

Copperstone nature park



Business Explanation

To: Shire of Ravensthorpe

October 29, 2012

PO Box 101
Ravensthorpe WA 6346
Phone: 0419 863374
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Outline

Lot 4, 17995 South Coast Highway, Ravensthorpe, is a 293 acre (119ha) property currently zoned Rural. We wish to obtain council approval to operate an RV Nature Park.

Tourism is not often a high consideration by those in regional areas, but it is an industry that can give a substantial return many times over for a small investment in both time and money.
Source: CMC Australia

For the well appointed campervan, the caravan park is not needed or desired - they have their own travelling 'motel room'.
Source: CMC Australia

The self-contained recreational vehicle segment is looking for experiences of natural, uncrowded and quiet environments with like minded and outfitted neighbours.
Source: CMC Australia

Copperstone Nature Park will cater for fully self-contained RVs, mobile homes and caravans. According to the Campervan Motorhome Club or Australia's study in 2010 (attached), the growth of the RV industry will increase rapidly over the next few years as the Baby Boomers generation commences retirement travel, with this segment identified as a major growth market with a preference for drive holidays. There will soon be in excess of 100,000 recreational vehicles on the road at any given time, and RV tourists are set to dominate tourism activity in regional Australia.

The property

The property consists of 293 acres. There are treed corridors of mature salmon gums and mallees running along winter creeks.

The property is also home to several families of emus who nest and raise their young here, along with kangaroos and the usual wildlife as well as a show of wildflowers during the season.

Tracks lead to well-defined areas. The designated areas include:

The Plateau which offers plenty of room for big rigs and vans to spread out and enjoy spectacular views over the Ravensthorpe Ranges to Mt Chester. Shaded treed areas for picnics. No power or ablution facilities available.

Adjacent to the Plateau is *Salmon Creek*, which offers various areas for different sized self-contained vans. Mature salmon gums offer the perfect spot for picnics to enjoy the array of birds, wildlife and a lovely show of wildflowers. No power or ablution facilities will be available.

Copperstone Nature Park is for self-contained RVs and vans only. Fresh water may be available for sale from the main building.

Research

The following is taken from the Campervan Motorhome Club of Australia's study into the Self Contained Recreational Vehicle Market 2010 and Beyond:

Australia has a wide range of RVs due to the diverse source of units on the market. Australian built units were traditionally unique but, as in many aspects of our modern society and the ever shrinking world, Australian RVs are now becoming more like those available overseas with a mix of influence coming from both North America and Europe. As a result, we can find on Australian roads, large American imports that are predominantly self-contained and capable of extended stays without traditional facilities.

European imports tend to be much smaller and less self-contained but nonetheless capable of time without the need for the 'traditional' facilities such as provided by the average Australian caravan park.

Australian built RVs have traditionally been built to cater for those users who wish to spend the bulk of their time in the 'traditional' campground setting. However, in recent years there has been a huge swing away from these units with demand increasing for those units that offer some form of self-sufficiency.

As a result of the diminishing supply of campsites in commercial campgrounds, and their older design which cater for smaller units, we find ourselves in a situation where many larger units and self sufficient units are now seeking to camp in less 'traditional' campgrounds, due either to lack of supply or the inability to be accommodated due to their size.

The trend towards larger motorhomes, bus conversions and large 5th wheel units in particular, fall into a consumer group that constantly find they are struggling to find a suitable overnight location. With the growth in the industry and the decline in supply of suitable campgrounds, there is an urgent need to find alternatives. Without these alternatives there will be an ever-increasing problem of tapping into the economic benefits these RV tourists bring with them as they travel.

The above suggests that RVs are very different these days, but in 1997, the term 'RV' was almost unheard of in Australia. Many mobile homes and caravans are now self-sufficient and due to the huge range of camping products on the market, converting an older mobile home into a self-sufficient motel room is in the reach of the majority of Australian campers.

Summary

It is difficult to find enough information as to what a nature-based park requires as far as the regulations are concerned. Caravan clubs and WA Tourism are doing their own research and studies into this industry to prompt positive changes in favour of nature-based parks.

The following is from Tourism Western Australia's Caravan Parks and Camping Grounds Act Review 2005 (copy attached):

Nature based parks and illegal camping:

Tourism WA supports the decision of the Department of Local Government and Regional Development (DLGRD) to review the restriction against licences being granted to transit and nature based parks within 50 kilometres of another caravan park, subject to the recommendations of the Caravan Parks and Camping Grounds Advisory Committee.

While Tourism WA recognises the concerns of the Caravan Industry Australia WA (CIAWA) about nature based parks competing with mainstream caravan parks, the popularity of nature based parks is growing, and appears to offer something

different to consumers who would prefer to camp in more natural surroundings. Removing this restriction will address consumer demand trends. It will also allow some control and environmental management of people who want to camp in more natural settings.

Tourism WA supports the ongoing work of the Caravan Parks and Camping Grounds Advisory Committee to recommend appropriate regulations and licensing conditions for the regulation of transit and nature based parks.

The environmental issues relating to illegal camping and camping in locations without approved facilities, is a growing one. Tourism WA supports maintaining the current regulations in relation to camping on private land (up to 3 days), camping on roadside reserves (up to 24 hours) and camping restrictions on Crown Land outside designated camping areas. If people want to camp for extended periods in natural settings, they should be required to seek out a nature based park.

We will continue to improve the park with potable water collection points, dams and water catchments, gravel on the tracks, picnic shelters, solar lighting and planting of more treed corridors for windbreaks and aesthetic appeal, and preservation of wildlife. The park will evolve over a period of time.

The office will be located inside the front entrance of the existing building.

Projected opening date: 10 December 2012 to fully self-contained RVs, caravans and campervans in accordance with the exemption time frame.

Kay Pearson

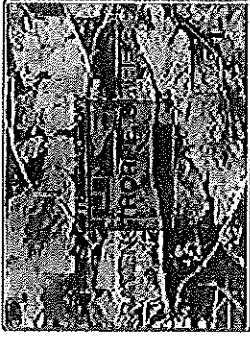
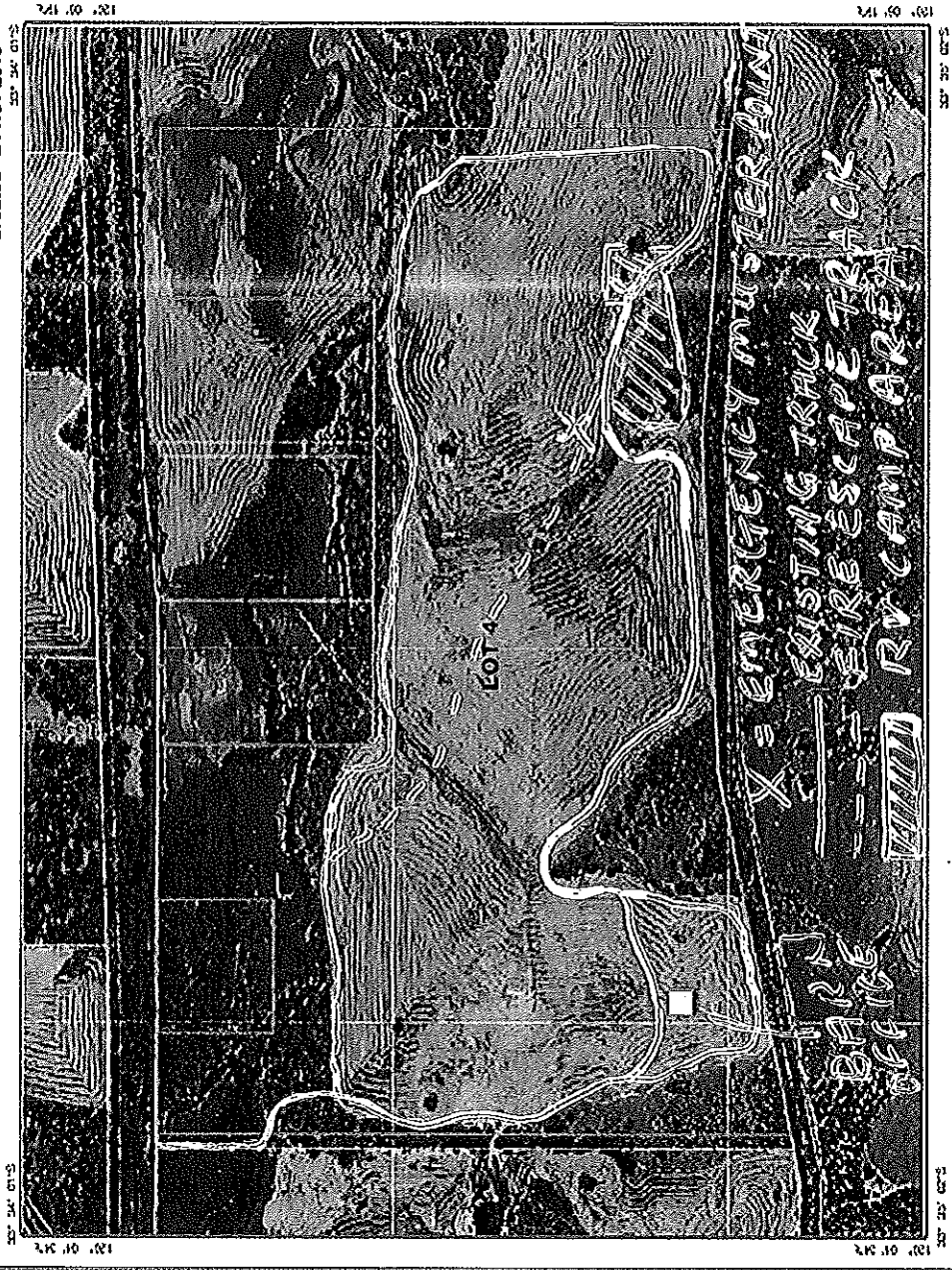
October 29, 2012

Attached:

- Site Map
- Minister for Local Government's exemption approval letter

Lot 4 Ravensthorpe Ridge

Created 24 Nov 2010



Scale: 1:10,000

Description
1.5ha

Map Projection: GDA 94 (LaoLong)

Datum: Geocentric Datum of Australia
1994

1 Midland Square
Midland WA 6956
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20 Western Australian Land Information July 2010



COPY

**Minister for Local Government; Heritage;
Citizenship and Multicultural Interests**

Our Ref: 38-13610

Ms Kay Pearson
PO Box 101
RAVENSTHORPE WA 6346

Dear Ms Pearson

**EXEMPTION FROM SUBSIDIARY LEGISLATION - NATURE BASED PARK
APPROVALS**

Thank you for your letter dated 30 August 2012 requesting an exemption from Regulation 49 of the *Caravan Parks and Camping Grounds Regulations 1997* for the purpose of licensing a nature based park at Lot 4, 17995 South Coast Highway, Ravensthorpe.

Given that Regulation 49 is to be repealed in the near future and based upon information provided by you, I consider it appropriate to grant an exemption from Regulation 49 to the Shire for the purpose of licensing a nature based park at the above location should it choose to do so.

The exemption is valid for up to three months from the date of this letter.

Yours sincerely

G M (John) Castrilli MLA
**MINISTER FOR LOCAL GOVERNMENT; HERITAGE;
CITIZENSHIP AND MULTICULTURAL INTERESTS**

- 9 OCT 2012