

# Cape Conran roofed accommodation consultation summary report

April 2021



Bushfires during the summer of 2019/20 lead to the loss of three cabins and all five wilderness retreats at Banksia Bluff Campground in Cape Conran Coastal Park. Parks Victoria sought community input on priorities for roofed accommodation, which will be rebuilt on the current site.

## Objectives

The purpose of this community consultation was to:

- Inform community and stakeholders about the project
- Provide an opportunity for park users and stakeholders to input into the design of the roofed accommodation
- Understand community and stakeholder preferences and incorporate these into the design process.

## Method

A survey on the Engage Victoria website was open from **23 February** to **23 March 2021**. People could also submit responses via email or phone.

## Participation

There were **137** people who responded to the survey. One email submission was received.

Most respondents visited the park **once a year (50.7%)**, followed by **three to four visits a year (18%)**, **monthly visits (5.8%)** and **rarely visiting (24%)**.

## Where respondents live

Almost half of the respondents were from **metropolitan Melbourne (47%)**. Of the other respondents **(31%)** live **within 100km of Cape Conran**, **(14%)** in **regional Victoria**, **(6%)** from **other parts of East Gippsland** and **(3%)** from **NSW**.

Responses indicate that, **63%** of respondents have **stayed in cabins** before, **31%** have not, but are **interested** in staying in cabins in future, and **7%** have not stayed in the cabins before.

## Length of stay

As shown in Figure 1, the most common length of stay in the cabins is for **one week (28%)**, **three to four nights (28%)** and **one to two nights/weekend (27%)**. A smaller number of people stay for **one to two weeks (11%)** indicating that overall, the majority of people tend to stay for an extended period of time.

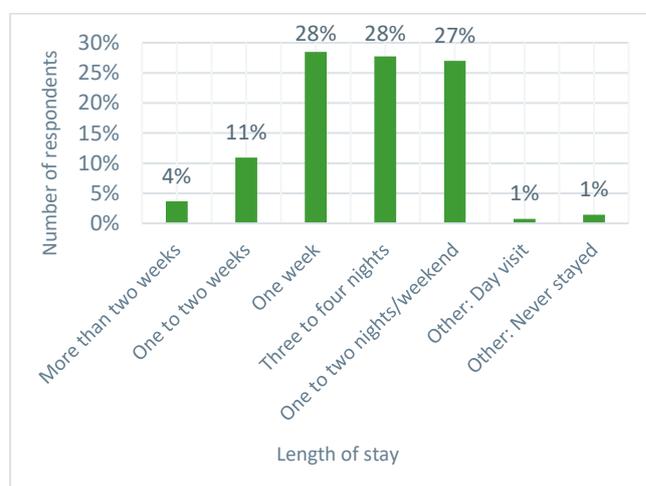


Figure 1: The length of stay at Cape Conran cabins

Length of stay varied between visitors from local areas (*postcodes within 100 kilometres of Cape Conran*) and visitors from the Melbourne metropolitan area. Respondents who lived within 100 kilometres of Cape Conran were more likely to visit for **one to two nights/weekend**. Respondents from metropolitan Melbourne were more likely to stay for **one week**.

## Key findings - preferences for future roofed accommodation

### Facilities that would encourage people to extend their stay

The most commonly identified facilities that would encourage respondents to stay longer are **hot showers and bathrooms inside cabin (26%)**, followed by **comfortable mattresses, warm and cosy, modernised kitchen (20%)**, **communal facilities - fire pit, BBQ, play facilities (22%)** and more **affordable rates (7%)**. Some respondents also said they wanted **no changes (11%)** to the existing cabins.

*“Usually I camp but if I did not have to manage the logistics of setting up a tent, etc., I would be more inclined to visit more regularly.” - survey respondent*

### Facilities to encourage off-season visitation

The most commonly identified features that would encourage off-season visitation was **heating during winter (51%)** followed by **communal campfire pit/shelters (11%)**, **undercover outdoor deck (9%)**, and cabins with **more natural light and insulation (7%)**. Other suggestions included guided nature walks and providing board games within the cabin.

*“We do stay in offseason - it’s our favourite time to visit. Cold walks on the beach and back to campfire and snug cabins. Decent heating, comfortable bedding, weatherproof structure that we are going to be comfortable in.” - survey respondent*

*“BBQ area could be shared with others to encourage mixing between cabins”. - survey respondent*

### Living space priorities

Respondents were asked to rank six possible living space features within the cabins, in order of importance. The results in Figure 2 below, show the overall ranking given to each feature out of a maximum rating of six, with the higher scores indicating greater overall priority.

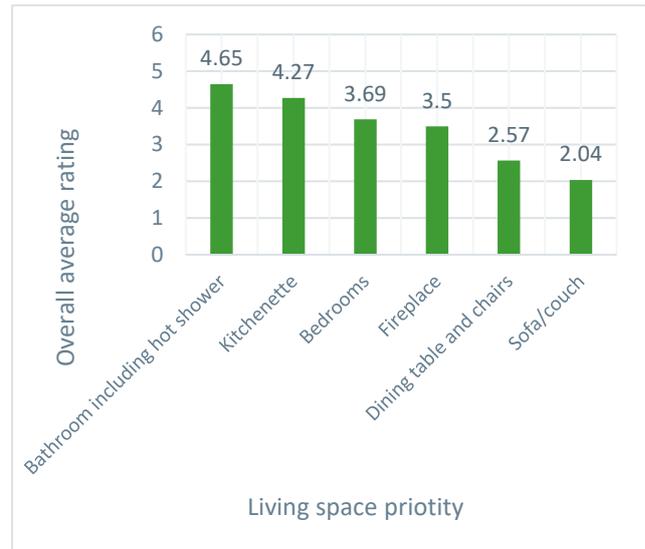


Figure 2: Ranked living space priorities

**Bathroom, including hot showers** was ranked as the highest priority (**4.65**), followed by **kitchenette (4.27)**, **bedrooms (3.69)** and **fireplace (3.5)**. **Dining table and chairs (2.57)** and **sofa/couch (2.04)** were ranked as the lowest priorities.

### Extra features in living space

The survey asked respondents to list any other features they would like in the living spaces of the accommodation. Responses were broad and often were repeated suggestions from the other survey questions. Some common responses for extra features in the living space were outside decking, inside entertainment, potable drinking water, ceiling fan, insect screens, a complete kitchen and safe storage.

*“There is no reason to attempt to make the cabins a clone of city apartments - it totally defeats the purpose of going to a nearly undisturbed habitat like Cape Conran. Practicality and not luxury should be the first considerations to the rebuild.” - survey respondent*

*“Cabins need to cater for a range [of] sizes and mixed family groups.” - survey respondent*

### Ideal room configuration

Respondents were asked to identify the ideal room configuration that would encourage accommodation use. The option with the highest number of responses as shown in table 3 below was for **two bedroom – queen + four singles (2 x bunks) (26%)** and **two bedroom – queen + twin (26%)**. The third most popular was option chosen was **double/twin – open plan cabin (15%)**, and **three bedroom – queen + queen/twin + twin (12%)** was chosen as the fourth option. This indicates that respondents require a range of bedroom options.

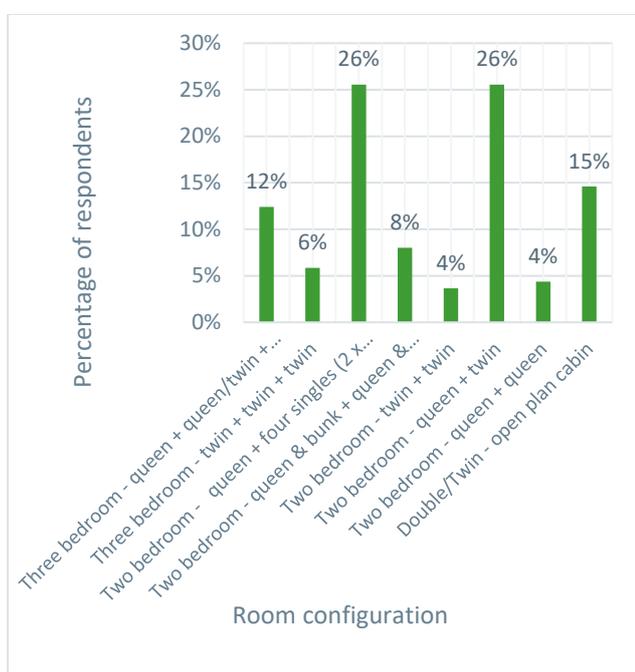


Figure 3: Ideal roof configuration preferences

### Primary occupancy bedroom requirements

Respondents were asked to identify their primary occupancy requirements for the bedrooms. The highest occupancy requirements identified were for **families with children (52%)**, followed by **groups of adults (20%)**. **Family of adults (15%)** were the next most required room occupancy, with **couples (8%)** and **others (4%)** (for example, large groups of people, single seniors, etc.). This indicates that people in groups are the highest users of the cabins.

### Importance of all abilities access

Respondents were asked to rank the importance of all abilities access on a scale from 1 to 10, with 10 being the most important. The results indicate respondents have differing priorities for all abilities access. The average rating was **5.2** and the highest rating was midway at 5 (**25%**), followed by least important at 1 (**19%**), a score of high importance of 9 (**16%**) and 8 (**14%**) respectively.

### Next steps

Findings from the engagement report will be used to guide the design of the new roofed accommodation.

For further information visit [www.parks.vic.gov.au](http://www.parks.vic.gov.au) or the Engage Victoria Cape Conran Coastal Park page <https://engage.vic.gov.au/cape-conran-coastal-park-roofed-accommodation>.

The Cape Conran Coastal Park bushfire recovery project page on Parks Victoria website will be kept up to date with project progress <https://www.parks.vic.gov.au/projects/cape-conran-coastal-park-bushfire-recovery>.