



12 August 2022

Project Number 20220020

Chris O'Brien
Planning Department
Murray River Council
PO Box 906
Moama NSW 2731

Dear Chris,

PAN-221209 Primitive Camping Ground – Glamping

Following our conversation this afternoon, the primitive camping ground is for temporary erection canvas tents, "Glamping Tents". There is no connection to services required and no permanent structures erected.

The glamping use will be sporadic when people are hiring the function centre for weddings or other functions and they choose to provide additional accommodation for guests, therefore is considered ancillary to the Eco Tourist Facility use.

The Function Centre use is permitted under the Eco tourist Facility use for the Packing shed and surrounding grounds, Homestead, Homestead grounds and pickers quarters extending into the River Front Area.

The glamping is to provide accommodation to guests visiting the property to attend a wedding or function held in the Packing Shed Function Centre, Homestead or Homestead grounds, therefore the glamping is considered ancillary to the Eco-Tourist Facility use as it provides accommodation to guests of the function.

In accordance with Clause 7.4 (2) (b), the Eco Tourist Facility use is permitted within the River Front Area as the Existing Function Centre, Homestead, Picking quarters are in the River front Area.

7.4 Development on river front areas

(2) *Despite any other provision of this Plan, development consent may only be granted to development on land in a river front area for the following purposes—*

(a) _____

(b) the extension or alteration of an existing building that is wholly or partly in the river front area, but only if the extension or alteration is to be located no closer to the riverbank than the existing building,

Due to the Glamping being ancillary to the Eco tourist Facility, it is the applicant's position that the Camping Grounds are permitted within the River Front Area if they are located no closer to the River bank than the existing Packing Shed Function Centre in accordance with Clause 7.4 (2) (b)

Please provide your response to our office at your earliest possible convenience

Yours faithfully,

A handwritten signature in black ink, appearing to read 'A. McDonald', with a stylized flourish at the end.

ALASTAIR MCDONALD

DIRECTOR

RBP DP – AD 18414