

# DISTRICT COUNCIL OF STREAKY BAY



## CAMPING AND CARAVANING GUIDE



## **Introduction**

The District Council of Streaky Bay has a number of existing caravan and camping facilities that are valued by visitors and local residents. However, there are issues with some facilities, such as a lack of sites and declining quality and no amenities at nature based camping areas. In addition, the existing 'honesty' system for payment at campgrounds is inadequate and the management responsibility for facilities is not clearly defined.

The purpose of the Caravan and Camping Guide is to direct the approach to the future provision, development and management of caravan and camping facilities in the District Council of Streaky Bay. The Guide primarily relates to caravan parks and camping areas located on Council owned or managed land or Crown Land. Specifically the Guide aims to:

- Recommend the appropriate level of provision and quality
- Guide future improvements to facilities
- Provide a framework for management
- Provide a suggested fee structure

The Streaky Bay Caravan and Camping Guide also has relevance to facilities located on private or perpetual lease land and provides broad requirements for these facilities.

## **Focus of the Guide**

The Streaky Bay Caravan and Camping Guide includes the following:

- PRINCIPLES for the provision and development of caravan and camping facilities.
- DIRECTIONS for the future provision and development of caravan and camping facilities located within or near TOWNS.
- DIRECTIONS for the future provision and development of nature based camping facilities located in natural areas.
- Requirements for caravan and camping facilities located on private or perpetual lease land.

## Caravan and Camping Principles

The GENERAL PRINCIPLES for the provision and development of caravan and camping facilities located on Council owned or managed land or Crown Land are as follows:

Topic	Principle
Provision	<ul style="list-style-type: none"> <li>▪ The provision of additional caravan parks should be market driven and linked to demand and viability. This may be lead by the private sector.</li> <li>▪ A small number of good sized quality nature based camping areas will be more appropriate than a larger number of small nature based camping areas</li> </ul>
Location	<ul style="list-style-type: none"> <li>▪ All caravan parks will be located within or near towns. There will be no caravan parks in natural settings outside of towns.</li> <li>▪ Nature based camping will be contained to existing camping areas that are linked to recreation and visitor destinations.</li> <li>▪ No nature based camping areas should be located along the Cape Bauer Loop Drive due to the proximity to the Streaky Bay town.</li> <li>▪ Designated nature based camping will not be provided in Conservation Parks or Conservation Reserves due to the potential impact on the environment.</li> <li>▪ Caravans and camp sites will be discouraged in locations that have potential environmental or social impacts or safety risks such as sensitive vegetation, nesting areas, unstable cliffs, residential areas.</li> <li>▪ Camping on Perlubie Beach should be reviewed in consultation with the community. Camping could be possible in the summer and Easter holiday periods (if camping is found to be appropriate).</li> </ul>
Quality	<ul style="list-style-type: none"> <li>▪ All caravan parks located on Council owned or managed land or Crown Land will be very good quality with a high level of amenity to meet the needs of visitors to the area.</li> <li>▪ All nature based camping facilities located on Council owned or managed land or Crown Land will be good quality with basic amenities to provide a healthy environment and minimise impacts on the natural environment.</li> <li>▪ All caravanning and camping facilities must meet basic Council Health and Safety requirements.</li> </ul>
Access	<ul style="list-style-type: none"> <li>▪ Where practical, caravanning and camping facilities should be accessible to all people, including all levels of ability.</li> </ul>
Environment	<ul style="list-style-type: none"> <li>▪ Any improvements to caravan and camping facilities must be sensitive to the natural setting and minimise impacts on flora, fauna and the coastal character.</li> <li>▪ Any improvements to areas around caravan and camping facilities such as pathway connections, and links to parks and beaches must minimise impacts on the flora, fauna, views and aesthetics of the area.</li> </ul>
Fees and Charges	<ul style="list-style-type: none"> <li>▪ All designated caravan and camping facilities will require payment of a fee by users.</li> <li>▪ Whilst affordability will be important, the user fee should be sufficient to contribute to the ongoing maintenance and enhancement of facilities and locations.</li> </ul>

A number of the above principles will also relate to private facilities as outlined in the 'Requirements for Private Facilities'.

## Analysis of Existing Provision

A summary of existing caravan and camping facilities in the District Council of Streaky Bay is provided below.

### Town Based Formalised Facilities

Facility and Location	Description	Issues and Opportunities	Ownership and Management
Streaky Bay Foreshore Tourist Park, Streaky Bay	<p>Large caravan park with ensuite cabins, units, caravan sites and camping areas (powered and unpowered sites).</p> <p>Facilities include two camp kitchens, amenities with showers, toilets and laundry, children's bathroom, TV/ Dining room, kiosk/ restaurant, barbecue area, games room and playground link.</p> <p>Beach front location with appealing foreshore and Doctors Beach connection. Relatively close to the town centre.</p>	<p>Beginning to age and decline in quality and could soon suffer from competition from new units and accommodation established in the town at a competitive price.</p> <p>Competition is also likely to occur from a second caravan that is about to be built near Little Island just outside of Streaky Bay.</p> <p>Varying levels of accommodation and prices should be retained to meet diverse needs.</p> <p>Prime beach and foreshore location justifies enhancements so the caravan park can be competitive in the future.</p>	<p>Council owned and operated</p> <p>Varying fee structure depending on the facility (ranges from \$23 per night for unpowered sites to \$110 per night for executive cabins)</p> <p>On site management and staffing</p>
Haslam Camping Ground	<p>Open area with space for 12-15 unpowered sites around 100 metres from the foreshore area with a toilet facility.</p>	<p>Distance from the foreshore and toilet is not ideal.</p> <p>Camping area is relatively small, open and aesthetically harsh with trees on the perimeter but not across the site.</p>	<p>Council care and control Crown Land</p> <p>Community managed</p> <p>\$5 per night fee (honesty box)</p>
Baird Bay Camping Ground	<p>Semi secluded nature based camping area on the edge of the town with toilets, gas barbecue, seating and shelter.</p>	<p>Appealing site with good facilities that attract good numbers of users, particularly in the summer season.</p> <p>The potential of the site is constrained by its size. Ideally it would be larger or have an overflow area.</p> <p>Limited bore water.</p>	<p>Council care and control Crown Land</p> <p>Community managed</p> <p>\$10 per night fee (honesty box - fees collected by town agent)</p>
Wirrulla Camping Area	<p>Hard surface open area with four powered sites, treed surrounds and link to toilets and a laundry.</p>	<p>The site is relatively small and the hard surface is unappealing. However, there is potential to naturalise the surface and extend the camping area into the adjoining reserve area.</p> <p>Community desire for a camp kitchen.</p>	<p>Crown Land with DCSE leasehold</p> <p>Community managed</p> <p>\$5 per night fee (honesty box - fees collected by Progress Association)</p>

In addition, a relatively small but appealing caravan and camping area is provided in Poochera linked to the town's hotel (a private facility), and a new privately owned and operated caravan park is proposed at Little Island near the town of Streaky Bay.

## Nature Based Camping Areas

A summary of existing public and private nature based camping areas in the District Council of Streaky Bay is provided below.

Facility and Location	Description	Issues and Opportunities	Tenure and Management
Tractor Beach Camping Area	<p>Native vegetation and dune edge area with link to isolated beach setting and High Cliff viewing area nearby.</p> <p>Six sites (cleared areas) linked to a road system and two road entrances.</p> <p>No toilet or other amenities. Unpowered sites.</p>	<p>Lack of amenities increases the potential impact on the environment.</p> <p>Small size of the camp ground makes it difficult to justify toilets and other amenities. The provision of toilets should only be considered if there are at least 12 sites.</p> <p>Potential to increase the size of the campground within sections of lower value vegetation to the west.</p>	<p>DCSB Reserve</p> <p>\$5 per night fee (honesty box)</p>
Speeds Point Camping Area	<p>Open area in front of dunes on the coastal edge with beach connection.</p> <p>Space for around eight camp sites.</p> <p>Two separated sections and entrances, one of which is allocated for day visitor car parking.</p> <p>No toilet or other amenities. Unpowered sites.</p>	<p>Lack of amenities increases the potential impact on the environment.</p> <p>Poor site layout limits the number of camping sites.</p> <p>Poor connections between the camping and day visitor areas.</p> <p>Potential to increase camping in the day visitor area.</p>	<p>Crown Land with DCSB leasehold</p> <p>\$5 per night fee (honesty box)</p>
Fisherman's Paradise Dune Area	<p>Open areas within sand dunes including areas that connect to the beach (which are popular for wild camping).</p> <p>The site is a popular day visitor area and is used for camping by locals.</p> <p>Vehicles drive over the sand dunes to get to the open area nearest the beach.</p>	<p>The dunes are unstable with limited vegetation and are at risk of degradation due to four wheel drive activity over the dunes.</p> <p>The dunes are not an appropriate area for toilets.</p> <p>Need to determine whether this area should be day visitor only.</p> <p>Potential to manage access to the dunes and revegetate the dunes over time.</p>	<p>Crown Land</p> <p>No payment</p> <p>Informal camping area</p>
Sceale Bay Campground	<p>A good sized nature based camping area that is located on the edge of Sceale Bay.</p> <p>Bush style shower and toilet, with shelters linked to some camp sites.</p>	<p>Potential to enhance the quality and profile of the site including improved entrance, signage, toilets, shower and shelters.</p>	<p>Private land</p> <p>Operated by owners</p>

Facility and Location	Description	Issues and Opportunities	Tenure and Management
The Granites Campground	<p>A good sized nature based camping area located within a larger farm property.</p> <p>Toilet and shelter with cooking area provided. Good quality.</p> <p>Unpowered sites.</p>	<p>Potential to promote as a day visitor stop off and use of toilets (although there may need to be compensation to the owner for this to occur).</p>	<p>Private land</p> <p>Operated by owners</p>
Yanerie Sands	<p>Open areas within sand dunes (which is popular for 'wild' camping).</p> <p>Popular day visitor area and used for camping by locals.</p>	<p>Use of the site and dunes requires management.</p> <p>Need to determine whether this area should be day visitor only.</p> <p>Potential to manage access.</p>	<p>Crown Land with DCSB leasehold</p> <p>No payment</p> <p>Informal camping area</p>

## Directions for Caravan and Camping Facility Provision and Upgrade

Recommended directions for the future provision of and improvement to caravan and camping facilities are outlined below. This includes overriding directions and directions for specific facilities.

### Overriding Directions

#### *Caravan Facilities*

- The Streaky Bay Foreshore Tourist Park should continue to be a high quality facility that caters for diverse caravan and camping requirements and draws people to the District and the town of Streaky Bay (as the District's main centre).
- Good quality and appealing caravan and camping facilities should be retained on Council or Crown Land under Council's care and control in Haslam, Baird Bay and Wirrulla.
- The existing Haslam, Baird Bay and Wirrulla caravan and camping facilities will require some improvements. However, there is no justification for major upgrade or significant expansion of these facilities.
- Caravan and camping facilities on Council or Crown Land in other towns (i.e. besides Streaky Bay, Haslam, Baird Bay and Wirrulla) will not be appropriate, unless they replace existing private facilities.
- There should be a review of camping on Perlubie Beach. This includes determining whether Perlubie Beach could support some seasonal camping and the appropriate types of camping.

#### *Nature Based Camping*

- The existing two designated nature based camping facilities, being Tractor Beach and Speeds Point (which are at key locations along the popular Westall Way Loop Drive), should be further developed.
- Designated nature based camping along the Cape Bauer Loop Drive and at Back Beach is not considered to be appropriate due to the relatively close proximity to the town of Streaky Bay.
- All designated nature based camping areas should have defined camping areas, a toilet and sensitively designed signage as a minimum.
- Nature based camping areas should be designed to manage impacts on the environment, including defined camp sites, defined walking tracks to the amenities, beach and viewing areas, and minimal road and entrance points.
- Designated nature based camping sites should have at least twelve defined sites to meet high season demands and justify the provision of a toilet and other improvements.
- Designated nature based camping is unlikely to be required at other Council or Crown Land locations due to the provision of camping facilities near the towns of Sceale Bay and Baird Bay. This is unless there is a future desire by DENR to establish designated nature based camping with amenities in Conservation Parks for commercial or other reasons.
- Nature based camping areas could include a water tank (linked to toilets) in the future if appropriate.

## Directions for Individual Facilities

Directions for individual caravan and camping facilities located on Council or Crown Land are provided below. Sketches have been developed for the Tractor Beach, Speeds Point and Wirrulla facilities to assist with future planning. A potential stronger connection to the foreshore is also shown for the Haslam Camping Ground.

### *Streaky Bay Foreshore Tourist Park*

#### Direction

- Upgrade cabins, units, infrastructure and amenities over time.
- Maintain a treed, green and shady setting with a strong connection to the beach and Bay.
- Improve the quality and visual permeability of the tourist park fencing whilst maintaining a sense of privacy.



### *Haslam Camping Ground*

#### Direction

- Improve the physical and visual connection to the foreshore and toilet.
- Provide additional landscape amenity through tree planting and re-design.
- Provide a few additional camping spaces for tents on the foreshore.
- Undertake ongoing maintenance and upgrade of the toilets.



## Wirrulla Camping Ground

### Direction

- Expand the camp ground to the south east into the open reserve area to create around 8-10 sites in total, including some additional powered sites.
- Replace the hard surface (concrete) with a natural surface and increase trees and plantings around the site.
- Establish a camp kitchen linked to existing amenities.
- Enhance the adjoining play space to cater for visitors with children and the local community.
- Enhance the visual and landscape connection to The Triangle reserve.



## *Baird Bay Camping Ground*

### Direction

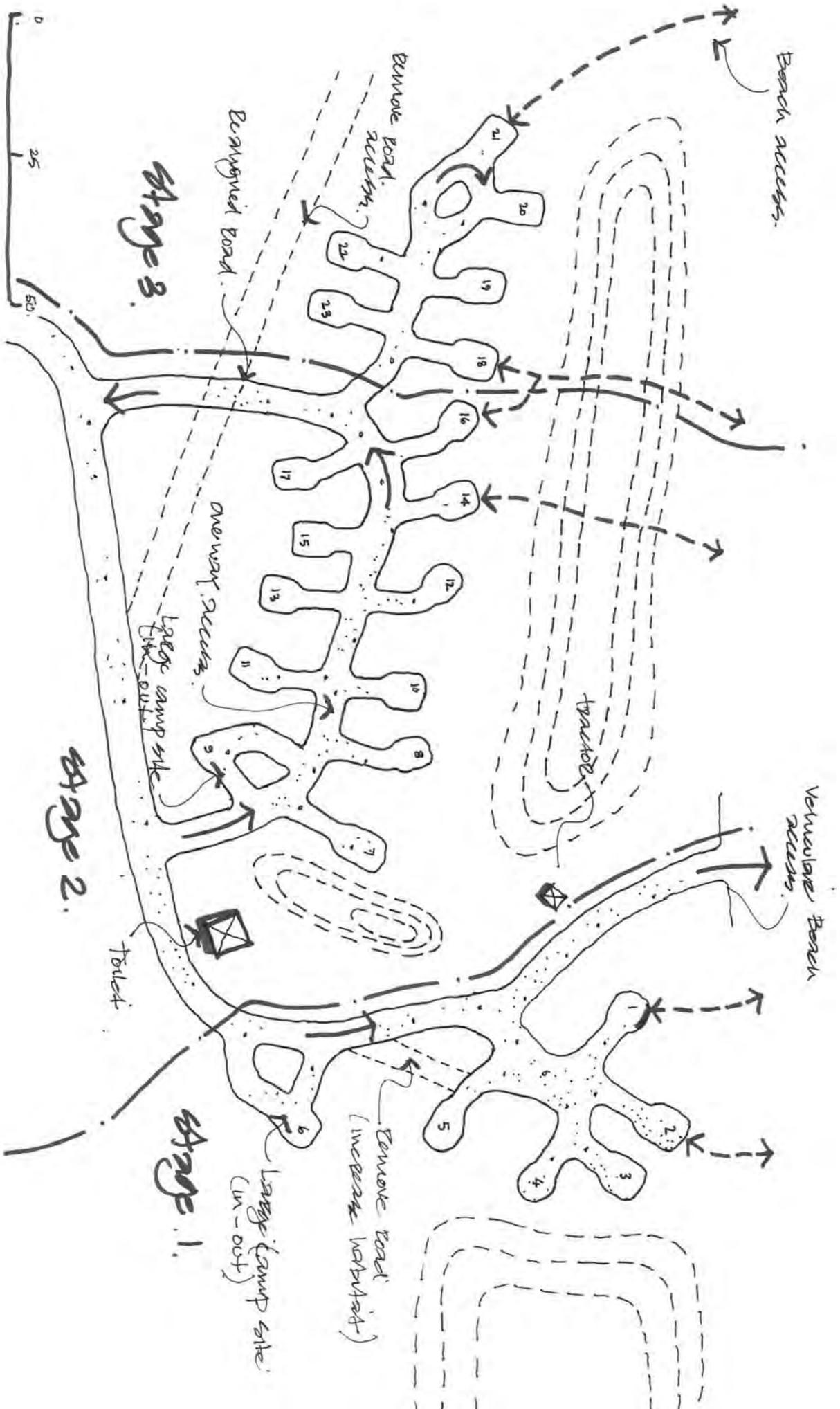
- Delineate the sites within the camping ground to increase the potential number of users of the existing site.
- Investigate the potential to formalise an overflow area across the road.
- Maintain the existing good quality amenities and setting.

## *Tractor Beach*

### Direction

- Expand the camping area and the number of camping sites to at least twelve and up to around 20.
- Establish a single toilet that is sensitively located and designed (subject to expansion of the campground).
- Provide quality signage and interpretation.
- Define some appropriate tracks to the beach and High Cliff.
- Rationalise the entrance points and road system.
- Revegetate and manage access to the sensitive natural areas around the site.
- Maintain the natural character of the area (with minimal development and well sited signs and amenities).



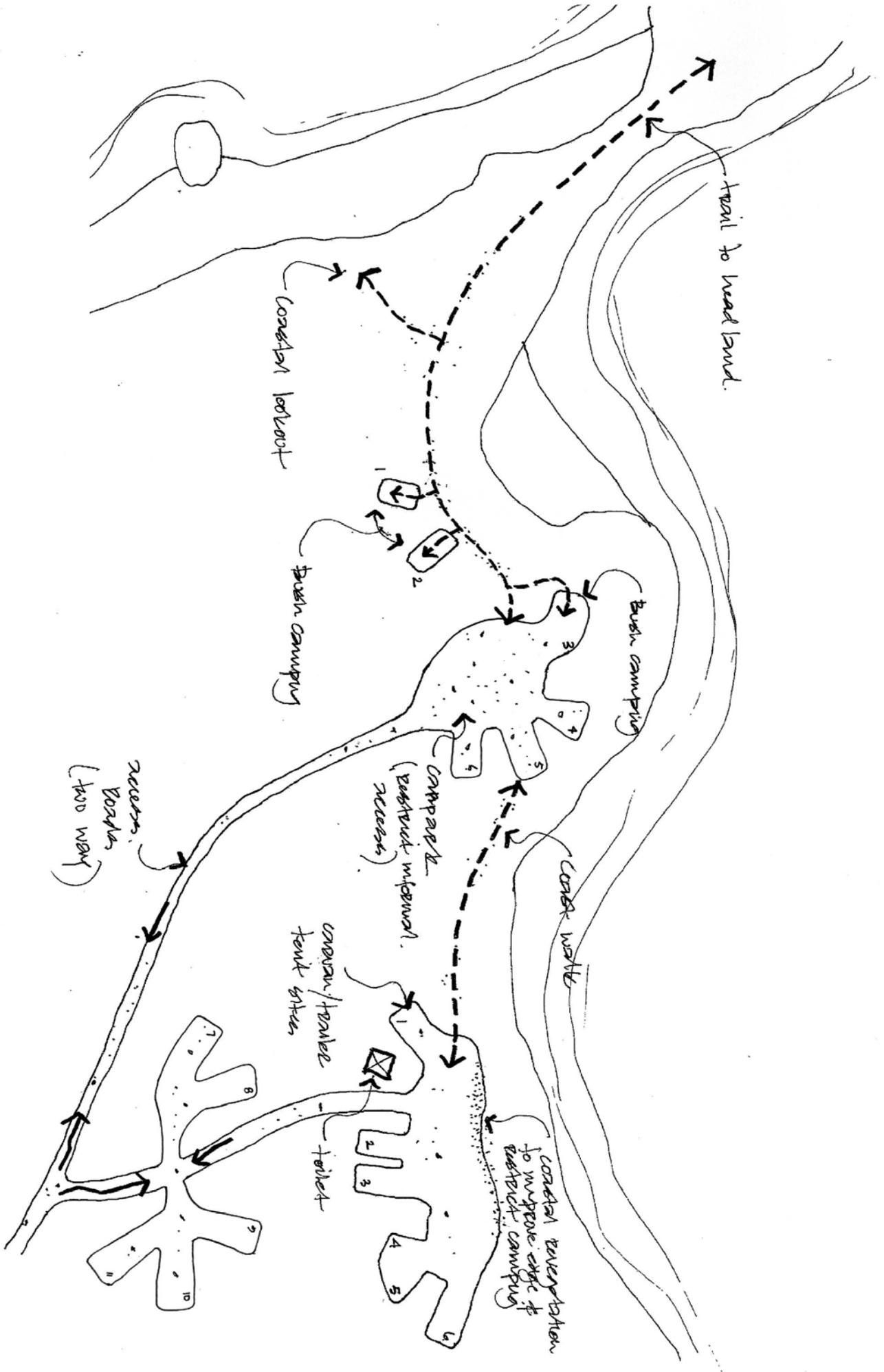


## *Speeds Point*

### Direction

- Redesign the two camping areas to increase the number of camping sites and improve the function of the total space.
- Include a few tented sites in a no vehicles area towards the Point.
- Establish a single toilet in the larger camping area that is sensitively located away from the coast edge.
- Establish a defined track with directional signage from the smaller camping area to the toilet and larger camping area.
- Restrict vehicle access to the actual Point (with large boulders or bollards).
- Revegetate and manage access to the sensitive natural areas around the site.
- Maintain the natural character of the area (with minimal development and well sited signs and amenities).





## *Perlubie Beach*

### Direction

- Review the appropriateness of camping on Perlubie Beach and the car park.

If camping is considered to be appropriate:

- Address the road and car park ownership issue and achieve permanent public access to the beach area.
- Determine ownership and confirm the stability and safety of the existing shelters and the play equipment.
- Providing the road and car park area is under Council or Crown ownership or management, investigate establishing a camping section within the car park as an overflow to the beach camping and to cater for the caravans and campervans.
- Link a rainwater water tank directly to the toilet to contribute to flushing and washing hands.
- Maintain an open beach area in front of the entrance and toilet for general public use.



## Managing 'Wild' Camping

Camping in non designated camping areas ('wild' camping) is likely to occur where people are self contained or they wish to be near an activity such as a remote fishing spot or get away from other campers. It is difficult to avoid wild camping and rather than place a ban on wild camping it would be better to manage this activity.

This could be achieved by developing a brochure with a map that:

- Identifies and encourages the use of designated camping areas
- Identifies areas that are strictly 'no camping'
- Provides hints on responsible camping

### *No Camping*

It is suggested that the following sites be considered as 'no camping':

- The Spit area of Gibson's Peninsula
- Cape Bauer
- Cape Blanche
- High Cliff
- Smooth Pool
- Point Labatt
- Cape Radstock

In addition, there should be no camping within 10 kilometres of a township in accordance with the Council Bylaw No. 4 Local Government Land

'No camping' sites could be promoted through the suggested brochure and signage at the specific locations.

'Wild' camping could be allowed in the dune area at Fisherman's Beach and Yanerbie Sandhills (existing popular places for camping by the locals) if access to the dune areas by vehicles is managed. It will be important to minimise vehicles moving across the dunes to strengthen the stability of the dunes.

## **Fees and Management**

### **Overriding Management Directions**

In relation to caravan and camping facility management, it is recommended that:

- The Streaky Bay District Council should continue to own and be responsible for the management of the Streaky Bay Foreshore Tourist Park. This could involve Council outsourcing the management to a third party providing social and environmental commitments are maintained.
- Communities should continue to play a key role in the management of caravan and camping facilities located in Haslam, Baird Bay and Wirrulla providing the services and management occur within the context of this Caravan and Camping Guide.
- All designated nature based camping areas located on Crown Land should be managed by the Streaky Bay District Council, with the exception of designated nature based camping areas in Conservation Parks if these are established in the future (these would be managed by DENR or a body appointed by DENR).
- To enable management of the nature based camping areas by Council the Crown Land should be dedicated to the care control and management of Council through a lease arrangement if this does not already exist.

### **Overriding Fee Directions**

In relation to caravan and camping fees, it is recommended that:

- A consistent and equitable fee structure is put in place for all caravan and camping facilities located on Council or Crown Land. The fee structure should reflect the level of amenity and the level of maintenance required to provide facilities and related services.
- The Streaky Bay Foreshore Tourist Park should continue to have its own fee structure as an independent commercial operation.
- The fee structure outlined in this guideline should be used to set fees for all other caravan and camping facilities and services.
- Fees obtained through community and bush caravanning and camping facilities, i.e. not including fees from the Streaky Bay Foreshore Tourist Park, should be allocated to the ongoing maintenance and improvement of the facilities.
- A permit system should be established to collect fees for all community and bush caravanning and camping areas excluding the Streaky Bay Foreshore Tourist Park. Details are included in the suggested fee schedule on the following page.

## Camping Fees

A guide for developing a fee schedule for caravan and camping facilities located on Council or Crown Land is provided below based on industry examples and taking the existing and types of facilities into consideration.

It is suggested that fees are based on the following categorisation of facilities:

- Major caravan and camping facility, e.g. Streaky Bay Foreshore Tourist Park
- Community caravan and camping grounds, e.g. Haslam, Baird Bay and Wirrulla camp grounds
- Nature based designated camping areas, e.g. Tractor Beach and Speeds Point camping areas

The fees could also be based on the type of campers:

- Caravan or motor home
- Motor car (with a tent)
- Motorcycle (with a tent)
- People with no vehicles

The fee schedule used to determine fees could be as follows (with the fee amounts to be determined by Council).

Facility Category	Per Night Fee \$			
	Caravan or Motor Home	Motor car (per vehicle)	Motorcycle (per vehicle)	People with No Vehicle (per person)
Major Facility	Varying accommodation rates as per Streaky Bay Foreshore Tourist Park rate schedule.			
Community Facility	\$	\$	\$	\$
Nature based camping	\$	\$	\$	\$

The fees could be charged on a 'per site' basis.

It is recommended that the specific fee amounts are determined by the District Council of Streaky Bay and reviewed by Council every two years in accordance with Council's Annual Business Plan. Ongoing consideration could be given to CPI and management and upgrade costs.

Payment and management of the fee could be by a permit system as outlined on the following page.

## Permit System

A permit system is suggested for the Community Facility camping and Nature Based camping to avoid the issue of having to physically collect payments, people not paying through the 'honesty system' or money being stolen.

The Major Facility (the Streaky Bay Foreshore Tourist Park) is staffed and as such a permit system would not be relevant for this facility.

The permit system could involve people booking for a certain number of days or a period of time to undertake caravanning or camping in the Streaky Bay District. This could be undertaken through the Streaky Bay Visitor Centre or the Council office.

The Permit options could be as follows:

- Daily rate (as per the fee schedule and relates to the number of days required)
- Weekly rate – the daily rate less 30%

The permits could be colour coded (daily versus weekly) and displayed on vehicle windscreens and at camp sites (linked to a display post). Monitoring compliance to the permit system would require regular checks by Council officers and park rangers. A fine system may need to be adopted to encourage compliance.

# Requirements for Private Facilities

Requirements for private caravan and camping facilities are as follows:

- The facility operator must have a development approval to operate the facility as a commercial business through the District of Council of Streaky Bay. This includes formalising any existing camping facilities that may not have approval to operate.
- Any improvements to the facility must be approved by Council through its Development Application process as appropriate. This includes existing camping facilities having development approval for current facilities.
- The facility must be registered as a Business with an authorised ABN (Australian Business Number) through the Australian Taxation Office.
- The facility must comply with relevant Health and Safety Standards.

Overriding principles that relate to privately owned and operated caravan and camping facilities and should be included in any Development Plan amendments are as follows:

Topic	Principle
Location	<ul style="list-style-type: none"> <li>▪ All caravan parks will be located within or near towns. There will be no caravan parks in natural settings outside of towns.</li> <li>▪ No nature based camping facilities should be located along the Cape Bauer Loop Drive due to the proximity to the Streaky Bay town.</li> <li>▪ Caravans and camp sites will be discouraged at locations that have potential environmental or social impacts or safety risks such as sensitive vegetation, nesting areas, unstable cliffs, residential areas.</li> </ul>
Quality	<ul style="list-style-type: none"> <li>▪ All caravanning and camping facilities must meet basic Council Health and Safety requirements.</li> </ul>
Access	<ul style="list-style-type: none"> <li>▪ Where practical, caravanning and camping facilities should be accessible to all people, including all levels of ability in accordance with the Disability Discrimination Act and other relevant legislation.</li> </ul>
Environment	<ul style="list-style-type: none"> <li>▪ Any development of new caravan and camping facilities or improvements to existing facilities must be sensitive to the natural setting and minimise impacts on flora, fauna and the coastal character.</li> <li>▪ Any improvements to areas around caravan and camping facilities such as pathway connections, and links to parks and beaches must minimise impacts on the flora, fauna, views and aesthetics of the area.</li> </ul>