
Jan Juc Caravan Park

2 August 2021

Dear Park Members,

News

Freshly emerging from the latest lockdown, we are pleased to see some of our park members trickling in to enjoy the crisp air and clear skies, that appear to open-up without warning.

As we are sending out invoices for the year ahead, we are writing to keep you all abreast of developments at the Park, to formally welcome our new park members and to farewell others.

As most of you know, Baldur and Georgina (very quietly) retired at the end of last year and passed management of the business to their 'kids' Marcus and Hanna, and their respective partners, Fiona and Kirsten. It seemed they didn't quite know how to say goodbye and without a doubt, it was a very difficult choice for them. This place, and all of you in it, means the world to them.

In the last several months, we also farewelled Rhonda and Wendy Nicholls who devoted many years to this business, and who we were very lucky to have. Fortunately, Rhonda drops in occasionally to keep tabs on things.

As expected, there were considerable logistics involved with the transition from Georgina and Baldur, and we hope that we have not lost too much between the cracks. We apologise for any responses to emails or queries that have been delayed or lacking. Please don't hesitate to follow-up with us again.

Fee increase

The last couple of years have been very difficult for many, and we are reluctant to make things harder. As with many others, the loss of international and interstate tourism has impacted the Park and we are increasing annual fees by \$190 so that we can invest more to benefit our annual site holders. This brings our base rate to \$5,190 per year.

We continue to remain very competitive relative to other parks on the Surf Coast and, with the current increase, our prices are still below average for the region, which has seen an enormous increase in demand in recent years.

If you are experiencing financial stress or difficulty staying on top of your site fees, please reach out so we can discuss ways to support you in making regular repayments.

In the meantime, please read-on to hear about other projects and developments at the Park.

Other developments

Playground

You'd be forgiven for thinking the existing playground was well overdue for a makeover. We have felt this too, and a new playground is under development. While we initially expected it would be completed well in advance of summer, there have been delays with the equipment supply. So, we are mindful to keep our expectations low in terms of timing.

Revegetation

Among other projects, we are also building a green-house for the propagation of native and indigenous shrubs and grasses to revegetate areas of undergrowth in the park. Native plants, particularly undergrowth, attract native wildlife, use less water, manage erosion, suppress invasive weeds and require little to no maintenance.

Specifically, we intend to landscape and revegetate the area behind the playground down to the creek, address erosion issues, restore the creek and attract local frogs. We are already home to a species of Pobblebonk frog, which make a notable 'plonk-ing' noise that can be heard during the night. More Pobblebonks mean less mozzies!

When supplies permit, eventually we aim for these natives to be offered to interested park members for use on site.

Waste disposal

We are continuing to improve our waste management, including separation, collection, and disposal. We are proud that we are taking steps to minimize our landfill waste with the recycling separation, however, we still have a way to go. We are continuing to find non-recyclable waste (particularly food, hard rubbish and plastic bags) in recycling bins.

The main issue here is that even with minor contamination, the entire recycling load may end up in landfill. We would be grateful if everyone could please be more mindful of the following when separating and disposing of waste.

Recyclables **are**: plastic bottles, cardboard, aluminum cans, newspapers, and paper only.

Recyclables **are not**: plastic bags, food scraps, polystyrene, timber, pots and pans or appliances.

We welcome all suggestions to improve our waste management.

Hard rubbish

We will be taking a harder line approach on disposal of hard rubbish, and unwanted belongings will not be collected. Hard rubbish includes items such as white goods, mattresses, furniture, building materials or carpet. Please do not leave these items around vans, on roadsides or under bins. These items restrict CFA access and are a fire hazard. It also compromises everyone's enjoyment of a clean and tidy environment.

For hard rubbish collection, you can contact Steve Mitchell on 0438 384 661 or enquire at the office for another local contact.

Fire Safety & Regulations

It is worth reminding everyone that the caravan park exists in a bushfire prone area and ensuring that our park is compliant with CFA guidelines is critical.

As per CFA guidelines and park rules, each site is required to have a functioning smoke alarm, a fire extinguisher and appliances checked regularly.

In the event of a fire warning, **we will leave early**. A summary of our emergency management plan is available in the office and is posted at each amenity block.

While many dwellings in the park were installed before the current guidelines and regulations existed, improving our fire safety is an evolving process. If an existing dwelling is altered or a new dwelling installed, we must ensure that fire separation is not compromised.

It is important to note that the CFA informs the Surf Coast Shire of our compliance with fire safety guidelines. Failing to comply with these guidelines is not only dangerous but could make us ineligible for renewal of our caravan park license.

The Caravan Park Fire Safety Guideline is available in the office and online (www.cfa.vic.gov.au) and a Community Information Guide, with location specific advice for Jan Juc & Bellbrae is enclosed.

Written approval for onsite alterations

Any onsite alterations, such as the installation of a deck, must not affect fire safety compliance. Accordingly, we are implementing a rule to specify that all requests for onsite alterations must be submitted to us in writing. We can then discuss your needs and address any issues, including whether a building permit is necessary.

One car per site

The Park rules specify that only one car is permitted per site for the purposes of facilitating access by emergency services. As many of you know, we have trusted a common-sense approach and this rule has rarely been enforced.

As we are increasingly facing the harsh reality of bushfires, please be aware that this rule exists for a good reason and, especially when it is hot and/or busy, you may be requested to park all extra vehicles outside.

As a general practice, however, please ensure all visitor vehicles are parked outside.

Thank you for reading this far

We are so grateful to have you all here and to share this wonderful part of the world together. Please don't hesitate to reach out to us if you have any questions or concerns. We welcome any feedback or ideas for continued improvement.

Attachments

1. Park Rules (V3 6/21)
2. Community Information Guide

Best wishes and see you soon,



Marcus & Fiona Genee



Kirsten Bolton & Hanna Genee

JAN JUC CARAVAN PARK RULES

OFFICE HOURS

Office hours are from 8.00 am to 8.00 pm. In an **emergency**, call: 03 5261 2932
All after hours calls are monitored so, **PLEASE LEAVE A MESSAGE.**

CAR PARKING

Only one vehicle permitted per site.

VISITORS

Visitors must register at office upon arrival. Any person who is not registered before 8.00pm may be asked to leave the park.

VANS/CABINS SOLD ON SITE

If the owner of a dwelling in the caravan park wishes to sell their dwelling on site, the owner must notify park management in writing of their intention to sell.
A commission of 5% of the van sale price must be paid to Jan Juc Park for the right to sell a dwelling onsite.

INSURANCE

All dwellings must be insured. See office for information brochures.

“SUBLETTING” OR RENTING OF SITE

Use of Airbnb or otherwise renting or subletting onsite is not permitted. While visitors are welcome, site holders may not accept payment of consideration for the use of their site.

ONSITE ALTERATIONS

The installation of a carport, deck, or verandah must not affect fire safety compliance. All requests for onsite alterations must be submitted to park management in writing.

RUBBISH REMOVAL

Please wrap household waste before placing it in the bins. Unwanted belongings or hard rubbish will not be collected (such as white goods, mattresses, furniture, building materials or carpet). Leaving these items around vans, on roadsides or under bins restricts CFA vehicle access and is a fire hazard. It also compromises everyone's enjoyment of the park.

SPEED LIMIT

Cars and motor bikes must not exceed walking pace (7km/h) in the park.

FIRES

Solid fuel fires are not permitted at any time.

BIKE RIDING

Parents must take responsibility to ensure their children wear helmets when riding bikes in the park. Please ride on roads only, not on grassed areas.

SUPERVISION

Children must be accompanied and supervised by a parent or guardian when:
-they are within the pool area. Pool rules protect everyone's safety.
-using playground equipment. Use of the playground is at the user's own risk.

AMENITIES

Small children must be supervised when attending amenity blocks.

DOGS Dogs are not permitted in the park.

NOISE Noise must be kept at a level which does not disturb others at any time, especially after 10.00pm. Drunken behaviour will not be tolerated at any time within the park.

CONTACT DETAILS

Ensure your contact information is up to date, including phone, email and address.

EMERGENCY SERVICES

Geelong hospital emergency	03 42150100
Torquay Walk In medical clinic	03 52648838
Barwon Water	1300 656 007
Poisons Information	13 11 26
Electricity	13 24 12
Fire/Ambulance/Police	000

Please become familiar with the **Emergency Management and Evacuation Plan** located at amenity blocks and in the office.

TOTAL FIRE BAN DAYS & RESTRICTIONS

Solid and liquid fuel barbecues and ovens are banned during Total Fire Ban Days
Please always check notice board and office and TUNE INTO ABC RADIO 774

SAFETY

All vans/sites must:

- have a functioning SMOKE ALARM
- at least have a 0.9kg DRY POWDER FIRE EXTINGUISHER
- have gas appliances checked regularly by a licensed gas plumber
- check extension leads (15amp) every 12 months.

When vacating, site holders must:

- turn off electricity at the power head
- ensure all outlets are turned off inside the van
- turn off water & gas.

ELECTRICITY GAS & WATER

Power, water & gas must be turned off when vacating park.

LP GAS bottles must:

- be installed on a firm, level base and be secure and upright
- not be placed in the vicinity of service equipment or other piloted equipment
- have the safety valve facing away from the van
- be turned off when not in use.

The following separation distances apply for gas bottles:

- | | |
|--------------------------------------|---------|
| - window above the cylinder | 150 mm |
| - door or window beside the cylinder | 1000 mm |
| - any other opening to a building | 1000 mm |

Jan Juc and Bellbrae

Community Information Guide - Bushfire

Prepare - Act - Survive



Why Jan Juc and Bellbrae is at risk of bushfire

Fire Authorities have assessed Jan Juc and Bellbrae as having a bushfire risk. Local residents and visitors should be prepared for fire and have a plan for when the Fire Danger Rating is **SEVERE**, **EXTREME** or **CODE RED**.

This community information guide includes a map containing key elements of Jan Juc and Bellbrae's bushfire risk. At the time of publication, there is **ONE** designated Neighbourhood Safer Place – Place of Last Resort (see page 13) for Jan Juc and Bellbrae.

Important community bushfire safety information is provided to help you make informed decisions about how to survive a bushfire, whether you're a local resident or a visitor to the area. Planning and preparation can save lives in a bushfire. Use this community information guide to help you and your family to prepare.





Prepare

It's important if *you* live, work and travel in this area, to plan what *you* will do if a bushfire threatens.

Understand **your** bushfire risk

- Learn about bushfire risk.
- Assess and prepare the capability of your property to withstand a bushfire.
- Bushfires move quickly uphill, so properties on hills or ridges will be at a greater risk.
- Be aware it is impossible for emergency services to protect every individual home or property.
- Remember your usual travel routes may be limited or blocked. Know your local roads.
- In extreme wind conditions, and without any occurrence of fire in the area, roads and tracks may become blocked by falling trees, preventing residents from leaving early.
- Know the daily Fire Danger Rating in the district where you live or travel www.cfa.vic.gov.au

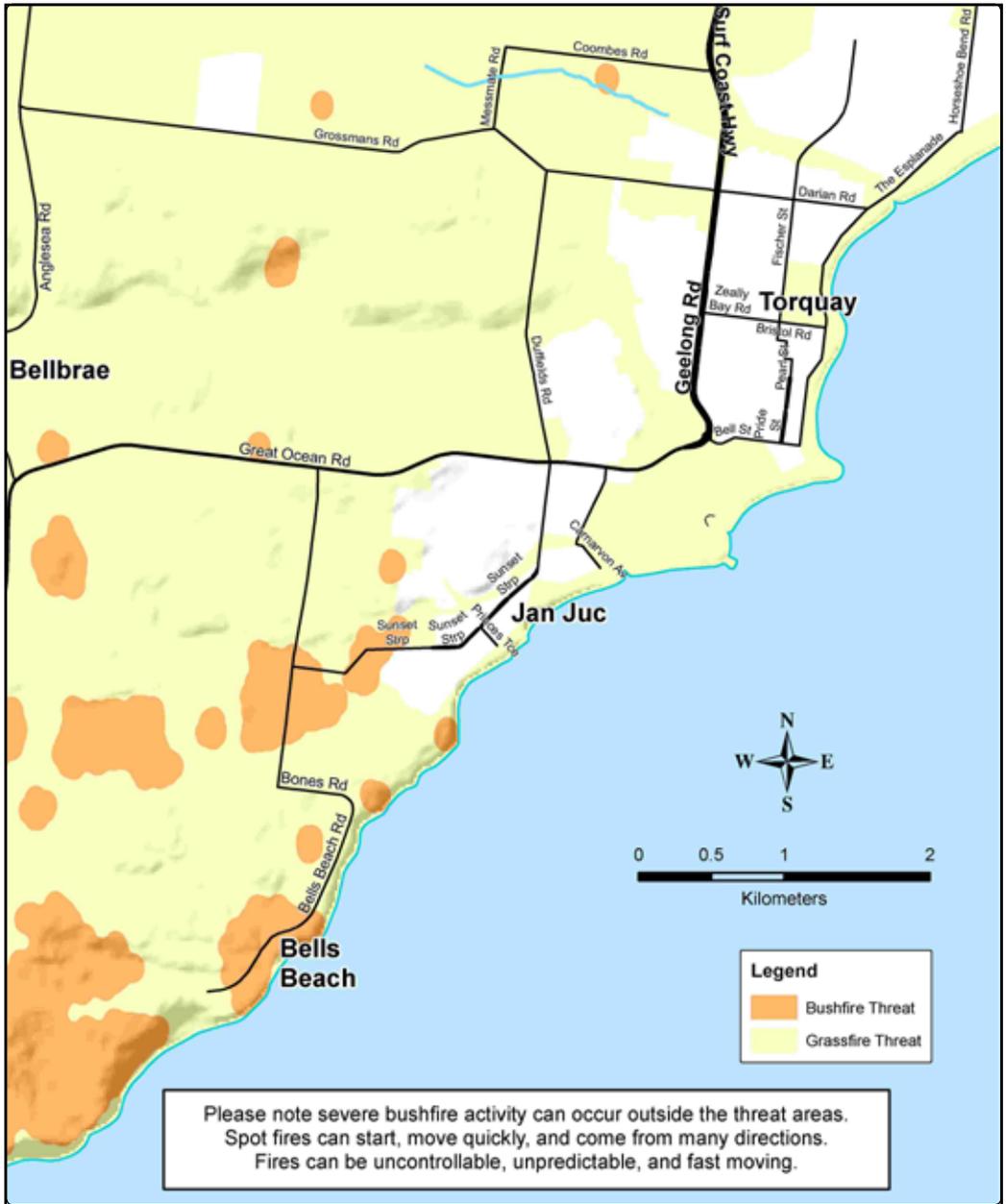
Reduce **your** bushfire risk

- Actively participate in council-led programs that aim to reduce bushfire threats.
- Ensure fire plugs are accessible for fire services .
- Homes with too much vegetation and other flammable materials close to them are difficult to protect from bush fires.
- Take advantage of rubbish removal and green waste disposal opportunities.
- Prepare your home and property against bushfire, burning embers and radiant heat.
- Even if your plan is to leave early, a well-prepared home has a greater chance of not being destroyed by bushfire.
- **Develop and practise your Bushfire Survival Plan.**
- **You will also need to plan for your pets' safety.**
- You can attend or join:
 - A local Fire Ready Victoria meeting
 - A Bushfire Planning Workshop
 - A neighbourhood Community Fireguard Group
- **The Household Bushfire Self-Assessment Tool is available to help individuals assess the bushfire risk on their own property.**



You can download the CFA FireReady kit, containing the full Leaving Early Planning Template from cfa.vic.gov.au, or call **1800 226 226 (TTY 1800 122 969)**

Jan Juc and Bellbrae Bushfire Threat Map





Prepare

FACT

It is your responsibility to prepare yourself, your family and your home for the threat of bushfire. You need to act decisively in accordance with your **Bushfire Survival Plan** when bushfires threaten. Your survival depends on your preparations and the decisions you make.



Leave early

Leaving early is always the safest option.

Leaving early is more important when:

- The Fire Danger Rating is **CODE RED**. Homes aren't designed to withstand a bushfire during these conditions. Any fire that starts and takes hold will be so intense that you won't be safe to stay and defend your home – no matter how well prepared it is.
- There are children, elderly or disabled people in your home. People who are vulnerable due to age, health or any other reason, should always leave early.
- You have not prepared yourself or your property to give you and your home the best level of protection from a fire.
- Your house is not defensible. Some homes are not safe to defend because of their location or construction.

If you plan to leave, then you should leave well before a fire reaches your area and well before you are under threat. Follow the actions recommended for the Fire Danger Rating of the day (see pages 6 and 7). **Visit CFA website www.cfa.vic.gov.au**

Where will you go?

- Is it a safe choice? You may choose somewhere that suits your personal needs and circumstances, e.g. a family member's house in an urban area with a backyard for your pet, or shopping centre complex, or central business district of a large regional centre.
- If you don't have any other options you may wish to consider the following townships:
Torquay or Geelong.

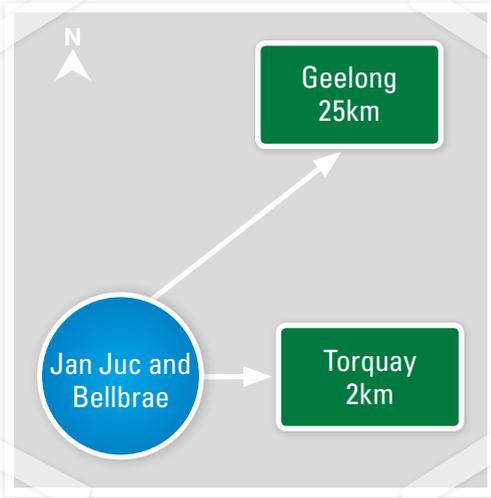
If you - or someone you care for - will need help to prepare and leave early when there is high fire risk, obtain a Red Cross **Bushfire: Preparing to leave early guide** at www.cfa.vic.gov.au or request a copy by phoning the **VicEmergency Hotline on 1800 226 226**

PREPARE. ACT. SURVIVE.

PREPARE. You must make important decisions before the fire season starts.

ACT. The higher the Fire Danger Rating, the more dangerous the conditions.

SURVIVE. Fires may threaten without warning, so you need to know what you will do to survive.



- Jan Juc has a significant number of both permanent and seasonal residential dwellings. It is a major tourist location with commercial zones. Fuel loads and types vary from areas of urban conditions through to heathlands, grasslands and areas of stringy and ironbarks. Varying topography and aspect are also a feature of this area.



How you can stay in touch

- Bookmark the VicEmergency webpage (www.emergency.vic.gov.au).
- Follow CFA on Twitter (www.twitter.com/cfa_updates).
- Join the CFA Facebook page (www.facebook.com/cfavic).
- Access the CFA mobile website at www.cfa.vic.gov.au/mobile
- Download the VicEmergency app if you have a smartphone or tablet Apple (App Store) and Android (Google play).
- Beware, cordless home phones will NOT work if the mains power supply is cut.
- Wireless communications, internet and landlines may vary between service providers.
- Mobile phone coverage in and around Jan Juc and Bellbrae is generally good, but may not be accessible during times of emergency and may vary between service providers.
- There are no community-alerting sirens operating in this township.
- Sirens sounding nearby are a trigger for you to seek information, as they may indicate fire activity in your area. When you hear a siren, further information may be available via ABC local radio, commercial and designated community radio stations, and SKY News TV (see page 16).

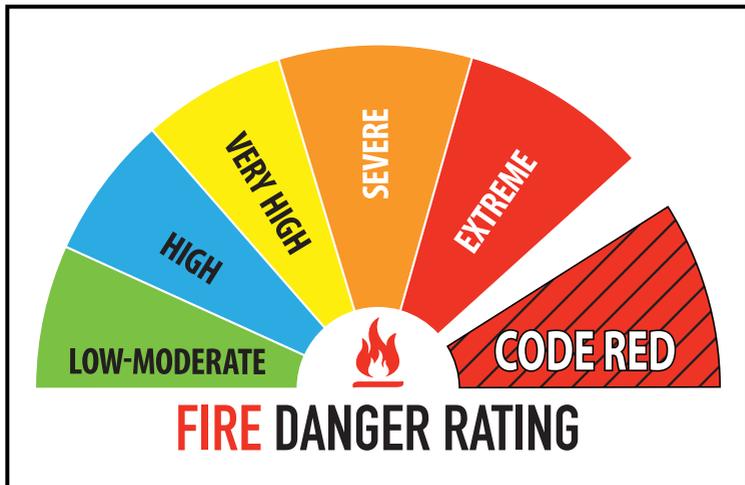


A written fire plan may save your life - would you remember a plan that's just in your head if your surrounded by smoke, heat, flame and noise?

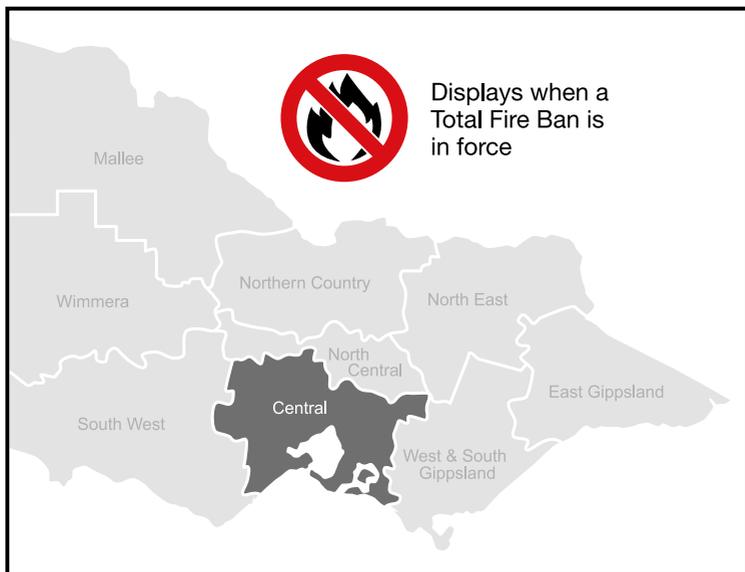


Act

Note *your* district's Fire Danger Rating daily as *your* trigger to act.



Jan Juc and Bellbrae are in the Central Fire District



Triggers



Actions

What does it mean?	What should I do?
<p>These are the worst conditions for a bush or grass fire.</p> <p>Homes are not designed or constructed to withstand fires in these conditions.</p> <p>The safest place to be is away from high risk bushfire areas.</p>	<p>Leaving high risk bushfire areas the night before or early in the day is your safest option – do not wait and see.</p> <p>Avoid forested areas, thick bush and long, dry grass.</p> <p>Know your trigger.</p> <p>Make a decision about:</p> <ul style="list-style-type: none"> –when you will leave –where you will go –how you will get there –when you will return –what you will do if you cannot leave
<p>Expect extremely hot, dry and windy conditions.</p> <p>If a fire starts and takes hold, it will be uncontrollable, unpredictable and fast moving. Spot fires will start, move quickly and will come from many directions.</p> <p>Homes that are situated and constructed or modified to withstand a bushfire, that are well prepared and actively defended, may provide safety.</p> <p>You must be physically and mentally prepared to defend in these conditions.</p>	<p>Consider staying with your property only if you are prepared to the highest level. This means your home needs to be situated and constructed or modified to withstand a bushfire, you are well prepared and you can actively defend your home if a fire starts.</p> <p>If you are not prepared to the highest level, leaving high risk bushfire areas early in the day is your safest option.</p> <p>Be aware of local conditions and get information by listening to ABC Local Radio, commercial and designated community radio stations or Sky News TV, going to www.cfa.vic.gov.au or call the VicEmergency Hotline on 1800 226 226.</p>
<p>Expect hot, dry and possibly windy conditions.</p> <p>If a fire starts and takes hold, it may be uncontrollable.</p> <p>Well prepared homes that are actively defended can provide safety.</p> <p>You must be physically and mentally prepared to defend in these conditions.</p>	<p>Well prepared homes that are actively defended can provide safety – check your bushfire survival plan.</p> <p>If you are not prepared, leaving bushfire prone areas early in the day is your safest option.</p> <p>Be aware of local conditions and get information by listening to ABC Local Radio, commercial and designated community radio stations or Sky News TV, going to www.cfa.vic.gov.au or call the VicEmergency Hotline on 1800 226 226.</p>
<p>If a fire starts, it can most likely be controlled in these conditions and homes can provide safety.</p> <p>Be aware of how fires can start and minimise the risk.</p> <p>Controlled burning off may occur in these conditions if it is safe – check to see if permits apply.</p>	<p>Check your bushfire survival plan.</p> <p>Monitor conditions.</p> <p>Action may be needed.</p> <p>Leave if necessary.</p>



Act Planned Emergency



Understanding Warnings

- A warning will be issued when any type of emergency could impact you or your property.
- Warnings aim to provide you with the best advice and information on what is happening to help you make good decisions to protect yourself and others.
- Remember: don't rely on an official warning to leave. Emergencies can start quickly and threaten you within minutes.
- Always use more than one source for your emergency information.

Evacuation

You may be advised to evacuate by police or emergency services. In fast-moving situations, you may not always receive a warning or recommendation to evacuate. Stay informed, aware of local conditions and the Fire Danger Rating, so that you can plan ahead and make the right decision in a bushfire. Leaving early is always the safest option. Refer to 'Community Evacuation Information', available at

www.police.vic.gov.au

Should a recommendation to evacuate be made, the following advice would apply:

- A fire is rapidly advancing.
- If advised, travel to the evacuation destination as advised by emergency services.
- Strictly follow all instructions and advice.



Community information

- A newsletter containing updates for communities affected by an emergency.
- Can also be used as notification that an incident has occurred but there is no threat to community.



Advice

- An incident is occurring or has occurred in the area. Access information and monitor conditions.
- Can also be used as a notification that activity in the area has subsided and is no longer a danger to you.



Warning (Watch & Act)

- An emergency is developing nearby. You need to take action now to protect yourself and others.



Emergency Warning

- You are in imminent danger and need to take action immediately.



Prepare to evacuate/evacuate now

- An evacuation is recommended or procedures are in place to evacuate.

Emergency Service Actions

Fire Agencies

- Protecting life is the highest priority
- Issue advice and warnings via official channels (see page 16)
- Control and manage fire fighting activities
- Where safe to do so, protect:
 - Identified community assets
 - Property
 - The environment

Victoria Police

- Keep people safe and property secure
- Control traffic in bushfire areas
- Manage evacuations
- Register people who have evacuated

Jan Juc & Bellbrae

- Residents and visitors, know your risk and act in accordance with the Fire Danger Rating triggers on pages 6 and 7
- Listen for warnings on your local radio station
- Check the CFA website for current updates

Surf Coast Shire

- Activate and support the Emergency Relief Centres when required
 - Assist and support the Community to recover from the emergency
- NOTE: On Code Red days, council services may not be available

VicRoads

- Manage road closures on advice from Police and Fire Agencies
- Undertake safety inspections of roads prior to re-opening
- Provide advice to communities about road closures

Department of Human Services

- Coordinate recovery activities for affected communities
- Coordinate interim accommodation after the emergency
- Coordinate emergency relief grants and material aid

Bushfire Survival

WHAT TO DO

Leave Early

- When the Fire Danger Rating is Code Red, leaving early is always the safest option
- Leave early destinations could include homes of families & friends who live outside the risk area, a nearby town or built up area

Always the safest option



Well Prepared

If leaving the high-risk area is no longer an option, there may be options close to where you are that could protect you. These include:

Your safety is



For more information on how to prepare your own
www.cfa.vic.gov.au VicEmergency Hotline

Options

- A well prepared home (yours or your neighbours!) that you can actively defend on Severe & Extreme Fire Danger Rating days only
- Private Bushfire Shelter (bunker) that meets current regulations
- Designated community fire refuge

not guaranteed

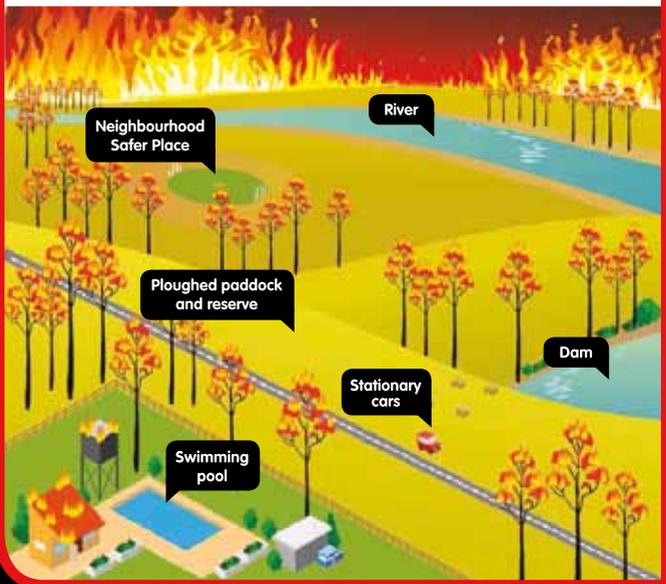


Last Resort

In situations where no other options are available to you, taking shelter in one of the below may protect from radiant heat:

- Neighbourhood Safer Place (place of last resort)
- Stationary car in a clear area
- Ploughed paddock or reserve
- Body of water (i.e. beach, swimming pool, dam, river, etc.)

High risk of trauma, injury or death



Bushfire Survival Plan:
1800 226 226

Survive

Fire may threaten without warning, so you need to know what to do to survive.

Community Fire Refuges

- A Community Fire Refuge is a place that is a building open to the public that can provide short-term shelter from immediate life-threatening effects of a bushfire event.
- There is no Community Fire Refuge located in Jan Juc and Bellbrae.

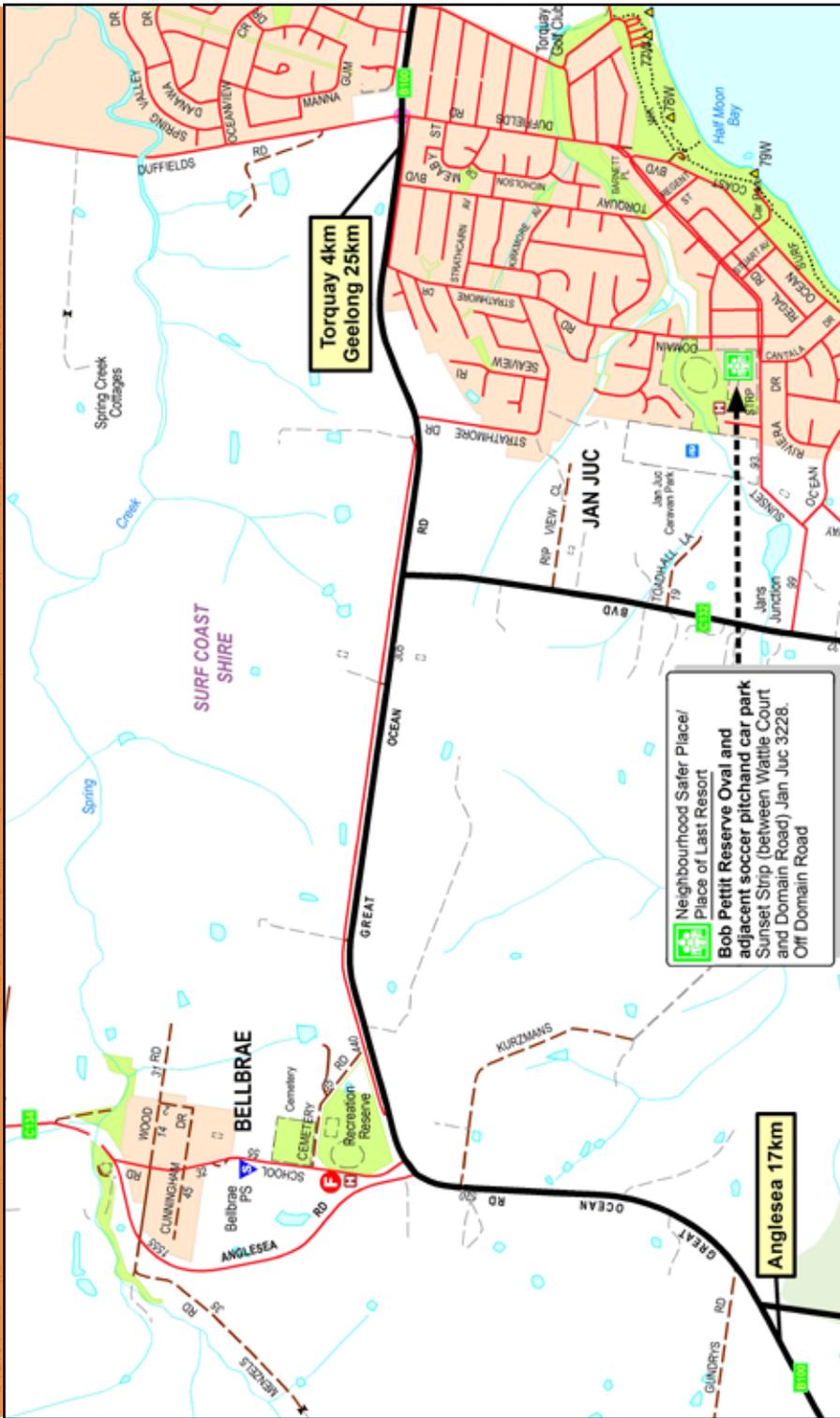
Activate **your** bushfire survival plan **early**

- Remember, bushfires can happen when least expected. Planning and preparation are essential.
- A last-minute decision may cost you and your family your lives.
- **You may not receive an official warning about a bushfire.**
- Do NOT expect a fire truck at your property.
- Your safety and survival depend on what decisions you make.
- Protecting people will always be more important than property.
- Always tell someone what you are planning to do.
- Observe the weather, including the direction the wind is blowing.
- Watch what is happening around you and where the bush fire may be located.

Leaving late is **DANGEROUS**

- Travel on roads in this area during a fire is dangerous.
- You may be impacted by fire, and visibility may be poor due to smoke.
- The roads may be blocked due to falling trees, collisions or emergency vehicles.
- Usual travel routes may not be accessible.
- Don't assume you can turn back, as the road may have become blocked behind you.
- Lives are more likely to be lost when people make a last-minute decision to flee a bushfire.
- The risk of being overrun by bush fire is very real.
- People caught in the open are likely to face severe and often fatal levels of radiant heat.
- Leaving late is a DEADLY option.

Jan Juc and Bellbrae Community Map



In EMERGENCY dial 000 (TTY 106)

Do not call Triple Zero for information or advice. Calling Triple Zero unnecessarily may put others who are in a genuine emergency situation at risk.

VicEmergency Hotline: 1800 226 226

Emergency Contact Information

Download the VicEmergency app, the official Victorian Government App for access to community information and warnings.

Monitor the VicEmergency App and tune into your emergency broadcaster and VicEmergency website (www.emergency.vic.gov.au) on days of high fire danger ratings is the most reliable way of staying informed. Mains power may be unavailable, or fail, during fire and emergencies – keep a battery powered radio available.

Emergency Broadcasters: Sky News TV, ABC 774 AM, Bay 93.9 FM, K-Rock 95.5 FM

Road closures: 13 11 70 www.vicroads.vic.gov.au

National Park, State Forest and Park closures: 13 19 63 www.parkweb.vic.gov.au

School, early childhood services and bus route closures: www.education.vic.gov.au

24 Hour Wildlife Emergency: 13 000 WILDLIFE or 1300 094 535

24 Hour NURSE-ON-CALL: 1300 60 60 24

Bushfire Information:

VicEmergency website: www.emergency.vic.gov.au

CFA website: www.cfa.vic.gov.au

Follow CFA on Twitter: www.twitter.com/cfa_updates

Join the CFA Facebook page: www.facebook.com/cfavic

FFMvic website (Planned burning): www.ffm.vic.gov.au



Further Information

Dept of Human Services: www.dhs.vic.gov.au/emergency

Forest Fire Management Victoria: 13 61 86 www.ffm.vic.gov.au

Weather: www.bom.gov.au

CFA District Office: (03) 5240 2700 (non emergency calls only)

Surf Coast Shire Council: (03) 5261 0600 www.surfcoast.vic.gov.au/Home

Deaf, hearing impaired or speech impaired? **Contact the National Relay Service on 1800 555 677** if you use a **TTY, 1800 555 727** if you use Speak and Listen, and then ask for: **1800 226 226**