

Department:	Office of the Chief Executive
Submitted by:	Bruce Mills, Senior Advisor Communication & Economic Development
Reference:	ITEM ECO26/23
Subject:	CAMPERVAN & MOTORHOME CLUB OF AUSTRALIA (CMCA) RV PARK PROPOSAL

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

CSP Goal: **Economy** - Develop Tenterfield Shire's economic base into a robust and growing economy that supports employment and business opportunities.

CSP Strategy: Develop and facilitate a diversified and growing economy that is a balance of all economic contributors.

SUMMARY

The purpose of this report is to advise Council on practicalities and legislation regarding the Campervan & Motorhome Club of Australia's proposal for a campervan and RV park at 44 Francis St – Lot 2 Section 37 DP 758959 – Tenterfield and seek a resolution from Council.

OFFICER'S RECOMMENDATION:**That Council:**

Resolve to not consent to the signing of the proposed Development Application.

BACKGROUND

The Campervan & Motorhome Club of Australia (CMCA) has approached Council with a proposal (attached) to establish an RV park at 44 Francis St – Lot 2 Section 37 DP 758959. The site is currently used by Tenterfield Transport Museum. CMCA proposes to lease the site under a formal agreement with the Museum.

Using the Transport Museum site for caravans/RV's requires the lodgment of a Development Application (DA) with Council, including having the consent of the owner of the land (Council) and compliance with the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

The Regulation states:

Subdivision 1 Operation of caravan parks and camping grounds.***71 Factors for consideration before approval is granted.***

(1) The council must not grant an approval unless satisfied it will be designed, constructed, maintained and operated—

(a) in accordance with Division 3, Subdivisions 1–8, or

Division 3, Subdivisions 1-8 sets out requirements including, but not limited to, the following;

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- Minimum site area of 1 hectare, and while the entire site comprises 1ha, the Transport Museum occupies at least one quarter of this area, so the site is not considered capable of meeting this requirement;
- provision of amenities – shower, toilet & laundry facilities
- minimum setbacks to boundaries and roads
- internal roads and parking
- lighting, water supply, sewerage, drainage, electricity supply

In order for Council to sign any proposed DA it will be necessary for the applicant to demonstrate full compliance with the Regulation.

REPORT:

As stated in the "BACKGROUND" advice, the site is less than the minimum area required by legislation. As well, the site also has a Council water bores which would need to be fenced with access area – further reducing the area.

The site is less than ideal as it slopes to Tenterfield Creek to the west. This is recognised by the CMCA in its report.

The site is in the immediate vicinity of the Showground Trust-owned caravan park. If the proposed RV park was established, it would likely result in loss of business to the Showground Trust park and other commercial tourist parks in Tenterfield.

Tenterfield has three privately-owned commercial caravan parks. These establishments pay Council rates and charges and comply with Council regulations. And despite CMCA's claims the "self-contained" RV market is different/distinct and does not compete with commercial caravan parks, the owners of the town's existing caravan parks are highly likely to view any development of a "free" RV park in town as unfair competition to their own businesses - unfair competition supported by Council.

The CMCA report claims its proposed park would attract "about 1,200 visitor nights per year, providing an economic impact of least \$180,000" – meaning each RV visitor would have to spend \$150/night in Tenterfield. This \$150/night figure looks to be overstated – with no real foundation and not supported by any verifiable, independent study.

Also, the CMCA report overstates the cost of powered caravan/camping sites. At the time of writing (11 December), powered sites in Tenterfield were \$35 to \$38/night, not \$50 to \$60/night as stated in the CMCA report. Unpowered sites were \$25/night, not \$40/night as stated.

There are risks of users "over-staying" at the free site with the problem of getting such people to move on ultimately falling to Council.

COUNCIL IMPLICATIONS:

1. Community Engagement / Communication (per engagement strategy)

No community engagement has been undertaken on this. Nor has any engagement of existing Tenterfield caravan parks and their owners.

2. Policy and Regulation

- *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.*

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- As mentioned in BACKGROUND, the proposed site does not meet the minimum 1ha area.
- In order for Council to sign any proposed DA it will be necessary for the applicant to demonstrate full compliance with the Regulation.

3. Financial (Annual Budget & LTFP)

Nil – if recommendation adopted.

4. Asset Management (AMS)

Nil – if recommendation adopted.

5. Workforce (WMS)

Nil – if recommendation adopted.

6. Legal and Risk Management

Nil – if recommendation adopted.

7. Performance Measures

Nil – if recommendation adopted.

8. Project Management

Nil – if recommendation adopted.

Glenn Wilcox
General Manager

Prepared by staff member:	Bruce Mills, Senior Advisor Communication & Economic Development						
Approved/Reviewed by Manager:	Glenn Wilcox, General Manager						
Department:	Office of the Chief Executive						
Attachments:	<table><tr><td>1</td><td>CMCA RV Park Proposal - Francis Street, Tenterfield NSW 2372</td><td>17 Pages</td></tr><tr><td>2</td><td>Showing locations of Council bores at the Francis Street site.</td><td>2 Pages</td></tr></table>	1	CMCA RV Park Proposal - Francis Street, Tenterfield NSW 2372	17 Pages	2	Showing locations of Council bores at the Francis Street site.	2 Pages
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