

Item 11: Community

11.1 Rylstone Caravan Park Master Plan

REPORT BY THE DIRECTOR COMMUNITY

TO 19 MAY 2021 ORDINARY MEETING

GOV400088, P1617011

RECOMMENDATION

That Council:

- 1. receive the report by the Director Community on the Rylstone Caravan Park Master Plan;**
- 2. place the Draft Rylstone Caravan Park Master Plan on public exhibition for 28 days; and**
- 3. endorse the Rylstone Caravan Park Master Plan if no submissions are received.**

Executive summary

This report seeks to provide Council and the community with an update on proposed future works at the Rylstone Caravan Park. This is presented in the form of a draft Master Plan for Council's review and to go out on public exhibition to receive community feedback.

Disclosure of Interest

Nil

Detailed report

The Rylstone Caravan Park exists on a small area of Crown Land managed by Council adjacent to the Rylstone Golf Club and Tennis courts. There is potential for further development of this site with the potential for increased utilisation of the caravan park and the other community recreational facilities in the area.

A Master Plan has been developed that provides for an extension of the Park area within the same Reserve lot. This Master Plan provides information on the pending stage of works as well as future proposals for consideration.

In the 2021/22 budget, funds are provided for the construction of a new amenities building on the site. This will include the demolition of the existing amenities. The new amenities will be brought closer to the road and powered sites will be created in the location of the demolished amenities. With associated servicing works and internal road upgrades, this forms the extent of Stage 1.

Future works proposed include further expansion of powered and unpowered site areas, the construction of a number of cabins and improvements to recreation areas, including a playground area. It is noted that any increase in the capacity of the site or the construction of cabin accommodation will require changes to the Approval to Operate for the Caravan Park.

Consultation has taken place with the golf club over this proposal. It will include some changes to the course to accommodate the increase in size of the caravan park.

Consultation has also taken place with Crown Lands who have indicated support for the proposed changes.

It is recommended to place this Master Plan on public exhibition seeking community feedback on the proposal.

Community Plan implications

Theme	Building a Strong Local Economy
Goal	A prosperous and diversified economy
Strategy	Support the attraction and retention of a diverse range of businesses and industries

Strategic implications

Council Strategies

Community Plan

Council Policies

Not applicable

Legislation

Local Government Act

Crown Land Management Act

Financial implications

There is budget in place for initial works at the Rylstone Caravan Park, including the new amenities building. Future budget needs will be assessed and funds allocated as part of the normal budgetary processes. This report does not seek additional expenditure at this time but provides a framework for future planning.

Associated Risks

The establishment of a master plan does not of itself create significant risks. However, it does raise expectations of future development and expenditure that need to be considered. Significant expenditure on the site will need to follow the relevant planning and approval processes as well as any necessary capital expenditure reviews. It is also noted that the site is situated on crown land and all relevant processes and approvals will also need to be considered.

SIMON JONES

DIRECTOR COMMUNITY

1 March 2021

Attachments: 1. Rylstone Caravan Park - Draft Master Plan.

APPROVED FOR SUBMISSION:

BRAD CAM

GENERAL MANAGER

RYLSTONE CARAVAN PARK

DRAFT MASTERPLAN

- EXISTING SITE BOUNDARY
- SURVEYED SITE BOUNDARY
- PROPOSED NEW BOUNDARY

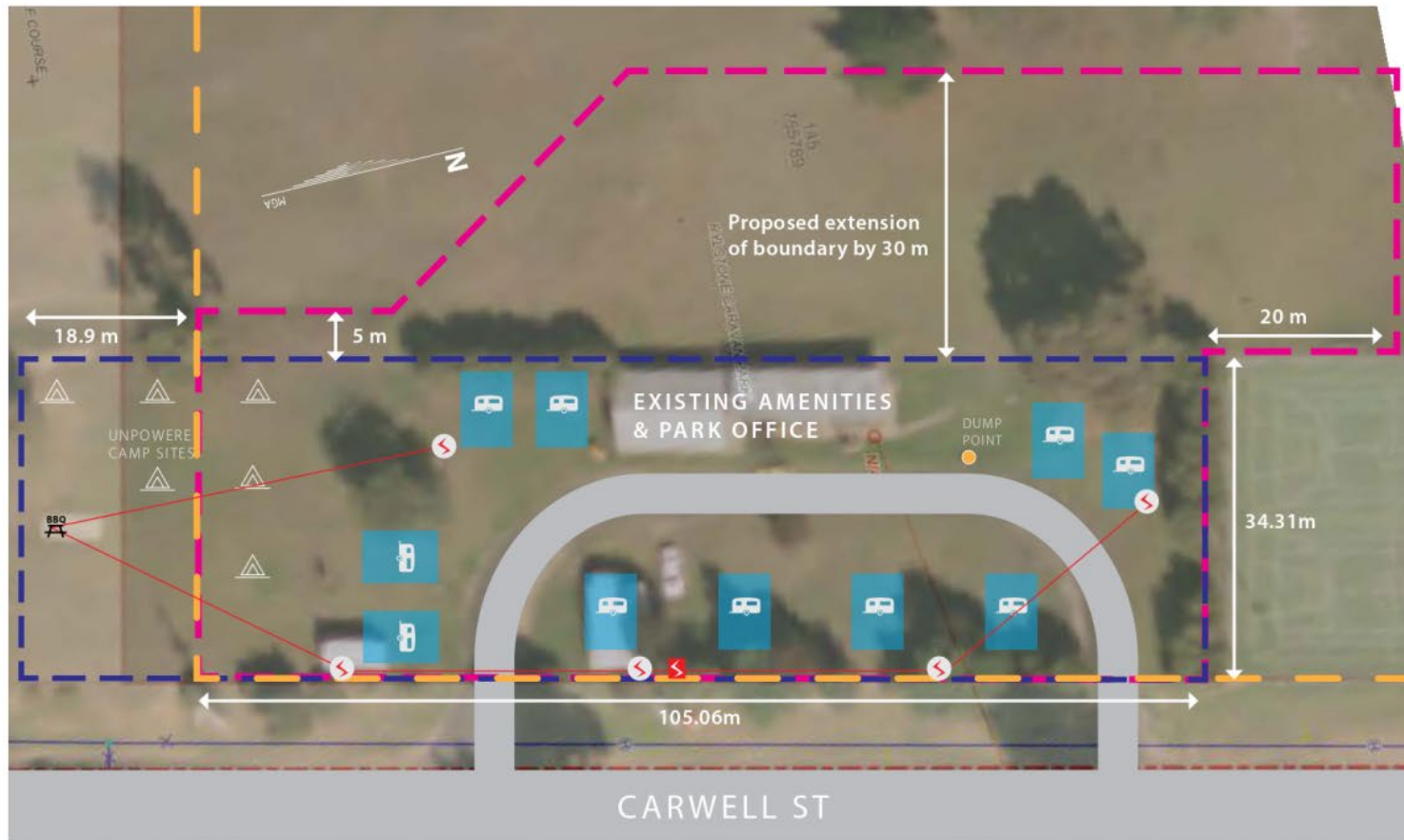
PROPOSED EXTENSION SHOWN ON OVERALL SITE PHOTO



RYLSTONE CARAVAN PARK

DRAFT MASTERPLAN

EXISTING SITE



- | | | | |
|-------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|----------------------------|
|  | EXISTING SITE BOUNDARY |  | POWER / POWER SUPPLY POINT |
|  | SURVEYED SITE BOUNDARY |  | CAMP SITE |
|  | PROPOSED NEW BOUNDARY |  | CARAVAN/CAMPER VAN SITE |

RYLSTONE CARAVAN PARK

DRAFT MASTERPLAN

PROPOSED SITE PLAN



- EXISTING SITE BOUNDARY
- SURVEYED SITE BOUNDARY
- PROPOSED NEW BOUNDARY
- UNPOWERED CAMP SITE
- CARAVAN/CAMPER VAN SITE - 12M X 10M - POWERED
- LARGE CARAVAN/CAMPER VAN SITE - 15M X 12M - POWERED

