Sandy Point Caravan and Camping Ground FAQs

Please note:
• Council does not own or operate the Sandy Point Caravan Park
• The owner of the Sandy Point Caravan Park wishes to further subdivide the existing caravan park
• Council is keen to see camping continue at Sandy Point to enhance economic development in the town and region
• The location of the proposed site was chosen after an extensive examination of all possibilities in the area

Why is Council investigating a future caravan and camping ground in Sandy Point?

Traditional short stay caravan and camping grounds provide tourism and economic benefits to towns and the region. Council would like to assist this to continue. With the existing caravan park in Sandy Point being small with no practical opportunity to expand its operation and the prospect of it being further subdivided Council, as part of its future planning, is investigating where a future caravan and camping ground could be located.

This study seeks only to identify an appropriate site to provide for a future caravan and camping ground to support the local visitor economy. Council is not intending to develop or operate a new caravan park facility on the identified land.

Undertaking investigations to support the future of caravan and camp grounds at Sandy Point was a strategy in the 2017-2021 Council Plan, and is designed to help achieve Council’s objective to Strengthen Economic Growth and Prosperity.

Public consultation was part of the process of developing the Council Plan. After considering submissions from the community the plan was endorsed by Council in 2017.

What accountability do the current decision makers have considering they weren’t elected?

Administrators have effectively replaced Council and in their position they are required to undertake the same functions and have the same powers as an elected Council. In this regard their responsibilities and accountabilities are the same as an elected Council.

Why do we need a caravan park?

The Victorian coast continues to remain an attraction for intrastate, interstate and overseas visitors. There is a great economic benefit to the town and the region by having short stay accommodation available. Many families look forward to their annual camping pilgrimage to the beach for summer. Council would like to see this continue in Sandy Point.

Is Council investigating the establishment of a large (300+ site) caravan park?

Council is not investigating the establishment of a 300+ site caravan park. It has been investigating where a future caravan and camping ground could be established in Sandy Point. Council is not intending to develop or operate a caravan park facility. The image used as part of the consultation process it to provide a visual aid to what a caravan and camping ground could look like at this site.

If Council wants a caravan park why did it sell the existing one?

Council did not own the existing caravan park
What did Council look at when assessing the sites?

The investigation looked at four possible sites:
1. West of Sandy Point
2. South-east of the Sandy Point township
3. North of Sandy Point township
4. Existing Caravan Park site

Council looked at the following when identifying the preferred site:
• Size of the land
• Land zoning and applicable overlays (Land Subject to Inundation and Bushfire Management Overlays)
• Vehicular access to site
• Pedestrian access to beach and town centre
• Existing beach access
• Clearing of vegetation
• Acid sulfate soils

Council is aware that other issues would need to be considered further as the project progresses, such as:
• Significant Landscape Overlay;
• Environmental Significance Overlay;
• Heritage Overlay;
• Design and Development Overlay;
• Areas of Aboriginal Cultural Heritage Sensitivity; and
• Waste water disposal and water supply.

How is the community being consulted?

Community consultation is being undertaken in the form of an online survey and a drop-in session at Sandy Point Community Centre. Officers will also attend a community meeting on Saturday 2 November at 11.00am. The community is being asked to provide their input by way of an online survey on Council website. Alternatively feedback can be emailed to: council@southgippsland.vic.gov.au

Submissions have been extended until Friday 8 November 2019.

Once submissions close Council officers will analyse the information received and provide a report to the Council. Analysing the data will take some time with over 160 Our Say surveys having already been submitted. It is important to note that this is just the beginning of the consultation process. The findings from the initial consultation will determine the direction of future consultation.

Will Council compulsorily acquire any land?

Compulsory land acquisition is an option that is available to government authorities and something that a number of people have raised. Council is not intending to compulsorily acquire the land for the caravan park. Council has been in discussions with the land owner about the potential to rezone the section of land in question.
Sandy Point Caravan and Camping Ground FAQs

If Council wants a caravan park in Sandy Point why does it allow the existing caravan park to leave vans on-site (annual sites) that are infrequently used?

The existing caravan park, the Sandy Point Holiday Park is a privately owned caravan park. The caravan park owner is responsible for deciding on site allocations and allowing annual sites.

Why has Council approved previous subdivision of the park?

The existing caravan park is zoned Township Zone, which allows for the subdivision of the land. The purpose of the Township Zone is to ensure future development is of a scale and design that is consistent with the role and function of the town.

An application to subdivide the remaining caravan park has been received by Council.

How and when site holders will be notified about the future of the current caravan park?

The owner of the caravan park is responsible for providing information with regard to any development occurring at the site.