

Power Heads and or poles can be easily seen at night

N/A

Site Numbers are clearly visible during day and night

No

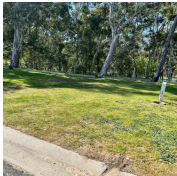


Photo 33

Site/s are level and accessible

Yes



Photo 34

Site/s are attractive and free from debris, well mowed. Concrete slabs are in good condition and level with surrounding area

Yes



## CABIN ACCOMMODATION - General Standards

15 / 15 (100%)



## CABIN ACCOMMODATION - General Standards 1

15 / 15 (100%)

Cabin Number/ Description	3
Matching patio furniture?	N/A
Park staff leave cooling or heating on for guests on arrival on either hot or cold days?	Yes
Park staff leave a light on after hours for guests arriving late?	Yes
Park used seal on spa button for water saving?	N/A
Beds with castor wheels have brakes or stoppers to restrict bed movement?	N/A
Main bed has bedding supplied?	Yes
 <p>Photo 35</p>	
Bunks have bedding supplied. Either made up or on the end of the beds?	N/A
Matching Bed side tables & lamps?	Yes
Towels neatly presented in each room?	Yes
Bathmat neatly supplied?	Yes
 <p>Photo 36</p>	
A minimum of ½ a toilet roll is supplied for new guests left on the roll? Is the roll folded on the end?	Yes
A full roll of new toilet paper supplied on check-in? (In Cabin)	Yes
Suitcases stand or bench supplied in top end cabins?	N/A
All crockery, cutlery, glassware matches? Minimum amount of bedding and linen supplied for sleeping arrangements?	Yes
Broom, Mop & bucket supplied?	Yes



Dining chairs supplied matches and has the appropriate capacity?	Yes
All electrical cabling is neat & tidy?	Yes
Heating & cooling operates silently?	Yes
Dishwashing facilities supplied? (Dishwashing liquid, sponge or cloth, tea towel?)	Yes
Fitting plug supplied for sinks?	Yes
No smoking in cabins sign displayed?	N/A

### Cabin Accommodation - EXTERIOR Condition & Cleanliness

2 flagged, 1 / 2 (50%)

### Cabin Accommodation - EXTERIOR Condition & Cleanliness 1

2 flagged, 1 / 2 (50%)

#### Cabin Number / Description

3

External doors, windows, door locks, walls, roof, fly screens, lights, skirting, air con units, gas bottles, clothesline, gutters, driveway & landscaping.

Fair

Patio furniture, decking, steps, balustrade, roof/ceiling, BBQ, door mat

Fair

### Cabin Accommodation - MAIN BATHROOM Condition & Cleanliness

3 flagged, 1 / 3 (33.33%)

### Cabin Accommodation - MAIN BATHROOM Condition & Cleanliness 1

3 flagged, 1 / 3 (33.33%)

#### Cabin Number / Description

3

Shower, shower curtain or door, spa bath, shower caddy, toilet, tiles & fittings, towel racks/hooks.

Fair

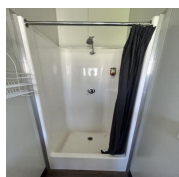


Photo 37

Vanity, sinks, mirror, taps, & hairdryer.

Fair



Interior walls, floors, windows, exhaust fan, ceiling, lighting, amenities, bins & power points.

Poor

Exhaust Fan required cleaning at time of inspection

### Cabin Accommodation - ENSUITE BATHROOM Condition & Cleanliness

#### Cabin Accommodation - ENSUITE BATHROOM Condition & Cleanliness 1

Cabin Number / Description

3

Shower, shower curtain or door, spa bath, shower caddy, toilet, tiles & fittings, towel racks/hooks.

N/A

Vanity, sinks, mirror, taps, & hairdryer.

N/A

Interior walls, floors, windows, exhaust fan, ceiling, lighting, amenities, bins & power points.

N/A

#### Cabin Accommodation - SINGLE TOILET Condition & Cleanliness

2 flagged, 2 / 3 (66.67%)

#### Cabin Accommodation - SINGLE TOILET Condition & Cleanliness 1

2 flagged, 2 / 3 (66.67%)

Cabin Number / Description

3

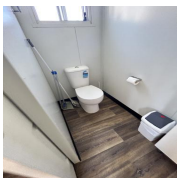


Photo 38

Toilets, Tiles and Fittings

Good

Vanity, sinks, mirror & taps

Fair

Interior walls, floors, windows, exhaust fan, ceiling, lighting, amenities, bins & power points

Fair

Exhaust Fan requires attention

#### Cabin Accommodation - LAUNDRY Condition & Cleanliness

#### Cabin Accommodation - LAUNDRY Condition &



## Cleanliness 1

Cabin Number / Description	3
Washing machine, dryer, basket, clothes airer.	N/A
Sinks, taps	N/A
Interior walls, floors, windows, exhaust fan, ceiling, lighting, amenities, bins & power points.	N/A

## Cabin Accommodation – MASTER BEDROOM Condition & Cleanliness

2 / 2 (100%)

## Cabin Accommodation – MASTER BEDROOM Condition & Cleanliness 1

2 / 2 (100%)

Cabin Number / Description	3
Bed & bedding including linen, blankets, pillowcases, pillows, casters & bedhead.	Good
Room Including: Walls, doors, ceiling, floors, windows, curtains, heating & cooling, fans, remotes, TV, bedside tables, lighting, furniture & power points.	Good

## Cabin Accommodation – OTHER BEDROOMS Condition & Cleanliness

## Cabin Accommodation – OTHER BEDROOMS Condition & Cleanliness 1

Cabin Number / Description	3
Bed & bedding including linen, blankets, pillowcases, pillows, casters & bedhead.	N/A
Room Including: Walls, doors, ceiling, floors, windows, curtains, heating & cooling, fans, remotes, TV, bedside tables, lighting, furniture & power points.	N/A

## Cabin Accommodation – KITCHEN Condition & Cleanliness

2 flagged, 2 / 3 (66.67%)

## Cabin Accommodation – KITCHEN Condition & Cleanliness 1

2 flagged, 2 / 3 (66.67%)



**Cabin Number / Description**

3

**Benches, sink, taps, cupboards, floor, splash back, walls. Ceiling, Power Points, windows, curtains, lighting & cleaning equipment.**

Fair



Photo 39

**Crockery, cutlery, cooking utensils, cookware, & consumables**

Fair

**Oven, microwave, range hood, toaster, kettle, electric fry pan & coffee machine.**

Good

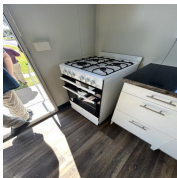


Photo 40

**Cabin Accommodation – LOUNGE, DINING, HALLWAYS, ENTRANCE Condition & Cleanliness**

**Cabin Accommodation – LOUNGE, DINING, HALLWAYS, ENTRANCE Condition & Cleanliness 1**

**Cabin Number / Description**

3

**Room Including: Walls, doors, ceiling, floors, windows, curtains, heating & cooling, fans, remotes, TV, tables & chairs, couches, lighting, furniture & power points.**

N/A

**COMMUNAL & RECREATION FACILITIES - General Standards (All facilities)**

**Matching Furniture is clean and in good condition**

N/A

**Cleaning schedule is up to date and clearly visible**

N/A

**Outdoor facilities have opening and closing times clearly displayed**

N/A

**Recreation Rooms have opening and closing times clearly displayed**

N/A



## Communal Recreation Facilities - GAMES ROOM Condition & Cleanliness

Exterior of building, including: Walls, doors, windows, garden beds, lawns, footpaths, lighting	N/A
Interior of building, including: Walls, ceiling, windows, doors. Floor coverings, bins	N/A
Furniture	N/A
Heating & cooling including Fans	N/A
The equipment is clean and in good condition	N/A

## Communal Recreation Facilities - PLAYGROUND Condition & Cleanliness

2 flagged, 0 / 2 (0%)

### Communal Recreation Facilities - PLAYGROUND Condition & Cleanliness 1

2 flagged, 0 / 2 (0%)

Location in property or facility?

Rear of Property

Equipment

Poor



Photo 41

Shelter over structure and fencing

N/A

Softfall - Thickness and surroundings 300mm thick?

Poor



Photo 42

## Communal/ Recreational Facilities - Hire Equipment Condition & Cleanliness

Equipment including: Helmets, bikes, pedal karts, kayaks, life jackets, boats.

N/A



## Guest Services - WIFI Reception Strength

<b>Reception Area</b>	N/A
<b>Camp Kitchen</b>	N/A
<b>Amenities</b>	N/A
<b>Guest Laundry</b>	N/A
<b>Jumping Pillow and/or Playground/s</b>	N/A
<b>Caravan and Camping Sites</b>	N/A
<b>Emergency Evacuation Areas</b>	N/A



Media summary



Photo 1



Photo 2



Photo 3



Photo 4





Photo 5



Photo 6



Photo 7



Photo 8





Photo 9



Photo 10



Photo 11



Photo 12





Photo 13



Photo 14



Photo 15



Photo 16





Photo 17



Photo 18



Photo 19



Photo 20





Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26





Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32





Photo 33



Photo 34



Photo 35



Photo 36





Photo 37



Photo 38



Photo 39



Photo 40





Photo 41



Photo 42