



Nyabing Caravan Park Enhancement

Concepts for discussion

Brief:

- Make use of the infrastructure in place that is to be retained;
- Provide new infrastructure, including a new toilet facility and waste dump;
- Accommodate the shared uses of the area, such as parking for the oval;
- Plan for future additional developments such as cabin accommodation, and
- Generally improve the appearance and amenity of the site for visitors and locals.



Staging

Enhancements could be planned over three stages:

- 1 – Immediate improvements;
- 2 – Access and camp kitchen improvements;
- 3 – Facilities for a significant increase in demand.





Stage 1

1. **Site tidy and repairs.**
2. Modest enhancements to existing facilities
3. Formalise camping zones.
4. Signage project.

The first stage of works focuses on the enhancement of existing facilities at the sport pavilion and oval area. A relatively modest outlay of funds will make these more useable to a wider group of both visitors and local residents.

A broad tidy up of the area around the oval and buildings to clean away rubbish and unused derelict structures will improve the presentation of the site.

Repair and improve hand rails, ramps, paved surfaces and fences.

Relocate unused furniture at the fringes of the site (i.e. benches at hockey ground) to the central facility area where they will get more use and install more picnic settings under trees in the camping areas.

Install barriers to protect tree roots from compaction (from parking) and embark on a tree planting programme - get as many shade trees going as you can. Try and plant in clusters that will provide nice camping and parking settings in the future.



Stage 1

1. Site tidy and repairs.
2. **Modest enhancements to existing facilities**
3. Formalise camping zones.
4. Signage project.

Enhancement works aimed at building on existing facilities, and providing some 'attractor' elements to support overnight stays and local resident events and gatherings.

Assess if it will be possible to upgrade men's toilets to an 'ambulant' or disabled and consider a baby change as well. Ensure adequate lighting at night, possibly sensor lights with a timer, for safe access and use after dark. Consider opening a new access in the breezeway to the ladies' toilet (see picture).

Create a Camp Kitchen in the north BBQ area of the clubhouse. Install a sink and bench top space, freshen up paintwork and provide new or more picnic furniture and lighting.

Install free WiFi in the camp kitchen area.

Build an attractive fire pit and provide wood and kindling for use outside the fire ban period. Location could be in the concrete area just north of the enhanced camp kitchen or in the gravel nearer to camping zones.

Promote dog (and horse?) friendly facilities.



Stage 1

1. Site tidy and repairs.
2. Modest enhancements to existing facilities
3. **Formalise camping zones.**
4. Signage project.

Formalise the areas where visitors park and camp, so that they are close to enhanced facilities.

1. RV's and regular caravan camping. This is the closest shaded area to the existing showers etc. and the most likely to be used. Capacity for 4 to 6 caravans / RV's.

2. Oversize vehicles. Capacity for one or two extra-long vehicles.

3. Tents and trailer tent campers. Construct and maintain clear flat areas of ground for tents.

Pedestrian links should be installed between facilities and campsites to signal to motorists that this is shared space, and to connect the oval area to the town centre.

Elements such as power, fire extinguishers / hydrants and taps may need to be installed in some of the zones above.

Consider installing an RV waste dump at the toilet block (the toilets could be removed if they are surplus). An RV dump at the campsite will help promote the site to travellers.



1. RV and caravans



2. Oversize vehicles



3. Tents and trailer camps



Camping Zones



Stage 1

1. Site tidy and repairs.
2. Modest enhancements to existing facilities
3. Formalise camping zones.
4. **Signage project.**

Major signage project to promote the facilities from the town centre, provide user information and highlight the town and Shire assets to visitors. Ideally these signs would be a coordinated eye-catching set.

A high quality sign near the shop / pub in town promoting the campsite and its fabulous fire pit, dog and horse exercise area, free wifi and assorted other great facilities.

Large sign, aimed at motorists, at the back of the clubhouse promoting the site, town and Shire and providing info for campers (needs to be easy to update).

Signage in the camp kitchen, aimed at campers, with great local stories and images, promoting the Shire and the Nyabing Community Hub.

Sign at the campsite and pedestrian bridge to guide visitors to facilities in town.

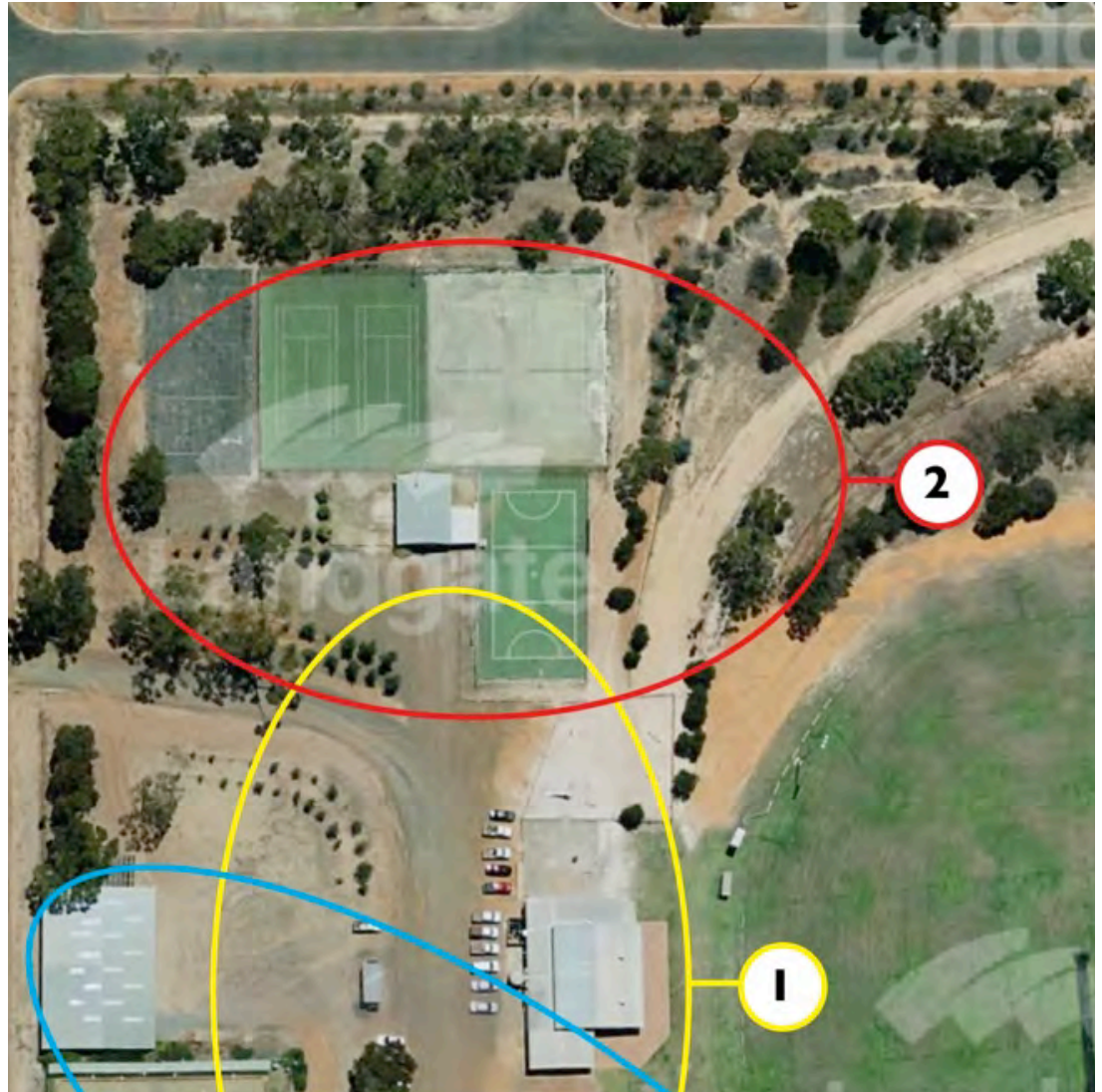


Next Stage:

1 – Immediate improvements;

2 – Access and camp kitchen improvements;

3 – Significant increase in demand improvements.

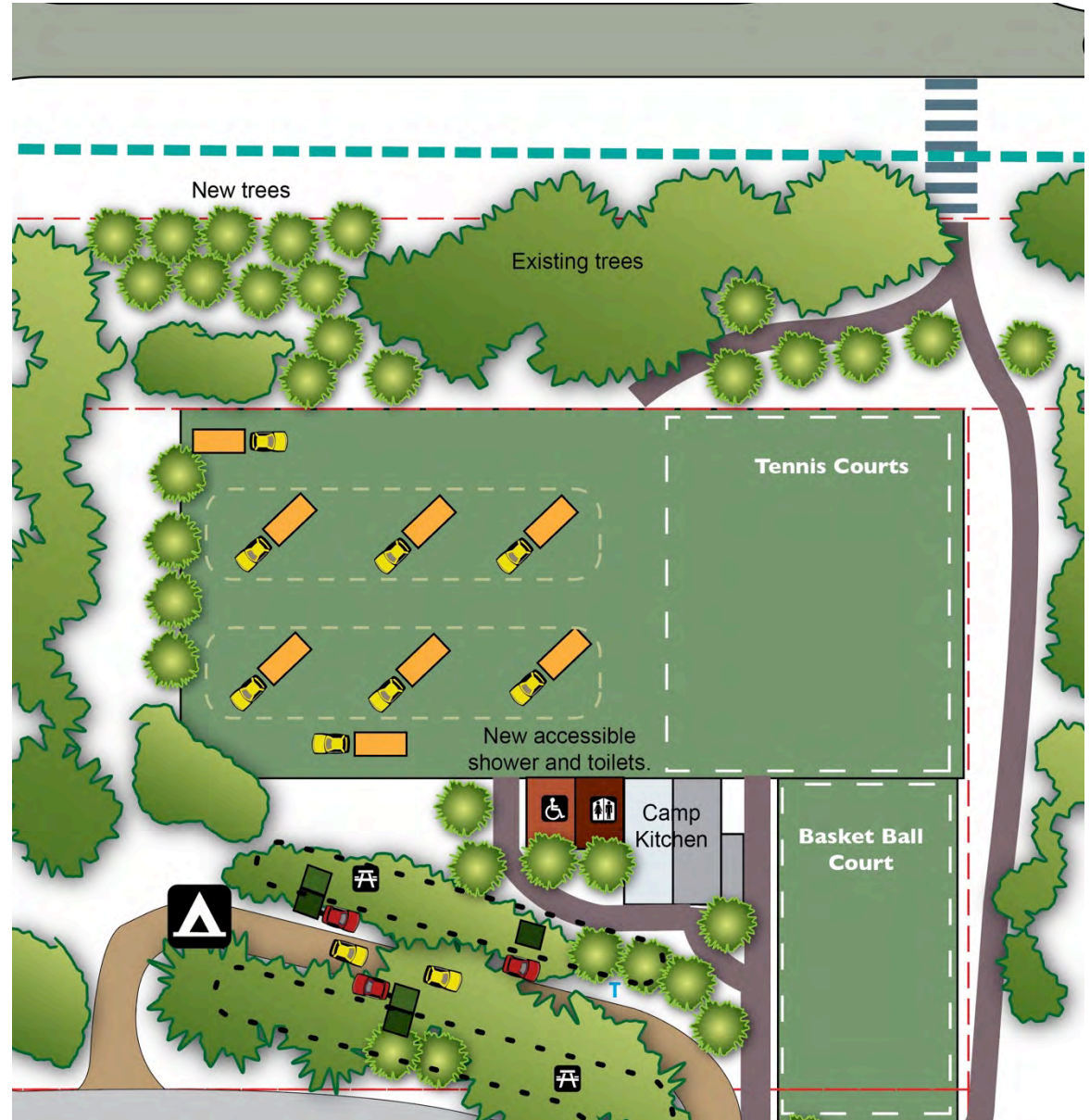


- New dedicated camp kitchen in the tennis club building, and improved and more attractive outdoor sitting area.
- New disabled toilet / shower / baby change constructed.
- Western courts converted to RV and caravan parking, with a dedicated area for campers with a disability or mobility issues.
- Continued shade tree planting and amenity improvements to the site.

Stage 2

Expansion as above, if increased demand occurs, and possibly including:

- On-site cabins,
- Bush camping in the trees north of the oval.

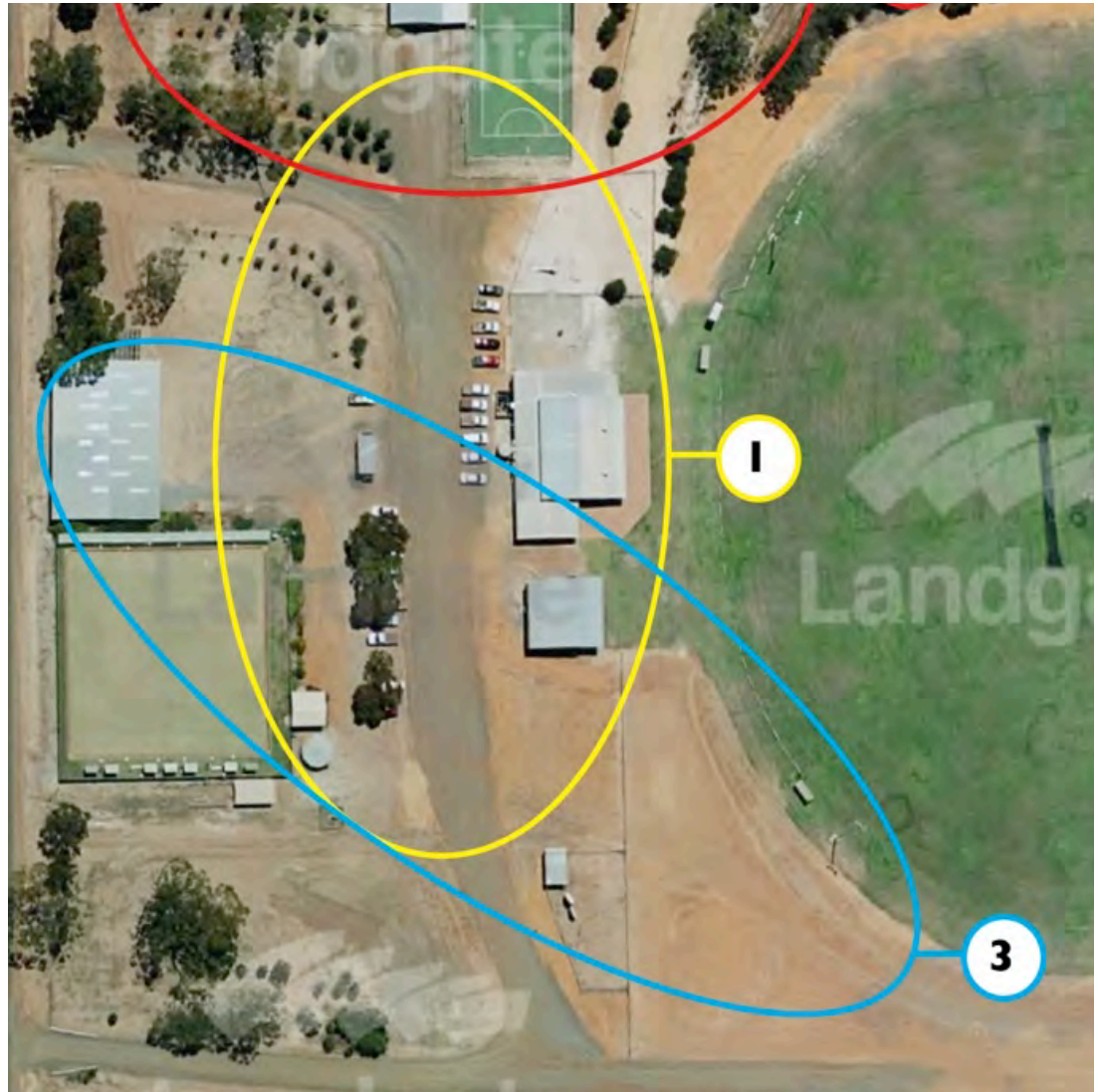




Last Stage

1 – Immediate improvements;
2 – Access and camp kitchen improvements;

3 – Facilities for a significant increase in demand.



Enhancement of ram sale shed and other elements if significant event/s can be developed.

This last stage may be needed if you are able to develop an event that requires either a big covered area or significantly more all-weather camping.

Developing events is a project in its own right, but some suggestions are:

- Vintage car rally
- Dog agility or breeding show
- Something to do with horses (given the site's history)
- Caravan festival or expo
- Trails events
- Markets / harvest festival
- Farming technology 'festival of ideas'
- AFL training camp and exhibition match.

Stage 3

- Camping overflow at the oval edge.
- Event space and covered camping at the ram sale shed.

