

SHIRE OF KENT

CONCEPT MASTER PLAN

PINGRUP CARAVAN PARK



November 2022



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Approval for Issue

Name	Signature	Date
M Halsall	<i>Marc Halsall</i>	8/11/22

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1.0 INTRODUCTION

Halsall & Associates were engaged by the Shire of Kent to assist in preparation of a caravan park improvement Master Plan for the Pingrup public caravan park and camp facility at Sanderson St, Pingrup. It was noted that the existing facilities were limited and required upgrade. A Master Plan was considered highly desirable to enable further planning of improvements to the caravan and camping facility recognising that there was existing amenities available including ablutions, BBQ area etc. and to facilitate application of resources towards a coordinated outcome.

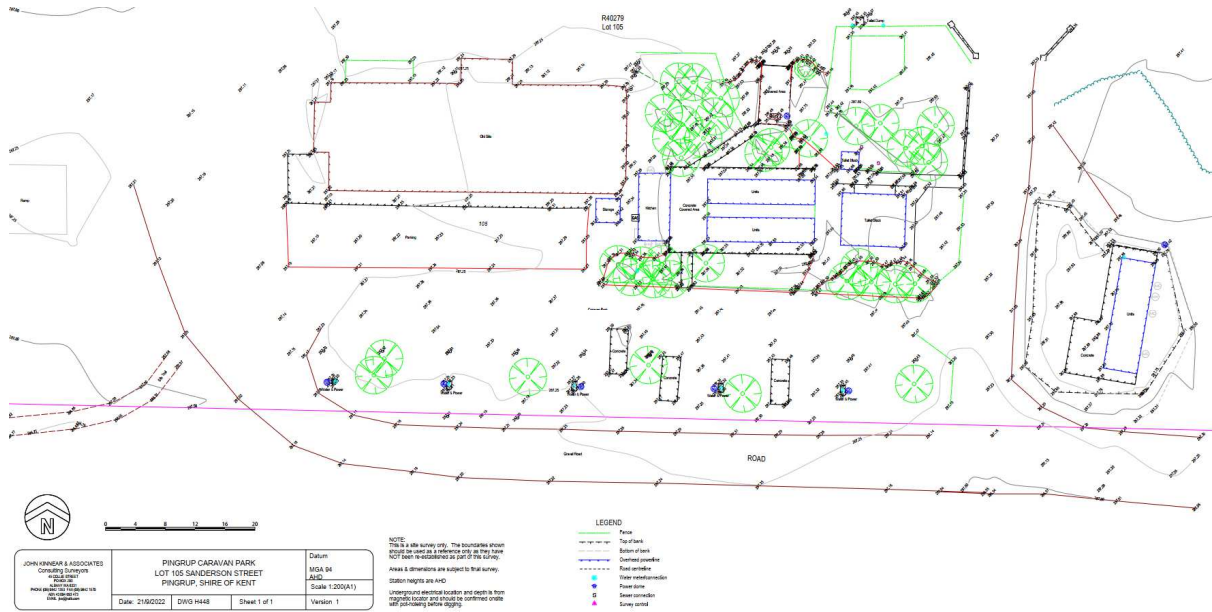
It is considered that rural townsite caravan and camping options are integral to promotion of tourism in the Wheatbelt of WA providing affordable accommodation options.

Research indicates that 85 per cent of the Australian population have stayed in a caravan park at least once in their life. An estimated 90 per cent of the caravanning and camping activities are undertaken by Australian domestic travellers. Fifty (50) per cent of all travel in this sector is undertaken by 35-49 year olds, followed by 50 + year olds at 25 per cent of travellers.

In terms of the economic benefit, caravanning and camping consumers spend approximately \$7 billion annually. For every \$1 of caravan park revenue, an estimated \$4.80 is spent in the associated town which equates to \$1.38 worth of direct economic benefit flows to the local community.

The Master Plan was informed by detailed survey and consideration of existing facilities, caravan and camping legislation and typical design employed across parks in WA. This has resulted in a plan that has been carefully considered having regard for the area and landscape available and in consultation with Shire staff. The survey is provided at Figure 1 below.

Figure 1 – Excerpt of Feature Survey



Source : John Kinnear and Associates

Options were provided to the Shire of Kent with this background on hand and utilising experience from preparation of over 26 Master Plans for caravan parks across Western Australia. A favoured plan was selected and is attached to this report.

2.0 IMPROVEMENTS TO THE PARK UNDER THE MASTERPLAN

Improvements to the park include allocation of ten (10) designated drive through caravan/camper sites accessed from existing driveway systems based on a one way system and proximity to existing ablutions and other necessary facilities. The sites are generally 7.5m x 15m which is sizable in the context of caravan parks. Sites can accommodate car and caravan as well as annexe.

All existing services except one electrical connection will need to be relocated. This provides efficiencies with respect to use of existing services.

Only two existing trees will need to be removed and privacy shrubbery is to be located within sites subject to confirmation of suitability along with concrete curb garden edging. Proposed shade trees are also indicated between sites to provide shade for guests. The plan therefore facilitates an improvement with respect to landscaping treatments which is an essential aspect of desirable camping facilities.

Concrete slabs for annexes are proposed and pea gravel finish is indicated to tourist sites.

A proposed camping (tent) area with pads or lawn is indicated at the eastern end of the site to provide a camping option. This includes four camp sites with one approximately 4m x 6m in dimension and three at 5m x 5m. A footpath connection is provided from the camping area to the north connecting with ablution and other facilities. Four parking spaces are provided to the south of the camp sites for the convenience of guests.

The plan also incorporates a playground facility to the south of the caravan sites located centrally for the convenience of guests and to support family stay.

Caravan sites are angled at 105 degrees to allow for maximum site numbers and to fit the space and provide manoeuvrability for cars towing caravans.

A new fence is proposed in the eastern extent which will withdraw vehicle accessibility between the camp ground area and the facilities and provide a better function for the footpath connection and a safer situation. This will enable campers to move in vehicles in a clockwise direction to their sites around the camping/caravanning area.

Tent pads could be small raised areas or grassed areas subject to final assessment.

The proposed improvements to the Pingrup Caravan Park/Camping ground will provide attractive occupancy for guests, options for both caravanning with small caravans and large drive through caravans and motorhomes as well as options for campers. All facilities are located within proximity of necessary amenities and a dump point is already provided. Key aspects of the plan will be attractive landscaping and recreation space and a legible movement of traffic providing safety for guests and pedestrians accessing amenities and use of existing servicing.

3.0 CONCLUDING COMMENTS

The Pingrup Caravan/Camping ground Master Plan improvements utilises existing facilities efficiently but makes improvements for the benefits of guests so that an attractive camping experience will be achieved. This will provide for versatile camping options for groups of various sizes that are moving through the area and visiting Pingrup. The improvements will provide marked improvement for the experience of guests particularly with respect to the layout of facilities, safety and amenity particularly provided by improved recreation spaces and shade trees.

The Master Plan therefore represents excellent well scaled caravan/camping facilities to service the needs of the Pingrup area and the Shire of Kent.