



DIRECTOR CORPORATE AND COMMUNITY SERVICES REPORT

13 October 2009

DCCS14	STUARTS POINT HOLIDAY PARK PROGRESS OF PROJECTS
	FILE: 120 COPY 314 SJR

SUMMARY:

Updating Council on the progress of projects at the Stuarts Point Holiday Park.

◆◆◆◆◆

DESCRIPTION:

New cabins

Two new cabins are scheduled for installation after February 2010 following approval by Council in March 2009. An order has been placed for the supply of two 2 bedroom cabins similar to units recently placed at Hat Head Holiday Park. Conditions of installation call for the cabins to be placed a minimum of 2.5 AHD which requires the cabins to be installed 1200mm above ground level and this is being organised with the cabin installers. Hadlow Design Services has provided Council with engineering specifications to certify that the cabins have been designed to withstand the forces created by floodwaters, debris loadings, buoyancy and hazard from floodwaters passing between the buildings. The cabins will be designed, constructed and installed in accordance with the relevant requirements of Division 4 Local Government Regulation 2005. Midcoast Environmental Services has been engaged to audit the onsite sewerage management system and calculate the proposed increase in loading and a Section 68 application will be submitted Council. The flood emergency response plan has been updated and the Community Map indicating the alteration to the park sites will be provided to Council.

Park amenities block

Design drawings have been prepared for a new amenities block for the use of Holiday Park clients, attached at [\(Appendix J – Page CCS67\)](#). The block includes male and female toilets and showers, laundry facilities, storage facilities and a unisex disabled shower and toilet facilities. Indicative costings for the construction of this block are in the vicinity of \$285,000 and will require a call for tenders for this project. A loan application has been submitted to the Caravan Parks Levy Committee to fund this project and tender documents are being prepared for advertising.

Public toilet block

Design drawings have been prepared for a new brick public toilet block for the use of day visitors to the Reserve attached at [\(Appendix K – Page CCS68\)](#). The block includes three toilet cubicles for females, two cubicles and a urinal for males and a unisex disabled toilet facility. Indicative costings for the construction of this block are in the vicinity of \$150,000 and will require a call for tenders for this project. A loan application has been submitted to the Caravan Parks Levy Committee to fund this project.

Siting of public toilet and park amenities block

As previously reported to Council it is considered that co-location of the public toilet block with the amenities block for Holiday Park clients is not suitable. In 2007/08 when upgrading water and sullage lines within the Holiday Park provision was made for the construction of a new centrally located amenities block to better service paying guests within the park. The adopted Management Plans for the Reserve identify the construction of a new public toilet facility in the day visitor area

Discussions have been ongoing with the Stuarts Point & District Community Organisation (SPADCO) in relation to the siting of a public toilet block. Originally a prefabricated disabled toilet facility was proposed for the Reserve and siting organised to enable easy access from the day visitor area, the boat ramp area and the shopping precinct of the village. SPADCO requested that the toilet be relocated below the Tennis Courts and requested a larger facility. Designs were submitted to SPADCO for a second disabled unit with adequate screening and landscape plantings, attached at [\(Appendix L – Page CCS69\)](#). In the interim Council has investigated the provision of another prefabricated block constructed by Landmark Products containing male and female toilet facilities with a unisex disabled facility attached at [\(Appendix M – Page CCS70\)](#).

Cost estimates for the second disabled unit are \$32,000, the Prefabricated Landmark Products block are \$65,000 and as previously noted the Construction of a brick toilet block is yet to be tendered with indications of approximately \$150,000.

Council needs to determine the standard of public toilet facilities required at Stuarts Point Reserve. There are already public toilet facilities provided at the playing fields in Stuarts Point.

Delineation of public spaces within the Stuarts Point Reserve

Council is running a business in Stuarts Point Holiday Park to generate income to fund the ongoing upkeep, maintenance and improvement of the Stuarts Point Reserve. SPADCO has made several enquiries into usage of land within the Reserve for day recreational use. Periodically the community of Stuarts Point make use of the areas outside of the boom gates of the Holiday Park which is an area allocated to the park for camping/caravans. Council and the Holiday Park Contract Manager endeavour to assist and cooperate via the provision of vacant sites (111 – 124) which are within this area for the community's use when available. This area is in most demand from the community for the staging of the Yarrahappini Festival and also for festivities on Australia Day.

SPADCO has now requested that additional signage be placed indicating the areas available for public use, particularly the waterfront area to the

east of the internal Holiday Park road and beyond the footbridge. Ideally paying guests of the Holiday Park would have usage of the waterfront areas within the boundaries of the Holiday Park. While waterfront areas north of the footbridge, incorporating the car park, BBQ area, playground and boat ramp area would be available for public recreation. It is considered that this issue should be further discussed with the Department of Lands and members of the community.

RECOMMENDATION IMPLICATIONS:

- **Environmental**

Nil implications

- **Social**

It is considered that the second option for construction of a public toilet facility providing male, female and disabled access would be sufficient for the requirements of day visitors to the Stuarts Point Reserve.

- **Economic (Financial)**

Borrowing for the construction of public amenities would be required for all of the three options identified within this report. Councils level of borrowing in relation to the Holiday Parks is reaching the stage where capacity to repay from income derived is not possible. Without reinvestment in income generating facilities the infrastructure within the parks and the built assets continue to deteriorate and will require revision of borrowing strategies.

- **Policy or Statutory**

Nil implications

- **Directors Review**

As per report.

RECOMMENDATION:

1. That Council proceeds with the construction of a prefabricated amenities block from Landmark Products for installation within the Stuarts Point Reserve at an approximate cost of \$65,000.
2. That further application for loan funds be submitted to the Caravan Parks Levy Committee for the required funds for this project.

.....

K E Oliver

ACTING DIRECTOR CORPORATE AND COMMUNITY SERVICES