



KEMPSEY  
Shire Council

## **DIRECTOR CORPORATE SERVICES SUPPLEMENTARY REPORT**

15<sup>th</sup> November 2005

**DCS4  
SUPP.**

**GRASSY HEAD HOLIDAY PARK ADDITIONAL  
AMENITIES**

**FILE: \***

**SJR**

### **SUMMARY:**

Reporting on estimates to provide additional amenities for installation at the Grassy Head Holiday



An audit of the amenities at the Grassy Head Holiday Park revealed that an additional shower is required to comply with the legislative requirements.

The Holiday Park does not have any facilities for people with disabilities and as additional amenities are required it would be an ideal opportunity to satisfy both needs in a single structure.

The Holiday Park currently has low but increasing occupancies and the current facilities are being stretched to the limit over the 4 week period from the commencement of the Christmas holidays. Council's Caravan Park Committee has previously approved the hiring of a mobile ablutions block, as often used at large scale events, over this period to rectify the deficiency.

Two different options have been costed for consideration.

Option 1 – Construction of a brick amenities block abutting the existing shower and toilet block. This addition would provide two disabled units each containing a shower, toilet and hand basin. The wastes would discharge into the existing septic system.

Option 2 – Install a prefabricated, relocatable ensuite amenities cabin comprising two disabled units each containing a shower, toilet and hand basin.

## REPORT IMPLICATIONS:

- *Environmental*

*Option 1 would provide minimal impact on the existing septic system as the location of the additions abutting the current site would allow for easy connection to existing waste disposal systems. There would be no increased load on the septic system as we can only fill the available sites once as is the current situation.*

*Option 2 would again provide minimal impact on the existing septic system for the reasons detailed above.*

- *Social*

*The major social benefits are provided by option 2 as the units are 'stand alone' and can be located in a location more convenient to the majority of park guests. The only requirement for the siting of these relocatable units is for a site affording suitable fall to either of the existing septic systems.*

*The proposed relocatable units are fully self contained and include dedicated hot water systems and this option will reduce the heavy load on the existing water heating equipment in the existing main amenities block.*

*To construct additions to the existing block as detailed in option 1, due to the need for buffer zones and required separations between existing holiday vans there may be a need to relocate these holiday vans to another site within the Holiday Park.*

*It can be argued that relocation of these Holiday Vans to another separate precinct closer to the proposed cabins which are currently being relocated from Crescent Head makes good sense. This relocation would not come without disruption and possible heartache to the owners of these vans.*

*There would be disruptions to park users during the construction phase and all attempts would be made to time the construction period within the low season.*

- *Economic (Financial)*

*Hiring costs for the mobile ablutions block for the coming four week Christmas period will be approximately \$2,000.*

*Option 1 has a project cost of \$24,000 to build the additional amenities on a concrete slab. It should be noted that the existing block has experienced minor movement and cracking of the structural walls although this seems to have been reduced over the last year or two.*

*Option 2 has a project cost of \$32,000 to \$34,000 depending on the selected location of the relocatable structure.*

*Both of the suggested options would require Council to give consideration to including this project in budget deliberations for 2006/07.*

- *Policy or Statutory*

*The amenities for disabled people are to comply with Australian Standard 1428.1-2001 'Design for access and mobility'.*

- *Directors Review*

*The fact that option 2 provides the opportunity to more conveniently locate the proposed facility whilst affording the opportunity to relocate the units to another site should circumstances within the Holiday Park change makes it the best option.*

**RECOMMENDATION:**

**That consideration be given in the 2006-07 budget for the installation of relocatable disabled amenities at the Grassy Head Holiday Park**