



# A no frills RV park planned for Ingham

The Hinchinbrook Shire Council has approved a conditional trustee lease for the Campervan and Motorhome Club of Australia (CMCA) to lease land in Ingham for a "no frills" RV Park.

The proposed development will be a minimal service area that is to support self contained recreational vehicle (RV) overnight stays by members of the CMCA.

The land, located on the corner of Davidson Street and Cooper Street, will be for members of the CMCA to use as an RV Park.

"A development application will now need to

be made before Council approves the go ahead," Councillor Lawrence Molachino said.

"At this point we have approved a conditional trustee lease over the land, pending the approval of a development application.

"The park will not provide the superior level of services like amenities, lights, laundrettes or powered sites which are offered by caravan parks.

"The park will be specifically for fully self contained members of the CMCA."

The planning application will be subject to public notification require-

ments, allowing anyone including local residents and business owners to lodge a submission.

The CMCA is a not-for-profit organisation with over 66,000 active members, representing a substantial proportion of the Australian RV tourism market.

"The proposal provides an opportunity for Hinchinbrook to increase its share in this market and to further promote the Shire as an RV friendly destination," Cr Molachino said.

The proposed development will be entirely funded and operated by the CMCA.



## INGHAM

# Motorhome park proposal

TRAINED volunteers will provide 24-hour management of a proposed “no-frills” RV park in Ingham, which could be operational by June.

The Campervan and Motorhome Club of Australia has been conditionally approved a trustee lease by Hinchinbrook Shire Council to run the members-only site on the corner of Davidson and Cooper streets for \$215 a month.

CMCA CEO Richard Barwick said the site will hopefully be the first in a network of private, low-cost recreational vehicle parks across Australia.

The new initiative will provide short-term accommodation for CMCA members in self-contained vehicles.

Mr Barwick said any security issues would be alleviated by the presence of an on-site volunteer custodian, who will ensure CMCA’s self-contained Leave No Trace policies are respected.



# PUSH FOR RV SUPPORT

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TRAINED volunteers will provide 24-hour management of a proposed “no-frills” RV park in Ingham, which could be up and running by the end of May.

The Campervan and Motorhome Club of Australia has been conditionally approved a trustee lease by Hinchinbrook Shire Council to run the members-only site on the corner of Davidson and Cooper streets for \$215 a month.

CMCA CEO Richard Barwick said the site will hopefully be the first in a network of private, low-cost recreational vehicle parks across Australia.

The new initiative will provide short-term accommodation for CMCA members travelling in self-contained vehicles, with a small fee charged per adult.

Mr Barwick said any security issues would be alleviated by the presence of an on-site volunteer custodian, who will ensure CMCA’s self-contained Leave No Trace policies are respected.

He said the volunteers would also liaise with the local community to promote events, attractions and facilities to park users, as well as the club’s 66,000 members.

The park will provide a dump point for black and grey water waste, water points for potable water, and open areas for vehicles to park.

However, it won’t have any other amenities.

Mr Barwick said there would be a maximum number of RVs allowed on the site, which will be fully fenced, and an online booking system would be developed.

“We hope the local community take ownership of it and see it as something of value to the com-

munity,” he said.

Mr Barwick said the site could inject over \$20,000 per week into local businesses.

Hinchinbrook Chamber of Commerce, Industry and Tourism president Mary Brown said the RV trial site at TYTO last year certainly indicated a financial benefit for local retailers and service providers.

“But the not so positive side is if traditional caravan park owners are impacted negatively,” she said.

“If the RV site is strictly managed and only RVs go there then technically they shouldn’t be affected.

“We definitely need to ensure that we have that absolute balance, where existing businesses are not negatively impacted but we’re also attracting new markets.”

Doug Holzberger, owner of Motel Ingham which is located next to the proposed site, also raised a number of concerns.

“I am all for RV camping, it does attract people who otherwise wouldn’t stay in this area, but there are a lot of better alternatives,” he said.

Mr Holzberger said there was already a council-owned site at Forrest Beach, which used to be a caravan park.

“Nobody could whinge about them going there and we’d be showcasing one of the region’s best beaches,” he said.

He said while there were measures in place to monitor the park, there was still a risk at being mistreated and turned into an eyesore.

“There has been no consultation with business owners or residents who will be impacted,” he said.

But council’s executive manager for development and planning Rosemary Pennisi said the consultation phase would be part of the development application.

“Once the CMCA place the application, as with all applications,

there will be a public notification which includes advising the public through a local advertisement, writing to adjoining land owners and putting signs up on the land,”

she said.

“This allows people to write to council with their views either for or against the development before council makes a decision about the CMCA application. Council will then assess the application against the planning scheme.”

She said the lease will need to be approved by the State Government and the material change of use of the land would be a condition of that lease.

She said being a vacant block, it was unlikely there would be complex environmental factors to consider.

“Of course any possible flooding impacts will need to be fully assessed as part of the process,” she said.

Council will revisit the matter once a development application is submitted.



Campervan and Motorhome Club of Australia members could soon be rolling into Ingham, if a proposed RV park gets the green light. Picture: SUPPLIED