

Future use of a portion of land in Willunga

Frequently Asked Questions



The Willunga Recreation Park Incorporated (WRPI) proposes the establishment of a low-cost recreational vehicle (RV) Park at Allotment (Reserve) 27 Main Road, Willunga, commonly known as Pear Tree Paddock, providing short-term accommodation for up to 15 fully self-contained vehicles.

The RV Park would be operated as a community service rather than a profit-driven venture, with maintenance and day-to-day management undertaken by experienced volunteers under the Willunga Recreation Park oversight.

The proposal aims to address a recognised gap in local accommodation options, particularly for RV travellers. Willunga's strong appeal as a tourism destination is generated by regular markets, festivals, sporting events and proximity to regional attractions, with no comparable low-cost RV facilities currently available nearby. The site is considered well-suited due to its flat, fenced condition, proximity to the township, and sufficient separation from residential areas to minimise potential amenity impacts.

Economic modelling indicates the RV park could generate significant benefits for the local economy and businesses. This increased visitation is expected to support local businesses, contribute to employment, and enhance participation in key events and tourism activities.

The proposed operational model is intentionally low-cost, with overnight stays proposed at \$10 per night with minimal infrastructure required on site. The proposal is for a 5-year lease of a portion of the Pear Tree Paddock site, with no removal or impact on vegetation on the site.

Where is the site located?

Commonly known as Pear Tree Paddock, the land is described as 'Allotment (Reserve) 27 Main Road Willunga and is comprised in Certificate of Title Volume 6136 Folio 156. The specific portion of land identified for this proposal is outlined in blue in the map below (noting that CLMP is an acronym for Community Land Management Plan):



What is being proposed for Pear Tree Park?

A proposal by the Willunga Recreation Park Volunteers has been submitted to establish a low-cost overnight parking area for self-contained recreational vehicles (RVs), motorhomes, and caravans at Pear Tree Park.

The proposal is for short-term stays only, with visitors able to stay for a maximum of three nights. The facility would primarily cater for travellers passing through the region who require a safe and legal place to stop overnight.

What lease model is being proposed?

Pursuant to Section 202 of the Local Government Act 1999 (SA), Council proposes to grant a lease for a term of up to five (5) years over a portion of Pear Tree Paddock for the purpose of operating a community led, short-stay RV Park.

What is a Community Land Management Plan (CLMP) and why does it need to be amended?

Under Section 196 of the Local Government Act 1999 (SA), councils must prepare and adopt Community Land Management Plans (CLMP) for community land that is developed or used for community purposes, or where the land is leased or licensed.

A CLMP is a document prepared in consultation with the community that provides direction as to the use of Community Land. Management Plans assist Council to audit land stocks and in formalising the use of all Community Land parcels. They also assist the Leasing, Licensing and Permit process.

Pursuant to Section 198(2) of the Local Government Act 1999 (SA), Council proposes to amend the CLMP for a portion of Pear Tree Paddock from Natural Areas (subcategory: Bushland) to General Community Areas (subcategory: Service and Social Facilities). A lease of up to 5 years for the purpose of operating a community led, short-stay RV park is an authorised use under Council's CLMP for General Community Areas (subcategory: Service and Social Facilities). The proposed amendment to the land management plan relates to a portion of Pear Tree Paddock, being the flat grassed area contained within the pine post fencing. The remainder of Allotment 27 is to remain in the CLMP for Natural Areas (subcategory: Bushland), ensuring the continued conservation of the land's natural environment.

Will this be a caravan park?

No. The proposal is not for a traditional caravan park.

The proposal does not include powered sites, cabins, permanent accommodation, camp kitchens, swimming pools or other facilities typically associated with commercial caravan parks.

The proposal is for a basic overnight parking area for fully self-contained vehicles or caravans, are charged \$10 a night for a safe place to park overnight.

Will any vegetation be removed?

No trees or vegetation will be removed or damaged.

Is the land being sold?

No. Subject to the amendment of the Community Land Management Plan, the proposal would receive a 5-year lease from Council, with the land remaining a Council asset.

Will people be able to just camp on this site?

No, the proposal is for fully self-contained RV's. The definition of this is that they must have their own fully self-contained shower, toilet and wastewater holding facilities. Camping in tents and cars will not be permitted and anyone doing this will be asked to move on.

If I see “illegal camping” on the site, how do I report it?

The proponent will have signage and instructions on how to report any illegal camping.

How many vehicles could use the site?

The proposal would see a maximum of 15 vehicles permitted on the site at any time. However similar sites across the State see a fluctuation with numbers often dependent on season and local events.

Will there be changes to the site entrance?

The proposal includes widening the existing Main Road entrance to improve access for vehicles towing caravans.

The proposal would involve minor modifications to the existing stock fence and the installation of a short section of compacted road base inside the entrance to prevent damage to the ground surface.

Any works would be subject to Council approvals.

Will new roads or large areas of paving be constructed on site?

No. There is no formalised roads being constructed on the site. The applicant has advised that vehicles would park on the existing grassed area, with only a short, compacted section of road base near the entrance.

How will wastewater be managed?

The proposal is for fully self-contained RV's and caravans. The proposal does not include the construction of any toilets or RV dump points on site.

Travellers will continue to use existing RV dump facilities to empty their storage tanks. The nearest RV dump point is located at the McLaren Vale Visitor Information Centre. Appropriate signage will be provided on site advising of dump points.

It is proposed that a greywater disposal point will be installed to allow wastewater from sinks and showers to be disposed of appropriately. This system will require Council approval.

Will there be toilets, showers or other amenities?

No. The proposal is intended to cater only for self-contained vehicles that have their own shower, toilet and wastewater capture tank. No camping in tents, swags or cars will be permitted.

Will pets be permitted?

Pets will be permitted but must be on lead and under effective control at all times.

Who would manage the site?

Day-to-day management, maintenance, and upkeep would be undertaken by volunteers of the Willunga Recreation Park. This would be under a 5-year lease arrangement.

Will the Willunga Recreation Park be making money from this Fully Self-Contained RV Park?

The applicant has proposed a flat fee of approximately \$10 per night, with a maximum stay of three nights.

Revenue generated would be used to support site maintenance and operational costs. The proposal is to provide somewhere safe for fully self-contained recreation vehicles to stay overnight so they stay in the region and support local businesses.

Will this proposal compete with existing caravan parks?

No. The intention of this proposal is not to directly compete with established caravan parks.

The proposal is aimed at self-contained travellers seeking a low-cost overnight stop rather than visitors seeking the facilities and services typically offered by commercial caravan parks.

Has the proposal for by the Willunga Recreation Park volunteers been approved by Council?

The proposal has been endorsed by Council as its preferred proponent for a lease of Pear Tree Paddock. This however is subject to community engagement on an amendment to the Community Land Management Plan and lease agreement.

How can I have my say?

Council is seeking feedback on all components of this proposal, including the RV Park proposal, change of land management plan and the proposed 5-year lease.

There are many ways you can have your say:

- Complete the online survey at onkaparingacity.com/yoursay
- Join us at the drop-in session on 28 June between 2.00pm and 3.00pm
 - Willunga Hub Community Hall, Main Road Willunga
- Email us at yoursa@onkaparinga.sa.gov.au
- Call us on 8384 0666
- Post feedback to City of Onkaparinga, PO Box 1, Noarlunga Centre, SA 5168
- Personal delivery to Customer Service Centre, Ramsay Place, Noarlunga Centre