

14 March 2025

Reference: DA0124/2023 (PAN-484402)

Australian Rural Education Centre  
267 Ulan Road  
BOMBIRA NSW 2850

### **DA0124-2023 Additional information request (PAN-484402)**

Thank you for the opportunity to assist with the response to the request for additional information from Mid-Western Regional Council regarding the modification request to Development Application DA0124-2013 (PAN-484392), for the Australia Rural Education Centre (AREC). In response to the item recommending the use of a town planning consultant, I offer the following advice:

- *A detailed written statement explaining how the proposed increase in patron numbers from 4,750 to 12,325 people results in substantially the same development, as opposed to requiring a new DA. A town planning consultant may be employed to write this statement.*

The AREC currently hosts the Mudgee Small Farm Field Days, which attracts more than 12,000 people per day over the two day event. The AREC has comfortably accommodated this number of people with adequate access to the site, permanent toilet facilities (including accessible toilets) and parking.

The original Development Application lodged in 2022 was prepared on the assumption that patron numbers would not be limited to a number less than the facility was already accommodating. Council has advised that the number 4,750 was generated based on the number of car parks available.

The application to increase the number to 12,325 is based on the current use of the site, and assumes 2.5 people per car, plus people arriving by bus. A Traffic and Parking Assessment Report has been prepared to support this application. Further, the area (ha) of the AREC site used for events is approximately 11.32 ha, allowing for more than 9 m<sup>2</sup> per person at the maximum proposed number of 12,325.

In summary, the proposal to modify DA0124-2023 (PAN-484392) to increase the number of patrons attending events at the AREC to 12,325 is consistent with the current use, and the existing infrastructure and facilities at the site are adequate to accommodate this number. Therefore, the development is substantially the same as applied for in the original application and a new DA is not required.

### **Ancillary camping**

In consideration of the additional information requested for the Modification application for AREC's other DA0325-2013 (PAN484392), the Modification application to DA0124-2023 (PAN-484402) will require an additional item to allow for camping at the AREC, ancillary to events being held.

The use of camp sites at AREC is proposed as ancillary to events held at the function centre facility, for example, a national show or rally, sporting event or convention. Such events are suited to the AREC's use as a function centre for temporary events, which involve organisers and attendees travelling to the location for the event.

Camping at the AREC outside of an event is not proposed.

The existing purpose-built infrastructure and facilities at AREC are well-suited to these types of events. The pavilions offer space for meetings and seminars, with commercial kitchen facilities for catering of event meals. The existing layout includes powered/watered camp sites to accommodate campers, allowing organisers and attendees to stay at the facility for the duration of the event.

Examples of events held previously at AREC include:

- National Historical Machinery Rally – A three day event (plus set up/pack down), attracting exhibitors from across Australia. Exhibitors camped on site with their displays for the duration of the event and attended meetings, dinners and AGM, all on site.
- Gem & Lapidary of NSW Gemboree – Similar to above.
- Australian Facetors Guild – Similar to above.
- Ulysses RV Annual Meeting – Annual get together, dinner, information sessions, group workshops, networking event. Utilise pavilions for meals and sessions. All camp on site, look at others vans, share information and advice about RVs, travelling Australia etc.
- Masterpiece Caravans Annual Meeting – Similar to above but all attendees own same brand caravan and share information, network and meals. New models also on display.
- Retreat Caravan Rally – Similar to above.
- Australian Caravan Club National Muster – Similar to above. Have AGM, meetings, information sessions, networking, dinners etc on site.
- Bike Muster – Gathering of push bike riders, all camp together and network, have meals and activities on site and ride around the region on designated runs.
- Cudgegong Jump Club ODE – A three day horse riding event with horse arenas set up in car parks as well as Cross Country on adjoining property. Riders and supporters/family camp on site with their horses to enable them to tend to their horses and prepare for competitions.

There is currently interest from the National Caravan Rally, which would involve 400+ caravans (up to 400 powered, remainder unpowered). This is a bi-annual event held in different locations around Australia. There would be an AGM, meetings, sessions, networking, entertainment and meals, with attendees also visiting tourist attractions across the region.

No camping is proposed at AREC outside of an associated event.

**Compliance with the requirements of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021***

Part 3 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021* (the Regulation) applies to Caravan parks, camping grounds and moveable dwellings. Section 73 (3) pertaining to the conditions of approval to operate a caravan park or camping ground states that this section does not apply to the operation of a caravan park or camping ground if the caravan park or camping ground is being operated—

(a) solely in connection with the use of the land for a sporting, recreational or cultural event, and

(b) for a period of no more than 6 weeks.

As per the previous point, camping at the AREC will only be ancillary to events, which will be held over a period of days and will not exceed a period of six weeks. Therefore, it is concluded that the Regulation does not apply to the proposal.

Notwithstanding, a review has been undertaken of the provisions of the Regulation which found that the facilities at the AREC generally comply with the requirements of the Regulation, including access roads, site sizes, parking, buildings, signage, drainage, water, power and dump points.

Regards,

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