

EXECUTIVE SUMMARY

Darlington Point is located on the Murrumbidgee River, 613 kilometres west of Sydney via the Hume and Sturt Highways, 34 kilometres south of Griffith and 430 kilometres north of Melbourne. The larger regional centre of Wagga Wagga is situated 150 kilometres east. Darlington Point is strategically located at the intersection of the Kidman Way and Sturt Highway, which represents a major transport corridor for the Riverina area.

Darlington Point Riverside Caravan Park is located on the banks of the Murrumbidgee River, occupying approximately 2 hectares on a combination of Crown and Council owned land. The park currently operates with a total of 56 sites, consisting of 45 short-term sites (including 13 cabins) and 11 unpowered camp sites. The park has previously operated with a higher number of sites; however, some of the accommodation on those sites is unfit for letting. Adjacent to the caravan park and the river is the Town Beach Reserve, which attracts visitors from around the region as a location to enjoy a swim in the river.

Prior to October 2019, the park was operated under a long-term lease, its character dominated by poorly maintained cabins and communal assets with infrastructure that had reached the end of its useful life. Murrumbidgee Council resumed management of the caravan park in 2019, following significant complaints received regarding the poor standard of accommodation and amenities. The park is now operated on an interim lease to allow Council to prepare a master plan and business strategy for future upgrade and development.

Integrated Site Design has been engaged by Murrumbidgee Council to produce a master plan for Darlington Point Riverside Caravan Park and the adjacent Town Beach Reserve that will deliver commercial, environmental and social outcomes, comply with current regulations and encourage increased visitation and economic growth to the region.

Tourism and Caravan Industry Research

Darlington Point is located in the Riverina region of New South Wales. The Riverina is regional New South Wales' number 10 region for domestic overnight visitors and expenditure, and number 9 for nights. Tourism research and planning for the Riverina region is undertaken by Destination NSW.

Under Destination NSW, Darlington Point forms part of the Destination Riverina Murray (DRM) Destination Network. In 2018, the Riverina Murray Destination Management Plan (DMP) was prepared to guide and assist DRM to stimulate growth in the region's visitor economy in partnership with Destination NSW, Murray Regional Tourism (MRT), Thrive Riverina, NSW National Parks and Wildlife Service (NPWS), local governments and the tourism industry.

The DMP breaks down the region into sub-regions. Darlington Point (as part of Murrumbidgee Council) forms part of the Western Riverina sub-region, which also includes the Shires of Carotol, Griffith, Leeton and Narrandera. Included in the Tier 1 priority projects for this sub-region is the Darlington Point Destination Development.

Darlington Point Destination Development

Darlington Point enjoys a reputation for recreational fishing and boating within the local Murrumbidgee Council area and the wider Riverina tourism region. The town is surrounded by river red gum forest and is noted for its riverside beaches. This project includes three major works proposals:

- Improvement of boating infrastructure including boat ramp, roadway, walkway, signage, car and trailer parking.
- Upgrade of the town beach located on the Murrumbidgee River (north) to resolve conflict between powered boats, non-powered craft (eg kayaks) and swimmers.
- Upgrade of existing caravan park to a state-of-the-art tourist park.

In the caravan industry, the number of registered caravans and other recreation vehicles continues to grow, with the demographics now shifting to younger families as the highest number of trips.

The redevelopment of Darlington Point Riverside Caravan Park will provide a contemporary park that is able to cater for increasing visitor numbers and varied accommodation demands.

Design Principles

The broad design principles used to guide the preparation of the proposed master plan are set out below:

- Clearly delineate the caravan park boundaries from adjacent public reserve spaces.
- Identify areas for caravan park expansion which are permitted by the Crown Lands PoM.
- Provide a functional caravan park layout, efficient internal circulation and optimal site usage.
- Provide large sites and a variety of tourist accommodation options.
- Identify premium areas of the park for tourist cabin accommodation.
- Utilise existing infrastructure within the caravan park where practicable.
- Establish a new operations and management precinct near the park entry.
- Upgrade existing amenity buildings and provide a new camp kitchen and barbecue shelter.
- Provide an on-site recreation precinct.
- Provide strong connections to the town centre, river foreshores and other town facilities.
- Encourage continuous public access along the river foreshore.
- Provide for enhancement of the Town Beach Reserve area.
- Ensure future regulatory compliance throughout the park.
- Retain existing quality vegetation where possible.

Design Features and Proposed Staging

Below is a description of the major design features within each area of the proposed master plan:

Darlington Point Riverside Caravan Park

- Expanded caravan park footprint providing a total of 104 sites.
- A new park entry precinct comprising signage, visitor car parking, check-in bay and boom gates.
- New park management/operations precinct with new reception building, manager's residence and maintenance shed and yard.
- New recreation and communal precinct including a splash pad, playground and camp kitchen.
- Landscaped boundaries between the caravan park and the adjacent public reserve lands.
- Fifteen (15) new tourist cabin sites overlooking the forest and river.
- Four (4) new studio units along the northern boundary of the park.
- Sixty-six (66) powered caravan sites – 46 with concrete slabs or synthetic grass pads.
- Four (4) large ensuite sites.
- Fifteen (15) powered camp sites at the southern end of the park.
- Upgrade of both existing amenity buildings.
- New barbecue shelter and river viewing deck.

Project	Unit	Rate	Qty	Total
STAGE 1 – TOWN BEACH RESERVE PRECINCT				
Widen roads to 6 metres, reconstruct turning head and construct new car parking areas	m ²	\$100	2,500	\$250,000
Clear, level and turf Town Beach Reserve area	m ²	\$40	8,000	\$320,000
Install new park furniture and landscaping	ea	\$150,000	1	\$150,000
Install new public toilet and serviced pad for food vans	ea	\$150,000	1	\$150,000
Sub-total Town Beach Reserve				\$870,000
Project management @ 5%				\$43,500
Contingency allowance @ 10%				\$87,000
TOTAL TOWN BEACH RESERVE				\$1,000,500
STAGE 1 – CARAVAN PARK				
Upgrade internal road network, widen to 6 metres where shown, and construct new roads and visitor parking at entrance	m ²	\$100	3,000	\$300,000
Install boom gates at entrance/exit	ea	\$40,000	1	\$40,000
Install services to new short-term sites for cabins/eco tents	ea	\$8,000	8	\$64,000
Demolish existing office/manager's residence building and shed	ea	\$40,000	1	\$40,000
Remove existing cabins	ea	\$5,000	17	\$85,000
Install new reception/manager's residence building and shed	ea	\$500,000	1	\$500,000
Install new elevated cabins/eco structures on short-term sites	ea	\$190,000	8	\$1,520,000
Install new camp kitchen building	ea	\$200,000	1	\$200,000
Upgrade services to existing serviced sites	ea	\$4,000	18	\$72,000
Install services to new short-term sites and camp sites	ea	\$8,000	10	\$80,000
Upgrade main amenities building and extend to include accessible bathroom	ea	\$450,000	1	\$450,000
Install new splash pad in central recreation precinct	ea	\$400,000	1	\$400,000
Install new playground in central recreation precinct	ea	\$120,000	1	\$120,000
Install concrete slab/synthetic grass pads on 26 caravan sites	ea	\$6,000	26	\$156,000
Sub-total for Stage 1 Caravan Park				\$4,027,000
Project management @ 5%				\$201,350
Contingency allowance @ 10%				\$402,700
TOTAL STAGE 1 CARAVAN PARK				\$4,631,050
TOTAL STAGE 1 CARAVAN PARK AND DETAILED DESIGN				\$5,846,050

Project	Unit	Rate	Qty	Total
STAGE 2 – CARAVAN PARK				
Upgrade internal road network, widen to 6 metres where shown and construct new roads	m ²	\$100	1,500	\$150,000
Upgrade southern amenity buildings	ea	\$200,000	1	\$200,000
Install new elevated cabins/eco structures on short-term sites	ea	\$190,000	7	\$1,330,000
Install services to new short-term sites for cabins/eco tents	ea	\$8,000	7	\$56,000
Install services to new short-term sites for studios	ea	\$8,000	2	\$16,000
Install new elevated studio blocks (has 4 studios)	ea	\$270,000	1	\$270,000
Upgrade services to existing serviced sites	ea	\$4,000	27	\$108,000
Install services to new short-term sites and camp sites	ea	\$8,000	25	\$200,000
Install power and water to camp sites	ea	\$4,000	15	\$60,000
Install concrete slab/synthetic grass pads on 29 caravan sites	ea	\$6,000	29	\$174,000
Re-turf new short-term drive-through and camp sites	ea	\$1,500	35	\$52,500
Install 2 ensuite buildings on 4 short-term sites	ea	\$40,000	2	\$80,000
Install new barbecue shelter for camping area	ea	\$80,000	1	\$80,000
Install new river viewing deck	ea	\$30,000	1	\$30,000
Upgrade landscaping, furniture and pathways throughout the entire park	ea	\$80,000	1	\$80,000
Sub-total for Stage 2 Caravan Park				\$2,886,500
Project management @ 5%				\$144,325
Contingency allowance @ 10%				\$288,650
TOTAL STAGE 2 CARAVAN PARK				\$3,319,475
TOTAL CARAVAN PARK REDEVELOPMENT AND DETAILED DESIGN				\$8,165,025
TOTAL TOWN BEACH RESERVE				\$1,000,500
TOTAL CARAVAN PARK AND TOWN BEACH RESERVE				\$9,165,525

Financial Returns

The financial modelling for the park demonstrates that the redevelopment is unable to be funded without external funding – typically, by capital grants. The modelling assumes funding for the redevelopment be provided by way of long-term loans with repayments funded from the operational profits of the park. As per the direction of Council, the modelling also assumes that the park will not be used to accommodate contract workers, a major mid-week market for regional caravan parks. The significant investment in infrastructure required for a park with only 100 sites makes it a non-viable venture without external funding, and a high risk venture with external capital funding. The tables below demonstrate the financial returns for the park when funded by the profits of the park, and the financial returns on the basis of receiving a \$4 million grant.

Projected financial returns of capital upgrade using funding from the proceeds of the caravan park

	10 years	15 years	20 years	30 years
NPV	(\$2,121,047)	(\$2,540,351)	(\$2,759,226)	(\$1,284,750)
IRR	(16.32%)	(3.24%)	1.94%	4.11%

Projected financial returns with \$4 million grant

	10 years	15 years	20 years	30 years
NPV	(\$143,868)	\$117,357	\$431,735	\$1,906,211
IRR	(8.24%)	5.14%	7.34%	8.39%

Economic Benefit

Economic Benefit of a Commercial Caravan Park

The redevelopment of the park and the Town Beach Reserve will bring significant increased economic benefit to the local economy.

Darlington Point Riverside Caravan Park local economic benefit

2020	\$1,466,423
Year 5 following redevelopment	\$2,817,561
Annual increase	\$1,351,138

Economic Benefit of Construction

The economic benefits of this construction project to the Murrumbidgee region and to state and national economies is summarised in the following table.

IMPACT SUMMARY				
Murrumbidgee Council – Modelling the effect of adding \$9 million sales in Building Construction – Inflation adjusted				
Summary	Output (\$million)	Value-added (\$million)	Local jobs	Residents' jobs
Starting position Murrumbidgee Council (year ended June 2019)				
Building Construction	7.82	1.81	2	6
All industries	538.49	222.73	2,113	2,018
Impacts on Murrumbidgee Council economy				
Direct impact on Building Construction sector	9.00	2.08	3	
Industrial impact	5.79	2.12	22	
Consumption impact	0.87	0.38	5	

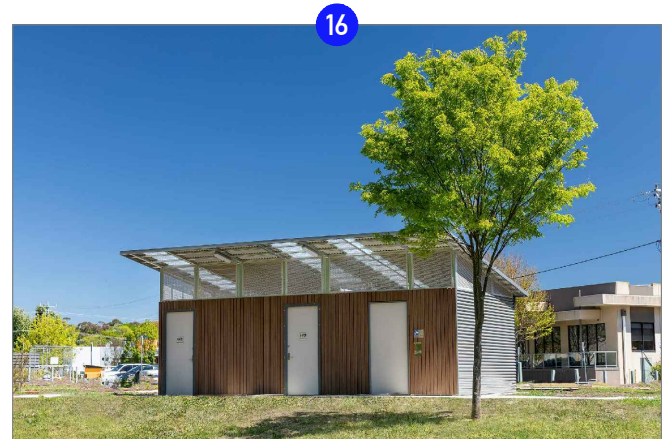
IMPACT SUMMARY

Murrumbidgee Council – Modelling the effect of adding \$9 million sales in Building Construction – Inflation adjusted

Summary	Output (\$million)	Value-added (\$million)	Local jobs	Residents' jobs
Total impact on Murrumbidgee Council economy	15.66	4.58	30	27
Type 1 multiplier (direct & industrial)	1.64	2.02	9	
Type 2 multiplier (direct, industrial & consumption)	1.74	2.20	11	
Impact on New South Wales economy				
Total impact – New South Wales outside Murrumbidgee Council	1.92	0.86	7	10
Total impact on New South Wales economy	17.57	5.45	37	37
Impact on Australian economy				
Total impact outside New South Wales economy	2.88	1.32	12	12
Total impact on Australian economy	20.46	6.77	49	48

TOWN BEACH RESERVE PRECINCT:

- 15 BOAT RAMP
- 16 LIONS SHELTER
- 17 NEW PUBLIC TOILET
- 18 PROVISION FOR FOOD VAN
- 19 FORESHORE WALKING TRACKS
- 20 NEW VEHICLE TURNAROUND
- 21 UPGRADED ACCESS ROAD & CAR PARKING
- 22 UPGRADED TOWN BEACH RESERVE - PICNIC SHELTERS, BBQ'S & LANDSCAPING
- 23 LANDSCAPING TO CARAVAN PARK BOUNDARY
- 24 RIPARIAN VEGETATION, WEED REMOVAL & BUSH REGENERATION



CARAVAN PARK PRECINCT:

- 1 PARK ENTRY & LAY-BY
- 2 VISITOR CAR PARKING
- 3 RECEPTION / MANAGERS RESIDENCE
- 4 MAINTENANCE SHED & COMPOUND
- 5 CAMP KITCHEN
- 6 AMENITY BUILDINGS
- 7 BBQ SHELTER
- 8 RIVER VIEWING DECK
- 9 ELEVATED CABIN / TENT SITES
- 10 SPLASH PAD
- 11 PLAYGROUND
- 12 ENSUITE/CONCRETE SLAB SITES
- 13 SYNTHETIC GRASS/CONCRETE SLAB SITES
- 14 STUDIO UNITS

