

Tourist Accommodation Paper

2025



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Council acknowledges that we are on the traditional country of the Kaurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

PURPOSE

The purpose of this paper is to provide a status about accommodation options for tourists and visitors to Adelaide Plains.

Within Adelaide Plain, spaces for visitors to explore with overnight stays are very limited. With the growth in the area and the increased marketing and promotions of tourism attractions, the need for suitable, safe and resourced free or low cost camping and RV stays is imperative.

CARAVAN AND CAMPING TRENDS

In Australia, caravan and camping trips (including glamping) are popular, with 15.2 million trips taken in the year ending 2024, according to Tourism Research Australia¹.

Spending on these trips reached \$14 billion, exceeding pre-COVID levels. Caravan and campervan registrations have also grown, reaching over 901,000 by January 2024, a 27% increase since 2019.

Key Statistics:

- Trips: 15.2 million caravan and camping trips were taken in the year ending 2024.
- Spend: Australians spent \$14 billion on these trips.
- Registrations: Caravan and campervan registrations reached over 901,000 by January 2024.
- Growth: Registration numbers increased by 27% since 2019.
- Popularity: Commercial caravan parks and camping grounds account for a large portion of trips (56%), nights (62%), and spend (70%).
- Domestic Focus: 90% of caravan and camping activity is undertaken by domestic travellers.
- Age Group: The 35-49 age bracket is the most likely to take these types of trips.
- RV Production: Australian manufacturers produced 25,185 RVs in 2024, a 20% decrease from the previous year. However, this still surpasses pre-pandemic levels.
- Trip Length: A significant portion of trips (38%) are less than 4 days in duration.
- Preferred Activities: Popular activities include beach visits (43%), bushwalking (29%), and visiting national parks (26%).
- Accommodation: A large percentage of campers stay in cabins (40%) or with a caravan or campervan (27%).

In South Australia, the caravan and camping industry is thriving, with significant growth in RV registrations and visitor numbers. RVs, particularly motorhomes, are popular, and the region is seeing increased demand for RV-friendly infrastructure like parks and stopovers.

Key Points

- RV Tourism Growth: RV tourism in Australia has seen an estimated 78% increase over the past decade, with over 10.5 million visitors in 2019.
- RV Registrations: Campervan registrations in South Australia increased by 3.5% in 2020, while caravans saw a 4.3% increase.

¹ tra.gov.au/en/domestic/caravan-and-camping-data

- RV Types: Motorhomes (B-Class and C-Class) make up 80% of motorized RVs, with campervans accounting for the remaining 20%.
- Spending: Travellers using motorized RVs contribute significantly to the overall caravan and camping visitor spend in South Australia.
- Visitor Numbers: In the year ending December 2021, South Australia saw a rebound in caravan and camping trips and visitor nights, with a 19% and 23% increase compared to the previous year, respectively.
- RV Friendly Initiatives: Local councils in South Australia are actively exploring and implementing RV-friendly strategies, including RV parks and "RV Friendly Town" initiatives.
- Economic Impact: Caravan and camping, including RVs, generates significant economic activity in South Australia. For example, for every \$100 of revenue created in a caravan park, \$138 of economic activity is generated in the local community.
- State of the Industry: The caravan and camping sector remains strong, with consistent growth in registrations and trips, and well above pre-COVID levels.

EXISTING ACCOMMODATION

Camping and Recreational Vehicle Facilities

Location	Facilities	Operated by
Dublin	• Dump point, Lions Park, 17 Sixth Street Dublin	Council
Parham Campground	• 27 unpowered sites • 6 powered sites • BBQ • Dump point • Picnic table and shelter • Shower (coin operated) • Toilets • Sports club meals (Wed, Fri, Sat, Sun)	Mallala and District Lions Club
Mallala Campground (Oval)	• BBQ and camp kitchen • Dump point • Laundry (coin operated) • Shower (coin operated) • Toilets	Mallala and District Lions Club
Mallala Motor Sport Park	• Open 7 days a week • Toilets • Corporate Centre • Snack Food mallala.com/camping	The Bend
Lower Light	• Block of land used for informal RV parking near Lower Light Hotel • No charge and seek campers to register	Lower Light Hotel
Two Wells Oval	• Dump point in from Bakery entrance to Oval • Informal RV parking via one off agreement with Football and Netball Club	-
Middle Beach Residential Park	• Under renovation and upgrades. • Powered sites • Rooms available • Access to boardwalk	Privately run

Short Stay and Motel Accommodation Facilities

Location	Facilities	Operated by
Mallala	- Audrey's Accommodation is a beautifully renovated guest house comprising of four individually lockable bedrooms with shared common rooms & amenities, providing an economical option for individuals and families alike. - Perfect for your overnight stays or short term accommodation needs, each room can accommodate up to two people with one adjoining family room available. - Whether you book one room or the whole house, you will have an enjoyable stay with facilities including continental breakfast supplies, coffee pod machine, outside BBQ, TV & DVD, linen, reverse cycle air conditioning & plenty of off street parking.	Audrey's Accommodation: Pam 9 Aerodrome Rd, Mallala Mobile: 0448 654 459 enquiries@audreysaccommodation.com.au audreysaccommodation.com.au
Thompson Beach	'The Hideaway' provides accommodation for singles & couples, there is a queen bed and a king single (with a 2nd King single available on request). It is a brand-new purpose-built space, fully self-contained with a beautiful outdoor deck. Enjoy all the creature comforts at your own pace, Wi-Fi and smart TV is also available. - Linen is supplied. - Environmentally conscious accommodation, we request a respectful approach to water and power use.	The Hideaway: Liz Collins ²
Thompson Beach	- Reverse cycle heating and cooling - Queen size bed with linen - Towels - Tea towels - Fridge - freezer - Ziggy BBQ - Induction hotplates – saucepans / pan - Air fryer - Slow cooker 5l capacity - Rice cooker - Microwave - Nespresso coffee machine - Kettle - Toaster - Cooking utensils, dinner set and cutlery	Shorebird Studio Holiday Home: Jill Werner shorebirdstudio.com.au/home

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airbnb.com.au/rooms/945892422273446481?source_impression_id=p3_1744088091_P36G5entTLgjuBgX

	• Complimentary tea, coffee and milk • Cooking oil, salt and pepper • LED smart TV • Soundbar & Subwoofer with Bluetooth capability • Wifi • Board games and books (including bird identification books)	
Two Wells	▪ Two Wells Tavern-Motel has 10 motel rooms ▪ All have an ensuite, air-conditioning, T.V., Jug and Toaster. ▪ Hotel situated next door to the Motel for a continental breakfast please ask.	Two Wells Motel twowellstavern-motel.com.au/accommodation-2/

Camping on Local Government Land or Roads

Camping or sleeping overnight on local government land up to 24 hours is permitted under Local Government Land Ly-Law 2019. Camping or sleeping overnight on Council roads is not permitted under Roads Ly-Law 2019.

ADELAIDE PLAINS COUNCIL

By-law made under the Local Government Act 1999

LOCAL GOVERNMENT LAND BY-LAW 2019

By-law No. 2 of 2019

Part 2 – Management of Local Government Land

4. Activities Requiring Permission

A person must not on any local government land, without the permission of Council:

4.12 Camping

camp or stay overnight or erect any tent, booth, marquee or other structure for the purpose of habitation for a period of 24 hours or more except on any local government land designated by resolution of the Council for the purpose and in accordance with any such resolution;

4.32 Vehicles

4.32.1 drive or propel a motor vehicle thereon, unless on an area or road constructed or set aside by the Council for the parking or travelling of motor vehicles;

4.32.2 drive or propel a motor vehicle on any part of the land to which the Council has resolved this subparagraph applies;

4.32.3 except on an area properly constructed for the purpose, promote, organise or take part in any race, test or trial of any kind in which motor vehicles, motor cycles, motor scooters or bicycles take part;

ADELAIDE PLAINS COUNCIL

By-law made under the Local Government Act 1999

ROADS BY-LAW 2019

By-law No. 3 of 2019

Part 2 – Management of Roads

4. Activities Requiring Permission

A person must not on any road, without the permission of Council:

4.6 Driving on Formed Surface

drive a motor vehicle other than on a portion of the road that has been formed or otherwise set aside by the Council for the driving of motor vehicles, unless it is not reasonably practical to do so;

4.11 Tents and Camping

4.11.1 erect any tent or other structure of calico, canvas, plastic or similar material as a place of habitation;

4.11.2 camp or sleep overnight;

ACCOMMODATION OPPORTUNITIES

This part of the paper identifies publicly known proposals. Preliminary inquiries about tourist accommodation development do occur from time to time. During 2021 – 2023, Council investigated the potential development of a caravan park/camp ground at Dublin.

Proposed Caravan Park Ruskin Road

A development application for a proposed caravan park at 401 Ruskin Road Dublin was granted planning consent in 2023. The applicant is Mr Slater.

The proposal is to establish a caravan and tourist park featuring 12 sites for camping, caravan or recreational vehicle (RV) parking, together with a single storey building comprising three-bedroom caretaker's accommodation, office and common amenity/bathroom/laundry facilities plus ancillary carpark, fencing, on-site wastewater system and landscaping.

Planning consent has been extended till May 2026

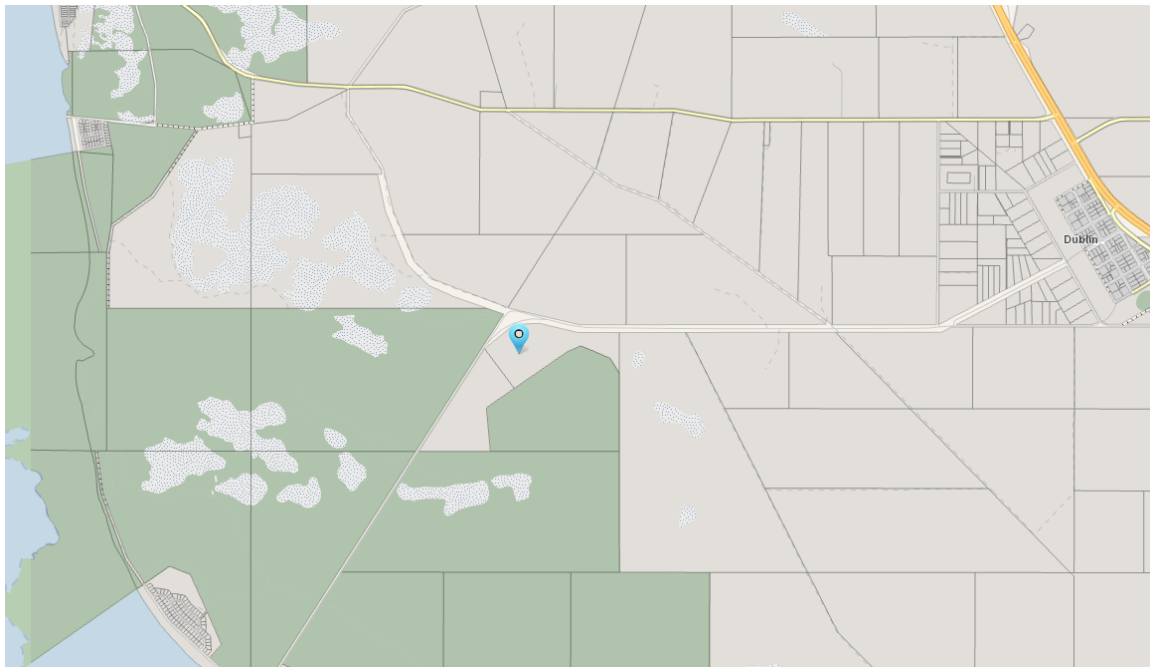


Figure 1 Location of Proposed Caravan Park

Arizona Cactus Ranch and Caravan Park Windsor

Raghu Palsetty owns the previously named Arizona Cactus Farm at 35 Lowey Road Windsor. Raghu is investigating developing up to 25 caravan / RV sites, an amenities block, and associated facilities. This proposed accommodation is part of restoring the Arizona Cactus Ranch in order to share this place with future generations as a tourist destination.

Approval is expected during 2025 prior to clearing of site and development commencing. The former cactus ranch closed in 1994.

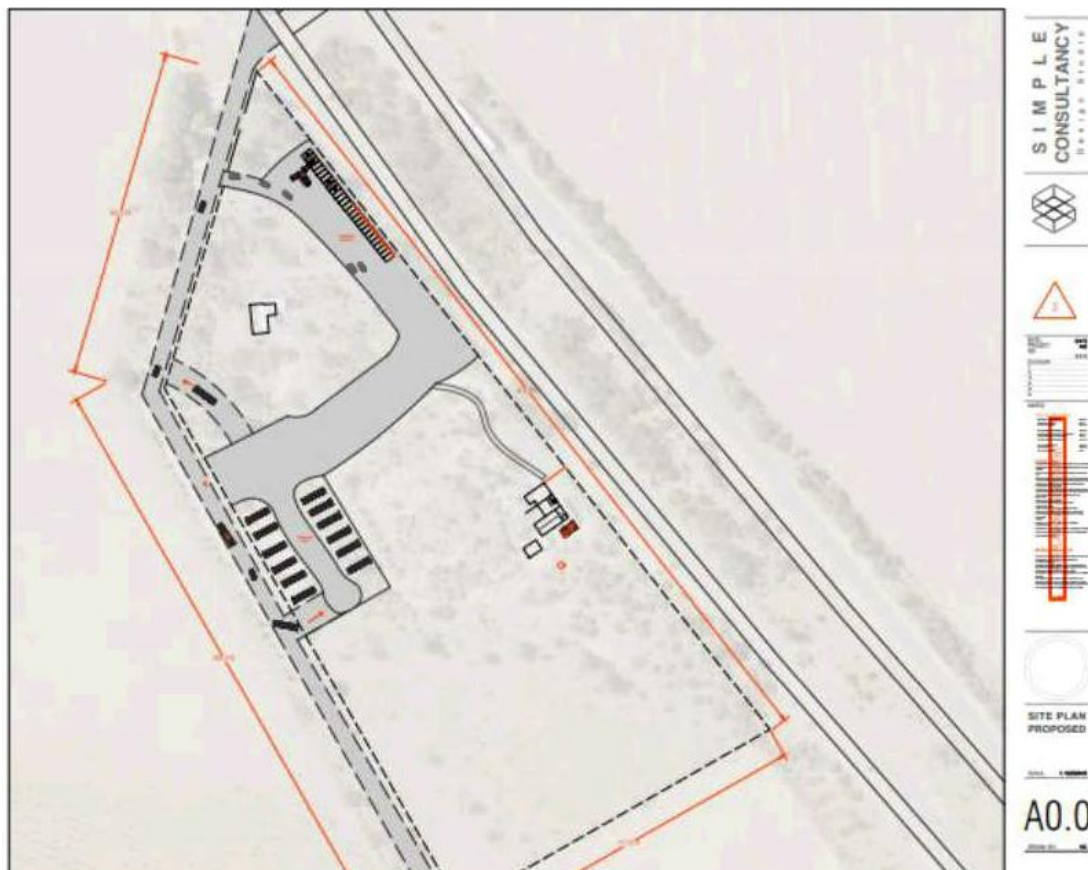


Figure 2 Concept Map for cactus farm with caravan/RV facilities

RV FRIENDLY TOWN/DESTINATION ACCREDITATION

The Caravan and Motorhome Club of Australia (CMCA) operate two accreditation systems, RV Friendly Towns (RVFT) and RV friendly destination (RVFD)³.

Each has essential and desirable criteria. Upon a town becoming a RVFT or RVFD, the town/destination is promoted on the CMCA website, magazine, the Geowiki database, and signs able to be installed in each town. The CMCA map shows various locations⁴.

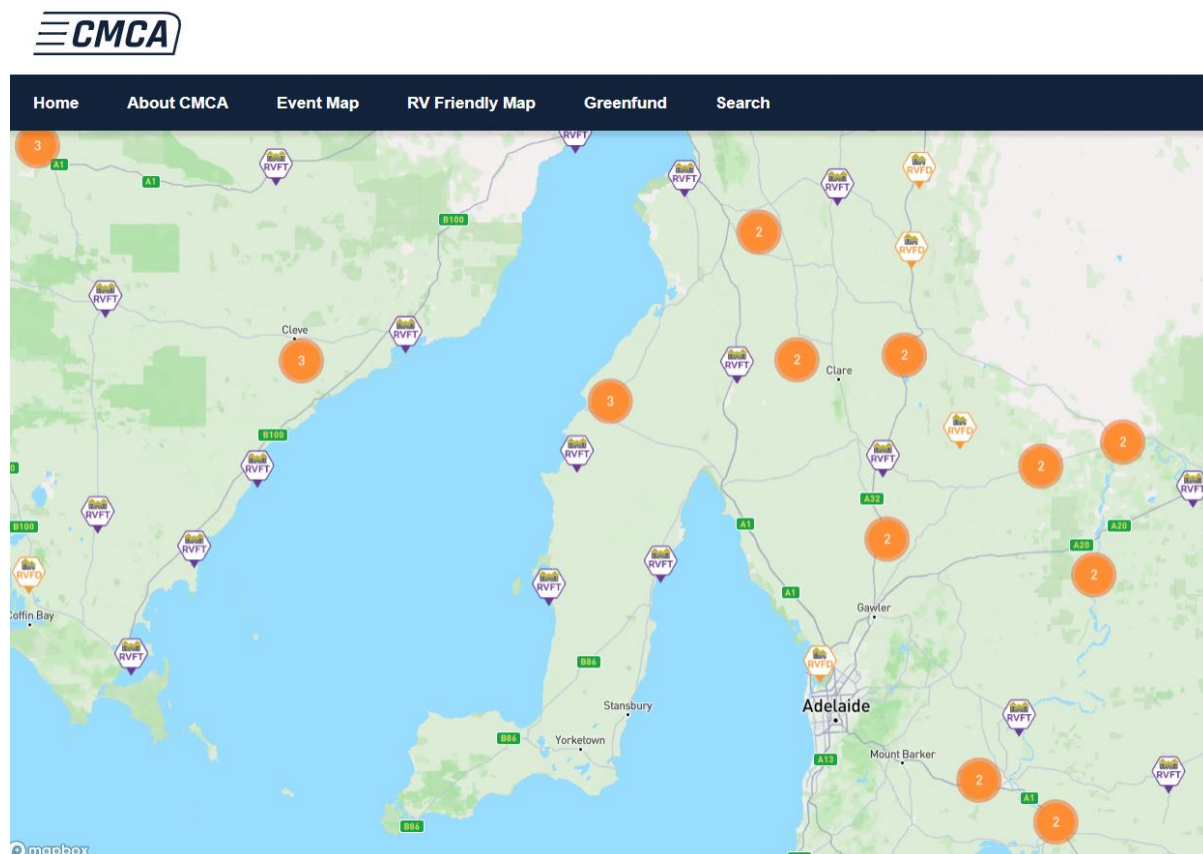


Figure 3 the CMCA RV Friendly Map

When RV travellers recognise the RV friendly signs, it signifies that short term low cost overnight parking will be available. In respect of commercial operations, where fees are not applicable, CMCA encourages its members to support those businesses in whatever monetary way they see fit. These visitors will quickly spread the word that a new RVFD is available.

Depending on the location, RV travellers can contribute to the community in a variety of ways, environmentally, socially and economically which may see an increased patronage of other local businesses.

Should Council be eligible to join one of the two schemes, the CMCA, in conjunction with KEA Campers, offers a Dump Point Subsidy Program to develop a network of key infrastructure for RVs across Australia.

³ rvfriendlytowns.com.au/#google_vignette

⁴ rvfriendly.cmca.net.au/Map/RVFriendlyMap