



EXISTING VEGETATION ASSESSMENT
Refer to Arboricultural Assessment Report prepared by Nelson's Tree Services, dated 31 January 2022.

| Tree # | Botanical Name | Common Name | T.P.Z. | S.R.Z. |
|--------|--------------------------|---------------|--------|--------|
| 1 | Eucalyptus camaldulensis | River Red Gum | 9.12 | 2.88 |
| 2 | Eucalyptus camaldulensis | River Red Gum | 9.36 | 3.04 |
| 3 | Eucalyptus camaldulensis | River Red Gum | 7.2 | 2.83 |
| 4 | Eucalyptus camaldulensis | River Red Gum | 7.68 | 2.93 |
| 5 | Eucalyptus camaldulensis | River Red Gum | 7.56 | 2.88 |
| 6 | Eucalyptus camaldulensis | River Red Gum | 7.56 | 2.97 |

Base information derived from the following sources:

- Drone footage - 12.09.2023
- Aerial Photo - Hindmarsh Community Map (downloaded at June 13, 2023).

Due to possible distortions associated with the aerial photograph, the location of existing and proposed features are approximate only and should be verified on site prior to commencement of works.

All dimensions / areas shown are approximate only and should be confirmed on site.

03m7.5m15m30m

SCALE: 1: 300

REVISIONS

| | |
|----------|-----------------------------------|
| 25.03.24 | - Updated as per Council comments |
| 11.12.24 | - Updated as per Council comments |

LEGEND

Title (to be confirmed)

Palm tree

Planted native / exotic tree

Remnant indigenous tree

Structural Root Zone (SRZ)

Tree Protection Zone (TPZ)

Existing buildings and amenities

Cabin

Powered camp sites

Concrete pavement

Asphalt road

Gravel surface

Grass

Garden bed

Playground

Colorbond boundary fence

Caravan park boundary fence (farm fence)

Steel pool fence

Traffic direction

Unpowered camp site

Bin location

Dump point

Clothesline

SERVICES LEGEND

Electricity

Sewer

Water

Water (asbestos pipe)

Telstra

Service pit

Light tower

Powerhead

Water tap over gully trap

Rain water tank

Amenities

BBQ shelter

Seating

Emergency assembly point

Project Name & Address:
Nhill Caravan Park

Drawing Title:
Existing Conditions Plan

Client:
Hindmarsh Shire Council

Date: 11 December 2024

Scale: 1:300 @ A1 Sheet Size

Drawn: YL

Checked: DH

Planning Ref: N/A

Drawing No. 2335 - LP01

Revision :

Hindmarsh
Shire Council



EXISTING VEGETATION ASSESSMENT
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REVISIONS
25.03.24 - Updated as per Council comments
11.12.24 - Updated as per Council comments

LEGEND

- Title (to be confirmed)
- Demolition
- Tree to be removed - subject to arborist assessment and recommendation
- Planted native / exotic tree
- Remnant indigenous tree
- Structural Root Zone (SRZ)
- Tree Protection Zone (TPZ)
- Buildings and amenities to be retained
- Cabin to be retained
- Powered camp sites to be re-aligned
- Concrete pavement to be retained
- Asphalt road
- Gravel surface to be re-aligned
- Grass
- Colorbond boundary fence to be retained
- Caravan park boundary fence (farm fence) to be retained
- Traffic direction
- Unpowered camp site
- Bin location
- Dump point
- Clothesline to be removed

SERVICES LEGEND

- Electricity
- Sewer
- Water
- Water (asbestos pipe)
- Telstra
- Service pit
- Light tower
- Powerhead
- Water tap over gully trap
- Rain water tank
- Amenities
- BBQ shelter
- Seating
- Emergency assembly point

Project Name & Address:
Nhill Caravan Park

Drawing Title:
Demolition Plan

Client:
Hindmarsh Shire Council

Date: 11 December 2024
Scale: 1:300 @ A1 Sheet Size
Drawn: YL
Checked: DH
Planning Ref: N/A
Drawing No. 2335 - LP02
Revision :

Hindmarsh Shire Council



REVISIONS

| | |
|----------|-----------------------------------|
| 25.03.24 | - Updated as per Council comments |
| 11.12.24 | - Updated as per Council comments |

LEGEND

- Title (to be confirmed)
- Existing Palm tree
- Planted native tree to be retained and protected
- Remnant indigenous tree to be retained and protected
- Structural Root Zone (SRZ)
- Tree Protection Zone (TPZ)
- Tree to be removed - subject to arborist assessment and recommendation
- Proposed trees
- Building to be retained
- Cabin to be retained
- Proposed camp kitchen, amenities block / storage shed
- Proposed cabins
- Proposed twin ensuites
- Powered camp sites
- Concrete pavement
- Existing asphalt road
- Proposed internal gravel road
- Proposed carparking bay
- Grass
- Proposed garden bed
- Proposed fenced junior playground
- Proposed seat
- Proposed feature screen
- Colorbond boundary fence to be retained
- Proposed 1.6m high colorbond boundary fence
- Current caravan park boundary fence (farm fence)
- Proposed retaining wall
- Proposed playground fence
- Traffic direction
- Proposed boom gate
- Bollards
- Bin store
- Dump point
- Fire hose reel location
- LP gas tank location
- EV charging point
- Clothesline
- Rain water tank
- Amenities
- BBQ shelter
- Seating
- Emergency assembly point

Project Name & Address:
Nhill Caravan Park

Drawing Title:
Landscape Master Plan

Client:
Hindmarsh Shire Council

Date: 11 December 2024
Scale: 1:300 @ A1 Sheet Size
Drawn: YL / OJ
Checked: DH
Planning Ref: N/A
Drawing No. 2335 - LP03
Revision :



Nhill Caravan Park

KEY RECOMMENDATIONS TO BE IMPLEMENTED OVER A 10 YEAR TIMEFRAME

A OFFICE AND RESIDENCE

Existing office / reception / residence and storage shed to be retained. Rationalise storage sheds (remove garden shed and 'site office' and install a single new storage shed (Item D) to improve space efficiencies. Improve the condition and appearance of the park infrastructure to improve the overall park amenity and aesthetics.

B AMENITIES BLOCK

Demolish amenities block and construct a new all-abilities accessible facility. The proposed amenities block to be designed to cater to diverse user needs and will include female toilets, male toilets, one unisex disabled toilet / shower, and a guest laundry.

5 x 2 metre size clothesline to be installed to the eastern side of the new amenities block for convenient access to the laundry facilities. Provide an alternative clothesline near the storage shed.

Consider installation of solar PV and battery system / solar - electric hot water system on the new amenities building roof to provide ongoing efficiencies and sustainability benefits.

C EV CAR CHARGER

Provide 2no. carparks with access to electric vehicle chargers - preferably connected to the proposed solar PV / battery system. The EV chargers should be at least a Level 2 public AC charger or preferably a DC fast charger.

D CAMP KITCHEN

The existing camp kitchen and fire pit to be demolished. The proposed camp kitchen with a covered alfresco area to be located in the southern area of the caravan park - providing easy access for the majority of guests.

The new purpose-designed camp kitchen to provide improved usability and amenity including:

- All-abilities access
- Be designed to open up the building during fine weather / close during cold-poor weather
- Include communal tables
- Provide generous sink and bench space
- Provide kitchen facilities to include BBQ's, cook-top, refrigerator & freezer, air fryer, microwave oven and TV. Ceiling fans / heating and cooling
- Close proximity to the playground.

Consider installation of solar photovoltaic cells and solar hot water (subject to assessment of the available solar access, due to the location of the adjoining Red Gums) and a battery system.

Proposed low-growing / low maintenance garden bed planting in front of the camp kitchen adjoining the alfresco area.

Camp kitchen location subject to an arborists assessment of the adjoining remnant River Red Gums.

E STORAGE SHED / ADDITIONAL CLOTHESLINE + GAS BOTTLE LOCATION

Existing storage shed and skillion to be retained. 'Site Office' building to be removed.

Install a new 10 x 8 metre nominal size purpose-built storage shed / laundry (including for additional linen storage associated with the increased cabin numbers). The proposed extension to also provide additional space for:

- enclosed / secure vehicle, machinery and equipment storage
- enclosed / screened rubbish bin storage (at back of shed)
- undercover protection for vehicle loading / unloading.

At the south end of the new storage shed provide an additional clothesline and gas bottle site (if required) that is plumbed to the new amenities block.

F FENCED JUNIOR PLAYGROUND & SWIMMING POOL

Demolish aboveground swimming pool / fencing etc.

Demolish existing playground and timber edging under Red River Gums.

Proposed new fenced playground near the proposed camp kitchen with low height / low maintenance planting, seating and play equipment suitable for young children.

Playground location subject to an arborists assessment of the adjoining remnant River Red Gums.

G CABINS

Retain existing, newly installed 2 no. two-bedroom cabins (including an accessible cabin with disabled parking bay).

As demand develops / increases install new cabins along the eastern boundary (where the site depth is very shallow and not ideal for larger caravans) to form a cohesive 'cabin precinct' including the following new cabins:

- 1 no. premium cabins (PC) - 2 bedrooms
- 4 no. deluxe cabins (DC) - 2 bedrooms
- 1 no. accessible cabin (AC) - 2 bedrooms including a disabled parking space
- 4 no. studio / workers accommodation cabins (SC) - 1 bedroom

Refer to the accommodation summary for accommodation types / numbers.

Each cabin to be provided with at least one parking space. Provide electric vehicle charging points and solar panels / batteries at selected cabins (EV charging numbers to be confirmed).

NOTE: There is sufficient space available to replace the proposed two-bedroom Premium Cabin with a three-bedroom cabin if there is sufficient demand.

Retain / maintain the post and wire farm style boundary fence along the eastern boundary to maximise views from the cabins into the Nhill Swamp Wildlife Reserve.

H POWERED CARAVAN SITES

Remove 5 no. older style studio cabins and 6 ensuite sites along the western boundary. Provide a total of 22 powered caravan park sites distributed throughout the central, western and southern parts of the park including:

- Sites 1 - 9 and 22 drive through sites (see 'I' below),
- Sites 10 - 16 reverse-in angle sites
- Sites 17 - 21 reverse-in sites.

Site 19, 20, 21 are relatively smaller camp sites and should be managed to be tent site / camper trailer / small caravan sites only.

Proposed retaining wall behind sites 10 - 14 to allow these sites to be levelled and be more functional for caravans.

NOTE: Services will need to be relocated to accommodate the re-positioned caravan / cabin sites.

Undertake annual tree arborist assessments of the River Red Gums in the vicinity of the caravan sites / camp kitchen and playground.

I DRIVE-THROUGH SITES

Provide a total of 10 powered drive-through caravan park sites throughout the park (includes Site 22).

J ENSUITES

Provide 3 no. new ensuites blocks each comprising 2 individual / private bathrooms to service powered caravan sites 17-18, 19-20 and drive-through caravan sites 8 - 9.

K INTERNAL ROAD EXTENSION

Proposed 4.0m wide one-way gravel road to service new cabin locations / powered sites with a min.10 metre internal driveway radius throughout the park in accordance with CFA Fire Safety Guideline 2012. The road upgrade and development of the southern area of the park will require the removal of one mature River Red Gum.

L ENTRY / EXIT BOOM GATES + TRAFFIC MANAGEMENT BOLLARDS

Upgrade the entry / exit to the caravan park with new boom gates equipped with key pads or number plate recognition to enhance security and late arrival management.

Relocate check-in parking bay near the office - see linemarked bays.

Provide line marking / signage as required to provide clear traffic / vehicle movement directions throughout the park.

Proposed traffic management bollards to increase park safety and restrict unauthorised vehicle access into the park.

M EXISTING AND PROPOSED TREES

Engage a qualified arborist to undertake regular documented arboricultural assessment and tree management throughout the park as required. Specific tree recommendations include:

- Palm tree near swimming pool to be removed
- Pine tree to be removed - subject to arborist assessment.
- Mature River Red Gum between the proposed gravel road and site no. 22 to be removed - subject to native vegetation removal permit / offset approval.
- Consider removing / pruning two trees near the proposed camp kitchen / playground to provide a safe clearance from the canopy of the mature River Red River Gum (tree # 2 & 3), subject to arborist assessment.

Align caravan park sites (including widths) / roads and cabins to minimise impacts on trees to be retained.

Establish selected deciduous and evergreen trees throughout the park to maximise shade and amenity and to enhance the character of the park.

N EMERGENCY ASSEMBLY AREA

Provide signage / infrastructure for an emergency assembly area at the park entry and an alternative emergency assembly area in the Nhill Showgrounds.

Install emergency access gates / signage and associated plans to the showgrounds between site numbers 14 - 15.

O INSTALLATION OF FIRE SYSTEM THROUGHOUT PARK

Council to engage a suitably qualified engineer to prepare a fire water servicing plan for the park that assesses the water pressure in the water main adjoining the site in Victoria Street and locates fire suppression hydrants and a fire water storage tank (if required) throughout the park. The fire system and associated signage to be installed as a priority and should comply with the Caravan Park Fire Safety Guidelines - CFA - April 2024. Nominal fire hydrant locations are shown.

P RISK MANAGEMENT PLAN / EMERGENCY MANAGEMENT PLAN

Council to complete a risk management plan and emergency management plan for the park to ensure compliance with the Caravan Park Fire Safety Guidelines - CFA - April 2024.

MISCELLANEOUS

- Council to confirm by survey the actual lease area of the park as it does not correspond with the property title. Council to make the necessary updates / amendments to the lease as required to match the existing site layout.
- Provide a 1600mm high colourbond fence along the western boundary of the park to improve privacy within the park and minimise windblown dust / rubbish from the Showgrounds.
- Install a low retaining wall within caravan sites 10-14 to reduce the gradient of these sites. Establish a garden bed between the wall and the proposed colorbond fence to improve the amenity of these sites.
- As recommended in the Park Presentation Audit Report - Nhill Caravan Park prepared by HPM Australia the following additional recommendations would improve the available visitor facilities for the park and should be considered for installation in the short term:
 - develop a guest hub including a multi-functional camp kitchen and gathering place to create a social focal point within the park.
 - provide guest-friendly WI-FI that is accessible throughout the park.
 - invest in digital assets for remote check-in and online bookings to enhance transit occupancy.
 - expand online presence and integration.
 - develop a user-friendly website.

| REVISIONS |
|--------------------------------------------|
| 25.03.24 - Updated as per Council comments |
| 11.12.24 - Updated as per Council comments |
| |

Project Name & Address:
Nhill Caravan Park

Drawing Title:
Key Recommendations

Client:
Hindmarsh Shire Council

Date: 11 December 2024
Scale: N/A @ A1 Sheet Size
Drawn: YL
Checked: DH
Planning Ref: N/A
Drawing No. **2335 - LP04**

Revision :



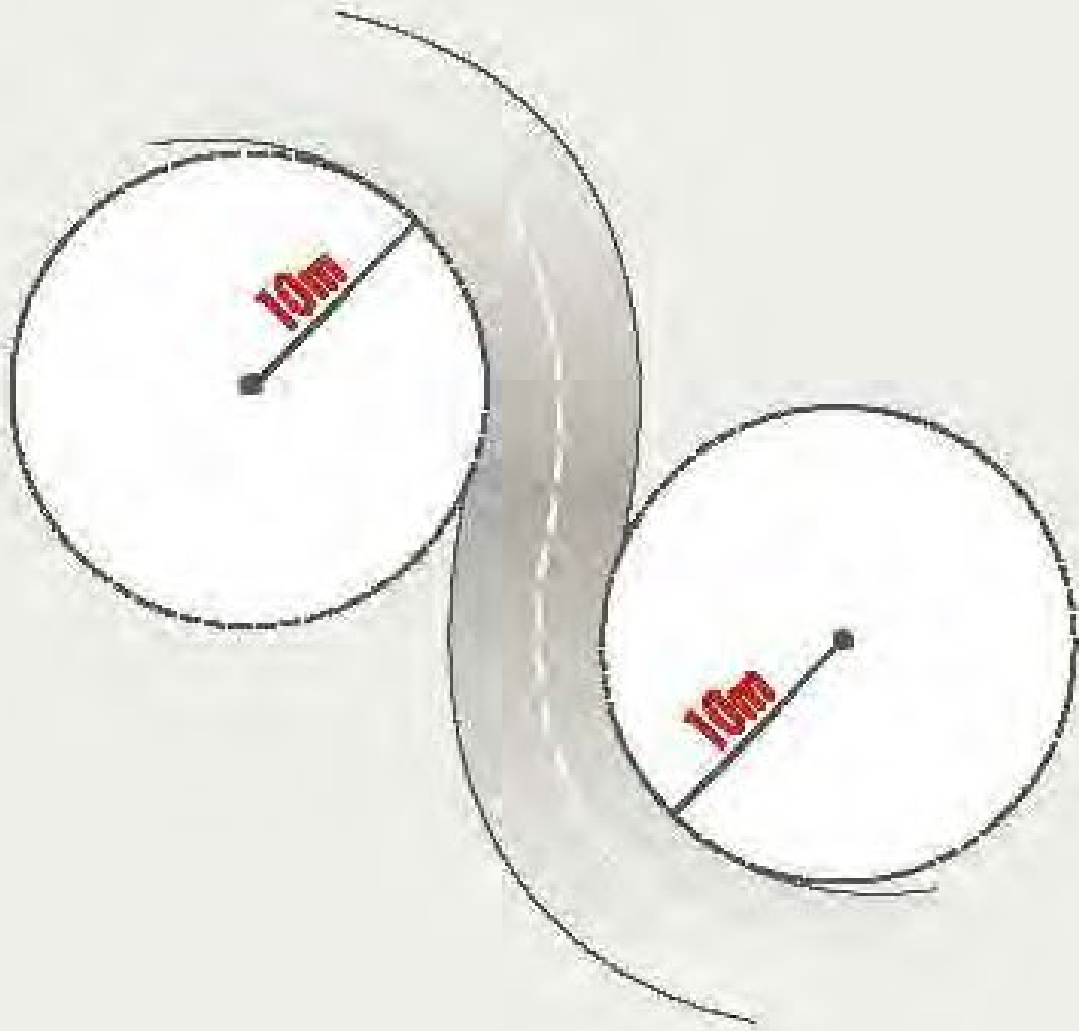
Hindmarsh
Shire Council



PP2 Fire vehicle access

Fire vehicle access (in accordance with regulation 21) must be provided within a caravan park as follows:

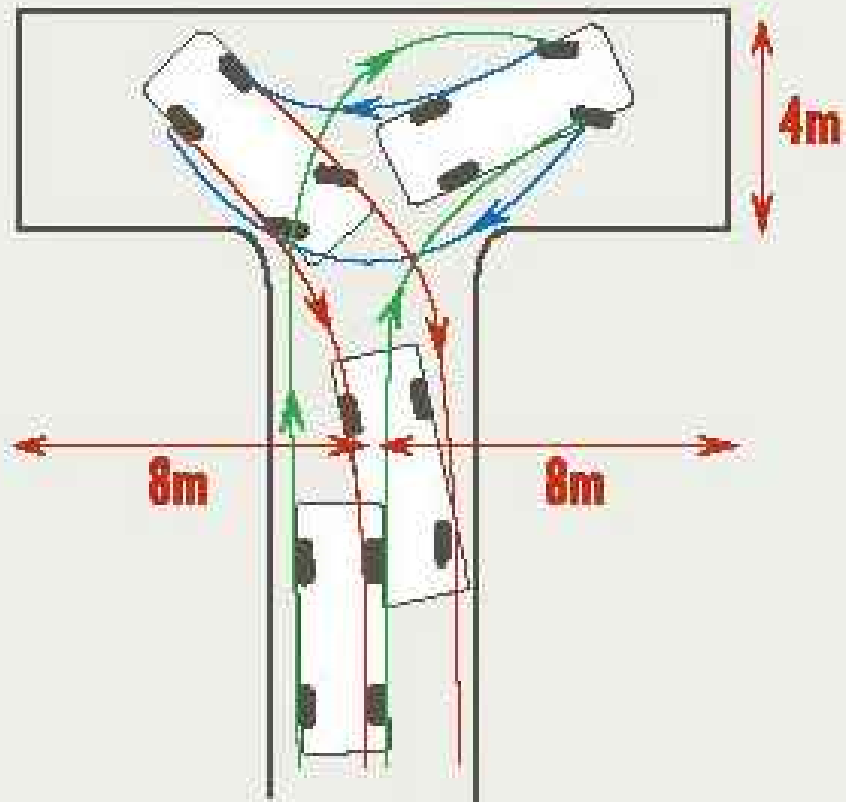
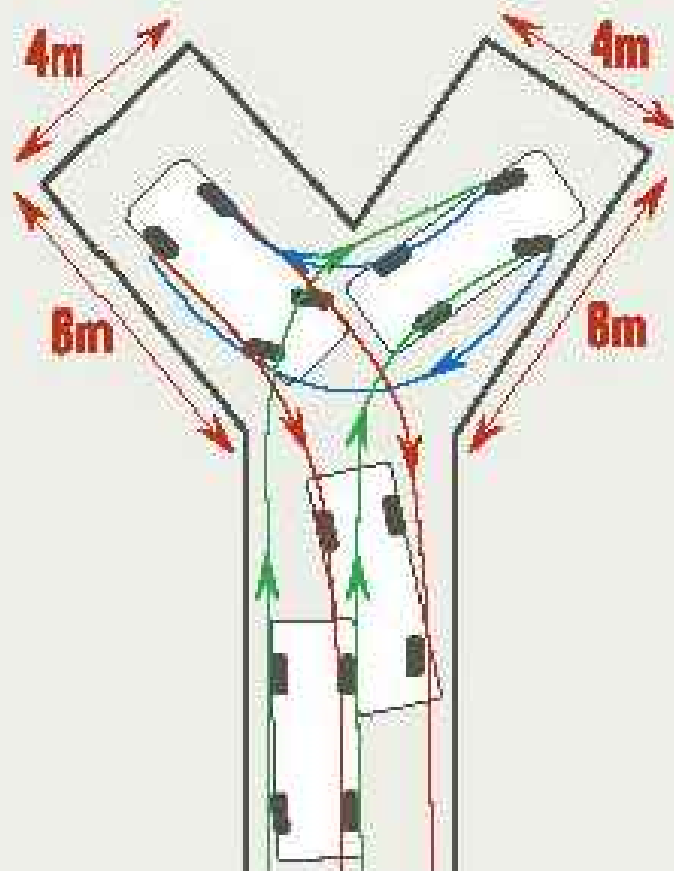
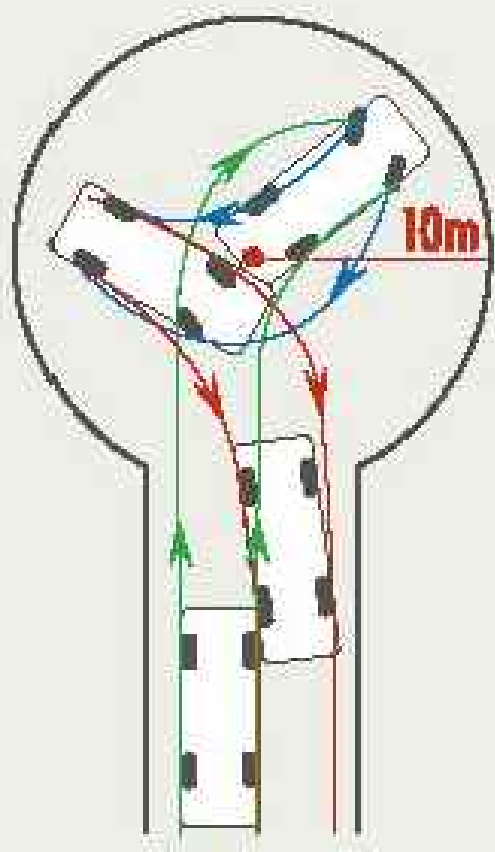
- a. Curves in a driveway must have a minimum inner radius of 10 metres (refer Figure 13 below).



FIRE VEHICLE DRIVEWAY DETAIL
- Refer to CFA Caravan Park Safety Guideline published May 2012
Not to Scale



PP2 Fire vehicle access



FIRE VEHICLE ACCESS / TURNING CIRCLE DETAILS
- Refer to CFA Caravan Park Safety Guideline published May 2012
Not to Scale

