

9.10. Recreational Vehicle (RV) Park Scoping Study - Community Engagement Outcomes

C161/05/25

Moved Cr Sue Miller seconded Cr Bill Coomans

That Council:

- 1. receive and note the contents of the report.**
- 2. receive the outcomes of the community engagement regarding the proposed Recreational Vehicle (RV) Parks within the Goolwa, Mount Compass and Strathalbyn townships.**

CARRIED UNANIMOUSLY

Moved Cr Sue Miller seconded Cr Lou Nicholson

That Council endorse the Administration to conduct an 'Expression of Interest' (EOI) for the development and management of a RV Park at Parker Avenue (adjacent the rail station and Visitor Information Centre), Strathalbyn.

LOST

C162/05/25

Moved Cr Bill Coomans seconded Cr Michael Scott

That Council endorse the Administration to conduct an 'Expression of Interest' (EOI) for the development and management of a Recreational Vehicle (RV) Park within the Sam Court Reserve in Mount Compass.

CARRIED UNANIMOUSLY

C163/05/25

Moved Cr Milli Livingston seconded Cr Michael Scott

That Council do not progress the concept of an RV Park within the Barrage Road Reserve, Goolwa, due to its unsuitability and that Council will continue to pursue possibilities for a Recreational Vehicle (RV) Park in the future at other locations.

CARRIED UNANIMOUSLY

C164/05/25

Moved Cr Michael Scott seconded Cr Craig Maidment

That Council approve Administration to progress a Campervan and Motorhome Club of Australia (CMCA) "RV Friendly Town" accreditation for the Langhorne Creek township.

CARRIED UNANIMOUSLY

9.10. Recreational Vehicle (RV) Park Scoping Study - Community Engagement Outcomes

Decision Report

Responsible Officer: Alan Harvey (General Manager Infrastructure)

Report Author: Jon Smyth (Manager Assets) and Shaun Smith (Civil and Traffic Engineer)

Previous Decisions: April 08 (ACF08162), October 08 (ACF08448), January 15 (ACM1512), October 15 (ACM15378), April 16 (ACM16100), May 16 (ACM16137), March 24 (C24079), August 24 (C24398)

Report Purpose

The purpose of this report is to receive the community engagement on the proposed locations for the development of RV Parks in Strathalbyn, Mount Compass and Goolwa and to determine the next steps. In addition, the Administration is seeking endorsement to apply for RV Friendly accreditation for Langhorne Creek in consultation with the local community.

Recommendation

Recommendation 1

That Council:

- 1. receive and note the contents of the report.**
- 2. receive the outcomes of the community engagement regarding the proposed Recreational Vehicle (RV) Parks within the Goolwa, Mount Compass and Strathalbyn townships.**

Recommendation 2

That Council endorse the Administration to conduct an 'Expression of Interest' (EOI) for the development and management of a RV Park at Parker Avenue (adjacent the rail station and Visitor Information Centre), Strathalbyn.

Recommendation 3

That Council endorse the Administration to conduct an 'Expression of Interest' (EOI) for the development and management of a RV Park within the Sam Court Reserve in Mount Compass.

Recommendation 4

That Council do not progress the concept of an RV Park within the Barrage Road Reserve, Goolwa, due to its unsuitability.

Recommendation 5

That Council approve Administration to progress a Campervan and Motorhome Club of Australia (CMCA) "RV Friendly Town" accreditation for the Langhorne Creek township.

Background

The idea of creating Recreational Vehicle (RV) Parks within Alexandrina Council has been raised several times over the past 20 years.

As part of a Scoping Study Report that was presented to Council at the 19 August 2024 Council Meeting (C24398), all of Council's main townships were assessed to determine their suitability for RV Parking facilities and for potential RV Friendly Town accreditation.

The Campervan and Motorhome Club of Australia Limited (CMCA) has set up an RV Friendly Town initiative aimed at assisting RV travellers as they journey throughout Australia. Although there is no requirement for Council to apply to the CMCA for RV Friendly accreditation, their criteria provide a good guide of the facilities Council should be looking for to install at a RV Park.

Based on these criteria, sites were selected in Strathalbyn at Lot 1 Parker Avenue behind the Visitor Information Centre, Mount Compass at 28 Victor Harbor Road Mount Compass adjacent Sam Court and in Goolwa at DeCastro Square and Bristow Smith Reserve. However, at the Council meeting on 19 August 2024 an alternative motion was carried which removed these two Goolwa options in favour of an alternate location on Barrage Road Reserve adjacent PS Federal.

8.4. Recreational Vehicle (RV) Park Scoping Study

C24398

Moved Cr Peter Oliver seconded Cr Margaret Gardner

That Council:

- 1. Receive the report noting the analysis of suitable potential locations for potential RV Parking Facilities within the district.**
- 2. Acknowledge the proposed locations impact the 2023-2028 Community Land Management Plan category determination for each location.**
- 3. Authorise administration to undertake the required referrals to stakeholders, followed by community engagement (as per the draft Community Engagement Plan in Attachment 2 contained in this meeting agenda) regarding the development of a RV Parking facilities inclusive of the proposed amendments to the 2023-2028 Community Land Management Plan, at the following proposed locations:**
 - a. Strathalbyn – The area adjacent to Parker Avenue and behind the VIC**
 - b. Mount Compass - Sam Court Reserve**
 - c. Barrage Road Reserve (adjacent PS Federal)**
- 4. Note a further report will be presented to Council detailing a summary of consultation submissions received.**
- 5. Authorise the administration to pursue 'RV Friendly Town' accreditation with the Campervan and Motorhome Club of Australia Limited (CMCA) for Langhorne Creek.**

CARRIED

As per the resolution Community Engagement was held between 6 November to 30 November 2024 regarding the development of RV Parks at the proposed locations and townships. This was achieved through advertising in the local newspapers, Council's MySay page, flyers on local pin up boards and Alexandrina social media platforms.

The public consultation sought support or otherwise, to whether the community would like to see RV Parks constructed within the Alexandrina Region, as well as feedback on the proposed location of the 3 proposed RV Parks.

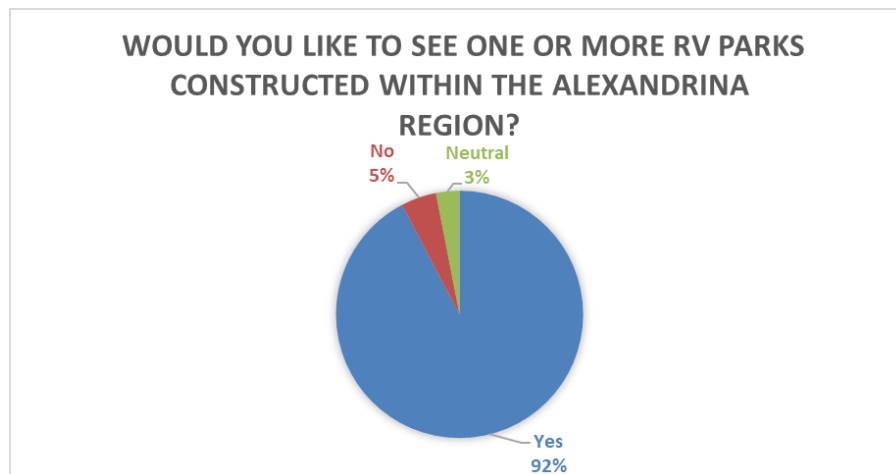
The detailed Community Engagement Report is available [here](#).

For clarification the recommendations in this report have been separated out to allow resolution on a township by township perspective, including separately accepting the consultation results.

Discussion

The public consultation received 320 respondents from all over the Country, including 174 respondents from outside the Council district, 97 of which were from interstate.

Overall, the community were very supportive of Council establishing RV Parks within the region with 92% of respondents in favour.

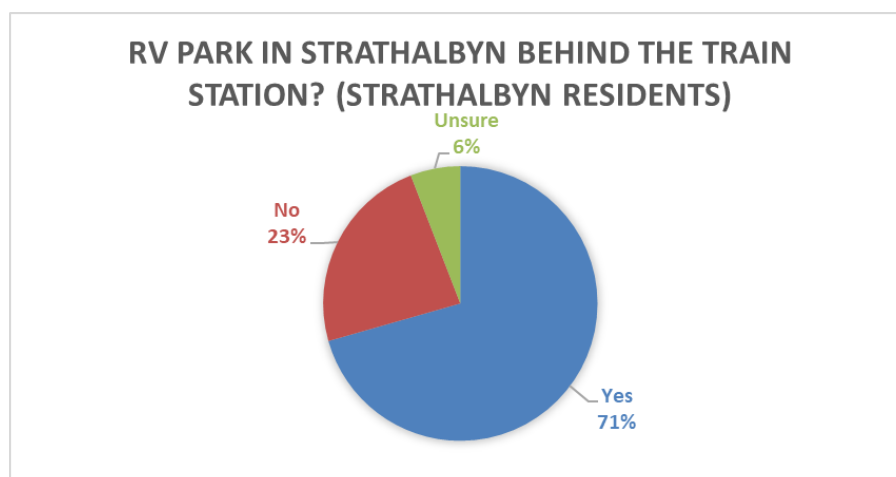
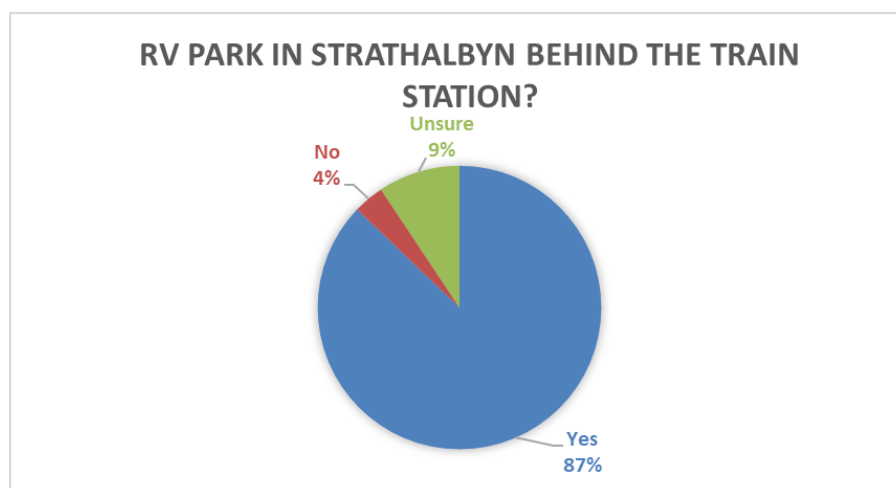


A summary of the feedback for each of the proposed locations is provided below.

Strathalbyn

The consultation results for whether the community would like to further investigate a potential RV Park in Strathalbyn behind the Railway Station received 87% support.

When the data is broken down to the 16 local Strathalbyn Residents that responded, the RV Park location received 71% support.



Additional information on the possible establishment of a RV Park within the Strathalbyn Township

It should be noted that in addition to the Parker Avenue location, a RV Park within the Lot 10 Langhorne Creek Road, Strathalbyn, sporting recreation precinct has been notionally part of the site's redevelopment plans for many years. In June 2021 a project steering group was formed consisting of sporting groups and interested parties to the site. This steering group included the CMCA who expressed an interest in setting up an RV Park at Lot 10.

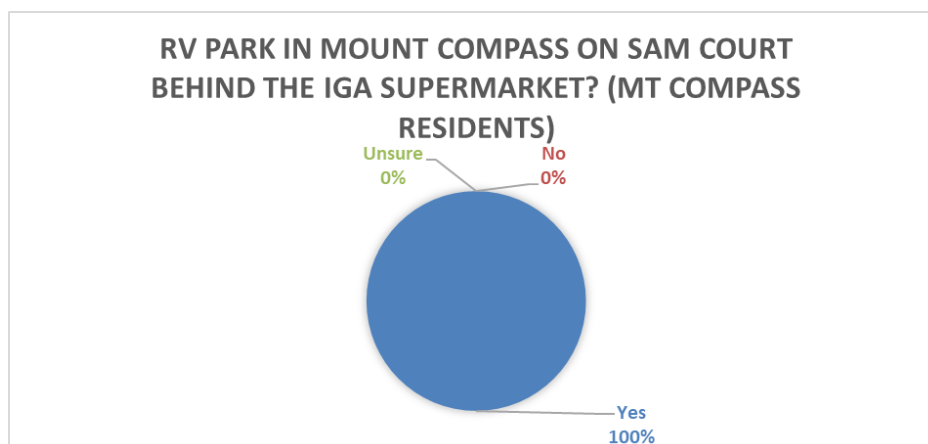
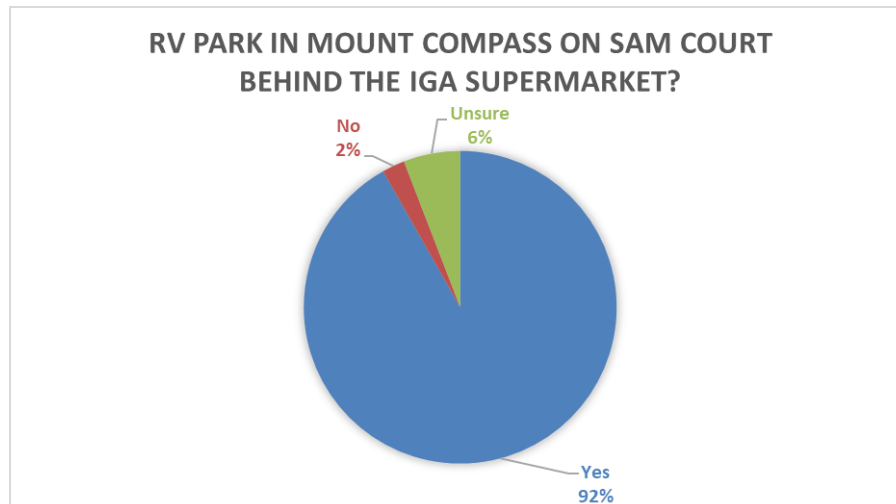
As part of this initial process the CMCA expressed that an RV Park closer to town was preferable, however Lot 10 would be an alternative (from the CMCA perspective) if no other sites were available within the town.

Recent communication with the CMCA has indicated that if an RV Park is developed at Parker Avenue by them or any other entity (i.e. Council or a third party) then the CMCA would remove their interest in setting up a competing RV Park at Lot 10. This does not remove the option of a RV Park or related facility within the Lot 10 site but would remove a key partner and stakeholder.

Mount Compass

The consultation results for whether the community would like to further investigate a potential RV Park in Mount Compass behind the IGA on Sam Court received 92% support.

When the data is broken down to Mount Compass Residents only, the RV park location received 100% support, however it must be noted that there were only two (2) respondents from the town.

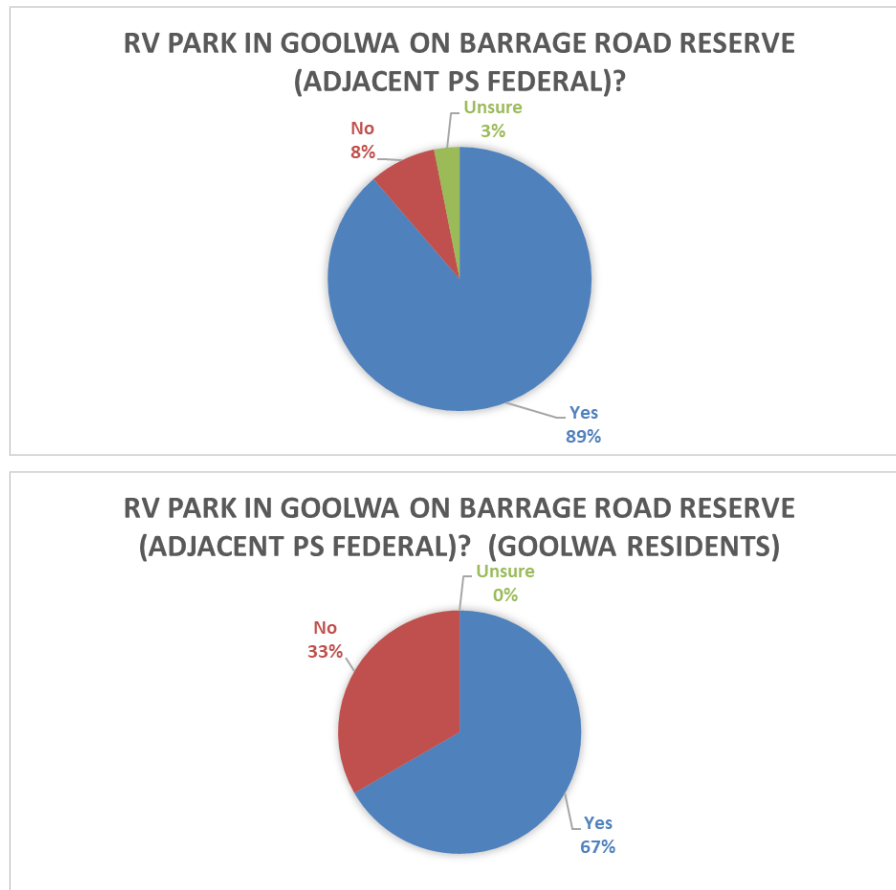


On the basis of the above community support and suitability of the proposed locations within Strathalbyn and Mount Compass, it is recommended to progress to an expression of interest (EOI). The EOI is to see if any entity would be willing, suitable and able to develop and manage an RV Park or Parks. The results of which will be brought back to Council.

Goolwa

The consultation results for whether the community would like to further investigate a potential RV Park in Goolwa on Barrage Road adjacent the Ps Federal received 89% support.

However, when the data is broken down to the 78 local Goolwa Residents that responded, the RV Park location received 67% support.



As this location was not originally included in the proposed sites for consideration the following site assessment has been undertaken.

Goolwa RV Park Site Assessment

Within the original scoping study presented to Council on 19 August 2024, Administration presented two (2) locations for an RV park within Goolwa;

- DeCastro Square
- Bristow Smith Reserve/Barrage Reserve (southern end)

However, at the Council Meeting, an alternative location was carried which removed these two options in favour of an alternate location on Barrage Road Reserve adjacent the PS Federal. At the time no assessment of that site had been undertaken.

Barrage Road Reserve adjacent the PS Federal is a very large parcel that is classified as a Class C Reserve. It has public toilets and a dump point 550m to the north, however the shared pathway leading to these toilets doesn't extend all the way to this reserve. As such an extension of approximately 100m of shared pathway would need to be considered.

The site is located 2km from the main township of Goolwa and as such it is unlikely that users of the RV Park would be able to easily walk to the main town centre. This means that Council would need to ensure that there are longer vehicle parking opportunities around the town centre for RV users to park.

At present there is very little public activity that occurs at this site besides the PS Federal Retreat which is an accommodation facility that can house up to four (4) guests.

Environmental significant area and bird hide

This reserve is also located on a wetland of national importance protected under national environment legislation which is a sanctuary for waterbirds and migratory species. It is also adjacent a bird hide that is regularly visited by local, national and international bird watchers.

The wetland environment is part of the Ramsar-listed Coorong, Lakes Alexandrina and Albert wetlands with ecological importance as part of the River Murray floodplain system. This means that the area and its Matters of National Environmental Significance ([MNES](#)) are protected under the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). An EPBC Act Protected Matters Report from 16 December 2024 stated the following matters that may occur in, or may relate to, this area protected under the EPBC Act:

- 1 Wetland of International Importance: The Ramsar-listed Coorong and Lakes Alexandrina and Albert wetlands
- 2 Listed Threatened Ecological Communities
- 41 Listed Threatened Species
- 15 Listed Migratory Species.

The Ramsar boundary can be seen in the aerial photo below:



As such, any proposals for an RV Park at this location must be assessed under the EPBC Act [significant impact guidelines](#). These guidelines provide overarching guidance on determining whether an RV Park is likely to have a significant impact on a matter protected under the EPBC Act. As per these guidelines, Council must not take an action that will have or is likely to have a significant impact on any of the matters of national environmental significance without approval from the *Federal Minister for the Environment* (Minister). An action is defined by a project involving development, undertaking, activity or an alteration of the land in question.

Therefore, before a decision on the location of the RV Park can be made, an impact assessment by a suitably qualified ecologist is required to ascertain if there are any significant impacts on any of the MNES protected under the EPBC Act. If any potential significant impacts are identified, Council will be required to submit a Referral to the Minister (via DCCEEW).

Only a decision made by the Minister will provide legal certainty if the action has a significant impact (or not) on matters protected under the EPBC Act.

Should the Minister decide that the action will have significant impacts on EPBC Act matters, conditions and offsets may be specified.

It must also be noted that DCCEEW is proposing to list the River Murray downstream of the Darling River, and associated aquatic and floodplain systems as [Critically Endangered Threatened Ecological Community](#) under the EPBC Act.

Property Considerations

During this analysis, it has been identified that there is significant effort required to progress the proposal for an RV Park at this site due to the current land parcel status, an overview of which is provided below:

- The proposed land for the Goolwa RV Park is Crown land dedicated to Alexandrina Council for Recreation purposes which is a dedication unlikely to support the use of the land for RV Park purposes.
- The site is classed as a Marina in the Community Land Management Plan (CLMP) which does not support the proposed use of the land as an RV Park.
- Native title has been extinguished on this parcel of land.

As such if the site were to be developed as an RV Park, then a change in categories would be required in the CLMP and an amendment to the dedicated purpose may be required via an application to the Department for Environment and Water (DEW) who administer the *Crown Land Management Act 2009*. The consent of the Minister for Environment and Water would also be required if this land was to be leased and managed by a third party.

The Administration have not yet made enquiries to DEW; however it is likely that they may not approve any development proposal on Crown land within the Ramsar boundary as DEW may consider that the proposed parcel of land is not suitable for the purposes of an RV park.

Therefore, The Administration does not recommend that a proposal for an RV Park at Barrage Road Reserve adjacent the PS Federal be progress any further. This is due to the severe impacts that an RV Park could have on the surrounding wetland environment and that it is unlikely to be approved by the Minister. In addition, the location does not meet RV Friendly accreditation criteria.

Langhorne Creek

Potts Reserve located on the eastern fringe of the Langhorne Creek township currently accommodates RV travellers who use this destination for short term overnight stays. The site currently meets the CMCA criteria for an "RV Friendly Township" and is promoted as a popular 'free /low cost camp' via mediums such as WikiCamps Australia and other free camping publications. Accreditation with the CMCA would allow Langhorne Creek to be officially promoted as an RV Friendly Town and advertised on the CMCA website along with township entry signage and other CMCA marketing mechanisms. An increase in short term visitors may provide economic benefits, stimulus and visitation for the local businesses and surrounding wineries.

An application to the CMCA for RV Friendly accreditation would be undertaken in consultation with the Langhorne Creek Community.

Financial Implications

In accordance with the Alexandrina Council's Adopted Budget / Long Term Financial Plan, the financial implications of adopting the recommendations are considered low. The EOI and RV Friendly accreditation (Langhorne Creek) are considered 'business as usual' tasks and can be delivered using existing internal resources with no change to Council's financial position.

Risk Implications

In accordance with Alexandrina Council's Risk Assessment Matrix, the risk of adopting this recommendation is considered Low as the community consultation suggests that the local and wider community is very supportive of an RV Park being established in Strathalbyn and Mount Compass. By undertaking an open EOI process for both Strathalbyn and Mount Compass, Council will ensure fair competition and transparency for all interested parties who may wish to develop and manage the site.

The risk of abandoning the Goolwa proposal is also considered low given that approval to develop the proposed land is unlikely.

The risk of an application for RV Friendly accreditation at Langhorne Creek would be considered low as consultation with the local community would be undertaken prior to the submission of an application.

Attachments

Nil