



# **MASSY GREENE HOLIDAY PARK**

## **Plan of Management**



On behalf of the Board of the NSW Crown Holiday Parks Land Manager and our management team I am pleased to present this Plan of Management for the Massy Greene Holiday Park.

The Board recognises the economic, environmental and social importance of Crown Land to local communities and to the State. It also recognises the ongoing need to improve existing facilities and develop new ones, providing for the sustainability of Crown Land assets for the benefit of the people of NSW - now and into the future.

The Board understands that the ongoing use and management of Crown Land is an important issue for local communities. It is committed to ensuring that local communities and other stakeholders are well informed about plans for the upgrade of Holiday Parks and public recreation areas in their area which come under the management of the Board.

It is important for local communities to be aware of the need to plan for the sustainability - both economically and environmentally - of that Crown Land.

The Board's role is to set the framework, oversee the management of and provide accountability for Massy Greene Holiday Park to be enjoyed by thousands of domestic and international visitors each year which is an important part of our local and regional communities and economy.

A Plan of Management for Massy Greene Holiday Park was adopted in 2014. Four (4) years have passed since adoption of the Plan of Management and it is appropriate to update the plan to cater for future site planning. Some of the key aspects of the 2014 Plan of Management included:

- Providing continued public access along the frontage of the Holiday Park connecting with the Brunswick River foreshore pathway to the east and west of the site;
- Improving amenity and safety of the Holiday Park for users;
- Providing more car parking within the park and less reliance on street parking;
- Relocation of the park entry to the western end of the park to reduce traffic congestion and impact on local residents, particularly during peak periods;
- Ensuring cabins are set back from the foreshore in accordance with previous community feedback and the adopted Brunswick Foreshore Reserves Strategic Plan;
- Removing remaining encroachments by camp sites at the eastern end of the site and return to public open space;
- Provision of high quality modern guest facilities and amenities;
- Provision of additional wheelchair accessible accommodation and facilities and amenities that facilitate equity of access; and
- Inclusion of larger sites to meet market demand and current van sizes.

In undertaking detailed design for the upgrade of the Massy Greene Holiday Park a number of improvements with the 2014 Plan of Management have been identified. As such it is proposed to make some changes to the Plan of Management, so these improvements can be implemented.

The directions outlined in the updated Plan of Management will underpin the sustainability of the Massy Greene Holiday Park in the future. In doing so, it will also ensure the Park is able to provide recreational, community infrastructure and environmental upgrades suitable for both locals and visitors.

Yours sincerely

Wendy Machin  
**Chair of the Board**  
**NSW Crown Holiday Parks Land Manager**



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# 1 Introduction

The NSW Crown Holiday Park Land Manager (NSWCHPLM) is established under the Crown Land Management Act 2016 (the principal Act governing the administration of Crown Land in NSW). Under the Act land resources are to be shared equitably in accordance with the principles of environmental protection, conservation and ecological sustainability, public use and enjoyment as well as encouraging multiple use of the land.

The Category 1 Land Manager operates 37 coastal and inland holiday parks and a variety of recreation reserves located on Crown Land throughout NSW.

The diagram below sets out the Triple Bottom Line (social, environmental, economic) context which the land manager applies from its Corporate Strategic Plan. The focus is deliver balanced sustainability within a framework of good corporate governance.

Reflections Holiday Parks (formally North Coast Holiday Parks) is the trading name for the operation, management and marketing of many holiday parks controlled by NSWCHPLM, including Massy Greene Holiday Park.

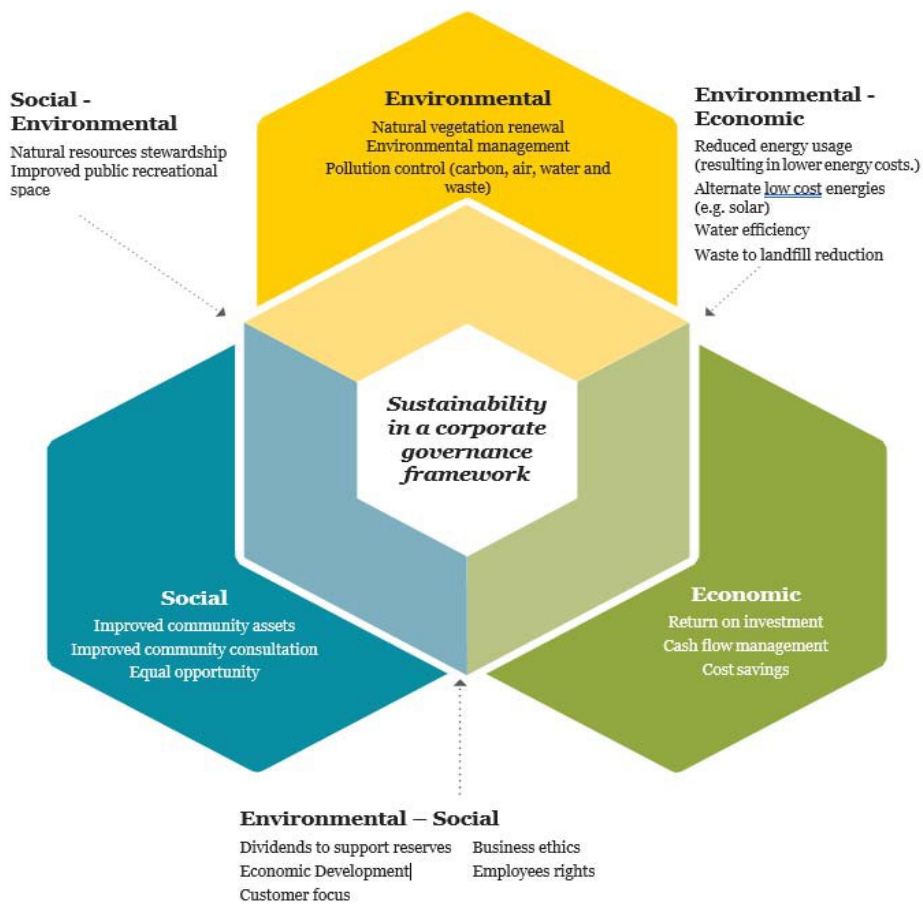


Figure 1.1 Triple Bottom Line Strategic Approach applied by the Crown land manager.

## 1.1 Site Location

The Massy Greene Holiday Park is located on the western side of the township of Brunswick Heads in the Byron Local Government Area and the electorate of Ballina. The Holiday Park is located on the foreshore of the Brunswick River, bounded on the south by the Old Pacific Highway, Tweed Street on the east, and adjoins the Brunswick Boat Harbour to the west. To the north the Reserve boundary is mean high-water mark on the southern bank of the Brunswick River.

On the opposite bank of the north arm of the Brunswick River is the Brunswick Heads Nature Reserve. A foreshore pedestrian walkway links the Holiday Park to Memorial Park and the shops, cafés and facilities of the Brunswick Heads Township.



**Figure 1.2 Aerial Photograph of Brunswick Heads and Massy Greene Site Location.**

The Crown land covered by this Plan of Management is shown in Figure 1.3 below and has an area in the order of 2.3 hectares and is comprised of the following reserves and lots:

Reserve 91536 for Caravan and Camping Park notified on 17th August 1979 - Lot 409 in DP 728650 with an area of 1.79 hectares and Lot 20 in DP 1169546 with an area of 2,774 square metres;

Reserve 1012196 for Access, Public Requirements, Rural Services, Tourism Purposes and Environmental Heritage Conservation (BYRON COAST REGIONAL CROWN RESERVE) - 7005 DP 1113421 with an area of 2,223 square metres.



Figure 1.3 Government Gazette for Massy Greene Reserve.

## 1.2 Vision & Objectives

In a broader context, Massy Greene Holiday Park is one of three caravan parks in Brunswick Heads managed by the NSW Crown Holiday Parks Land Manager. The relatively close geographic location of the properties provides an opportunity to consider an integrated day to day management structure with the capacity for key resources to be shared with a view to achieving operational and financial efficiencies. The promotion of the three Parks and target markets can be complementary as well as specific to the unique characteristics of each Park.

The management actions in this Plan of Management are formulated to address and achieve the following:

- **Social equity** – decision making that leads to greater physical, cultural and financial access in the delivery of services and facilities;
- **Environmental quality** – using only the resources that are required to deliver facilities and services and improving overall physical amenity while reducing detrimental impacts on natural assets;
- **Economic prosperity** - promoting the development of jobs, business improvement, tourism industry development and market growth in a sustainable manner; and
- **Corporate governance** – managing assets and resources in a way that is accountable, transparent, responsive, efficient and equitable and complies with all applicable legislation.





### 1.3 Local History

The original inhabitants of the Brunswick River valley are the people of the Bundjalung. It is recognised that the whole of the Brunswick area is rich in Aboriginal heritage. Brunswick Heads was a place of significance for these people and had importance as a ceremonial meeting place. The estuary and the ocean provided a reliable food source.

The first recorded European identification of the Brunswick River was in 1828 when it was charted and named by Captain Rous of the Royal Navy. It was more than 20 years before the cedar cutters began to exploit the rich supply of timber in the area. Originally logs came down the River on rafts. The logs were then dragged through the surf by bullock teams and winched onto sailing ships to be transported to the timber mills.

By the 1880's Brunswick Heads was an established commercial port, however, the difficulties associated with negotiating the bar resulted in a number of ships being wrecked as they endeavoured to enter the River. The Aboriginal people continued to live in the area alongside the cedar cutters and historical records show they assisted with the rescue of sailors from the shipwrecks. The development and opening of the northern railway line through Mullumbimby in the mid 1890's had a significant impact on the settlement as traders chose to use the safer transport option.

Originally, camping along the banks of the river would have been associated with commercial activities but by the 1920's the town and the region began to build a reputation as a seaside holiday destination. Tourism became an important aspect of the local economy.

Crown land at Massy Greene was first reserved for public recreation in March 1914. In 1932, Council as Trustee of the foreshore reserve which is now part of Massy Greene Holiday Park, was given the power to permit camping and to collect fees.

In the 1940's and 50's Brunswick Heads was among the most popular beach resorts in the region and it was reported the 1946 Boxing Day crowd numbered 20,000. In the late 1950's a Christmas holiday crowd of 10,000 was accommodated in the caravan parks, guest houses and holiday homes at Brunswick Heads.

This prompted the Council to allocate £6,000 for the development of a septic scheme for the Massy Greene and Terrace Reserve Caravan Parks. The area of the reserve and the land available for camping and caravanning at Massy Greene increased in the 1960's as a consequence of land reclamation and works associated with the development of the adjacent Boat Harbour. Thus, the camping and caravanning tradition in Brunswick Heads and at Massy-Greene is a long-established feature of the area.

The name Massy Greene comes from Sir Walter Massy Greene who represented the federal electorate of Richmond from 1910 to 1922. Born in Surrey, England he first came to the region as manager of the Lismore branch of the Bank of NSW and worked a property near Nimbin from 1902.

## 1.4 Byron Coast Regional Crown Reserve

The Byron Coast Regional Crown Reserve comprises Reserve 1012196 for Access & Public Requirements, Rural Services, Tourism Purposes and Environmental and Heritage Conservation and was notified by gazette on 1 September 2006. The Regional Reserve has a total area in the order of 4,825 hectares. The Regional Crown Reserve concept brings together many smaller reserves into an overarching management unit with the aim of developing a more holistic, sustainable and balanced approach which will lead to improvements in the environmental, economic and social fabric of the area.

The land covered by this Plan of Management is part of the Byron Coast Regional Crown Reserve.

The desired management outcomes for Byron Coast Regional Crown Reserve are for the land to be managed in the public interest, with due regard for the regional context and in accordance with best practice.



# 2 About Plans of Management

## 2.1 Introduction

Plans of management provide information about the reserve and its users, and state what, why, how and by whom the values of a reserve are being managed. Plans of Management are statements about how a reserve is to be managed in line with its purpose.

A Plan of Management is to be prepared in accordance with the provisions of the Crown Land Management Act 2016 to provide a framework for the future management, use and development of reserved Crown land.

The Crown land covered by the Plan is a community resource in a foreshore setting that provides holiday accommodation and recreation opportunities for the enjoyment of the local community and visitors to the Region. The land has a long history of use for camping and caravanning stretching back to the 1930's.

NSW Crown Holiday Parks Land Manager manages Massy Greene Holiday Park, and its other 36 holiday parks, pursuant to the relevant provisions of the Crown Land Management Act 2016.

## 2.2 What is a Plan of Management?

A plan of management is the document which defines the value, use, management practices and intent for the broad public purpose for which the land has been reserved or dedicated. The Plan of Management should be consistent with the public purpose for the reserve and the principles of Crown land management, as well as other guidelines, policies, and legal requirements which may apply to the reserve such as the provisions of environmental planning instruments for example a Local Environmental Plan (LEP) and development control plans (DCPs) made under the Environmental Planning and Assessment Act 1979 and threatened species or native vegetation controls.

Plans of Management are to be prepared in accordance with the Crown Land Management Act 2016 and adopted by the Minister.

## 2.3 Why Prepare a Plan of Management?

A Plan of Management may fulfil many purposes. A reserve Land Manager may use a plan of management to, for example:

- Set out strategic directions;
- Outline operational and day-to-day use and management;
- Contain directions for development and provision of infrastructure;
- Specify how broader legal and policy requirements are to be applied to the particular reserve;
- Create a concept design for future developments;
- Provide a landscape master plan;
- Collate information in a single document for ease of reference;
- Identify and minimise any risks, including any potential emergencies;
- Ensure the environment is appropriately managed; and
- Provide for an additional purpose for a reserve.

It is not intended that this Plan of Management covers all of the above purposes.

## 2.4 Requirements of the Crown Land Management Act 2016

If a Plan of Management is prepared, it must be done in accordance with the legal requirements of the Crown Land Management Act 2016 as specified in Division 3.6 of the Act. These requirements are summarised below and in Figure 2.1.

- A draft plan of management may be prepared by the Crown Land Manager (with the prior consent of the Minister) or by the Minister;
- The Crown land manager must undertake any community engagement on a draft plan of management required by a community engagement strategy prepared in accordance with the Crown Land Management Act and requirements of NSW Crown Lands;
- The Minister has the final say regarding the content of the plan. If the Minister adopts the final version, the reserve Land Manager must comply with it. This means the Land Manager is not permitted to undertake developments or activities that are not in accordance with the plan; and
- The Minister has the right to amend or revoke the plan at any time. Any proposal to amend the adopted plan community engagement.

The community engagement process requires assessment of the current community use and enjoyment of the land and how any proposed dealing or activity could impact this use or enjoyment. The engagement process may occur at different levels and include provision of information, consultation or participation. Where engagement is undertaken it is a mandatory requirement that the outcomes of community engagement be considered in the decision-making process. The engagement process is detailed below.

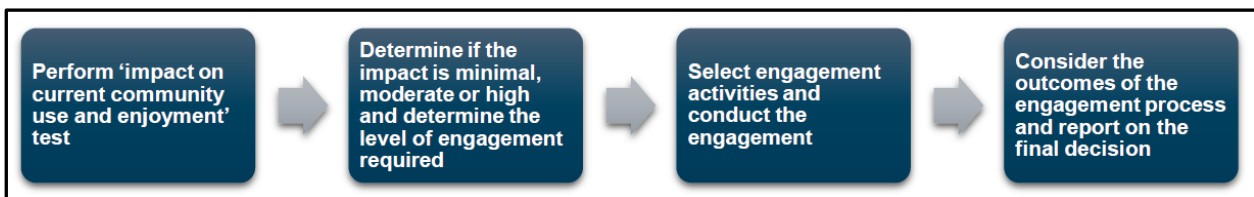


Figure 2.1 Community Engagement Process.

## 2.5 Purpose of this POM

The purpose of this Plan of Management is to address the relevant statutory requirements of the Crown Land Management Act 2016 and to establish objectives, strategies and actions and the means the NSW Crown Holiday Parks Land Manager will employ to achieve the desired outcomes.

It is the intent of the Plan of Management to provide flexibility in respect to the future management of the park. Section 4 of the Plan of Management outlines management actions and activities that can be undertaken in the different precincts of the park.

It is appropriate that Plans of Management be reviewed on a regular basis to ensure they continue to meet operational and stakeholder needs. Prior to undertaking further capital expenditure within the Massy Greene Park, the Crown Holiday Parks Land Manager Board has considered it appropriate to review implementation of the 2014 Plan of Management.

A number of items identified in the 2014 Plan of Management remain relevant and have been retained within this amended Plan of Management. However, the updated strategy includes elements which are not consistent with the 2014 Plan of Management thus implementation of the strategy requires amendment of the Plan of Management to allow the changes to be implemented.

While works consistent with the Plan of Management may be undertaken without development consent they will require the preparation of a Review of Environmental Factors, unless exempt development. Depending on the scale of works this may involve additional community consultation beyond that undertaken in the preparation of this and previous Plans of Management.



# 3 Statutory & Policy Framework

## 3.1 Introduction

The management, operation and improvement of Crown Holiday Parks must take account of a range of statutory controls and policies. It is a fundamental requirement of this Plan of Management that the Land Manager will comply with the requirements of applicable legislation, regulations, approvals and policies.

This Plan of Management has been prepared in accordance with the *Crown Land Management Act 2016*, to provide a framework for the future management and improvement of the Massey Greene Holiday Park. Other legislation including environmental planning policies, regulations, guidelines and strategies also require consideration especially where any new development proposals are contemplated.

This Plan of Management has been prepared in accordance with the *Crown Land Management Act 2016*, to provide a framework for the future management and improvement of the Massey Greene Holiday Park. Other legislation including environmental planning policies, guidelines and strategies also require consideration especially where any new development proposals are contemplated.

The management of Reserve 91536 and Reserve 1012196 is to be in accordance with the objects and principles of Crown land management described in Sections 1.3 and 1.4 of the *Crown Land Management Act 2016* and the land management provisions of Part 5 of the Act.

The land will therefore be used and managed in accordance with the following:

- The Plan of Management applying to the land;
- *Crown Land Management Act 2016*;
- *Environmental Planning and Assessment Act 1979* and any planning instrument permitting the use of the land for a specified purpose or otherwise regulating the use of the land;
- *Holiday Parks (Long-term Casual Occupation) Act 2002*;
- *Local Government Act 1993*;
- *Residential (Land Lease) Communities Act 2013*; and
- The relevant provisions of the *Local Government (Manufactured Home Estates, Caravan Park, Camping Grounds and Moveable Dwellings) Regulation 2005*.

The management, operation and improvement of the Massey Greene Holiday Park must take account of a range of statutory controls and policies. It is a fundamental requirement of this Plan of Management that the Reserve Land Manager will comply with the requirements of applicable legislation, regulations, approvals and policies

## 3.2 Crown Land Management Act 2016

The objects and principles of Crown Land Management are listed in Sections 1.3 and 1.4 of the *Crown Land Management Act 2016* and form the starting point for the preparation of Plans of Management. The principles of Crown Land Management are:

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and

- (d) that, where appropriate, multiple use of Crown land be encouraged, and
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

The Act and existing policy for the management of Crown land has always encouraged the appropriate commercial use of reserved Crown land. Commercial activity can meet the needs of public users of a reserve as well as generate the financial means to manage and improve the Crown Reserve system generally. A specific requirement of the Act is the proceeds of commercial activities on reserved Crown land are to be spent on the management of reserved Crownland.

The Act deals specifically with the management of Reserves and matters related to the appointment and responsibilities of non-council land managers. The purpose of establishing non-council land managers is to allow reserved Crown Land and potentially other land (Crown and freehold) to be managed but subject to Ministerial direction.

Crown Land Managers have a statutory responsibility for the care, control and management of the Crown Land for the purposes for which the land is reserved or dedicated or other purposes as authorised by the Act such as those authorised under clause 3.38 as specified in a plan of management.

### **3.3 Environmental Planning & Assessment Act 1979**

The *Environmental Planning and Assessment Act 1979 (EP&A Act)* provides the statutory basis for the development consent process in New South Wales. Section 4.15 of Part 4 of the *EP&A Act* outlines the factors that must be considered when a Development Application is assessed. These include:

- Any environmental planning instrument;
- Any draft environmental planning instrument that has been placed on public exhibition and details of which have been notified to the consent authority;
- Any development control plan;
- The Regulations;
- The likely impacts of the development, including environmental impacts on both the natural and built environment, and social and economic impacts on the locality;
- The suitability of the site for the development;
- Any submissions made in accordance with the Act or the Regulations; and
- The public interest.

The *EP&A Act* has a range of other provisions that may take effect depending upon the nature of a development proposal and the issues that may be encountered.

Notwithstanding the provisions of Part 4 of the Act, a public authority may take the role of determining authority where a Plan of Management has been adopted. (Refer to SEPP (Infrastructure) 2007).

Under Part 5 of the Act, a public authority is a "determining authority" for development that is permissible without consent and is being carried out by it or someone else on its behalf, this development is called an "activity".

Within Part 5, section 5.5 requires a determining authority to "examine and consider, to the fullest extent possible, all matters affecting or likely to affect the environment by reason of the activity".

Typically, the section 5.5 duty is discharged by way of an assessment report known as a review of the environmental factors (REF). If the Part 5 planning pathway applies, CHPLM would need to consider all relevant environmental impacts, and set out ways in which it proposes to avoid and minimise adverse impacts on the environment. An REF may include matters such as impacts on the community, ecosystems, the environmental quality of a locality, pollution, safety and the cumulative environmental effect.





### **3.4 Local Government Act 1993**

While the *Local Government Act 1993 (LG Act)* contains many provisions that have an impact on the management of the Reserve there is one aspect of particular importance: the approval requirements for the operation of caravan parks that flow from Section 68 of the Act.

Section 68 of the Act requires the owner or manager of a caravan park to seek an approval from Council to operate a caravan park and, in certain circumstances, the prior approval for the installation of moveable dwellings. Council may impose conditions on the operation and structure of a caravan park.

The Crown Land Management Act 2016 specifies that approvals of activities under the Local Government Act 1993 must comply with plans of management. A local council cannot grant an approval for an activity on dedicated or reserved Crown land under Part 1 of Chapter 7 (including Section 68) of the Local Government Act 1993 that contravenes a plan of management for the land.

### **3.5 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2005**

The technical standards for the development and operation of caravan parks are defined in the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*.

The Regulation addresses technical requirements with respect to site types, setbacks, site coverage, road dimensions, parking, provision of amenities and the like.

Clause 74 of this Regulation provides that the prior approval of a council is not required for the installation of a relocatable home or an associated structure on a dwelling site within a caravan park so long as it is designed and constructed in accordance with the requirements of the regulations.

This exemption is modified by sub clauses 6 and 7 which deal with installation on flood-labile land and moveable dwellings of more than one storey.

### **3.6 Residential (Land Lease) Communities Act 2013**

There are several permanent residents in massy Greene Holiday Park. The *Residential (Land Lease) Communities Act 2013* covers the legal aspect of their tenancy. The *Residential Parks Act 1998* was developed by the Government to ensure the rights of permanent park residents and obligations of park owners were clearly defined and appropriate processes and procedures were implemented which recognised these rights.

The *Residential (Land Lease) Communities Act 2013* was passed by both houses of the parliament on 14<sup>th</sup> November 2013. The Act provides appropriate protections for home owners while recognising the needs of operators to develop and sustain efficient and effective business operations. Key elements of the legislation include:

- Rules of conduct for operators and sanctions for non-compliance;
- Mandatory education for all new operators;
- A community-based approach to dealing with increases in site fees;
- Processes for making, amending and enforcing community rules;
- Arrangements for disclosure of information to prospective home owners; and
- Rules to clarify and streamline the process for owners selling their home on site.

### **3.7 The Holiday Park (Long Term Casual Occupation) Act 2002**

Holiday Vans are common place within many holiday parks throughout NSW. These structures are covered by the *Holiday Parks (Long-term Casual Occupation) Act 2002* and the associated Regulations set out the rights and obligations of long-term occupants of moveable dwellings in caravan parks in New South Wales. The Act recognises that while the occupant has a right to occupy a site there is no interest in the land. In essence, the Act provides for an occupation agreement, which runs for at least 12 months, between the manager of a caravan park and the owner of a moveable dwelling for the use of a site for tourist purposes.

Some of the principal issues addressed by the Act include:

- Information that a park owner must provide prospective occupants;
- The form and content of agreements;
- What happens at the end of an agreement;
- Occupation fees and charges;
- The formation and amendment of Park Rules;
- Dispute resolution mechanisms and the role of the Consumer, Trader and Tenancy Tribunal constituted by the Consumer, Trade and Tenancy Tribunal Act 2001; and
- The fate of abandoned goods (i.e. moveable dwelling) and sites.

The Land Manager will administer the holiday van occupancy agreements in accordance with the Act and under the prevailing Crown Lands policies and guidelines.

### **3.8 Native Title Act 1993 (Commonwealth)**

Native title is the legal recognition of the individual or communal rights and interests which Aboriginal people have in land and water, where Aboriginal people have continued to exercise their rights and interests in accordance with traditional law and custom since before the British asserted sovereignty over Australia. Native title rights and interests are formally recognised under the Native Title Act (1993) (Commonwealth).

Prior to any works commencing in relation to this Plan of Management, the Native Title Manager will comply with the requirements of the Native Title Act. This includes determining if Native Title has been extinguished, working through the Future Acts regime and liaising with the relevant authority in relation to any existing agreements or Indigenous Land Use Agreements.

### **3.9 Relevant Environmental Planning Policies & Instruments**

#### **3.9.1 State Environmental Planning Policy No. 21 – Caravan Parks**

In 1986 the Government made changes to the prevailing legislation to allow both short-term and long-term accommodation to occur in caravan parks by way of moveable dwellings. This brought about a wider definition for caravan parks.

*State Environmental Planning Policy No. 21 – Caravan Parks* (SEPP 21) was prepared to ensure this wider meaning applied to all relevant planning instruments whether existing or proposed. In essence SEPP 21 states that where caravan parks are a permissible land use they will take on this wider meaning.

In addition, the Policy makes development consent mandatory for all new caravan park proposals regardless of local instruments. Councils are also required to have regard to the impact of new long and/or short-term dwelling sites on residential and tourism land uses and operations in their local area.

A key element of the Policy is found in Clause 8, sub-clause (4A). The clause removes the effect of any other environmental planning instrument and the need for a development application with respect to the installation of moveable dwellings on land approved for use as a caravan park.

### 3.9.2 State Environmental Planning Policy (Coastal Management) 2018

*State Environmental Planning Policy (Coastal Management)* was introduced in April 2018 as part of the NSW Government's Coastal Reforms Package. The SEPP applies to the coastal zone of the State as defined in the Coastal Management Act 2016.

The aim of this Policy is to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

The SEPP includes development controls for each of the specific coastal management areas being; Coastal wetlands and littoral rainforests area; coastal vulnerability area; coastal environmental area and coastal use area. Development in the coastal zone generally is not to increase the risk of coastal hazards and is to incorporate measures to manage risk to life and public safety from coastal hazards and respond to anticipated coastal processes.

### 3.9.3 State Environmental Planning Policy (Infrastructure) 2007

*State Environmental Planning Policy (Infrastructure) 2007* provides that certain types of works do not require development consent under Part 4 of the EP&A Act.

Clause 20 of the SEPP provides general requirements for exempt development. Clause 20A of *SEPP (Infrastructure)* provides that a range of minor works are "exempt development" when carried out on behalf of a public authority. These works are itemised in Schedule 1 of the *SEPP* and include items such as pergolas, internal build alterations, car parking, fencing, firefighting equipment and landscaping.

Division 12 of the SEPP including provisions for exempt development and for development without consent on parks and other public reserves. Clause 65 (2) (d) of the Policy provides that development can be carried out without consent by a Crown land manager of the land if the development is for purposes of implementing a plan of management adopted for the land under the Crown Land Management Act 2016. It should be noted that where this occurs, a review of environmental factors (REF) under Part 5 of the Act is usually undertaken.

Pursuant to the provisions of Clause 66 a number of additional works within parks other public reserves may be undertaken as exempt development.

The provisions of this *SEPP* are relevant to the future implementation of this Plan of Management as well as to the Land Manager's ongoing management of the reserved land.

### 3.9.4 Byron Local Environment Plan 2014

Massy Greene Holiday Park is subject to the zoning provisions of the Byron Local Environmental Plan (LEP) 2014. The land-use zone for Massey Greene Holiday Park is the RE1 Public Recreation Zone) shown in green in the Plan shown in figure 3.1 below.

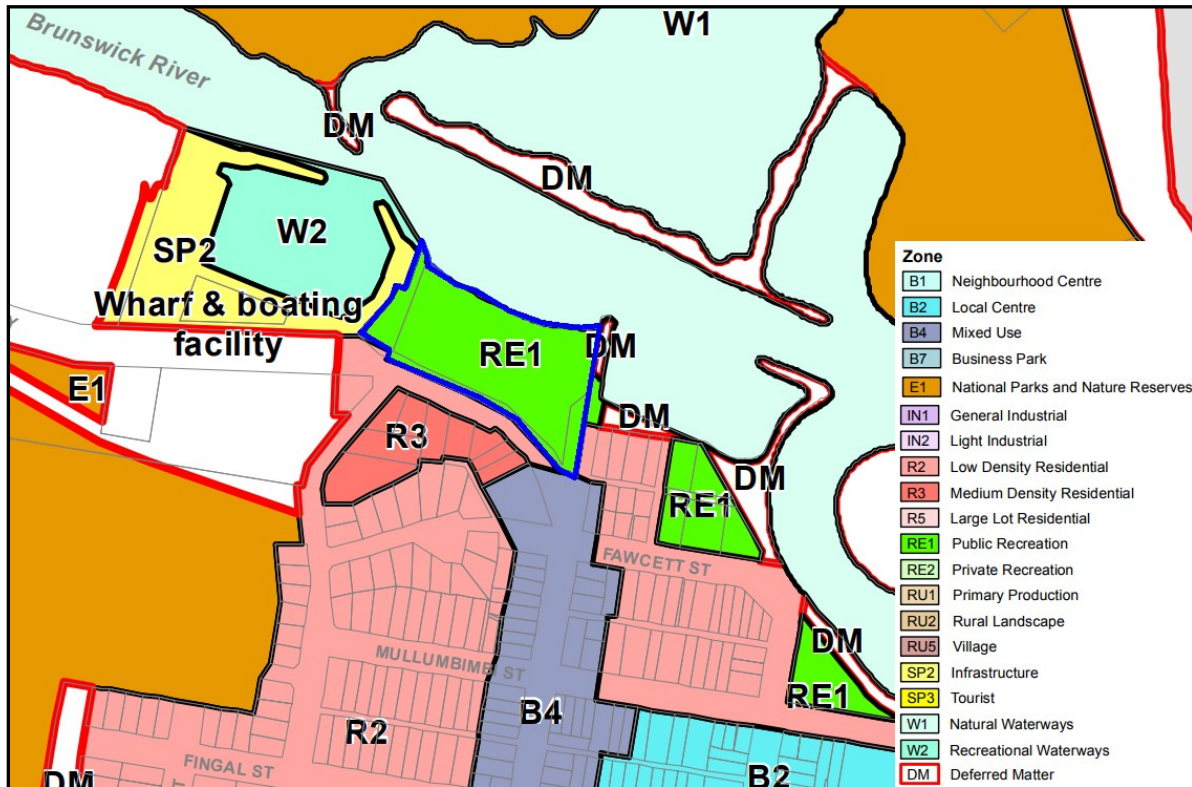


Figure 3.1: Extract from Byron Bay LEP 2014 Zoning Maps.

The objectives of the RE1 zone are as follows:

#### 1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

The following uses are permitted or prohibited in the RE1 zone:

#### 2 Permitted without consent Environmental protection works

#### 3 Permitted with consent

Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Child care centres; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Horticulture; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage

#### 4 Prohibited

Any development not specified in item 2 or 3

Camping grounds and caravan parks are development types permitted with consent in the RE1 zone. The Byron LEP provides the following definitions for camping grounds and caravan parks:

*camping ground* means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

*Caravan park* means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.



### 3.10 Other Policies, Plans & Guidelines

There are a number of other documents that are relevant to the ongoing management of the reserve that have been considered in the preparation of this Plan including;

- Coastal Policies;
- NSW Floodplain Development Manual;
- Regional Plans
- Local Bike Plans;
- Local Tourism Policies; and
- Local Settlement Strategies.

Coastal Zone Management Plan for the Brunswick Estuary

The Coastal Zone Management Plan presents specific management measures that can be implemented to address the key issues confronting the future management of the estuary.

The CZMP documents the strategies and actions that will achieve the following specific objectives:

- i) protect, rehabilitate and improve the natural estuarine environment.
- ii) Manage the estuarine environment in the public interest to ensure its health and vitality
- iii) Improve the recreational amenity of estuarine waters and foreshores
- iv) Recognise and accommodate natural processes and climate change.
- v) Ensure the ecological sustainable development and use of resources.

NSW Crown Holiday Parks Land Manager is one of the agencies with responsibility for the implementation of the CZMP. Relevant issues referenced in the CZMP include conflicts between users of the estuary foreshore, and management of bank erosion. The retention and management of foreshore buffers and connections to the foreshore reserve system is a key issue.



# 4 Park Management

## 4.1 Site Attributes and Constraints

### Heritage

There are no items of heritage identified within the site boundaries or adjoining the site boundaries, on the Byron LEP Heritage map. Nor is the site identified as being located within an area of heritage conservation.

An AHIMS search of the site indicates that there are no Aboriginal sites or places located within 50m of the site boundaries.

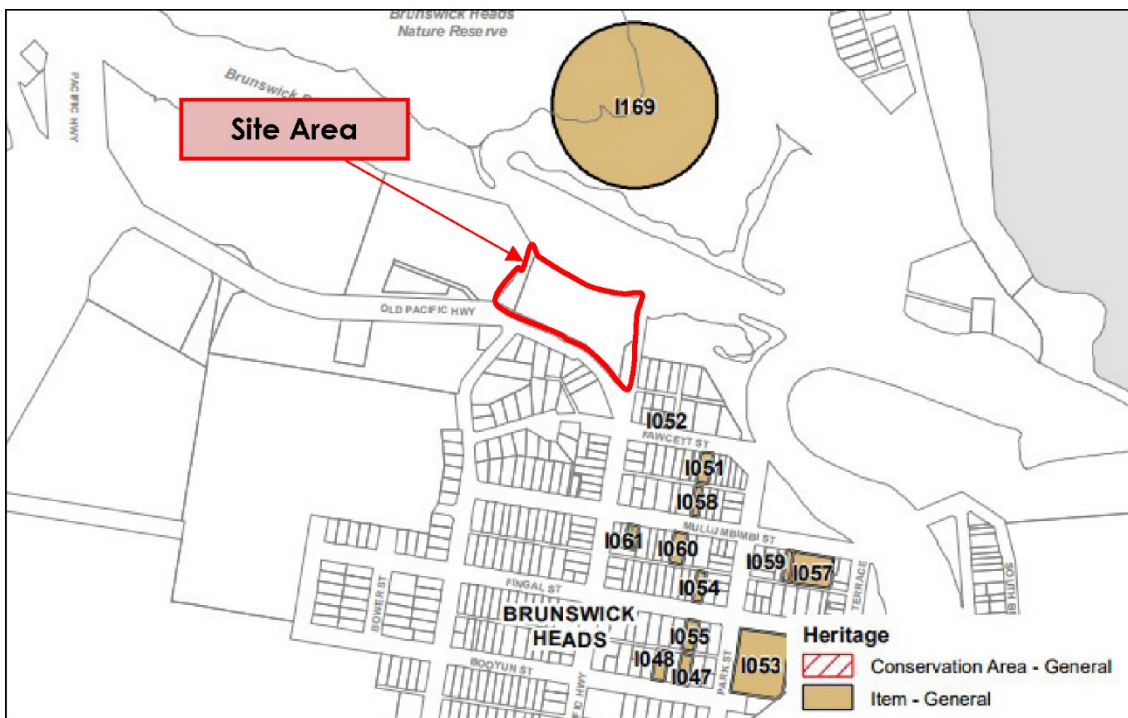


Figure 4.1: Extract from Byron LEP Heritage Map.

### Acid Sulfate Soils

The majority of the site is not identified as containing potential acid sulfate soils, with potential for Class 1 acid sulfate soils along the northern boundary, adjoining the river which is identified as Class 1 acid sulfate soils.



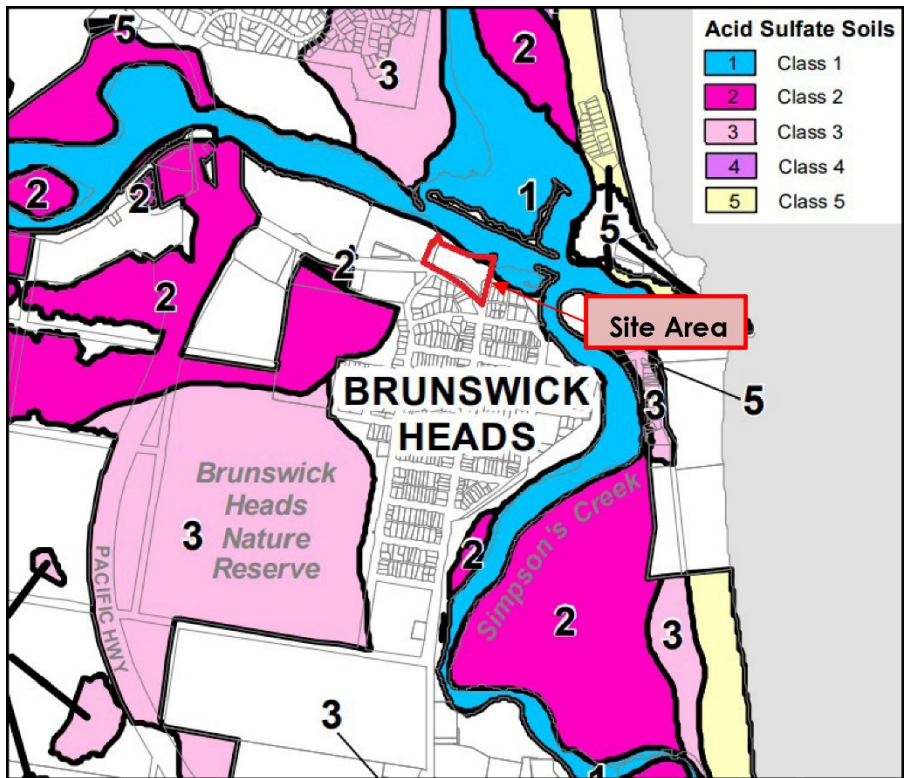


Figure 4.2: Extract from Byron LEP Acid Sulfate Soils Map.

**Bushfire**

The site is not identified as bushfire prone land.

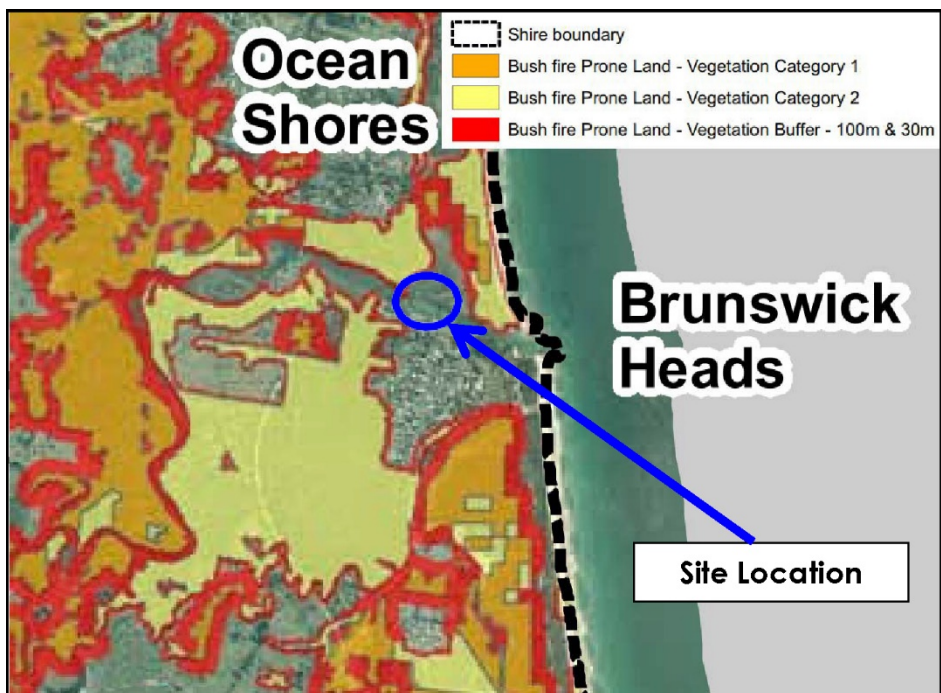


Figure 4.3: Extract from Byron Shire Council Bushfire Prone Land Map.

## Flooding

The site is identified as being affected by flooding on Council's flood risk map.



Figure 4.4: Extract from Byron Bay Flood Risk Map.

The North Byron flood study April 2016 includes flood mapping that indicates the site may become flood affected in flood greater than a 10 year ARI event.

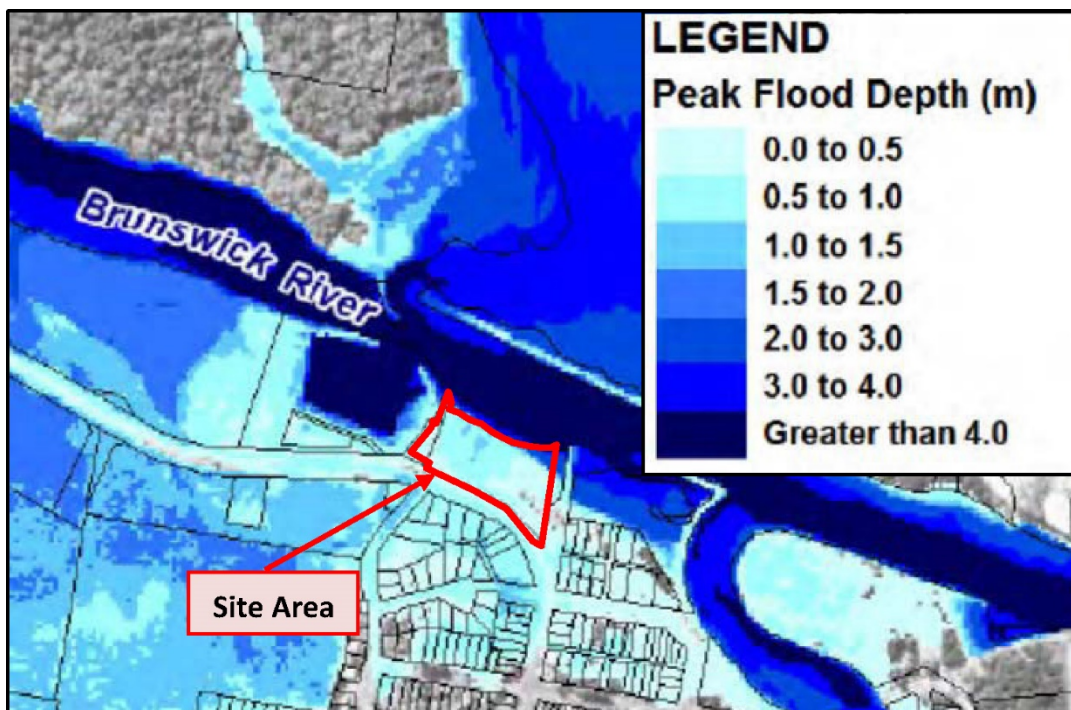


Figure 4.5: Extract from Byron Bay Flood Risk Map.

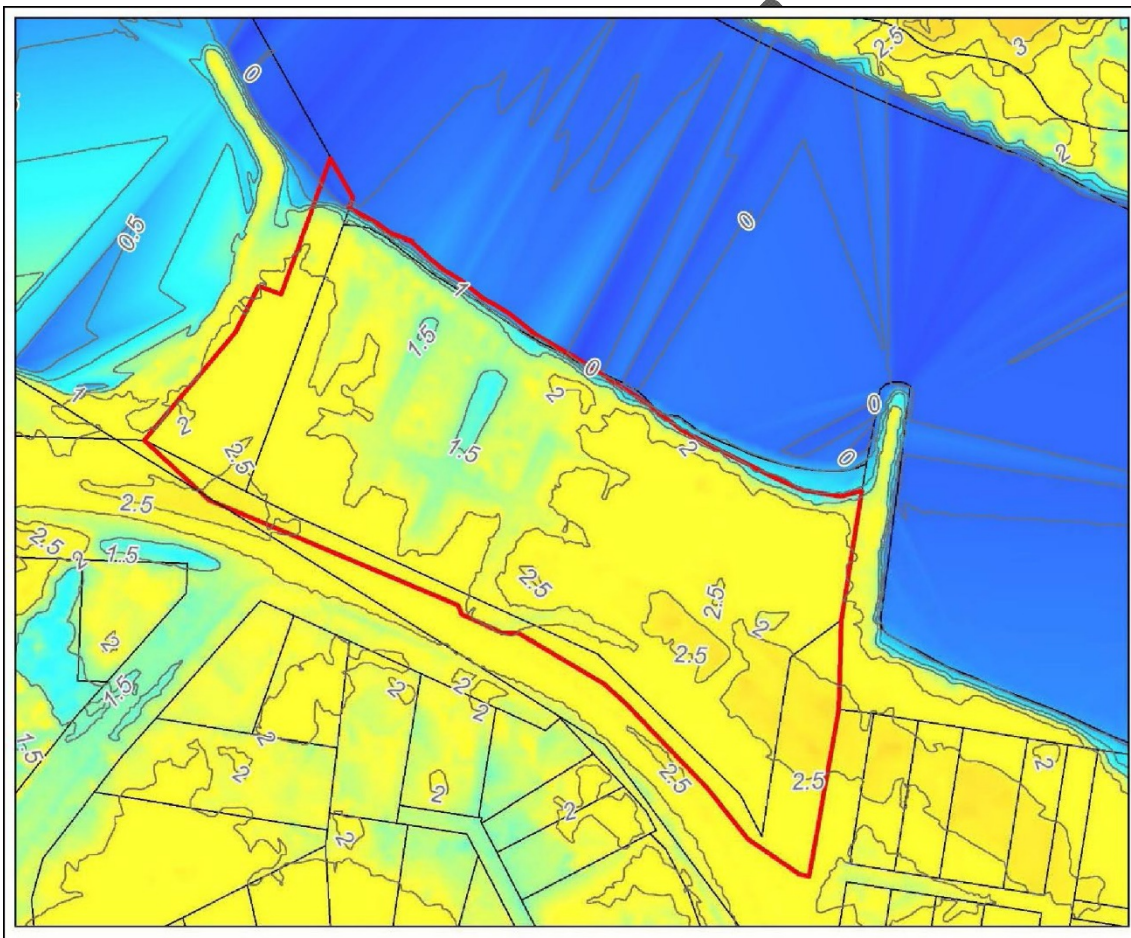
Council's Development Control Plan provides guidance on areas affected by flooding as detailed below. Prior to infrastructure works being undertaken confirmation of Council's flood planning level should be sought.

**APPLICATION:**

Until such time as the *North Byron Coastal Creeks Flood Study* is adopted, the **Projected 2050 Flood Planning Level** applies as follows:

- where the site of the development is at or below 4m AHD, an additional 0.4m shall be applied to the estimated 1 in 100 year flood level, in addition to the normal 0.5m freeboard.
- where the site of the development is above 4m AHD, the estimated 1 in 100 year flood level shall be used, together with the normal 0.5m freeboard .

The following figure provides an indication of site levels across the site.



**Figure 4.6: Indicative site levels (Source: NSW LPI LIDAR DATA 2010).**

## Vegetation

The site does not contain any significant vegetation.

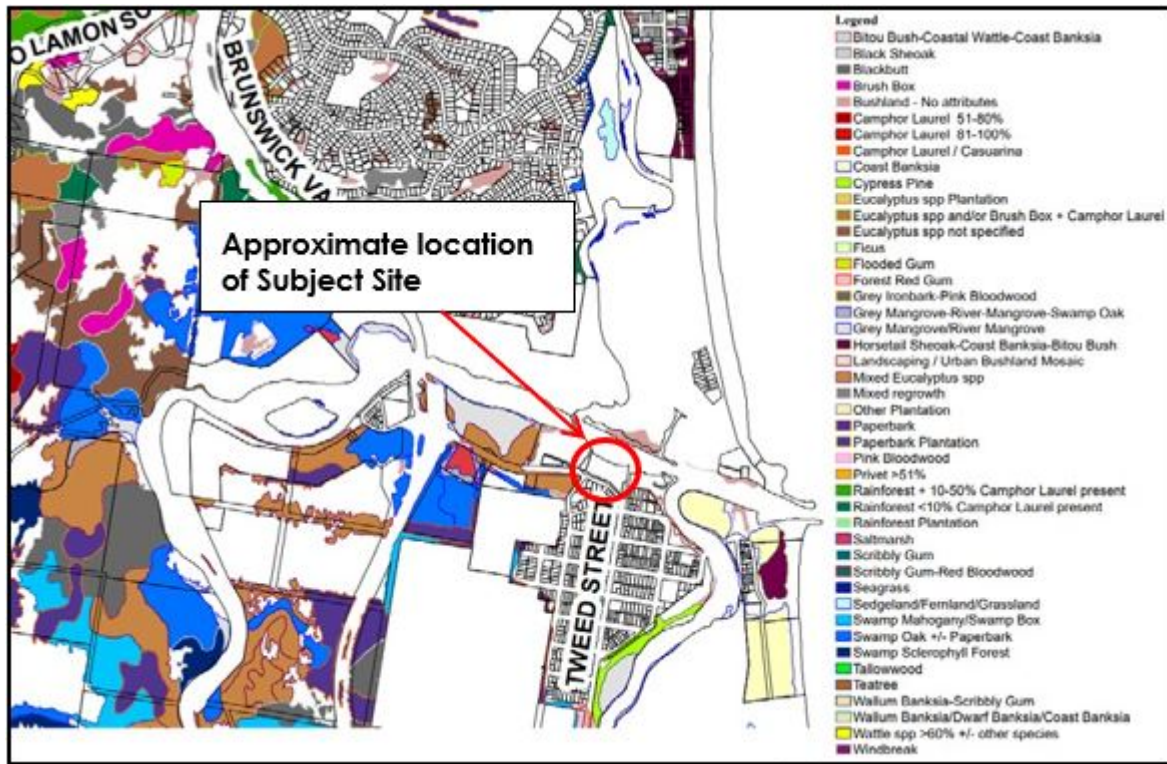


Figure 4.7: Extract from Byron Shire Council Vegetation Map.

## 4.2 Strategic Assessment

The following assessment of Massy Greene Holiday Park summarises the main issues that require consideration.

### Strengths

- Location - particularly the Park's proximity to the Brunswick River, Brunswick Heads Town Centre and the Pacific Highway;
- Brunswick Heads is a recognised tourist and holiday destination;
- River frontage, water views and direct access to a sandy beach;
- The Holiday Park has an established clientele with high levels of return visitation;
- Strong established financial viability;
- Existing cabins and camping sites provide affordable family accommodation;
- The Boat Harbour and access to a small craft launching area is adjacent to the Holiday Park; and
- The Holiday Park is part of a larger group of Parks and benefits from the management, administration and marketing resources of the NSW Crown Holiday Parks Land Manager.

### Weaknesses

- The Park's cabin stock does not fully address the requirements of some key market groups – couples, people with disabilities and larger families;
- There is a lack of larger sites and access to some sites is poor;

- The interface between the Caravan Park and Public Areas could be improved;
- People from boats moored in the Boat Harbour access the Park's facilities;
- Security for guests and management is poor;
- The manager's residence and reception area is inadequate;
- Storage facilities are inadequate;
- Limited provision of ancillary recreation facilities for guests. There could be additional facilities to address requirements for young families and older travellers;
- The Park is not well signposted for people arriving from the west (Highway); and
- The western end of the Park and the interface with the Boat Harbour is poorly resolved.

### **Opportunities**

- Continue to improve the relationship and interface between the Holiday Park and pedestrian foreshore access and the Boat Harbour;
- More car parking within the park;
- Creation of permanent resident precinct;
- The Park layout can be improved;
- Installation of additional cabins including designs that specifically address the requirements of key target markets and current requirements for disabled access;
- Replacement of the small amenities block;
- Development of additional recreational facilities for guests including a camp kitchen and activity spaces for children and families;
- Existing vegetation in and around the Park can be supplemented with planting of endemic native species; and
- Protection of the Park through the on-going maintenance and improvement of the retaining wall.

### **Constraints**

- Environmental hazards – especially flooding, tidal inundation, bank erosion and predicted impacts of climate change and sea level rise;
- Traffic congestion in Tweed Street during peak visitation periods;
- Management requirements of the adjoining lands; and
- Proximity to the Boat Harbour Marina and freedom of access through the Holiday Park creates security concerns.

## **4.3 Park Management Objectives**

The Vision for the Massy Greene Holiday Park will be implemented in conformity with the following specific objectives:

### **Sustainable Economic Management**

#### **Regulatory Compliance**

- To ensure the Holiday Park complies with all applicable statutory requirements.

#### **Business Management**

- To maintain a management and operational structure which ensures commercial viability, promotes timely and responsible decision-making and is responsive to the local economic framework and environmental, legal, social and technological imperatives.
- To optimise income to the Holiday Park within a framework that provides a range of quality tourist accommodation including opportunities for family and traditional camping.

## **Visitor Experience**

### **Facilities for Management and Guests**

- To optimise the recreational and tourism potential of the Holiday Park consistent with the principles of ecological sustainability while improving park presentation and providing a range of recreation and communal facilities for guests and their visitors which complement the Brunswick “Simple Pleasures” theme.

### **Health Safety and Risk Management**

- To provide and maintain facilities, in a manner, which minimises risk to Holiday Park guests and staff and promotes a healthy lifestyle.

## **Social Outcomes**

### **Cultural Management**

- Manage the park to include provisions addressing the protection of Aboriginal cultural values and objects.

### **Accessibility**

- To provide facilities and accommodation that enable people with disabilities and others with restricted mobility to access and enjoy the full range of holiday and recreation opportunities provided in the Holiday Park.
- Increase foreshore access for visitors and locals. Provide onsite park to reduce local parking congestion.

## **Environmental Leadership**

### **Environmental Management**

- To ensure vegetation and the natural environmental features of the Holiday Park and the reserve are managed in accordance with sound ecological principles and for the enjoyment of guests and visitors.

### **Sustainability**

- To ensure principles of ecological and environmental sustainability are incorporated into the design and management of the accommodation, facilities and infrastructure within the Park with the ultimate goal that resources are used efficiently throughout their lifecycle and to meet the needs of the community.

### **Integrated Land Management**

- To promote and facilitate integrated management of Massy Greene Holiday Park and adjoining reserved land.

## **4.4 Management Actions**

The following tables detail the Management Strategies and Management Actions to be implemented by the Reserve Land Manager. In the first instance, the Strategies and Actions are designed to achieve the Vision for the Reserve and address the Management Objectives outlined in Section 4.3.

#### 4.4.1 Regulatory Compliance

**Objective:** To ensure the Holiday Park complies with all applicable statutory requirements.

Table 4.1 Regulatory Compliance

Strategy	Actions
Sites and facilities to conform to relevant regulations.	<ul style="list-style-type: none"> <li>• Ensure sites are sized, located and provided with utility services and amenities in accordance with the applicable provisions of the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i>;</li> <li>• Comply with the conditions of the current Section 68 Approval to operate a Caravan Park;</li> <li>• Apply for renewal of the Section 68 Approval in a timely manner;</li> <li>• Maintain the Park's Community Map to accurately reflect the current layout and use of sites; and</li> <li>• ensure that proposed improvements comply with the requirements of the Regulations and any applicable statute, code or policy.</li> </ul>

#### 4.4.2 Health, Safety and Risk Management

**Objective:** To provide and maintain facilities, in a manner, which minimises risk to Holiday Park guests and staff and promotes a healthy lifestyle.

Table 4.2 Health, Safety and Risk Management

Strategy	Actions
Continue to provide health, safety and risk management for the public and for staff involved in maintenance and management activities.	<ul style="list-style-type: none"> <li>• Undertake ongoing comprehensive risk assessment of the Holiday Park on the basis of a structured WH&amp;S Management Plan;</li> <li>• Minimise public risk through the ongoing implementation of a risk management strategy; and</li> <li>• Ensure all staff and management are appropriately trained.</li> </ul>
Maintain facilities and accommodation to appropriate standards.	<ul style="list-style-type: none"> <li>• Continue to maintain an asset management register and fund the ongoing implementation of the Park's asset management plan.</li> </ul>
Protect life and property from the consequences of natural events.	<ul style="list-style-type: none"> <li>• Maintain an adequate emergency evacuation and response plan.</li> </ul>

#### 4.4.3 Business Management

**Objective:** To maintain a management and operational structure which ensures commercial viability, promotes timely and responsible decision-making and is responsive to the local economic framework and environmental, legal, social and technological imperatives.

Table 4.3 Business Management

Strategy	Actions
Continue to maintain a process for business planning and performance review.	<ul style="list-style-type: none"> <li>• Prepare an annual budget for the operation and improvement of the Park;</li> <li>• Establish financial performance targets and undertake regular review of the operation of the Holiday Park against targets, budget and other management objectives; and</li> <li>• Report financial outcomes to Department of Industry - Lands &amp; Water annually.</li> </ul>
Preserve the financial contribution the Holiday Park makes to the management of the local reserve system, the Crown estate and to the local community.	<ul style="list-style-type: none"> <li>• Establish and maintain market based tariffs;</li> <li>• Review and set tariffs for all sites and on-site accommodation in line with a comprehensive marketing plan on at least an annual basis; and</li> <li>• Establish tariffs for sites, which reflect the market potential for the form of accommodation being offered and the cost of providing facilities and service.</li> </ul>
Market and promote the Park in a way that complements the Brunswick "Simple Pleasures" theme and to achieve appropriate commercial outcomes.	<ul style="list-style-type: none"> <li>• Identify new and emerging market opportunities;</li> <li>• Prepare and implement an annual marketing and promotional strategy; and</li> <li>• Maintain a co-operative relationship with Brunswick Heads Tourism, Visitor Information Centre and the Chamber of Commerce.</li> </ul>
Provide competent day to day management.	<ul style="list-style-type: none"> <li>• Seek and engage competent and qualified contractors;</li> <li>• Create, implement and maintain policies and procedures to ensure best practice for all aspects of the operation of the business and maintenance of the Crown's asset; and</li> <li>• Investigate opportunities for the further integration of management with the other Parks at Brunswick Heads.</li> </ul>
Provide high levels of customer service and asset and business management.	<ul style="list-style-type: none"> <li>• Maintain a human resource management strategy which ensures appropriate qualifications and skills are available; and</li> <li>• Identify, prepare and implement training programs.</li> </ul>
Manage sites occupied by long term residents and holiday van owners in a consistent and transparent manner.	<ul style="list-style-type: none"> <li>• Ensure all occupancy agreements are current and in accordance with the respective provisions of the <i>Residential Parks Act 1998</i> and the <i>Holiday Park (Long-term Casual Occupation) Act 2002</i> and any new legislative requirements in relation to tenancy.</li> </ul>

#### 4.4.4 Environmental Management

**Objective:** To ensure vegetation and the natural environmental features of the Holiday Park and the reserve are managed in accordance with sound ecological principles and for the enjoyment of guests and visitors.



Table 4.4 Environmental Management

Strategy	Actions
Maintain environmental integrity.	<ul style="list-style-type: none"> <li>• Formulate and implement an Environmental Management Strategy to identify, minimise and manage the environmental impacts of the Land Manager’s activities on the environment by systematically integrating environmental management into daily operations, long-term planning and other quality management systems;</li> <li>• Undertake an independent Review of Environmental Factors before proceeding with implementation of proposed improvements and development; and</li> </ul>
Promote and maintain the health of existing and proposed native vegetation at the Holiday Park.	<ul style="list-style-type: none"> <li>• Preserve and protect existing native vegetation in the Park</li> <li>• when relocating sites or undertaking improvements;</li> <li>• Only use endemic native species for landscaping and tree replacement;</li> </ul> <p>Remove weeds and re-vegetate areas appropriate to land-use, design and management of facilities.</p>
Improve and maintain environmental and visual amenity.	<ul style="list-style-type: none"> <li>• Provide additional landscaping and</li> <li>• Implement a replacement planting program for any trees required to be removed and provide protection during establishment.</li> </ul>
Minimise disturbance to native vegetation.	<ul style="list-style-type: none"> <li>• Use appropriate siting for facilities and walkways;</li> <li>• Carefully manage pedestrian and vehicle access and parking.</li> </ul>
Implement effective catchment management to minimise impacts on water quality.	<ul style="list-style-type: none"> <li>• Implement erosion control measures, litter and silt traps and drainage line filters where required to control stormwater;</li> <li>• Use chemicals in accordance with approved Land Manager and AS guidelines; and</li> <li>• Promote catchment management principles as appropriate.</li> </ul>
Minimise fire hazard to property and appropriately manage natural coastal vegetation.	<ul style="list-style-type: none"> <li>• Provide and maintain adequate fire control access;</li> <li>• Provide and maintain fuel free and fuel reduced zones where necessary. Minimise disturbance to natural vegetation;and</li> <li>• Do not allow solid fuel campfires or cooking fires.</li> </ul>
Manage coastal processes and climate change while allowing for natural occurrences.	<ul style="list-style-type: none"> <li>• Have due regard for the siting of infrastructure potentially impacted by climate change.</li> </ul>

#### 4.4.5 Sustainability

**Objective:** To ensure that principles of ecological and environmental sustainability are incorporated into the design and management of the accommodation, facilities and infrastructure within the Park with the ultimate goal that resources are used efficiently throughout their lifecycle and to meet the needs of the community.

Table 4.5 Sustainability

Strategy	Actions
Sustainable Development	<ul style="list-style-type: none"> <li>Implement best practice approaches to achieving sustainable resource management.</li> </ul>
Resource Sustainability	<ul style="list-style-type: none"> <li>Promote sustainability in the design, construction and management of assets including use of low embodied energy materials, replaceable resources, plantation timbers, etc.</li> </ul>
Reduce carbon footprint.	<ul style="list-style-type: none"> <li>Progressively reduce dependence on high CO<sup>2</sup> energy sources by acquiring electricity from renewable energy sources.</li> </ul>
Minimise use of water and energy.	<ul style="list-style-type: none"> <li>Manage resources with an emphasis on energy minimisation, water use minimisation, water harvesting and re-use, and responsible waste management.</li> </ul>

#### 4.4.6 Facilities for Management and Guests

**Objective:** To optimise the recreational and tourism potential of the Holiday Park consistent with the principles of ecological sustainability while improving park presentation and providing a range of recreation and communal facilities for guests and their visitors which complement the Brunswick "Simple Pleasures" theme.

Table 4.6 Facilities for Management and Guests

Strategy	Actions
Provide facilities that reflect the quality of the location, land management priorities and current industry and market benchmarks.	<ul style="list-style-type: none"> <li>Improve the Holiday Park and develop facilities to improve visitor experiences;</li> <li>Maintain an adequate supply of short term sites for caravans, tents and recreational vehicles; and</li> <li>Provide additional visitor parking.</li> </ul>
Implement a staged development process that is achievable in terms of planning and financial constraints.	<ul style="list-style-type: none"> <li>Undertake improvements to the Park based on the internal capacity of the caravan park to support the funding of the works.</li> </ul>
Signage and lighting.	<ul style="list-style-type: none"> <li>Ensure signage and lighting throughout the park meets the safety needs of visitors, guests, residents and staff.</li> </ul>

## 4.4.7 Accessibility

**Objective:** To design and develop facilities and accommodation that enable people with disabilities and others with restricted mobility to access and enjoy the full range of holiday and recreation opportunities provided in the HolidayPark.

Table 4.7 Accessibility

Strategy	Actions
Provide facilities that support equity of access.	<ul style="list-style-type: none"> <li>• Design and construct communal amenities, barbecue shelters, camp kitchen and other communal facilities to address the relevant requirements of AS 1428 – Design for Access and Mobility;</li> <li>• Ensure the public areas of the Park Reception and Office have access complying with the relevant requirements of AS 1428 – Design for Access and Mobility;</li> <li>• Where possible and practical construct pathways at grades and widths complying with the relevant requirements of AS 1428 – Design for Access and Mobility;</li> <li>• Progressively improve accessibility to existing facilities; and</li> <li>• Provide visitor parking for people with disabilities that complies with Clause 68 of the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i>.</li> </ul>
Provide accommodation that addresses the requirements of people with restricted mobility.	<ul style="list-style-type: none"> <li>• Design and install cabin accommodation that addresses the relevant requirements of AS 1428 – Design for Access and Mobility and where possible provide more than one bedroom within the cabin that complies with those design requirements.</li> </ul>

## 4.4.8 Tourist Sites & Accommodation

**Objective:** To optimise income to the Holiday Park by providing a range of quality tourist accommodation including opportunities for family and traditional camping within the bounds of ecologically sustainable development and which complement the Brunswick “Simple Pleasures” theme.

Table 4.8 Tourist Sites & Accommodation

Strategy	Actions
Provide additional on-site accommodation and site types.	<ul style="list-style-type: none"> <li>• Install additional quality on-site accommodation designed to complement the character of the coastal setting and capable of generating a consistent income stream to finance the ongoing management of the caravan park and make a substantial contribution to the management of the adjoining reserved lands.</li> <li>• Continue the existing focus on the provision of accommodation that delivers a quality product at an affordable price.</li> </ul>

## 4.4.9 Integrated Land Management

**Objective:** To promote and facilitate integrated management of the range of planning and regulatory issues associated with the use of Massy Greene Holiday Park and adjoining reserved land.

Table 4.9 Integrated Land Management

Strategy	Actions
Implement the Plan of Management and relevant statutory requirements in an ongoing, cooperative and timely manner within the available resources.	<ul style="list-style-type: none"> <li>• Liaise with other local, regional and state authorities particularly where co-ordination of activities on adjoining lands is involved.</li> <li>• Maintain awareness of the activities of other authorities particularly in relation to the use of the waterway and waterfront land;</li> <li>• Obtain all necessary approvals and consents as required by relevant legislation before undertaking works; and</li> <li>• Continue liaison with Crown Lands in relation to new and emerging government policy that impacts on the management of reserved Crown land.</li> </ul>
Maintain a continuing dialogue with the local Council and the community in relation to the management of the parts of the Reserve that are used by the public.	<ul style="list-style-type: none"> <li>• Liaise and co-operate with adjoining land management authorities including Council and residents.</li> </ul>
Protect and enhance Aboriginal cultural values in the Reserve	<ul style="list-style-type: none"> <li>• Comply with the requirements of the "Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW" before proceeding with improvement works;</li> <li>• Identify and protect significant sites and consult with relevant groups and authorities prior to commencement of works on site;</li> <li>• Ensure access to significant sites for Aboriginal use;</li> <li>• Provide interpretation of significant sites where appropriate; and</li> <li>• Maintain on-going consultation with local elders and Office of Environment and Heritage.</li> </ul>
Protect and enhance European cultural and historic values in the Reserve	<ul style="list-style-type: none"> <li>• Identify and protect significant sites; and</li> <li>• Provide appropriate interpretation of significant sites where desirable.</li> </ul>

## 4.5 Management Precincts

Within this Plan of Management, the subject reserved land will be described and referenced in terms of six Management Precincts:

**Foreshore Management and Public Access Precinct** - will be allocated and managed to preserve the opportunity for public pedestrian access along the foreshore of the Brunswick River and boat harbour and to support public recreational use;

**Waterfront Precinct** - will continue to provide short-term powered sites suitable for traditional foreshore camping and caravanning adjacent to the foreshore access precinct;

**Eastern Precinct** – will support sites for camping and caravanning, as well as a cabin precinct;

**Western Precinct** – will provide short term sites and Holiday Park facilities and will be improved to establish an appropriate interface with the Marina, Boat Harbour and foreshore areas to the west of the Holiday Park;

**Southern Precinct** - will continue to provide long-term sites for the Park's existing residents; and

**Park Amenities and Facilities Precinct** – will support the principal central communal amenities and recreational facilities required for the Park's residents and guests.



Figure 4.7 Management Precincts.

## **4.6 Authorised Activities**

A range of works or activities may be undertaken either as exempt development or development without consent either under the provisions of SEPP (Infrastructure) 2007 or where a Plan of Management has been adopted. The following table lists a range of activities or works which may be undertaken within the various Management Precincts as allowed by this Plan of Management. The need for any approvals or environmental assessment should be determined prior to any works commencing.

Works / Activity	Precinct					
	FS	WF	E	W	S	A&F
<b>Sites:</b>						
Camp Sites	x	✓	✓	✓	✓	x
Short term Caravan / Camp Sites (tourists)	x	✓	✓	✓	✓	x
Short term Cabin sites (tourists)	x	x	✓	✓	✓	x
Long term Caravan Sites (residents)	x	x	x	x	✓	x
Long term Cabin Sites (residents)	x	x	x	x	✓	x
<b>Infrastructure and Facilities:</b>						
Roads	x	✓	✓	✓	✓	✓
Parking Facilities	x	✓	✓	✓	✓	✓
Utility Services	✓	✓	✓	✓	✓	✓
Stormwater Facilities	✓	✓	✓	✓	✓	✓
Garbage facilities / receptacles	✓	✓	✓	✓	✓	✓
Storage Facility	x	✓	✓	✓	✓	✓
Annex Slabs	x	✓	✓	✓	✓	x
Pathways	✓	✓	✓	✓	✓	✓
Fencing	✓	✓	✓	✓	✓	✓
Landscaping including hard and soft landscaping. BBQ's, seating, shade shelters, tree planting	✓	✓	✓	✓	✓	✓
Recreation facilities including Play grounds, Swimming pool,	x	x	x	✓	x	✓
Camp Kitchen	x	✓	✓	✓	✓	✓
Signage	✓	✓	✓	✓	✓	✓
Kiosk	x	x	✓	✓	x	x
Laundry Blocks / drying Areas	x	x	✓	✓	✓	✓
Community Buildings	x	x	✓	✓	✓	✓
Managers Residence	x	x	✓	✓	✓	x
Office	x	x	✓	✓	✓	x
Amenities Buildings	x	✓	✓	✓	✓	✓
External Showers	✓	✓	✓	✓	x	✓
Routine Maintenance	✓	✓	✓	✓	✓	✓
Environmental management works	✓	✓	✓	✓	✓	✓
Emergency Maintenance	✓	✓	✓	✓	✓	✓





## 4.7 Key Actions / Improvements

Review and analysis of the 2014 Plan of Management and the operation of the Massy Greene Holiday Park has resulted in identification of a range of required changes to existing facilities and the Plan of Management.

The Plan of Management provides flexibility to assess the facilities provided within the Reserve area, the ongoing management efficiency and effectiveness of the Holiday Park's management and to ensure future financial outcomes for the Holiday Park.

As referenced above the Holiday Park has been divided into several Management Precincts. Rather than be prescriptive about the number of sites and the use of sites within each precinct. This Plan of Management provides general guidance on how the sites should be managed.

It is intended that the Holiday Park provide a range of holiday experiences ranging from traditional camping and caravanning to cabin stay accommodation. A primary focus should be to have all sites provided with appropriate services and access.

The proposed mix of sites, cabin accommodation and facilities should be structured to provide the opportunity to grow off-season occupancy rates and visitation. The location of cabins to the east and west of the park allows for management of the interface of these areas with the adjacent land use. Further not allowing cabins adjacent to the foreshore management precinct retains a more natural environment in this location. Increased landscaping will add to the amenity of Holiday park users and those accessing the foreshore precinct.

It is also appropriate that modern facilities be provided to meet the needs of park users. These facilities may include car and boat parking, camp kitchens, playgrounds and amenities.

These facilities will satisfy a requirement to address changing marketplace preferences, particularly for families and older travellers and create a character for the Park that will provide a much stronger base for the capture of shoulder and off-season occupancies.

### Management Precincts

#### Foreshore Precinct

- Define the caravan park boundary along the southern edge of the precinct to provide adequate setback and improved amenity for users of the foreshore area
- Provide improved facilities for users of the foreshore precinct including seating, picnic facilities; and
- Link the foreshore pathway to Tweed Street to improve access.
- 

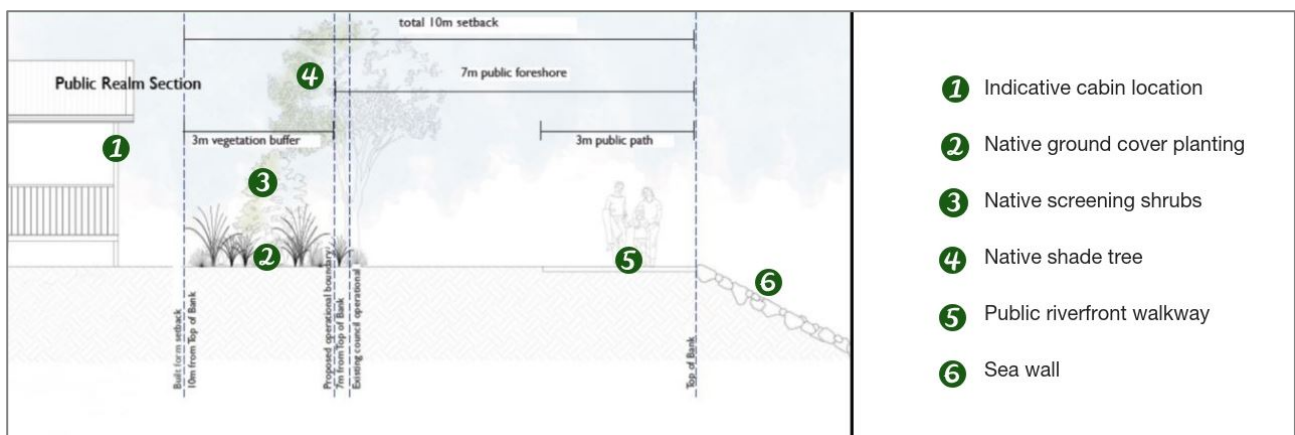


Figure 4.8 Foreshore setbacks

### Actions for Waterfront Precinct

- Redefine site areas and depth to allow landscaping within the setback between the foreshore area and caravan park sites;
- Provide a new access road to service the waterfront sites and provide pedestrian links to the foreshore; and
- No cabins are to be placed within the Waterfront Precinct.

### Actions for Eastern Precinct

- Remove existing managers residence and office;
- Amend existing access road so that it becomes an exit only;
- Provide fencing along site boundary; and
- Provide landscaping around proposed cabins to soften impact.

### Actions for Western Precinct

- Upgrade the existing access road to function as the new park entry;
- Provide a new office at the relocated park entry;
- Provide an area of public open space including children's play area and car parking adjacent to the site entry;
- Establish a cabin precinct (short term sites) within the caravan park adjacent to the access to the small craft launching area. Provide landscaping to soften visual impact;
- Work with the operators of the Brunswick Heads Boat Harbour to ensure a pedestrian linkage is provided between the boat harbour and the foreshore access pathway and ensure the redesign of the access to the small craft launching area provides adequate manoeuvring space for vehicles; and
- Provide public accessible toilets.

### Actions for Southern Precinct

- Consolidate long term sites into south west corner of park; and
- Ensure compliance with Regulations.

### Park Amenities and Facilities Precinct

- A range of facilities including camp kitchen, clothes drying, amenities and laundry facilities may be provided.



## 4.8 Public Realm

A key issue with the management of the Holiday Park is how it relates to the adjoining land. The "Public Realm Plan" included below shows the land outside the operation boundary of the Holiday Park that will be accessible to the general public as well as Holiday Park residents and guests.

The public realm areas will be established and maintained by Reflections Holliday Parks having regard for the Boat Harbour Masterplan subject to the approval of Council.



# 5 Implementation & Review

This Plan of Management has been prepared pursuant to the provisions of the *Crown Land Management Act 2016* to provide an appropriate statutory basis for the continuing improvement and operation of the Massy Greene Holiday Park which is one of many caravan parks on reserved land managed by the NSW Crown Holiday Parks Land Manager.

This Plan provides a medium-term strategy for the management and improvement of the Massy Greene Holiday Park. It is anticipated most of the works described will be implemented over a five to ten-year period. Priorities for works and funding are to be addressed on an annual basis to meet development priorities and community needs.

The management strategies and actions in this Plan of Management will address many issues identified in other plans, strategies and policies prepared by a range of authorities and community groups with responsibility for or a specific interest in the appropriate improvement and management of foreshore land in Brunswick heads.

Progress in relation to the implementation of the Plan of Management will be monitored by the Land Manager and the Land Manager will report on an annual basis to Department of Industry - Lands & Water.

This Plan is to be reviewed approximately every five years or as required to ensure it continues to be relevant to and consistent with government legislation and policy and community expectation.



# 6 References & Relevant Documents

## **Acts, Regulations & Planning Instruments**

Byron Local Environment Plan 2014

Crown Lands Management Act 2016

Crown Lands (General Reserves) By-law 2006

Disability Inclusion Act 2014

Environmental Planning & Assessment Act 1979

Local Government Act 1993

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

Residential (Land Lease) Communities Act 2013

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy (Coastal Management) 2018

State Environmental Planning Policy (Infrastructure) 2007

## **Local Plans, Policies and Documents**

Byron Shire Council 1986, Brunswick River Flood Study and North Byron Flood Study Feb 2016

Byron Shire Council, Byron Biodiversity Conservation Strategy

Byron Shire Council 2004, Brunswick Heads Settlement Strategy

Study Byron Shire Council 2008, Bike Strategy and Action Plan (Bike Plan)

Byron Shire Council 2009, Climate Change Strategic Planning Policy

Byron Shire Tourism Management Plan 2008 – 2018

Byron Shire Council 2018, Coastal Zone Management Plan for the Brunswick Estuary, Issue No. 5

Melbourne University Press 2006, C J Lloyd, Massy Greene, Sir Walter (1874-1952), Australian Dictionary of Biography

Brunswick Heads Boat Harbour Draft Master Plan Jan 2018