

17 December 2024



CEO
Tenterfield Shire Council
PO Box
TENTERFIELD NSW

DA 2024.104 - RESPONSE TO OBJECTIONS

The Campervan & Motorhome Club of Australia (CMCA) makes this formal response to submissions received against the proposed development in Francis Street Tenterfield.

It should be noted that the submissions are all related to the one property, being the St Joseph's Primary School adjacent to the development site.

The issues raised within the objections are consistent and most do not relate to planning matters, but will be addressed within this response in any case.

There are some inaccuracies that should be corrected here:

- This is not a caravan park, it is a low-cost short-term campground for fully self-contained travellers. Campers typically stay 2 nights and then move to another town or region. Permanent or long-term sites are not provided.
- This is not a "free" campground. All guests must have a valid paid booking to stay.
- There will be a Park Custodian on site who will check all bookings, site guests, enforce park rules, which include length of stay (maximum of 14 nights), and minimise noise from the park. Overstays are not permitted and guests can be removed at any time for disobeying park rules.
- This development has not received consent from council, which is the purpose of the development application.
- It is up to Council staff to determine if a development is subject to community consultation, or not.

The concept was developed after the Tenterfield Transport Museum approached CMCA in relation to establishing an RV Park on the site because it has possible synergies with the museum, provides a passive income to the museum and utilises otherwise vacant land. Council has supported the concept and agreed to the sublease of the site if CMCA receives development consent.

Traffic management

As explained in the development application, the proposal will have minimal impact on the local road network. With a maximum of 40 extra movements per day and an average of 10 per day, this will not impact on surrounding activities.



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There is already a caravan park that uses Francis and Miles Streets as its main access and exit and this operates without any impact to the school traffic now. The current traffic to and from the showground campground uses Miles Street which includes school bus traffic.

Given Francis Street already has the Transport Museum and the Fire Control Centre, there should be some consideration by council to widen Francis Street in any case. That is a decision independent of this development proposal.

Child protection concerns

Whilst the welfare of the school and parents' children is a major concern, this development proposal will have no impact on child welfare for nearby school children.

Responses to other concerns are listed below:

- There is no basis or evidence to suggest that park guests will pose a risk to the children at the school. CMCA manages 13 similar parks across Australia in residential areas and close to schools, without incident. The guests of these low-cost RV parks are typically grey nomads not homeless people with nowhere else to live. The majority are grandparents and parents themselves.
- Ambulance access to the school sports fields will be maintained. Emergency vehicles always have right of way in these situations and traffic has to move out of the emergency vehicle's way.
- The Dump Ezy unit that will be installed within the RV Park is a sealed unit with an S trap. The unit's lid is only open when in use by a park guest. It is not an open sewer connection. Park guests will not want any odour from the unit either. These are installed in residential locations across Australia without complaint. CMCA maintains the unit within the park.
- During local emergency bushfire situations, the RV Park can be temporarily closed to enable the effective operation of the Fire Control Centre, if this is deemed necessary by the FCC management.

CMCA manages 13 of these similar parks across Australia, without incident. The guests are generally older citizens who are looking for a quiet and safe place to stay for a few nights. We do not provide powered sites, or amenities or facilities that would encourage longer stays. It is designed for short-term camping.

Sincerely

Sean Constable
Business Development Officer