

Section C – Specifications

Alexandrina Council invites proposals for the development and long-term management of an RV Park at 28 Victor Harbor Road, Mount Compass. The successful Registrant will be responsible for delivering a high-quality facility that caters to the needs of self-contained RV travellers and contributes positively to the local economy.

Council's expectations for the RV Park include:

- **Location and Layout:**

The RV Park is to be established on the portion of land parcel at 28 Victor Harbor Road, south of the Drake's IGA carpark. The site should be designed to accommodate short-term stays (24–48 hours) for self-contained RVs, with a layout that ensures ease of access, safe vehicle movement, and minimal impact on surrounding land uses.

While the primary intent is to support short-term stays, Council is open to considering longer stays where a clear and well-reasoned case is provided. Design of layout should accommodate ease of access to sites considering turning capabilities of larger and towing vehicles, reversing with trailers and possible 'drive through' sites.

- **Surface and Infrastructure:**

The RV Park area must be suitable for RVs to travel across and park safely. This may include the use of hardstand areas as well as asphalt or gravel access paths to ensure durability and all-weather usability. Alternatively, the site may retain a natural grassed surface, provided it is appropriately reinforced to prevent vehicles from becoming bogged in wet conditions. It is expected that vegetation removal and surface grading will be required to create a flat, stable, and accessible surface throughout the site. A thoughtful stormwater management approach should also be integrated into the RV park design to ensure proper drainage, reduce erosion, and prevent waterlogging, supporting the site's long-term functionality and environmental sustainability.

- **Essential Services:**

The RV Park must provide essential amenities to support self-contained RV travellers. These include:

- A potable water tap with a backflow prevention device available on-site for user access.
- A dump point, either located on-site or within close proximity in the Mount Compass township, with clear and visible signage directing users to its location.
- On-site signage that provides information about local amenities, eateries, shops, and emergency contacts to enhance the visitor experience.

Council may be able to assist with the provision or coordination of some of these services, subject to further discussion and agreement.

- **Booking and Payment Options:**

Registrants may propose either a free or paid model for RV Park usage. If a user charge is proposed, Alexandrina Council strongly encourages the use of accessible and user-friendly systems such as:

- An online booking platform, or
- An on-site ticketing machine that enables self-service payments.

Council expects that any proposed fee structure will reflect the intent for the RV Park to remain a low-cost and affordable option for travellers, in line with the broader goal of supporting regional tourism and encouraging visitation to Mount Compass.

- **Planning and Site Constraints:**

Development Approval will be required for the RV Park due to the proposed change in land use. Additionally, all infrastructure must be carefully planned and positioned to not impact the SA Power Networks easement that crosses the site, to ensure compliance with utility regulations and maintain site safety.

- **Management and Maintenance:**

The Registrant will be responsible for the ongoing operation, maintenance, and cleanliness of the site, including waste management, grounds upkeep, and customer service.

- **Community Integration:**

The RV Park should enhance the visitor experience in Mount Compass and integrate with the local economy. Proposals that demonstrate partnerships with local businesses or community groups will be viewed favourably.

- **Sustainability and Innovation:**

Council encourages environmentally sustainable design and innovative features that improve the functionality, appeal or efficiency of the RV Park.

- **Tenure:**

Council is willing to offer a long-term lease over the land to support Registrants who are prepared to invest in the development and long-term operation of the RV Park. Proposals should outline the preferred lease term and rationale.

An illustrative concept design of what the proposed RV Park could look like is provided below; however, Council welcomes all site plan submissions.

