

Description

The proposed masterplan for the Kennett River Caravan Park delivers a thoughtfully upgraded and sustainable facility designed to enhance user experience, environmental resilience, and site functionality while celebrating the natural beauty of the area.

Integrated with the broader precinct plan, the masterplan improves safety, optimises traffic flow through realigned internal roads, and accommodates key infrastructure upgrades, including enhanced wastewater treatment systems.

Increased green open spaces with native planting enrich the landscape, blending seamlessly with the surroundings and promoting biodiversity. Key enhancements include expanded shower and bathroom facilities, an upgraded mix of accommodation sites, and nature-based play areas that foster visitor engagement with the natural environment.

Infrastructure upgrades, such as improved swale drainage and water efficiency and harvesting systems, further support environmental sustainability.

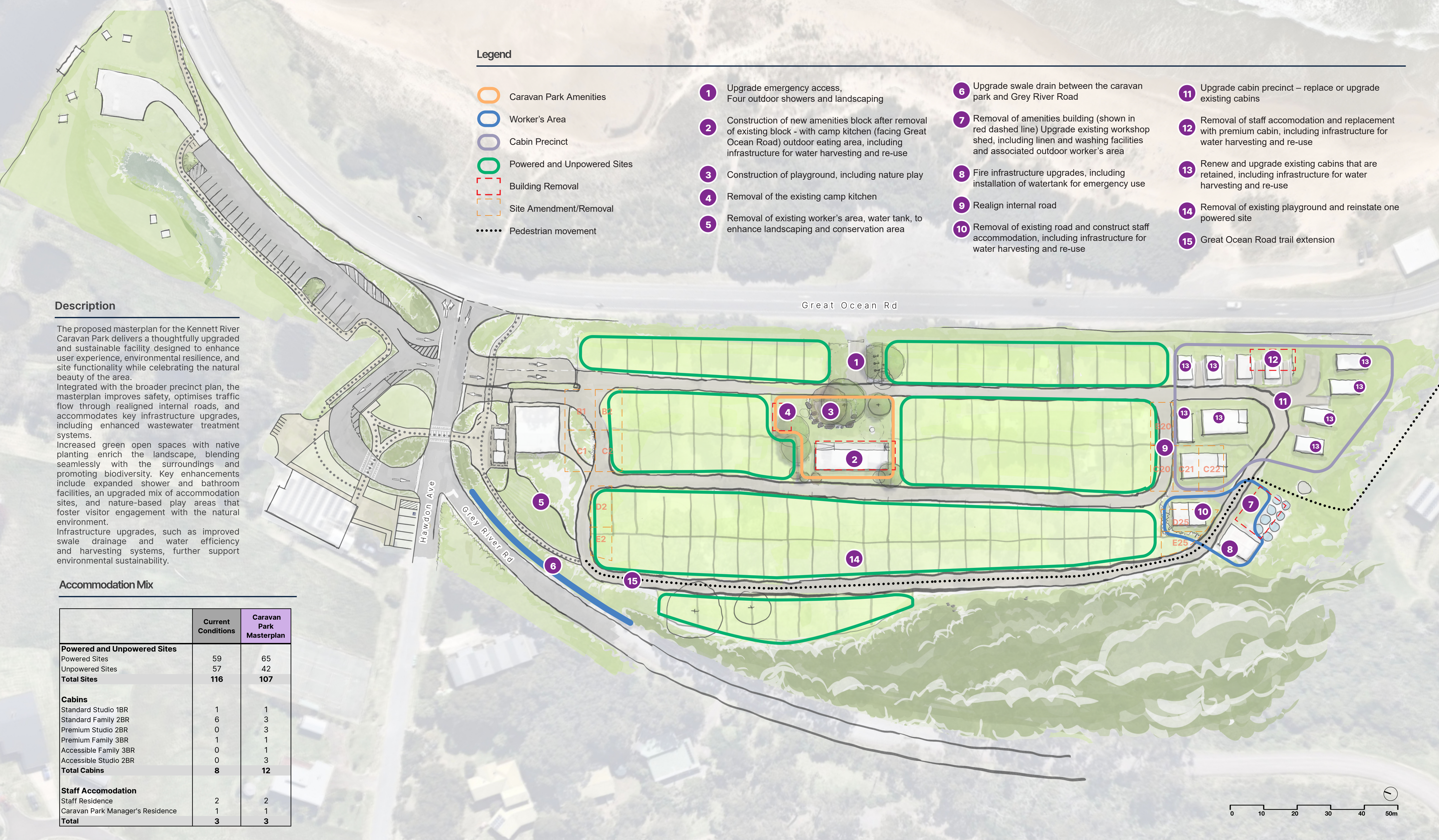
Accommodation Mix

	Current Conditions	Caravan Park Masterplan
Powered and Unpowered Sites		
Powered Sites	59	65
Unpowered Sites	57	42
Total Sites	116	107
Cabins		
Standard Studio 1BR	1	1
Standard Family 2BR	6	3
Premium Studio 2BR	0	3
Premium Family 3BR	1	1
Accessible Family 3BR	0	1
Accessible Studio 2BR	0	3
Total Cabins	8	12
Staff Accomodation		
Staff Residence	2	2
Caravan Park Manager's Residence	1	1
Total	3	3

Legend

- Caravan Park Amenities
- Worker's Area
- Cabin Precinct
- Powered and Unpowered Sites
- Building Removal
- Site Amendment/Removal
- Pedestrian movement

- 1 Upgrade emergency access, Four outdoor showers and landscaping
- 2 Construction of new amenities block after removal of existing block - with camp kitchen (facing Great Ocean Road) outdoor eating area, including infrastructure for water harvesting and re-use
- 3 Construction of playground, including nature play
- 4 Removal of the existing camp kitchen
- 5 Removal of existing worker's area, water tank, to enhance landscaping and conservation area
- 6 Upgrade swale drain between the caravan park and Grey River Road
- 7 Removal of amenities building (shown in red dashed line) Upgrade existing workshop shed, including linen and washing facilities and associated outdoor worker's area
- 8 Fire infrastructure upgrades, including installation of watertank for emergency use
- 9 Realign internal road
- 10 Removal of existing road and construct staff accommodation, including infrastructure for water harvesting and re-use
- 11 Upgrade cabin precinct – replace or upgrade existing cabins
- 12 Removal of staff accomodation and replacement with premium cabin, including infrastructure for water harvesting and re-use
- 13 Renew and upgrade existing cabins that are retained, including infrastructure for water harvesting and re-use
- 14 Removal of existing playground and reinstate one powered site
- 15 Great Ocean Road trail extension



Kennett River Caravan Park Masterplan

May 2025

Disclaimer:
This concept is a preliminary representation intended for discussion. All features are indicative and may change. The concept is reflective of initial budget constraints and will be further refined during the detailed design phase. Amendments to the concept represented may occur based on community input, feasibility, budget adjustments, and regulatory processes.
Both Precinct Plan and Caravan park masterplan shown indicative only, and subject to traffic engineering, wastewater management and further detailed design.