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10 March 2025

Reference: DA0325-2013 (PAN-484392)

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Australian Rural Education Centre
267 Ulan Road
BOMBIRA NSW 2850

Dear Cassandra

DA0325-2013 Additional information request (PAN-484392)

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 DA0325-2013 (PAN-484392), for the Australia Rural Education Centre (AREC). In response to the two items recommending the use of a town planning consultant, I offer the following advice:

- *A detailed written statement demonstrating that the proposed camp sites are ancillary to the approved Function Centre and not a use in their own right. Reasons must be provided. It may be useful to have a town planning consultant write this statement.*

The use of camp sites at AREC will be ancillary to an event held at the facility, for example, a field day, national show or rally, sporting event or convention. Such events are suited to the AREC's use as an information and education facility, and 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.

We have received specific feedback from previous events that the AREC is one of the best facilities in Australia for these types of events. Some 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.

- ***A detailed written statement addressing the proposal's 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.

