

2 April 2025

Responses to Council's request for further information

1. Objectors to the development application: A detailed response was provided to council through the NSW Planning Portal in December 2024, addressing all the relevant matters raised in those submissions.
2. A modified site plan is attached to this response, addressing the requested changes including identifying the forecourt area near the entrance to the RV Park, removing the site nearest the shelter to provide the 10m buffer, and lighting at the entrance.
3. Site contamination: Matter for Tenterfield Council response
4. Condition of Francis Street: Matter for Tenterfield Council response
5. Child Safety Assessment Report: Separate document provided
6. Car wash bay: CMCA does not allow the washing of any vehicles within its RV Parks, and this is included in the RV Park rules provided to each guest on arrival. A wash bay is not provided at any of its RV Parks for this reason.
7. Self-Contained Vehicle Policy: Policy attached to this response. Park rules include no noise beyond 9.00pm. Park rules include a maximum stay of 14 nights in any 21 day period and this is reflected in the CMCA booking system which does not allow bookings beyond this length of stay. CMCA has not had to deal with any evictions to date in the past 10 years of operation of these parks. Long term tenants do not find this style of accommodation useful because there are no amenities, no powered sites, and no permanent connections to water.
8. Recreational Vehicles is the broad definition of all vehicles that are used in camping, such as caravans, campervans, motorhomes, camper trailers, pop-top tents, buses. Etc. Irrespective of the type of RV, it must meet the CMCA Self-Contained Vehicle standards to be allowed to stay within the park.
9. CMCA has negotiated a sub-lease with the Tenterfield Transport Museum. Tenterfield Shire Council has agreed to amend its head lease with the TTM if CMCA receives development consent for the RV Park on the site. There is no need to subdivide the land for this use. A sub-lease provides an annual passive income directly to the TTM committee to support the activities of the museum committee.



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CMCA Self-Contained Vehicle (SCV) Policy

1. PURPOSE

In creating a Self-Contained Vehicle Policy, the Campervan & Motorhome Club of Australia Limited recognises community concerns regarding the impact of indiscriminate disposal of waste and waste water on the environment and public health. Without the proper containment of waste and waste water, the environmental impact of RV tourists using free or low-cost camping grounds will become unacceptable, resulting in councils and State governments placing restrictions on access to these facilities.

The purpose of this policy is to establish minimum requirements for a recreational vehicle to be recognized as self-contained. This recognition allows the vehicle to stay in areas designated as "self-contained vehicles only" by either the CMCA or other controlling authorities.

All RVs accessing a CMCA RV Park must comply with this policy, as these facilities are designed for use by self-contained vehicles only.

CMCA considers a self-contained recreational vehicle as a vehicle specifically built for the purpose that along with built in sink, on-board cooking and sleeping facilities, carries a supply of fresh water and can retain all grey and black waste water.

Once a vehicle is recognised as self-contained by CMCA, the vehicle will display the SCV accreditation on the vehicle at all times. By displaying the SCV accreditation, the vehicle owner acknowledges the vehicle will at all times meet its self-containment responsibilities when accessing free or low-cost camping grounds and abide by the principles of the CMCA Leave No Trace® (LNT) Code of Conduct.

2. SCOPE

This policy applies to all CMCA members and non-members who seek to have their vehicles recognised as self-contained and access CMCA or other accommodation facilities designated as for "self-contained vehicles only".

3. DEFINITIONS

- CMCA Ltd is the Campervan & Motorhome Club of Australia Limited.
- SCVP is the CMCA Self-Contained Vehicle Policy.
- RV is Recreational Vehicle.
- SCV is Self-contained Vehicle.
- CMCA RV Parks is the Campervan & Motorhome Club of Australia Limited Recreational Vehicle Parks.
- CMCA LNT is CMCA Leave No Trace®.
- Tote is a specifically manufactured portable container suitable for the collection of grey water.

4. ADDITIONAL INFORMATION SERVICES

- Commonwealth Work Health & Safety Act – 2011 (NSW)
<https://www.legislation.gov.au/Details/C2016C00887>
- Commonwealth Work Health & Safety Regulations – 2011 (NSW)
<https://www.legislation.gov.au/Details/F2011L02664>
- Relevant State Acts, Regulations & Codes of Practices (if applicable)
- CMCA Leave No Trace® Code of Conduct <https://www.cmca.net.au/services/leave-no-trace>
- Queensland Camping Options Toolkit – March 2014
https://www.dtesb.qld.gov.au/_data/assets/pdf_file/0008/148319/qdts-camping-options-toolkit.pdf

5. POLICY

The vehicle must have installed and/or carry the necessary fit for purpose specifically manufactured equipment to be considered as self-contained.

Water Supply

- The vehicle shall have a fresh water tank or bladder specifically manufactured for the storage of potable water. This tank may be on-board (fitted) or external (non-fitted).
- The fresh water tank should be of rigid construction with appropriate valves to prevent foreign matter or contaminants entering the tank.
- When travelling it shall be securely fastened within the confines of the vehicle so as not to cause any hazard.

Sink/shower

- The vehicle shall be fitted with an installed and plumbed sink. Additional sinks, hand basins and shower are optional. Every sink, hand basin or shower fitted shall be supplied with water from the fresh water tank and shall be drained to a grey water tank.

- External showers that are used for ablutionary purposes and in so doing create grey water would not comply. External water outlets used for rinsing or filling purposes are not seen as a grey water issue within the context of this policy.

Grey Water

- No grey water is to be discharged to the ground or a stormwater system from a self-contained vehicle unless allowable by local authorities.
- Sinks, and where fitted, hand basins and showers, shall be drained to either an on-board (fitted) grey water tank or an external (non-fitted) grey water tank (tote).
- A tote shall be connected to the vehicle by a drainage pipe with a water tight seal and have a working shut off valve to avoid overflow.
- A tote may be used for discharging and transporting of grey water from any vehicle to a disposal point, providing the vehicle discharge point has a permanently installed shut off valve and the drainage pipe to the tote is connected by a water tight seal.
- When travelling, a portable grey water tote shall be securely fastened within the confines of the vehicle so as not to cause any hazard.
- Liquid waste is not to be collected or removed in open buckets or containers.

Toilet

- All black water is to be contained in holding tanks or cassettes, to be disposed of in a dump point or if no appropriate facility is available, in accordance with the CMCA Bush Camping Code.
- The vehicle shall be equipped with a toilet, installed in accordance with the manufacturer's instructions.
- Portable toilets: These must be a proprietary brand portable toilet manufactured for the specific purpose.
- When travelling, a portable toilet shall be securely fastened within the confines of the vehicle so as not to cause any hazard.

Rubbish

- The vehicle shall contain a sealable refuse container or bag to hold rubbish for disposal, be it of a permanent or disposable type in authorized disposal receptacles.

To qualify as a CMCA self-contained vehicle, the vehicle shall meet the requirements of the SCVP. Members and non-members who are satisfied their vehicles meet the SCVP may nominate their vehicle as self-contained on the CMCA website. Any nominated vehicle accessing a CMCA RV Park or other RV accommodation site limited to self-contained vehicles, will be required from

time to time by the CMCA RV Park Custodian or other authorized person to demonstrate its ability to meet the SCVP.

Capacities:

While individual usage and discharge varies, it is advised that a vehicle should have capacities to retain all waste for a minimum of three days (72hours).

6. AUTHORISATION

This document has been duly authorised prior to issue.

Authorised
by:



(Chairman)

Authorised by:



(Chief Executive Officer)

Date: 13 August 2019