

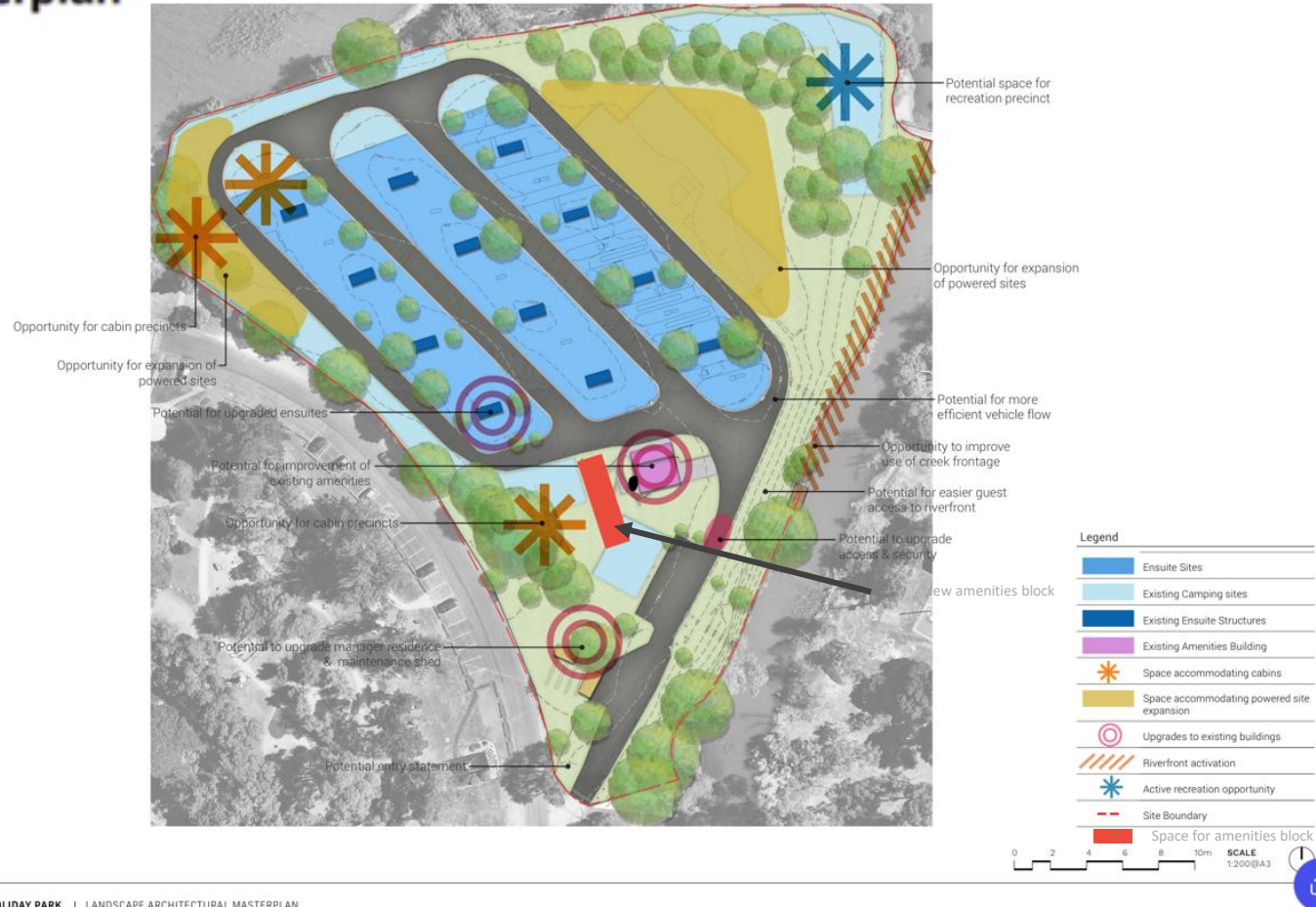


# Bpro Lake Colac Holiday Park

Heritage Consultant Update  
January 2025

# Stage 2 - Notes

## Masterplan



## Propose completing stage 2 of masterplan

- 2 x Studio Workers / Tourist Accommodation (6 rooms)
  - Camp Kitchen
  - Masterplan and site surveys and plans
  - Ensuite demolition
  - New Amenities Block incorporating accessibility requirement
  - Operational gardening equipment
  - Dump point
  - Boom gates
  - Replacement of temporary reception office with purpose-built structure
  - Electrical upgrade
- 
- Note Eco Tents are not progressing
  - Canoe Launch area using as is and only a concept
  - Reception will not include manager residence in stage 2
  - Residents live on site 1 , 2 & 3
  - Site 1- 10 most unused sites
  - Proposed accommodation in spaces to be least impactful to outlook to lake for guests

# Stage 2 - comfypod

ComfyPod Pty Ltd is a privately owned, Geelong based Building Company who specialise in the offsite manufacturing, construction and on-site installation of bespoke modular housing, self-contained extra living spaces, studios, office constructions, outdoor entertainment areas and landscape construction.

[www.comfypod.com.au](http://www.comfypod.com.au)

Bpro and Comfypod recently successfully completed Forrest Holiday Park cabin refurbishments and new 2 Bedroom cabins along with Creswick Studio Accommodation.

Projects were delivered on time and to high quality and to budget. The studio cabin at Creswick is same design proposed for Lake Colac.

We assessed alternate builders and options. Comfypod were selected due to quality, experience, safety, price, relationship and turnkey solution to the project.



Forrest 2 BR Accommodation



Creswick Studio Accommodation





# Historical photos – multiple cabins on site

- Historically Lake Colac Holiday Park has been in operation since estimated 1960's /70's



Earliest photo  
1979 - Lake Colac Caravan Park remodelling works undertaken

<https://www.sutori.com/en/story/lake-colac--ahtSWkZg1aRrh72DHVPHMLiu>





# Park entrance



Existing Amenities block to be refurbished in keeping with new amenities block



Existing Shed To be painted to match new amenities block and cabins



New Office to be built replacing temporary transportable office in keeping with colour and scope of works



Boom gates to be installed and road refurbished



# Fenceline View from Gardens to Park



Existing tree line and foliage along fence line managed by council on outside of fence and leaseholder inside the fence



# Fenceline View from Jetty to Park



Existing tree line and foliage looking from jetty



# Fenceline View within the park



Existing tree line and foliage along fence line managed by council on outside of fence and leaseholder inside the fence



# Cabin Site locations

Tree sought for removal – broken limbs heavy pruning advised  
– suggest plant replacement



Sites S1 to S3 – smaller unused sites – very low demand



Sites S1 to S3 View to lake



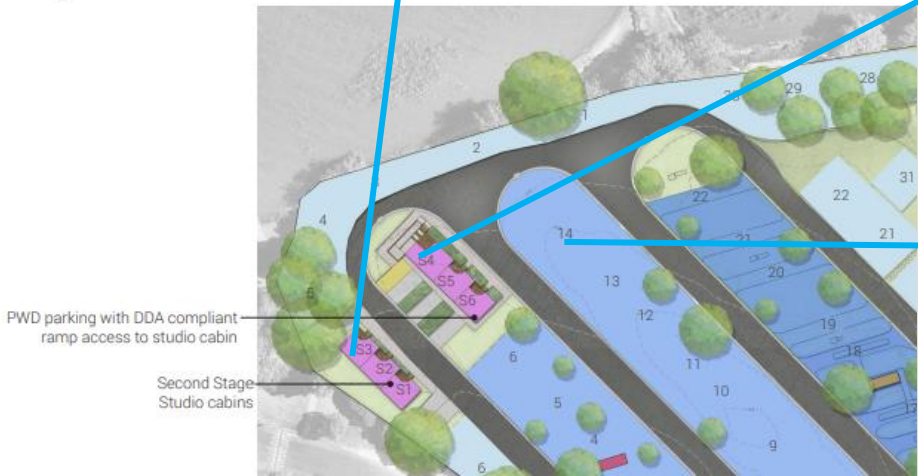
Sites S4 to S6 previous resident sites



Sites S4 to S6 View to lake

## 4. Masterplan

Stage 2



Masterplan extract



Heritage Victoria proposal moving S1 to S3  
here – sites 13 to 14 – premium powered sites high demand



Sites 13 to 14 View to lake

Tree marked for removal by Council

# Camp Kitchen & Amenities location



Camp kitchen in front of tree facing into the park



Renew amenities block and shed with the inclusion of a new building to the side including accessibility





# Existing Amenities

To be refurbished with new paint, Bathrooms, Laundry benches. New Chemical storage area set up with modern safe equipment





# Residents



Resident moving to site 2



Resident on site 3 remaining



Resident moving to site 4



Site 1 – Park manager site

Note structure to be removed from previous resident







**Thank you!**

---