

PLAN OF MANAGEMENT

for

Part of RESERVE 63076 for PUBLIC RECREATION and RESTING PLACE and RESERVE 72664 for PUBLIC RECREATION (northern section of Woolgoolga Beach Reserve)



for the
WOOLGOOLGA BEACH RESERVE TRUST
and



**Trade &
Investment**
Crown Lands

July 2013

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and RESTING PLACE and RESERVE 72664 for
PUBLIC RECREATION**

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WOOLGOOLGA BEACH RESERVE TRUST

prepared by

Integrated Site Design Pty Ltd

Suite 701 247 Coward Street

Mascot NSW 2020

PO Box 6396

ALEXANDRIA NSW 2015

Ph: 02 8338 1722

Fax: 02 8338 1733

Email: isd@i-site.com.au

Web: www.i-site.com.au

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1 PREAMBLE

1.1 INTRODUCTION

This Plan of Management has been prepared in accordance with the relevant provisions of the *Crown Lands Act 1989* to provide a framework for the future management, use and development of the northern part of the reserved Crown Land known as the Woolgoolga Beach Reserve and includes the Woolgoolga Lakeside Caravan Park. The Crown land which is the subject of this Plan is part of Reserve 63076 for Public Recreation and Resting Place notified on 27th November 1931 and Reserve 72664 notified on 2nd April 1948 for the purpose of Public Recreation. The land is identified in Drawing WLPM 01.

This Crown land comprises a resource in a unique coastal and lakeside setting and provides community facilities, holiday accommodation and recreation opportunities for the enjoyment of the community.

1.2 BACKGROUND TO THIS PLAN OF MANAGEMENT

Coffs Harbour City Council was appointed the corporate trust manager of the Woolgoolga Beach Reserve on 19th July 2002. This reserve includes the Woolgoolga Beach Caravan Park and Woolgoolga Lakeside Caravan Park as well as other substantial areas of coastal reserved lands that were formerly managed by a community trust.

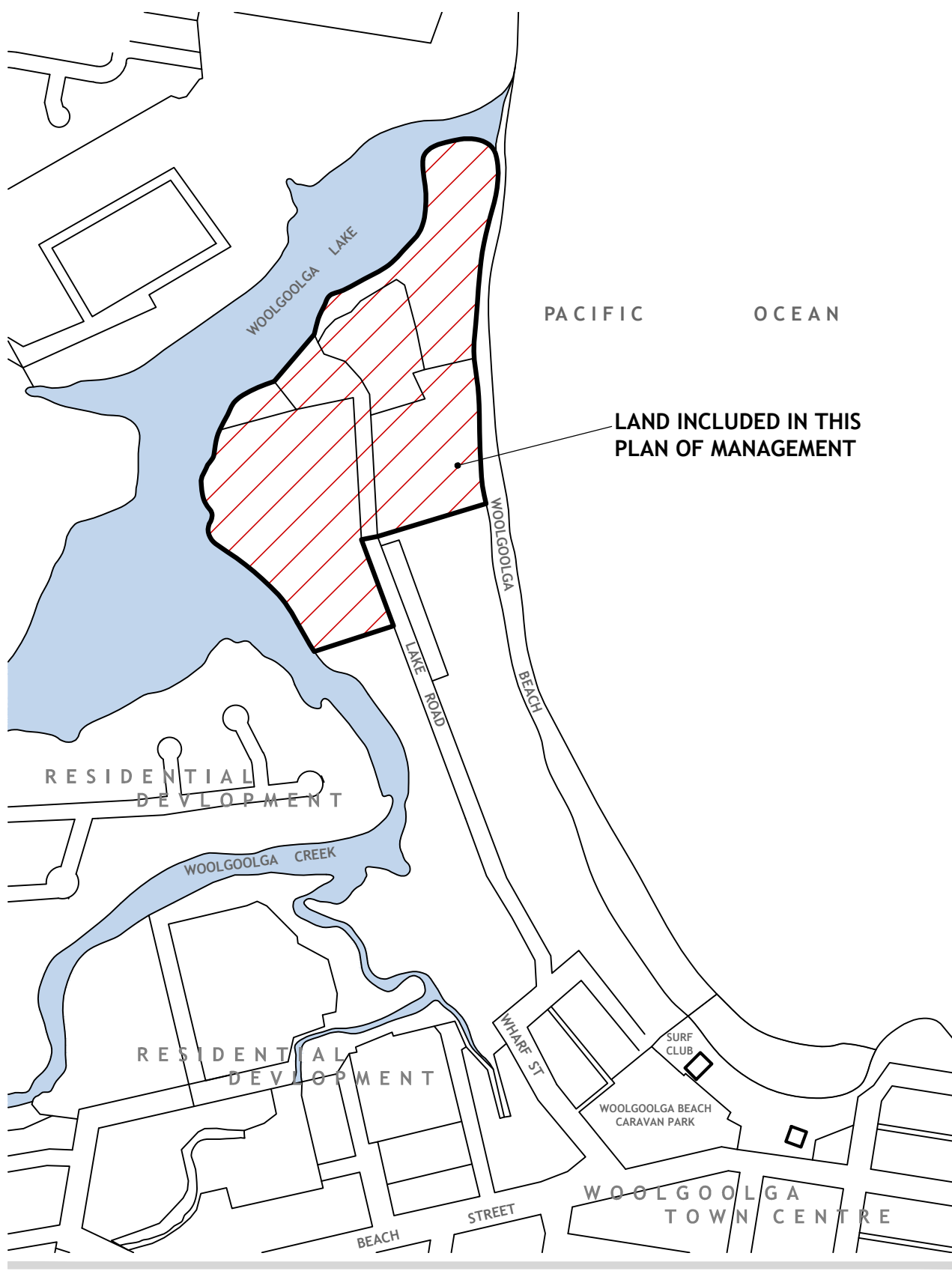
To ensure these valuable assets are managed in a manner that will result in the optimum benefit to the community the Trust resolved to undertake a review of the caravan park business. The purpose was to establish appropriate strategies to guide future improvement and development of the Woolgoolga Lakeside Caravan Park in the context of the on-going management and improvement of the foreshore Crown lands at Woolgoolga. The resulting Sustainable Improvement Strategy recommended to the Trust a range of actions that are required for the caravan park to operate efficiently and address environmental as well as commercial considerations. A key aim of this Plan is to integrate the management of the caravan park with the wider land management responsibilities of the Trust.

1.3 PURPOSE OF THIS PLAN OF MANAGEMENT

The purpose of this Plan of Management is to establish objectives, environmental and management strategies and actions and identify the means the Trust will employ in the management of the Reserve. The Plan of Management outlines a management direction for the next 8-10 years for the part of Woolgoolga Beach Reserve shown in WLPM 01 in accordance with the requirements of the *Crown Lands Act 1989*.

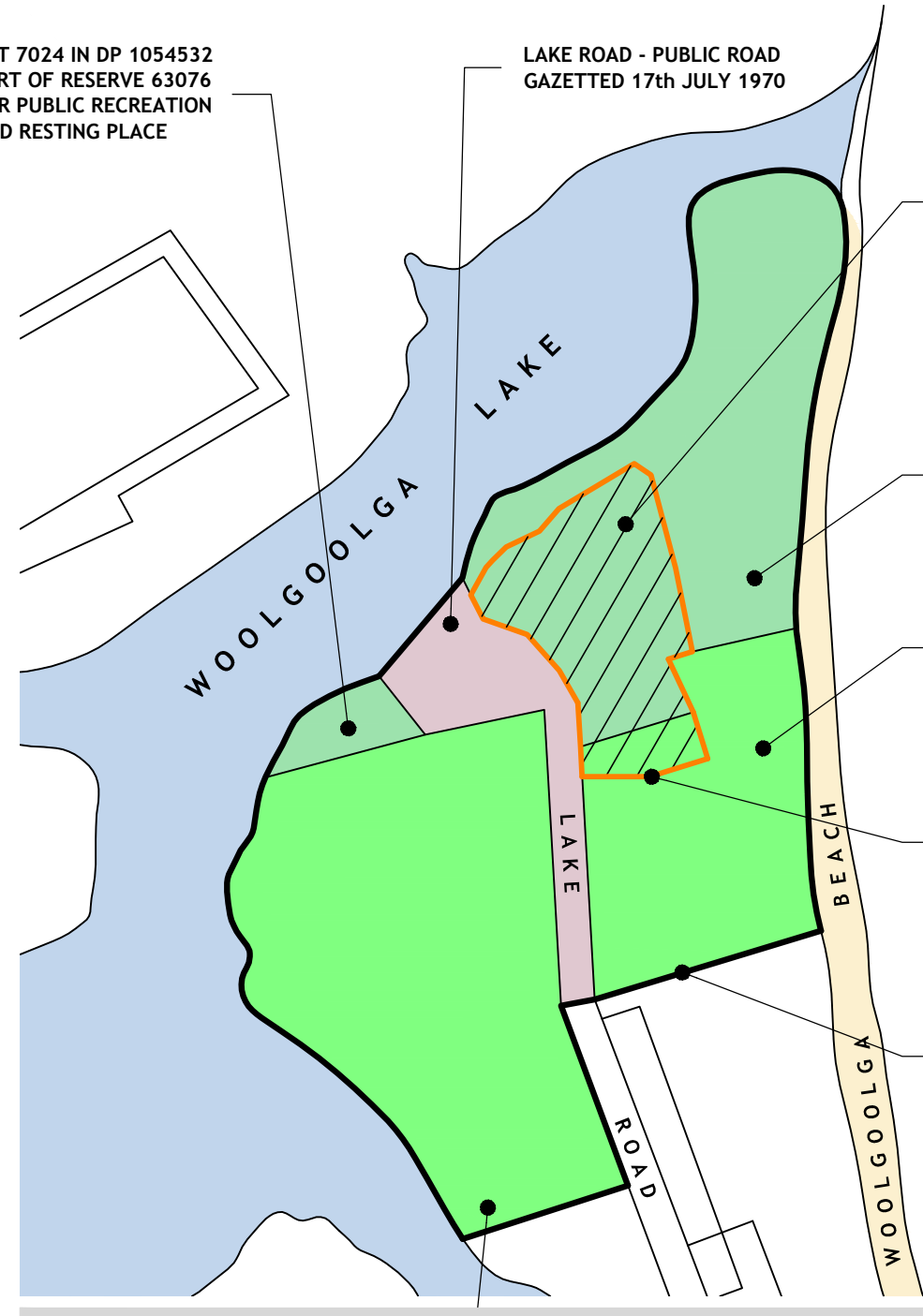
Implementation of the Plan will lead to:

- Improved and sustainable resource management;
- Protection of the resources of the Reserve;
- Respect for and conservation of the cultural and historic heritage of the site and the land;
- Enhanced environmental and social outcomes;
- Meeting the needs of residents and visitors through the provision of additional and improved



CONTEXT

LOT 7024 IN DP 1054532
 PART OF RESERVE 63076
 FOR PUBLIC RECREATION
 AND RESTING PLACE



LAKE ROAD - PUBLIC ROAD
 GAZETTED 17th JULY 1970

LOT 276 IN DP 726462
 PART OF RESERVE 63076
 FOR PUBLIC RECREATION
 AND RESTING PLACE

RESERVE 63076 FOR PUBLIC
 RECREATION AND RESTING PLACE

RESERVE 72664 FOR
 PUBLIC RECREATION

OPERATIONAL BOUNDARIES OF
 THE WOOLGOOLGA LAKESIDE
 CARAVAN PARK

EXTENT OF LAND COVERED
 BY THIS PLAN OF MANAGEMENT

LAND STATUS

LOT 7024 IN DP 1054530
 PART OF RESERVE 72664
 FOR PUBLIC RECREATION

ZONING

- PART OF RESERVE 72664
- PART OF RESERVE 63076
- PUBLIC ROAD
- WOOLGOOLGA LAKESIDE CARAVAN PARK

facilities;

- Better capacity to address changing community and environmental requirements;
- Maintaining and improving the financial performance of the Caravan Park by expanding the range of accommodation provided and exploring market opportunities in the shoulder and low seasons;
- Increased local economic activity as a consequence of increased visitation; and
- Maintenance of the essential character and long term viability of the Reserve including the Woolgoolga Lakeside Caravan Park.

1.4 BASIS FOR MANAGEMENT

The management of the Woolgoolga Beach Reserve is to be in accordance with the objects and principles of Crown land management described in Sections 10 and 11 of the Crown Lands Act 1989 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 Lands Act 1989;
- Crown Lands Caravan Parks Policy and Policy Guidelines;
- 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;
- Threatened Species Conservation Act 1995;
- Environmental Protection and Biodiversity Conservation Act 1999;
- Local Government Act 1993;
- Residential Parks Act 1998;
- The provisions of the Local Government (Manufactured Home Estates, Caravan Park, Camping Grounds and Moveable Dwellings) Regulation 2005; and
- other applicable statutory controls.

1.5 OBJECTIVES FOR THIS PLAN OF MANAGEMENT

The objectives for this Plan of Management are to:

- Identify the resources and values of the Reserve;
- Recognise the role of the Reserve in providing for the recreational and open space requirements of the community;
- Establish a vision and strategic direction for the future management and improvement of the Reserve;
- Propose initiatives that address the legal and policy parameters relevant to the management of the Reserve;
- Develop an approach to the ongoing management of the Reserve that is integrated with the requirements of the Coffs Harbour Coastal Reserves Plan of Management and the Coffs Harbour City Council Open Space Strategy 2010;
- Provide for management actions that will protect, conserve and enhance the natural, cultural, scenic, social, recreational and economic values of the Reserve;

- Preserve the financial contribution the Woolgoolga Lakeside Caravan Park makes to the management of the Reserve and to the local community; and
- Allow for a staged improvement process that is achievable in terms of planning and financial constraints.

At a fundamental level the Strategy will address the following key issues in relation to all aspects of the proposed initiatives and actions:

Social equity – decision making that leads to greater access to and delivery of services and facilities;

Environmental sustainability – 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 and market growth in a sustainable manner; and

Corporate governance – managing assets and resources in a way that is accountable, transparent, responsive, efficient, equitable and addresses relevant regulatory and statutory requirements.

2 DESCRIPTION OF THE RESERVE

2.1 LOCATION AND CONTEXT – refer to Drawing WLPM 01

Woolgoolga is situated on the Mid North Coast of NSW, approximately 25 km north of Coffs Harbour and 55km south of Grafton and around 3 km east of the Pacific Highway.

With a population around 5,000 people Woolgoolga has long been enjoyed for its relaxed seaside ambiance and moderate climate and is a popular holiday destination. Development of community and urban services has been in part enabled by the contribution of tourist activity. Direct expenditure on the town's tourism products including accommodation stimulates and supports other services that provide for a strong and balanced local economy.



The Reserved land to which this Plan of Management applies is to the north of the Woolgoolga Town Centre. The land is used for a variety of recreational, day use and commercial purposes and is a valuable social, recreational and economic resource for the Woolgoolga community and the local government area. The land addressed in the Plan is at the northern end of a relatively narrow peninsula with Woolgoolga Lake and Creek on its western side and Woolgoolga Beach on the east. The peninsula supports valuable flora and fauna communities as well facilities for passive and active recreation.

2.2 LAND STATUS – see Drawing WLPM 01

The section of the Woolgoolga Beach Reserve addressed by this Plan of Management has a total area of

approximately 12 hectares with the following Reserves and land descriptions relevant to the land area:

- **Part of Reserve 63076** for Public Recreation and Resting Place gazetted on 27th November 1931. This reserve extends south to the Woolgoolga Headland.
- **Reserve 72664** for Public Recreation gazetted on 2nd April 1948 which makes up a large proportion of the northern sector of the Reserve behind the beach. Aerial photographs dating back to 1943 show clearings behind the beach for camping and day visitation. (Reference: NSW Public Works Department);
- **Lot 276 in DP 726462** which is part of Reserve 63076 for Public Recreation and Resting Place and comprises a majority of the land occupied by the Woolgoolga Lakeside Caravan Park;
- **Lot 7021 in DP 1054530** on the western side of Lakes Road and extending to the edge of Woolgoolga Lake and Woolgoolga Creek. Lot 7021 is part of Reserve 72664 for Public Recreation.
- **Lot 7024 in DP 1054532** on the southern foreshore of Woolgoolga Lake. Lot 7024 is part of Reserve 63076 for Public Recreation and Resting Place; and
- **Part of the public road reservation** gazetted on 17th July 1970 for Lake Road.

It is noted that the day-use facilities provided in the Lakeside Reserve Recreation Area are partly within the Lake Road public road reservation and partly within Reserve 63076 for Public Recreation and Resting Place.

2.3 LOCAL HISTORY

Prior to European settlement the area in and around Woolgoolga was occupied for thousands of years by the Gumbaynggirr people. They were one of the largest coastal Aboriginal nations and inhabited land from the Nambucca River in the south through to the Clarence River in the north and west to the Northern Tablelands. They camped, hunted and foraged on the land in areas that were largely defined by their natural features and resources. A midden at Woolgoolga Lake suggests there was significant Aboriginal occupation of the area with the headlands, beaches, estuary and creeks providing an abundant source of food. The name Woolgoolga is derived from the Gumbaynggirr word for the Lilly Pilly. The commencement of European settlement in the area in the 1840's brought significant change with the farming, fencing and subdivision of the land. Today the Garby elders are entrusted with the task of maintaining and passing on traditional knowledge to future generations.¹

It was not until the 1870's that there were substantial impacts from European settlement. Access was opened up from the north via the Clarence River Valley and proclamation of Woolgoolga as a town appeared in the NSW Government Gazette in 1888. The earliest interest in the area had been for grazing but a focus on timber getting in the valuable north coast hardwood forests in the late 1800's and early 1900's resulted in the establishment of sawmilling operations at Woolgoolga Beach.

The isolation of the settlement created a heavy reliance on shipping for transport and lead to the successive construction of three jetties to facilitate the transport of timber and agricultural produce. The largest of these jetties, which was built with government funding, had its land base at the present site of the surf club and was around 450 metres in length. This gave Woolgoolga the status of a port with a

¹ Fact Sheet 1, Gumbaynggirr Nation, Arrawarra Sharing Culture

capacity to service the requirements of the timber, sugar and banana industries. For a period of 50 years this was the stimulus for the growth and development of the town, however, improvements to the port facilities at Coffs Harbour eventually made the jetty redundant and lead to its demolition in the 1950's. Prior to the reservation and gazettal of the land for the purposes of public recreation and resting place in 1931 much of the main beach park and adjacent areas close to the jetty were used for industrial and commercial purposes. Timber getting activities and tram and railway lines and then roads linked this area to the Woolgoolga village and the hinterland. Old plans of the reserve show a tram line leading from the Esplanade (now Hoffmeier Close) north to a storage depot. This area is now dissected by Lake Road and on the north eastern side supports regenerating dunal vegetation.

The removal of the jetty had a substantial impact on the town's economy and in the following years tourism was more actively promoted. The key attraction was the safe beach and the area that was formerly the head of the jetty became the site for the Surf Club which traces its beginnings back to 1932. A camping reserve was also established on the site and proved to be very popular. The commercial and industrial activities continued alongside the use of the beachfront areas for recreational pursuits.

In the late 1960's the development of the caravan park at Woolgoolga Beach was formalised with the addition of improved facilities and the area was set aside more specifically for campers and caravanners. The development of facilities in the Woolgoolga Lakeside Caravan Park occurred in the late 1950's.

Thus Woolgoolga Beach Reserve comprises a number of public reserves that were gazetted at different times and for a variety of public purposes. This occurred as land use requirements and the public interest changed over time. The creation of the Reserve demonstrates the foresight of early planners, officers of the Crown, interested community members and visitors in ensuring the Woolgoolga peninsular area was held in trust for the community as public land.

3 STATUTORY FRAMEWORK

3.1 INTRODUCTION

This Plan of Management has been prepared in accordance with the *Crown Lands Act 1989*, to provide a framework for the future management, use and development of the Woolgoolga Beach Reserve. Other legislation including environmental planning policies as well as guidelines and strategies also require consideration especially where any new development proposals are contemplated.

3.2 CROWN LANDS ACT 1989

The objectives and principles of Crown land management are listed in Sections 10 and 11 of the *Crown Lands Act, 1989* and form the starting point for the preparation of Draft Plans of Management. The principles of Crown land management are that:

- Environmental protection principles be observed in relation to the management and administration of Crown land;
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible;
- Public use and enjoyment of appropriate Crown land be encouraged;
- Where appropriate, multiple use of Crown land be encouraged;
- 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
- 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 *Crown Lands Act 1989* and existing policy for the management of Crown land encourages the appropriate commercial use of Reserved Crown land. Appropriate commercial activity can not only meet the needs of public users of a reserve but also generate the financial means required to manage and improve the Crown Reserve system generally. It should be noted that it is a specific requirement of the Act that the proceeds of commercial undertakings on reserved Crown land be spent on the management of reserved Crown land.

Part V of the Act provides that a Council may be appointed as a corporation to manage a Crown reserve. Some of the main provisions of Part V of the Act as they relate to a Council's on-going management are:

- With the Minister's consent, Council as trustee may sell, lease, license or grant an easement or license etc. over part or the whole of a reserve;
- The Act does not prescribe the length of leases or licenses of reserved land;
- The Minister may direct how the proceeds of sale, lease or license is applied;
- If a reserve trust is acting in good faith in its management of the affairs of the reserve trust the liability of its members is safeguarded; and
- The Minister responsible for the Crown Lands Act or the reserve trust (with the agreement of the Minister) may prepare a Plan of Management for the reserve.

Reserve trusts have a statutory responsibility to manage land in the public interest and to achieve the Principles and Objects of Crown Land Management as defined by the Act. The focus of a reserve trust's activities in relation to land under its control is generally defined by the public purpose(s) of the reservation. Where a Plan of Management has been adopted by the Minister for Lands the trust is required to implement the actions described in the Plan. In the absence of a Plan of Management the detail of how a reserve is developed and used is a matter for the trust provided always its actions are consistent with the purpose of the reservation and in conformity with the relevant requirements of the Act. Money generated from commercial activities on the reserve must be spent on the management or development of the reserve although the Minister may direct that money is applied for the improvement of other reserves.

3.2.1 Crown Lands (General Reserves) By-law 2006

The By-law provides a regulatory framework for the general conduct of the affairs of Reserve Trusts including meeting procedures, maintenance of records and accounts and general provisions in relation to the use of the reserve. Division 1 of the By-law has provisions with respect to public access, fees and charges, permitted and prohibited conduct and penalties that may be applied in the event of a breach. Schedule 1 of the By-law lists the reserves to which the By-law applies and Woolgoolga Beach Reserve is included in the schedule.

3.3 ENVIRONMENTAL PLANNING AND 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 79C of Part 4 of the *EP&A Act* outlines the factors a Council must consider when assessing a Development Application. 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 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. In recent times the Act has also been amended by the introduction of a new Part known as Part 3A (this is discussed further below) as well as new provisions dealing with methods of assessment and consent authorities.

3.4 RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS

3.4.1 NSW Coastal Policy 1997

The *NSW Coastal Policy 1997* was released by the New South Wales Government to replace the 1990 Coastal Policy. The stated purpose of the Policy is:

The main challenge for the Government and the community in the coastal zone is to provide for population growth and economic development without putting the natural, cultural and heritage values of the coastal environment at risk. In recognition of this challenge, the Coastal Policy incorporates the principles of ecologically sustainable development (ESD) into coastal planning. ESD aims to ensure that development occurs in such a way that the ecological processes on which life depends are maintained.

The definition of the coastal zone takes in areas within one kilometre of the ocean, as well as an area of one kilometre around coastal lakes, lagoons, islands, estuaries and rivers. The Policy addresses a number of key coastal themes including:

- population growth in terms of physical locations and absolute limits;
- coastal water quality issues, especially in estuaries;
- disturbance of acid sulfate soils;
- establishing an adequate, comprehensive and representative system of reserves;
- better integration of the range of government agencies and community organisations involved in coastal planning and management;
- indigenous and European cultural heritage; and
- integration of the principles of ESD into coastal zone management and decision making.

The Policy sets out a hierarchy of goals, objectives and strategic actions which include an emphasis on improving water quality and maintaining public access to the coastline.

The Coastal Policy proposes a range of management planning approaches including catchment management plans be implemented in consultation with relevant agencies to ensure sustainable development and use of natural resources occurs in harmony with the protection of the environment. A Plan of Management under the *Crown Lands Act 1989* is one of the most valuable management tools available to implement the Policy.

3.4.2 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 in order to ensure that this wider meaning applied to all relevant planning instruments whether existing or proposed. In essence the SEPP stated 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. Council's 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.

3.4.3 State Environmental Planning Policy No 44

State Environmental Planning Policy No 44 – Koala Habitat Protection seeks to protect koala habitat by requiring a plan of management for all developments in core koala habitat and by encouraging core koala habitat to be included in environment protection zones in LEPs. The adoption of a Comprehensive Koala Plan of Management that covers the entire Coffs Harbour Local Government Area implements a consistent approach and replaces the requirement under SEPP 44 for proposed developments in the LGA to address koala issues in individual plans.

3.4.4 State Environmental Planning Policy No .71

State Environmental Planning Policy No 71 – Coastal Protection (SEPP 71) was introduced in October 2002 as part of the NSW Government's Coastal Protection Package. SEPP 71 applies to the coastal zone of the State as defined in the Coastal Protection Act 1979. The Policy gives statutory force to some of the elements of the *NSW Coastal Policy 1997* and makes the Minister for Planning the consent authority for certain developments. The Policy also defines a category of sensitive coastal locations. Finally, the Policy identifies master plan requirements for certain developments in the coastal zone.

While the policy primarily comes into consideration when a development application is submitted for determination the objectives and general principles established in the SEPP should be recognised as relevant to any coastal planning exercise. The objectives of SEPP 71 are:

- a) *to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales Coast, and*
- b) *to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore, and*
- c) *to ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore, and*
- d) *to protect and preserve Aboriginal cultural heritage and Aboriginal places, values, customs, beliefs and traditional knowledge, and*
- e) *to ensure that the visual amenity of the coast is protected, and*
- f) *to protect and preserve beach environments and beach amenity, and*
- g) *to protect and preserve native coastal vegetation, and*
- h) *to protect and preserve the marine environments of New South Wales, and*
- i) *to protect and preserve rock platforms, and*
- j) *to manage the coastal zone in accordance with the principles of ecologically sustainable*

development (within the meaning of section 6(2) of the Protection of the Environment Administration Act 1991), and

- k) to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic qualities of the surrounding area, and*
- l) to encourage a strategic approach to coastal management.*

Clause 8 of the Policy establishes a list of the matters that a consent authority must take into consideration in assessing developments in the coastal zone.

3.4.5 State Environmental Planning Policy – Major Development and State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Major Development) 2005 commenced on 29th July 2005 and underwent a substantial revision which came into effect on 1st July 2009. Further amendments were made in 2011. The purpose of the Policy was to identify projects to which the development assessment requirements under Part 3A of the Act should apply and to set out the functions of Regional Planning Panels in determining specified development applications.

The changes which occurred in 2011 relate to the removal of Part 3A from the *EP&A Act* and consequently the SEPP now only contains some basic transitional provisions related to that previous regime. *State Environmental Planning Policy State and Regional Development (SRD) 2011* commenced when Part 3A of the Act was repealed.

Among other things this Policy establishes what types of development constitute State Significant Development (SSD), State Significant Infrastructure (SSI) as well as Regional Development (in conjunction with Schedule 4A of the *EP&A Act*).

A review of the Policy highlights that for tourist caravan park development to be classified as State Significant Development the site has to be classified as a sensitive coastal location, the capital investment value (CIV) of the work must be \$10 million or more and the facility must be considered to be a tourist related facility which is other than a 'commercial premises'.

The capital investment value for a project is determined to be the cost of establishment of the facility. In the case of a caravan park this value excludes components such as cabins. The facility comprises the creation of the infrastructure which includes the short term dwelling sites and all services but cabin accommodation is viewed as 'discretionary spending' as the sites can be utilised with or without cabins.

It is also possible that the proposed development work could constitute Regional Development. This occurs by way of Schedule 4A of the *EP&A Act* coupled with the provisions of the SEPP. The Schedule indicates that development with a capital investment value of more than \$20 million is classified as Regional Development and is determined by a Joint Regional Planning Panel. Similarly, a Crown Development (a particular type of development) having a capital investment value of more than \$5 million is classified as Regional Development and is determined by a Joint Regional Planning Panel.

The development program proposed as part of this Plan of Management for the Woolgoolga Lakeside

Caravan Park does not fall within the various provisions of the State and Regional Development SEPP outlined above.

3.4.6 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*. However, it does not prevail over *SEPP 14 – Coastal Wetlands*, *SEPP 26 – Littoral Rainforests* or *SEPP State and Regional Development* where there are inconsistencies. Further, the *SEPP (Infrastructure)* does not remove the requirement to obtain consent from the Minister in relation to State Significant Development.

Clause 20 of *SEPP (Infrastructure)* provides that a range of 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 paths and ramps for disabled access, fencing, small decks, prefabricated sheds of up to 30 m² in area, retaining walls up to 2m in height, landscaping including paving and access tracks, minor external and internal alterations to buildings, open car parks (size is not specified) and demolition of buildings covering an area of up to 100m².

Clause 65 (2)(d) of the Policy provides that in respect of land reserved within the meaning of the *Crown Lands Act 1989*, development can be carried out without consent by or on behalf of the Director-General of the Land and Property Management Authority, a trustee of the reserve or the Ministerial Land Corporation, or an administrator of the reserve if the development is for purposes of implementing a plan of management adopted for the land. It should be noted that where this occurs, a review of environmental factors (REF) under Part 5 of the Act is usually undertaken.

Clause 65 (3) of the Policy provides that development for any of the following purposes may be carried out by or on behalf of a council without consent on a public reserve under the care and control or vested in Council;

- (a) roads, cycleways, single storey car parks, ticketing facilities and viewing platforms;*
- (b) outdoor recreational facilities, including playing fields, but not including grandstands;*
- (c) information facilities such as visitors’ centres and information boards;*
- (d) lighting, if light spill and artificial sky glow is minimized in accordance with AS/NZS 1158: 2007 Lighting for Roads and Public Spaces;*
- (e) landscaping, including irrigation schemes (whether they use recycled or other water)*
- (f) amenity facilities;*
- (g) maintenance depots;*
- (h) environmental management works.*

Pursuant to the provisions of Clause 66(2) a number of additional works may be able to be undertaken as exempt development on a Crown reserve where a plan of management has been adopted.

Clearly the provisions of this SEPP are relevant to the future implementation of this Plan of Management as well as to the Trust’s ongoing management of the Reserve lands.

3.5 COFFS HARBOUR LOCAL ENVIRONMENTAL PLANS

The *Coffs Harbour Local Environmental Plan 2000* (LEP) provides the primary planning framework for the Reserve. The general aims of the LEP in relation to statutory land-use planning for Coffs Harbour are:

- (a) to provide a single local environmental plan for the City of Coffs Harbour, and
- (b) to encourage economic growth and development within the City, and
- (c) to provide for development within the City in an ecologically sustainable manner, and
- (d) to improve the well-being of people within the City.

The objectives of the Plan are:

- (a) to provide a policy framework for the preparation of more detailed development control plans, and
- (b) to identify areas for compatible development opportunities, and
- (c) to protect environmentally sensitive areas and the City's heritage, and
- (d) to allow for the equitable provision of social services and facilities for the community.

The land covered by this plan of management is zoned 6A Open Space Public Recreation. The range of land-use permitted in the 6A zone is limited by the objectives of the zone and the content of Plans of Management is a critical part of the development control process. Any development, apart from a brothel, that is authorised by an adopted Plan of Management is permissible without the consent of Council. *SEPP (Infrastructure)* also provides for “development without consent” on the basis of the provisions of an adopted Plan of Management. See Drawing WLPM 02 for land-use zones.

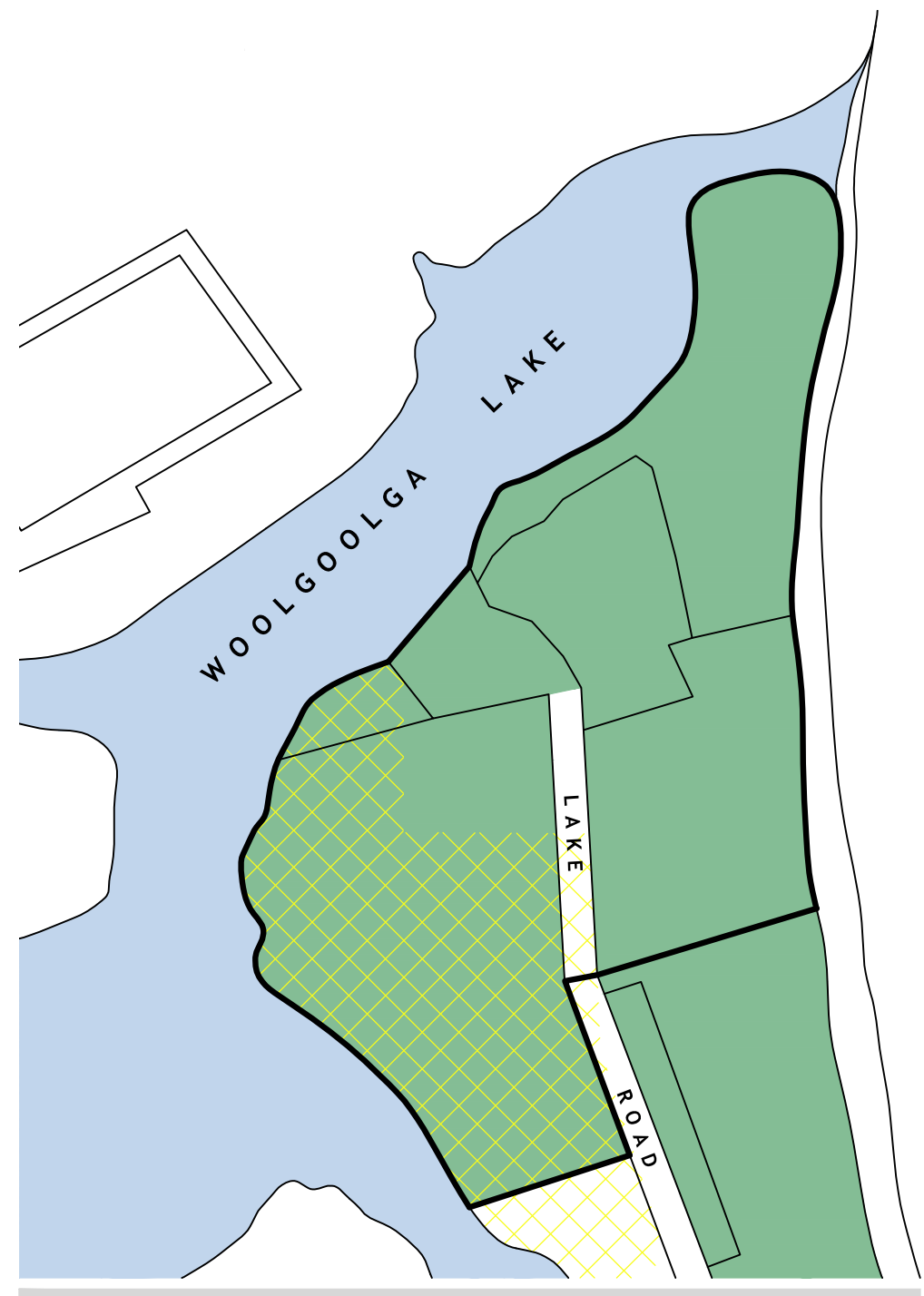
The *Draft Coffs Harbour LEP 2013* was adopted by Council on 13 December 2012 and forwarded to the Department of Planning for gazettal under Section 68 of the *Environmental Planning & Assessment Act, 1979*. The Draft Plan has been prepared and exhibited pursuant to the State Government's intention to establish new Standard Local Environmental Plans throughout the State. In the Draft Plan, the reserve is Zone RE1 Public Recreation which allows “caravan park” as a land-use that is permissible with consent.

3.6 LOCAL GOVERNMENT ACT 1993

While the *Local Government Act 1993* contains a range of provisions that have relevance to the management and improvement of the Reserve an aspect of particular importance is 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 can impose conditions on the operation and structure of a caravan park. The standards for caravan parks are defined in *the Local Government (Manufactured Homes, Caravan Park and Moveable Dwellings) Regulation 2005*. The standards address such planning standards as site types, setbacks, size, and site coverage; road dimensions, amenities and the like.

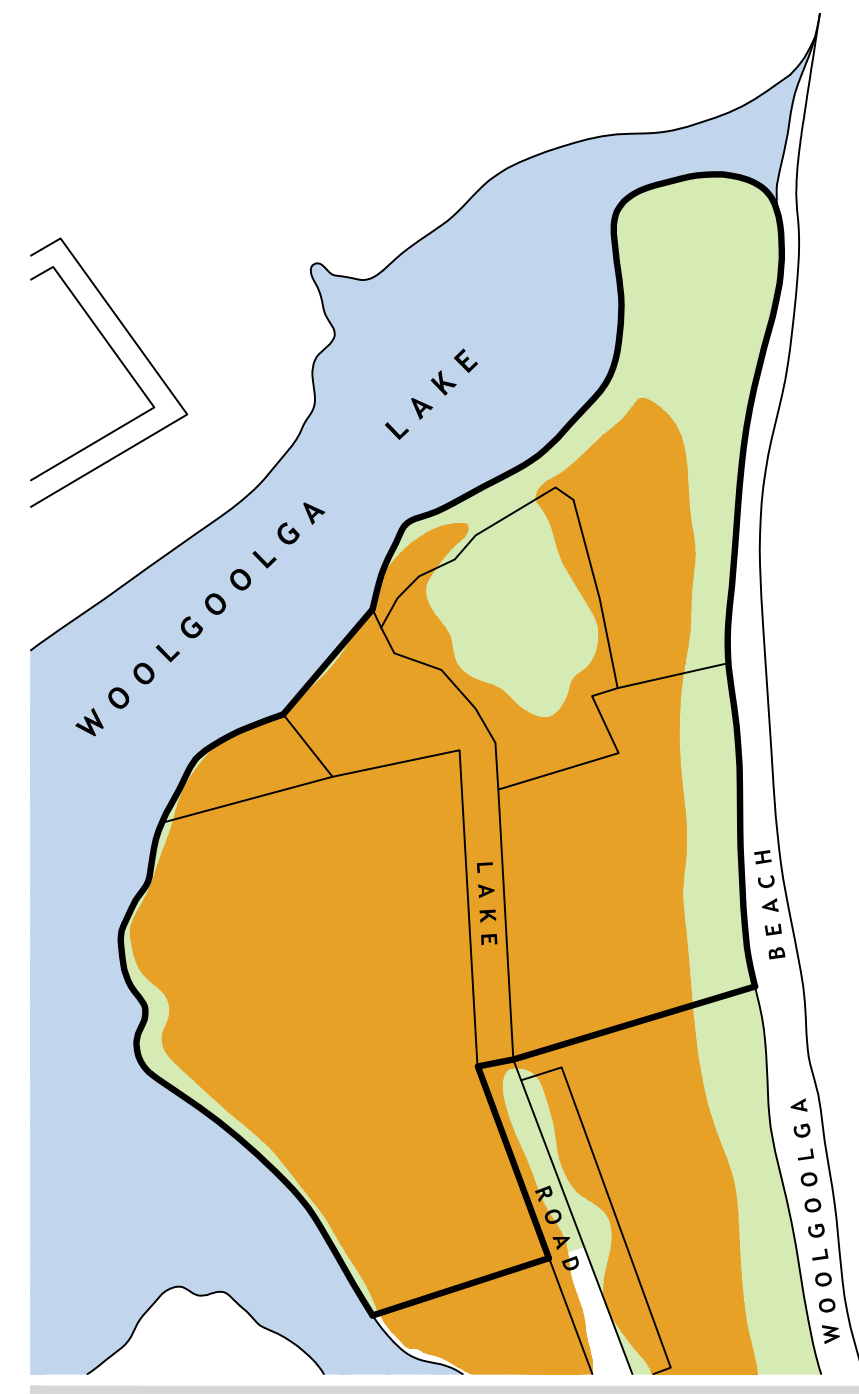
Clause 74 of this Regulation provides that the prior approval of a council is not required for the installation



LAND USE ZONING - COFFS HARBOUR LEP 2000

ZONING

- 6A OPEN SPACE PUBLIC RECREATION
- SECONDARY KOALA HABITAT



BUSHFIRE PRONE LAND

BUSHFIRE PRONE LAND

- CATEGORY. 1



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.

3.7 RURAL FIRES ACT 1997 – refer to Drawing WLPM 02.

Amendments to the *Rural Fires Act* have led to the mapping of bush fire prone lands and a requirement for development proposals to respond to the requirements of the “*Planning for Bushfire Protection 2006*” Guidelines. In addition the Act now defines a number of different land uses including tourist accommodation within the category of “special fire protection purpose”. Development proposals coming within this category need to respond to a more restrictive set of requirements in the guidelines.

Bushfire Prone Land mapping found on the Coffs Harbour City Council web site indicates that the vegetated area running north-south along the Lake Road peninsula and portions of the Lakeside Caravan Park is designated as fire prone land. Where this designation occurs and a proposed development is for a special fire protection purpose, a bushfire safety authority must be obtained from the Rural Fire Service. This is achieved by way of a report prepared by a bushfire specialist that usually accompanies and is assessed as part of the development application.

3.8 RESIDENTIAL PARKS ACT 1998

This legislation was developed by the Government to ensure that the rights of permanent park residents and owners were clearly defined and that appropriate processes and procedures were established in this regard. The Act has greatest significance in caravan parks which are given over wholly to permanent residents or in parks with large numbers of residents. In 2006 the Act was reviewed, revised and amended.

3.9 THREATENED SPECIES CONSERVATION ACT 1995

The *Threatened Species Conservation Act 1995* is the main legislation protecting threatened species of fauna and flora in NSW. The Act and the *Threatened Species Conservation Regulation 2002* contain a comprehensive framework for listing threatened species. Individual species, populations and ecological communities may be listed under the legislation once a point is reached where there is an identifiable level of endangerment including “vulnerable”, “endangered” and “critically endangered”. The legislation also has a role in improving the identification, conservation and recovery of threatened species and reducing the threats faced by those species. The land that is the subject of this Plan of Management supports examples of threatened species of both flora and fauna and therefore the management actions adopted by the Plan must provide for relevant measures for protection and conservation.

3.10 POLICIES AND GUIDELINES

The following non-statutory policies and guidelines are relevant to the implementation of this Plan of Management. It is expected that the management of the Reserve will review policies and guidelines as they are updated or changed and will modify operational and development activities accordingly.

3.10.1 Sea Level Rise

In September 2012 the NSW Government made a number of significant changes to way in which the planning and development on the coast is managed. As part of the reform package the 2009 NSW Sea Level Rise Policy Statement was withdrawn with a view to providing greater flexibility in considering local conditions in the determination of future hazards and preparing coastal management plans. The key components of the first stage of the NSW Government's coastal reforms have;

- Removed the recommendations in regard to statewide sea level rise benchmarks;
- Given support local councils in the determination and adoption of projections with specific relevance to the local conditions;
- Provided clarity with respect to the preparation and issue of Section 149 planning certificates; and
- Made it more straightforward for landholders to install temporary works to reduce the impacts of erosion.

Coffs Harbour City Council has developed a range of policies and programs that allow for ecologically sustainable growth in coastal areas while addressing the risk to life and property from coastal hazards and flooding. This Plan of Management will provide a planning framework for the next five to ten years for Woolgoolga Beach Reserve and it is anticipated that as the accuracy of sea level rise projections improve over time the Plan may need to be reviewed. Most of the existing infrastructure of the Reserve and the Caravan Park has a short to medium term design life or remaining life. New development will be engineered to meet the requirements of the Council's planning and regulatory controls with respect to coastal development.

3.10.2 Crown Lands Caravan Park Policy

The Crown Lands Caravan Parks Policy was issued in 1990 by the former Department of Lands. The primary impetus for the creation of the Policy was to address issues of long-term residency, the numbers of holiday vans and to improve the appearance and management of caravan parks. The Policy establishes policies, objectives and strategies relevant to the future management and development of caravan parks on Crown land in NSW.

The objectives of the Crown Lands Caravan Parks Policy are:

- a. to develop a caravan park and camping ground system on Crown land which meets the needs of the community and provides a range of facilities for short-term use, long term use and camping.*
- b. to manage caravan parks on Crown land in an environmentally acceptable manner, to provide for the protection of important scenic, natural and cultural resources consistent with the objects and principles of the Crown Lands Act, 1989.*
- c. to ensure that caravan parks and camping grounds on Crown land are managed in a way that provides appropriately for the recreational and social needs of the community.*
- d. to encourage the entrepreneurial management of caravan parks on Crown lands in order to provide the community with an appropriate standard of facility and the government with an optimum financial return for the land it provides.*

It is clear, particularly from objective (d) above, that the intent of the Crown Land Caravan Parks Policy is that there will be a commercial orientation in the management of Crown caravan parks. However, this objective is one of a set of objectives of equal weight and therefore matters of environmental and community need must be addressed alongside financial considerations.

3.11 LOCAL PLANS, POLICIES AND STRATEGIES

Coffs Harbour City Council has a range of other controls, policies, guidelines and strategies in place. These take the form of development control plans (DCPs), development guidelines and the like. Depending upon the proposed activities, works or development proposals that emerge in the Reserve over time a number the following documents are among those that may require consideration;

- Coffs Harbour 2030 Plan is a strategic plan for the entire local government area which has an emphasis on sustainability and the value of the area's natural environment and its significance to the community;
- Council's Delivery Program and Operational Plan, which sets overall objectives and performance targets for activities, budgets and other issues relating to open space and recreation management;
- Coffs Harbour Coastal Reserves Plan of Management (2000)
- Coffs Harbour Recreation and Open Space Strategy;
- Coffs Harbour Regional Vegetation Management Plan and the Coffs Harbour Vegetation Study 1996;
- Class 5 Vegetation Mapping, 2012;
- Coffs Harbour Koala Plan of Management 1999;
- Coffs Harbour Waterways Catchment Management Committee Strategic Plan 1997;
- Coffs Harbour Biodiversity Action Strategy 2012- 2030;
- Bushfire Management Plans;
- Council policies (facilities for people with disabilities, dogs, horses, vehicles on beaches, etc.); and
- Social and cultural plans.

The following sub sections provide a brief outline of some key documents that have specific relevance.

3.11.1 Coffs Harbour 2030 Plan, 2009

Coffs Harbour 2030 Plan is a strategic plan for the community of Coffs Harbour. It establishes the Vision for Coffs Harbour and sets out to identify the goals and strategies to achieve the Vision. The Vision is stated as:

“Coffs Harbour is a model of sustainable living. We value, respect and protect our natural environment and acknowledge that it sustains us and future generations. We work together to live sustainably. We have respect for, and learn from, our diverse communities of many ages and cultures. We are healthy, caring and actively engaged in our communities. We move around safely, easily and sustainably. Our economy is strong and diverse and our businesses are leaders in

innovation and sustainability. We value all people and use the goodwill in our community to build a better future for our children. We think globally and act locally.”

The 2030 Plan is modelled around five key themes, three of which have relevance to Woolgoolga and therefore this Plan of Management. The relevant themes are: Learning and Prospering; Places for Living; and Looking after our Environment.

In summary, **sustainable tourism** is identified in the Plan as a key market with capacity to supply rewarding employment opportunities that will underpin a strong and diverse local economy through sustainable business models and practices. Innovative and sustainable building design is seen as central to a built environment tailored for sustainable living. It is envisaged that the creation of urban spaces and the development of inviting harbour and foreshores will result in a strong sense of community, identity and place and as well as being a focal point for the city and people. The plan aims to protect and expand public spaces and facilities that are accessible, safe and child friendly. The reduction of the city’s ecological footprint and responsible management of the natural assets will be achieved through the implementation of land use policies and practices that endeavour to conserve and restore the region’s unique environment and biodiversity values.

3.11.2 Coffs Harbour City Council Open Space Strategy 2010 – “Connecting Parks and People”

With over 250 public reserves managed by Council, the Open Space Strategy aims to guide the planning, development and management of the public open spaces and detail Council’s intent in relation to the protection, development and management of its open space network.

It is considered that the extensive and diverse array of open space is an asset of the Coffs Harbour community that enhances the lives of all residents but is also seen as valuable to the wider community of NSW. As stated in the City’s 2030 plan, it is the vision of the City that the creation of open spaces and the development of inviting harbour and foreshores will result in a strong sense of community, identity and place and as well as being a focal point for the city and people.

The plan proposes the introduction of a *Capital Works Prioritisation Framework* that will assist the Council to assess, evaluate and prioritise nominated open space improvement projects against a set of weighted recreation needs and benefits criteria as well as its ‘readiness to proceed’.

The Strategy endeavours to respond to the impact of high visitation to foreshore areas and an increasing community expectation on the quality and design of public areas, changes in population distribution and the resulting changes in the use of open spaces and influence of environmental changes which have or will impact on the natural environments.

The Open Space Strategy aims to achieve the following outcomes;

- Keep pace with the open space demands of a growing city;
- Improve community health & wellbeing;
- Provide for social and family recreation;
- Provide a diverse, equitable and accessible network of open space and opportunities;

- Protect biodiversity and key habitats;
- Respond to forecast climate change;
- Provide sustainable and cost effective management;
- Promote partnerships and community engagement; and
- Optimise sporting opportunities.

In relation to Woolgoolga (identified as Precinct 2), the following actions are identified;

- Investigate a new location for an upgraded Skate Park in Woolgoolga.
- Improve swimming and non-motorised water craft opportunities at Woolgoolga Lake.
- Provide for events including theatre, music and arts in public open space at appropriate times.
- Create a connected open space network that can fulfil a range of functions including social and family recreation.
- Pursue, where practical, the dedication of key lands as public open space performing habitat and/or corridor functions, that will add value to existing open space, in conjunction with any residential development of lands identified in Council's current urban growth strategies.
- Consult with LPMA/Reserve Trust regarding consideration of the addition of Woolgoolga Beach Reserve to the Coffs Coast State Park.
- Develop a Master Plan for the Woolgoolga Beach Reserve and embellish to a **District Social Family Space** through redesign and provision of facilities for wider age ranges, paths, picnic facilities, car parking & amenities.
- Work with relevant agencies to effect road closure at Lakeside reserve and reclassification to Public Reserve. Upgrade to a **local Social Family Recreation (SFR) space**, with improved play space, picnic facilities and landscaping. Investigate options for redressing erosion problems. Rationalise and improve car parking.
- Formalise walkway around Woolgoolga Headland, as part of Solitary Islands Coastal Walkway.

The attributes of a **District Social Family Space** are:

- Meeting place; shade and shelter, seating and drinking water, access to nature, all accessible to people with a disability.
- Some areas to have picnic/BBQ, toilets, additional facilities might include skate facilities, free access tennis & basketball courts etc.
- Some to have irrigated green lawns, formed path (not necessarily sealed) and lights and rubbish collection system.
- Mix of 4 or more recreation activity areas catering for broad cross sections of the community;
- Incorporation of natural features for play.
- Inclusive of people with disabilities;
- Car parking provided in addition to on road parking;
- "Play" provisions also apply;
- Preferably minimum size 2 hectares. Provision of toilets;
- Integration with existing walkways/cycleways and link to off road trail networks.

The attributes of **Local Social/Family Recreation Space** are:

- Includes areas for co-operative play and games, a range of surfaces, kick about space, loose materials/contact with nature, equipment for exercise, areas with places to hide and retreats from activity, screened from boisterous play.
- Incorporation of natural features for play.
- Mix of 2 or 3 recreation activity areas.
- Shade (either mature trees/or structure), seating, paths. Caters to a range of age groups. At least families, children and older adults.
- No BBQ or toilets.
- Generally no lighting or water points.
- Car parking on road.
- Integration with existing walkways/cycleways and links to off road trail networks.

3.11.3 Coffs Harbour Coastal Processes and Hazards Definition Study

The study represents the initial stage in developing a Coastal Zone Management Plan to address such risks in the Coffs Harbour local government area. The Study includes a technical assessment of the possible threats posed by climate change, extreme weather and sea level rise. The study uses the NSW Government's scientific guidelines and forecast sea level rise and investigates the coastal processes occurring along the Coffs Harbour LGA coastline and the extent of the coastal hazards that are likely to arise from these processes.

The Study looks at the likelihood of either coastal erosion or coastal inundation during extreme weather at three different timescales. These are 'Immediate', in the year '2050' and in the year '2100'. At each of these timescales, maps and hazard lines have been developed for the LGA that show erosion or inundation on the basis of 'almost certain', 'unlikely' and 'rare'.

The purpose of the Study is simply to identify those potential coastal hazards. Subsequently the Coastal Zone Management Plan will put in place the strategies needed to mitigate the impacts of identified potential hazards. The second stage of the process which identifies and evaluates management options is currently in progress.

3.11.4 Class 5 Vegetation Mapping, 2012

In December 2012 Council adopted the Class 5 Vegetation mapping layer (Version 1.1 2012) and associated documents which detail and illustrate the vegetation communities of the Coffs Harbour local government area. For the first time, all Coffs Harbour vegetation communities have been consistently classified and mapped across the entire local government area. This will provide information on the type and extent of vegetation communities in the Council area and enable the identification of threatened ecological and vegetation communities that are under-represented in the reserve system. It will also facilitate comparisons of vegetation community distribution and extent across the local government area.

The development of the 'Class 5' vegetation map is a multi-agency initiative supported by Coffs Harbour City Council, the Office of Environment Heritage and the Northern Rivers Catchment Management Authority. It is anticipated the fine-scale vegetation map will be adopted by a range of end-users and natural resource managers and be considered the 'benchmark' for vegetation assessment in Coffs Harbour.

Large areas of rainforest and wet sclerophyll forest are mapped in the west and south of the local government area across the fertile areas of the eastern Dorrigo Plateau, escarpment ranges and the upper reaches of the Orara and Bucca valleys. In contrast, much of the sandstone and coastal landscapes in the north support large stands of dry sclerophyll forest, heath lands and forested wetlands. Overall, the variety of soil moisture gradients, geologies and altitudes support a diverse array of vegetation communities. The coastal areas have the most complex vegetation patterns with this being reflected in the number of communities mapped in those areas.

3.11.5 Coffs Harbour Coastal Reserves Plan of Management 2000

This Plan was prepared to guide the future management, use and development of coastal Crown reserves for which Coffs Harbor City Council is the appointed Corporate Manager of the Reserve trust. The Plan incorporates and supplements the existing Plan of Management for the Woolgoolga Lake Reserve and provides guidance with respect to the management of the estuary, dune system and headland. The Plan specifically excludes Woolgoolga Beach Reserve because it was managed by a Community Trust at the time the Plan was prepared. However, many of the proposed strategies and management actions included in the Plan are relevant with some having a direct impact on land that is covered by this Plan.

3.11.6 Koala Plan of Management 1999

The Koala Plan of Management was adopted in 1999 and aims to provide a consistent approach to koala management and planning throughout the Coffs Harbour City local government area. The Plan is a Comprehensive Koala Plan of Management pursuant to the provisions of SEPP 44. The Plan reduces the requirements in relation to assessments of koala habitat for new development proposals. Koala habitat has been defined and mapped in the Plan and specific management and planning guidelines established. Land within the Reserve on the western side of Lake Road has been identified and mapped as secondary koala habitat and development and management activities within the reserve must recognise the provisions and guidelines established in the Plan. Refer to Drawing WLPM 02 for area of secondary koala habitat.

3.12 OTHER STATUTORY AND POLICY DOCUMENTS

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

- *Native Vegetation Conservation Act 1999;*
- *SEPP No.14 – Coastal Wetlands;*
- *Environmental Conservation and Biodiversity Protection Act 1999;*
- *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales;* and
- *Disability (Access to Premises - Buildings) Standards 2010, Disability Discrimination Act 1992.*

3.13 SUMMARY

The management, operation and development of the Woolgoolga Lakeside Reserve is subject to a number of statutory controls. It is a fundamental requirement of this Plan of Management that the Reserve Trust

Manager will comply with the requirements of applicable legislation and regulations and seek to implement approvals and consents.

Government Departments and agencies also maintain policy and guideline material that may be relevant.

4 EXISTING SITUATION, DEVELOPMENT AND FACILITIES

4.1 ENVIRONMENTAL CONTEXT AND CONSIDERATIONS

The natural environmental context and landscape presents a number of challenges to be addressed in the day to day management of the Reserve.

4.1.1 Coastline Management

In recent years Woolgoolga Beach has experienced some coastal recession as a result of current wave climate conditions and storm events. The rate of recession increases in a northerly direction along the beach. The impact has been a scarping of the fore dune face and part of the beach. It is possible that a change in wave climate conditions to a more easterly orientation will lessen the extent of recession, however, a more eroded beach position is likely into the future if current wave climate conditions persist.

Recent modeling suggests that this could continue at the rate of up to 0.5 m/yr around the lake's entrance.² The report concludes that overall the beach is stable. However, during times of intense wave climate conditions the impact of wave action may require direct access to Woolgoolga Beach from the caravan park and the Lake Road recreation areas to be closed.

4.1.2 Coastal Zone Management Plan

Council has completed Stage 1 of the coastal zone planning process via the Coffs Harbour Coastal Processes and Hazard Definition Study. The Study identified the likelihood of hazards occurring such as beach erosion, coastal inundation and the impacts of sea level rise on these hazards by 2100. Council is now progressing through Stages 2 and 3 which involve investigating all potential options for managing coastal hazards. Consultation was undertaken with the community during March 2012, including at Woolgoolga, to present the benefits and trade-offs that are relevant to the planning options and to establish an understanding of the community's preferences for the options.

The Preliminary Draft Report from Stage 2 which contains the results of the risk assessment exercise and the proposed management options was prepared by BMT WBM Pty Ltd. The mapping for Woolgoolga suggests a low risk of inundation as a result of sea level rise for part of the land occupied by the Lakeside Recreation Area and part of the Caravan Park but with no risk of inundation predicted for a majority of the Caravan Park.

4.1.3 Woolgoolga Lake

The Woolgoolga Lake and entrance is a natural resource of significant recreational value to Woolgoolga. The Lake is an intermittently closed and open lake and lagoon (ICOLL) with mangroves being the dominant vegetative type. During periods of high rainfall the Lake is predominantly open. On a number of occasions

² Coffs Harbour Coastal Processes and Hazards Definition Study, Chapter 4: Coffs Region Beach Assessment, BMT WBM Pty Ltd, February 2011

over recent years Council has initiated the opening of the Lake as a flood mitigation strategy. When the Lake is closed the maximum water level is generally in the range of 1.1m to 1.5m AHD. Water depth is largely dependent upon the build up and movement of sediment. The Caravan Park and adjoining public recreation area is the main focus of recreational activity although lakeside walking, particularly on the southern foreshore, is also enjoyed by the local community.

Although in general bank erosion is not a significant issue for the Lake the banks that adjoin the Caravan Park and Lakeside Recreation Area have been identified as being subject to riparian vegetation loss and bank erosion. The study recommends modification of some current management practices to encourage native riparian vegetation to regenerate with a view to improving estuarine habitat and the natural amenity for the lake for recreational purposes. Part of the proposed solution includes the development of a properly defined public walkway on the northern side of the caravan park to provide a link from the recreation area to the Lake entrance.

Water quality is largely affected by activity within the catchment area including residential, forestry and horticultural land uses. Although it is generally accepted that ICOLLs experience highly variable water quality, GeoLink's Estuary Management Study, concludes that, *"when assessed against the ANZECC (2000) guidelines the water of Woolgoolga Lake is generally acceptable for the protection of aquatic ecosystems... [with the exception of TN concentration and] the waters of the Woolgoolga Lake in the area around the caravan park have been shown to be suitable for primary contact recreation such as swimming for 9 of the 13 months that sampling was undertaken."*³

The report also notes any flooding and inundation event would adversely affect the water quality of the Lake due to the decreased ability of the local storm water treatment facility to manage such an occurrence. Although the report concludes that assessment of water quality data has not uncovered major issues with respect to quality it does suggest that some actions could be taken. These relate to reducing nutrient and sediment inputs from the catchment, reducing the risk of sewerage entering the waterway as a result of flooding of sewerage infrastructure and the establishment of a water quality monitoring program that meets the NSW government reporting obligations.

4.1.4 Vegetation

Although the area of the reserve is relatively small it supports a range of significant vegetation. In December 2012 Council adopted the Class 5 Vegetation mapping layer and associated documents⁴ which detail the vegetation communities of the Coffs Harbour local government area. The mapping together with a comprehensive report provides information on the extent and the types of vegetation communities found in the local government area. The ongoing management of the reserve must address the preservation and maintenance of these vegetation communities with particular regard to the conservation of the area that provides habitat for the grey headed flying fox. In addition a substantial proportion of the vegetation on the western side of Lake Road is identified as containing secondary koala habitat.

³ Woolgoolga Lake Estuary Management Study, GeoLink, December 2011

⁴ Fine-scale Vegetation Map for the Coffs Harbour Local Government Area, VOLUME 2: VEGETATION COMMUNITY PROFILES, September 2012

Figure 01 on the following page shows the general location of the vegetation communities found in the Reserve. The following provides a general description of each of those communities.

- **Coast Banksia Shrubland on Holocene Dunes** - this plant community dominates the Dune System on the eastern side of Lake Road. It is an open to closed forest which is found along Holocene fore-dunes. Relatively undisturbed areas of this community have an over-storey characterised by Coast Banksia, Tuckeroo, and Brush Cherry. Coast Wattle and Beach Acronychia may occur in the middle strata. Lawyer Vine is common growing as tangles in the various strata. The ground cover is comprised of *Dianella congesta*, Blady Grass, Native violet, Bracken Fern, Prickly Couch and Creeping Beard Grass;⁵
- **Lowlands Swamp Box - Paperbark - Red Gum Dry Forest** - a small section of this vegetation community is found in and adjoining the northernmost recreation area on Lake Road. A dry open forest which has a varied dominance in the canopy usually of Swamp Box, Broad-leaved Paperbark, Pink Bloodwood, Red Mahogany, Willow Bottlebrush and Forest Red Gum. The ground layer is distinctive and consists of Kangaroo Grass, Wiry Panic, Mat- Rushes, Guinea Flower, Blue Flax-lily, White Root and Bracken Fern;⁶
- **Coastal Paperbark – Swamp Oak Floodplain Forest** – A small area of this vegetation type is located on the western side of Lake Road and supports part of the Flying Fox colony. A forested wetland in which Broad-leaved Paperbark (*Melaleuca quinquenervia*) dominates and occurs with Swamp Oak and Willow Bottlebrush. A mid layer of Prickly Paperbark is sometimes present. The lower layer is variable comprising of Saw Sedge, *Ottochloa gracillima*, Floyd’s Grass, Native Violet and *Leptinella longipes*. In inundated sites *Azolla filiculoides* forms floating mats. This community occurs on floodplains, levees and backswamps of near coastal creeks and rivers in slightly elevated areas inundated less regularly by flood events and tides than similar communities found elsewhere in the region. The community can grade into Pleistocene sand barriers and tidally influenced estuarine channels and is located north from Bundageree Creek in Bongil Bongil National Park;⁷ and
- **Coastal Paperbark – Swamp Box Littoral Forest** occurs on the north-west of the Lakeside Recreation Reserve and along the foreshore of Woolgoolga Lake. It is a forested wetland that occurs in poorly drained sheltered areas of coastal Holocene and Pleistocene dunes, swales, back barrier flats and sometimes on the floodplains of coastal creeks. It is often located in sheltered sites at the base of an elevated hind dune. Found in near coastal areas behind the hind dune along the coast from Sawtell to Yuraygir National Park. Broad-leaved Paperbark (*Melaleuca quinquenervia*), Swamp Oak and Swamp Box dominate the over storey. There are littoral rainforest and coastal species in the often dense mid layer including Blueberry Ash, Sandpaper Fig, Guioa and Three-veined Cryptocarya. The lower layer, sometimes dense and often weedy, contains mainly Rough Saw-sedge, Tall Saw-sedge, Spiny-headed Mat-rush and Scrambling Lily. The herbaceous ground layer is dominated by Wild Violet, *Ottochloa gracillima* and Creeping Beard Grass⁸.

⁵ Fine-scale Vegetation Map for the Coffs Harbour Local Government Area, VEGETATION COMMUNITY PROFILES, September 2012, p 246

⁶ Fine-scale Vegetation Map for the Coffs Harbour Local Government Area, VEGETATION COMMUNITY PROFILES, September 2012, p 216

⁷ Fine-scale Vegetation Map for the Coffs Harbour Local Government Area, VEGETATION COMMUNITY PROFILES, September 2012, p 332

⁸ Fine-scale Vegetation Map for the Coffs Harbour Local Government Area, VEGETATION COMMUNITY PROFILES, September 2012, p 351

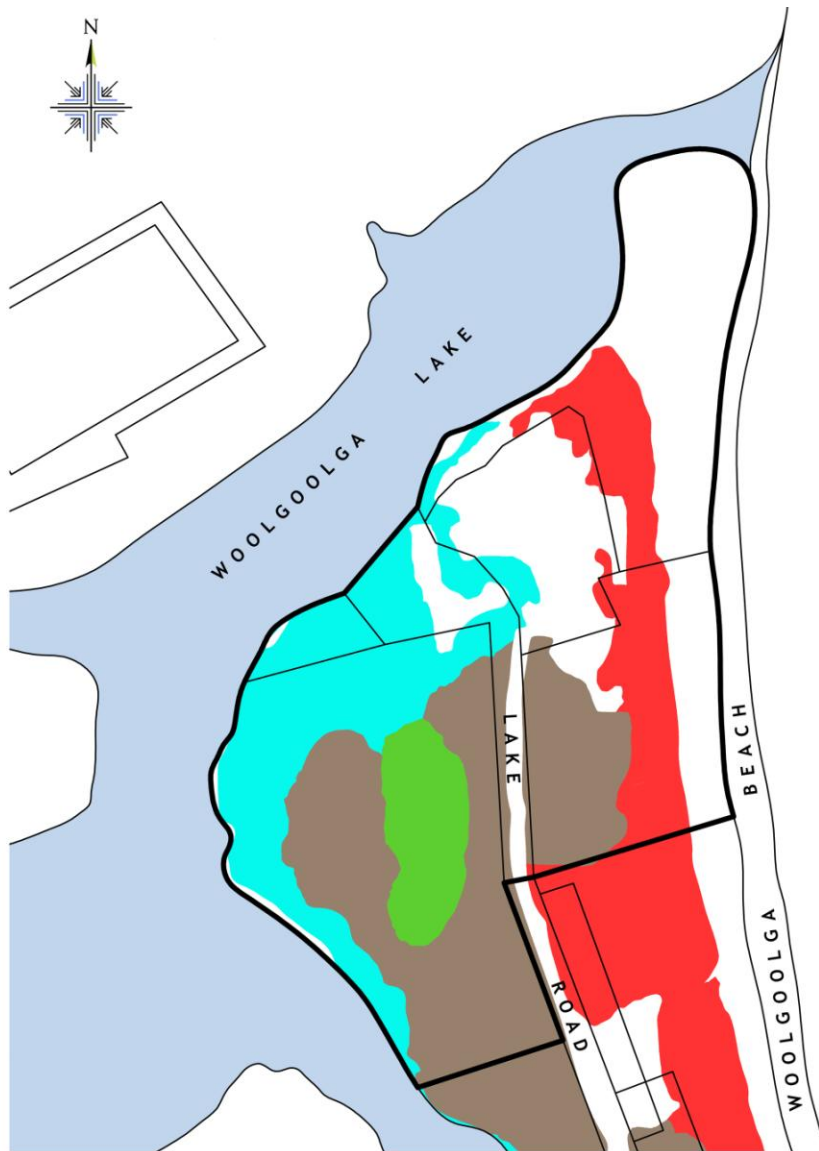


Figure 01 – Vegetation Communities. *Source: Class 5 Vegetation Online Mapping Tool.*

4.1.5 Grey Headed Flying Fox Habitat

The Woolgoolga Lake Grey Headed Flying Fox maternity camp is located on the eastern banks of the Woolgoolga Lake a few hundred metres from the Caravan Park. The Grey Headed Flying Fox is considered a vulnerable species. Flying Fox camps in the Coffs Harbour City LGA are currently managed by way of the Our Living Coast Regional Flying Fox Program⁹ which aims to achieve an equitable balance between

⁹ Our Living Coast Regional Flying Fox Program, September 2010

conservation and the social, cultural and environmental values shared by the community.

The future management strategy for the camp will be addressed by Council in a specific Flying Fox Management Strategy with the aim of maintaining the camp over the long term while ameliorating concerns within the community. The objectives for the camp are:

- To restore the Endangered Ecological Community components.
- To restore the area's value as Secondary Koala Habitat as mapped under the Coffs Harbour Koala Management Plan 1999.
- To increase the area's value as a Wildlife Corridor and link to the Regional Park
- To protect and enhance the Woolgoolga Lake riparian and coastal values.
- To provide for the community's needs in terms of recreation, education and interpretation of these values to ensure the long-term management of the camp.
- To identify the management issues and works required with regard to the camp's coastal position and actions to address them; and
- To incorporate all of Council's legal, community and cultural protection responsibilities.

The Plan will include weed control, re-vegetation of riparian areas to promote bank stability around the edge of the Lake, ongoing maintenance, protective fencing and interpretive signage.

4.2 EXISTING DEVELOPMENT AND FACILITIES

There is a range of improvements located throughout the Reserve which have a significant capital value and contribute positively to the community's use and enjoyment of the Reserve. The following provides a summary of the nature and purpose of those improvements.

4.2.1 Woolgoolga Lakeside Caravan Park – refer to Drawing WLPM 03

The Woolgoolga Lakeside Caravan Park occupies an area of 1.264 hectares within Reserve 63076. The Park is located at the ocean inlet to Woolgoolga Lake with frontage to the lake and excellent access to the beach. The boundaries have been established for operational purposes (S 68 approval) and to define the limits of the Park within the larger Reserve. The Park has a long history of recreational use and camping and for a time leading up to the 1990's it was leased from the reserve trust to a private operator. The amenities block and manager's residence were constructed in the late 1950's. There are 9 cabins that provide self-contained tourist accommodation. The Park does not have a AAA Tourism rating.

The current Section 68 Approval provides for the following sites;

Long Term	Short Term	Campsites	Total
3	54	10	67

The Park is entered from Lake Road. The Park Reception Office and Managers residence is located on the lakeside just past a lakeside grouping of 6 cabins. The cabins and office building are on slightly elevated

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 P O Box 6396, Alexandria, NSW 2015
 t : (02) 8338 1722
 f : (02) 8338 1733
 e : isd@isd.com.au
 www.isd.com.au



PARK RESOURCES	
 BUILDINGS	 50 SHORT-TERM SITES
 PUBLIC OPEN SPACE	 3 LONG-TERM SITES
 ACCESSWAY	 9 CABIN SITES
 15 CAMP SITES	77 TOTAL SITES

land, sloping toward the lake. The two storey manager's residence dominates this part of the Park and overshadows the smaller Park reception building and the cabins. The residence is not commensurate with the size and scale of the Park but is occupied by a staff member and this use is contingent upon their employment at the Park. The siting of the residence is oriented to take advantage of the lakeside and ocean views rather than providing adequate and efficient management of guest services and other Park operational functions. The residence/office would likely achieve better outcomes for guests and visitors if it were located at the entrance to the Park. For example, travellers with a casual enquiry currently drive into the Park as access is not controlled at the entrance. To exit the Park a vehicle could u-turn at the office although generally this is difficult for large RVs and vehicles towing a caravan. The alternative is a loop through the Park which creates unnecessary vehicular traffic within the Park. This is particularly problematic during busy periods.

The Park offers nine units of cabin accommodation. Six cabins are sited near the entrance - four have an outlook to the lake and two have frontage to the Park entry road. Another three cabins are located on the southern side of the entrance with no access to either lakeside or ocean views. With the exception of the 'Banksia' cabins, these products are representative of an out dated approach to cabin design and do not adequately meet the requirements of today's travellers.

The ocean side of the park comprises powered and unpowered sites, the only shower, toilet & laundry amenities, two beach access points, a long term residential site and a small covered BBQ. The central amenity building is in very poor condition and is not compliant with current regulatory requirements with respect to the numbers of facilities or provision of accessible facilities. The amenities block and manager's residence were constructed about 50 years ago.

Other guest recreational facilities comprise another two covered BBQ and picnic areas, one located on the southern boundary and the other located on the lakeside. The Park does not provide a children's playground for exclusive use of its guests, however, a playground is located in Lakeside Reserve on the western side of Lake Road adjacent to the Park.

The remaining long term residents are located in the Southern end of the Park, along with more powered and unpowered sites.

For many years the day to day operations of the Park were managed by way of a Management Contract however this arrangement ceased in 2007/08. Since then the day to day management and operation of the Park has been undertaken directly by the Trust.

4.2.2 Lakeside Public Reserve Precinct

The Lakeside Public Reserve provides access to Woolgoolga Lake and the beach as well as low key facilities for day-use including;

- Public toilets;
- Children's playground;
- Electric barbecues;

- Picnic shelters and picnic tables;
- Solid fuel barbecue surrounds; and
- Informal car parking.

It is noted that a proportion of the above facilities are located within the Lakes Road road reservation. In order to establish an integrated management framework for this area it would be logical for part of the road reserve to be closed and the land added to Reserve 63076 for Public Recreation and Resting Place.

4.3 TOURISM CONTEXT

The government's NSW Plan 2021 is focussed around rebuilding the State's economy – "*The Government's number one priority is to restore economic growth and establish NSW as the first place in Australia to do business.*" Growth in the economy will not only generate more jobs but produce more revenue to improve services, reduce taxes, build more infrastructure and tackle the cost of living. The Plan is a "whole of state" initiative and identifies a number of high potential growth industries including tourism. A key goal of the Plan is to double tourism expenditure in NSW with the *Visitor Economy Taskforce* and *Destination NSW* being established to provide strategic direction and funding support to regional tourism organisations.

The Industry Action Plan for the Visitor Economy will outline a vision and a ten year development strategy. A key aim will be to identify drivers for, and barriers to growth and innovation including those caused by government practices. The Action Plan will also deliver a program and mechanisms for government and industry to encourage sector growth, competitiveness and innovation with performance indicators to monitor progress. The *Visitor Economy Taskforce* will undertake work that is aligned with the NSW Industry Action Plan framework to;

- deliver a strategy to double tourism measured by overnight visitor expenditure by 2020;
- formulate a comprehensive strategy which will include measures to influence people to travel to NSW including for events and to regional NSW; and
- foster a sustainable tourism industry and help increase economic benefits for NSW from tourism.

A number of functions to be specifically addressed by the Taskforce are integral to the ongoing role of Crown land and the contribution it makes to the growth of the visitor economy including:

- Crown land tourism development schemes;
- strategies and programs to develop regional tourism and events; and
- establishing destination development strategies.

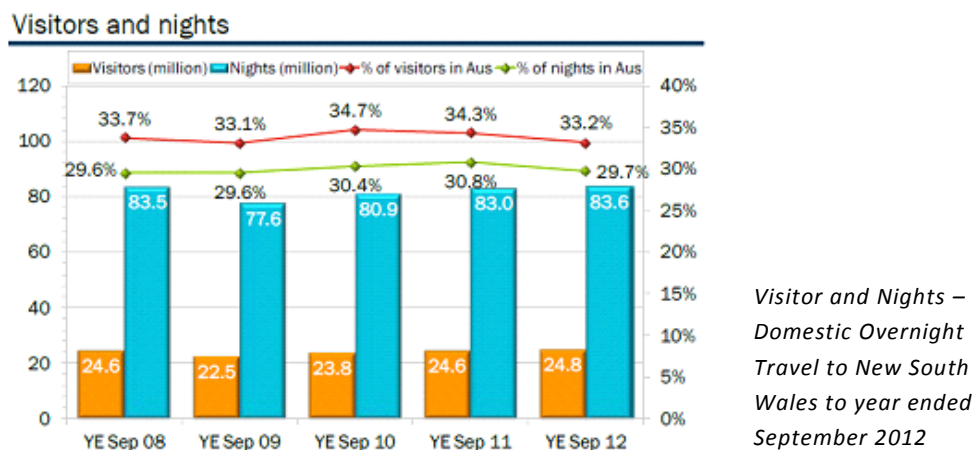
Caravan parks such as Woolgoolga Lakeside have a key role in achieving the government's objectives of growth in overnight visitation.

4.3.1 State and Regional Tourism

Australians spend \$25.3 billion dollars on domestic overnight holidays each year. In the year ended 31 March 2012 Tourism Research Australia reported a 10.7% increase in the total economic value of domestic tourism which has now reached \$77.8 billion dollars.¹⁰

The total expenditure of overnight visitors in NSW to the year ended 30 September 2012 was \$14 billion. The visitor economy supply chain generates added economic multipliers which mean every dollar spent on tourism generates an additional 92 cents in other parts of the economy. At 1.92 the tourism multiplier is greater than mining(1.66) and retail trade(1.81).

Of all Australian states, NSW continues to attract the highest number of domestic overnight visitors maintaining 33% of market share and receiving 24.8 million domestic overnight visitors per annum who spend 83.6 million nights in the state. This was an increase of 0.8% and 0.7% respectively compared to the year ended September 2011. The following figure illustrates the trends in overnight domestic visitation to New South Wales for the five years to September 2012.



Regional NSW received 83.8% of holiday visitors and 85.8% of holiday nights in NSW in the period to September 2012. Importantly 16% of travellers to Regional areas of NSW choose to stay in a caravan park or commercial camping ground.

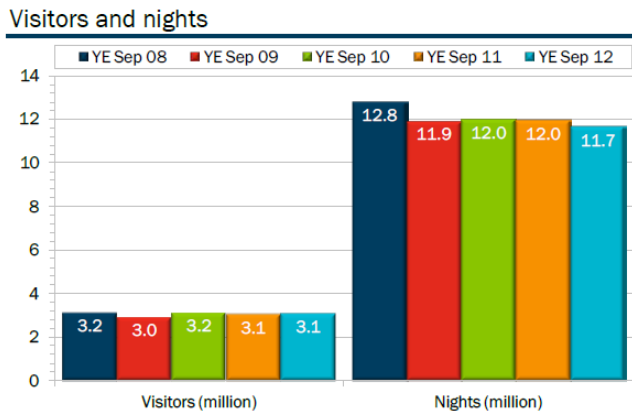
4.3.2 Mid North Coast Tourism

The Mid NSW North Coast is among the Top 20 tourist regions of Australia in regard to the attraction of Tourism Expenditure, ranking 8th in the twelve months to 30 September 2012 and claiming a \$1.7 billion slice of the national financial yield.

The Mid North Coast received 3.1 million visitors to the region in the twelve months to September 2012, up by 1.6%. Over the last five years the overall numbers of domestic visitors to the region have remained relatively stable despite effects of global economic uncertainty, a high Australian dollar and a number of

¹⁰ Tourism Research Australia, National Visitor Survey, March 2012

flood events that have created a challenging domestic tourism environment.



*DestinationNSW, Travel to Mid
North Coast, Year ended
September 2012*

The Mid North Coast has a number of regional centres with a long history of providing holiday accommodation and experiences including Port Stephens, Great Lakes, Port Macquarie Hastings and Coffs Harbour. Therefore it is not surprising the vast majority of visitors to the Mid North Coast travel for holiday or leisure purposes with 22.2% of domestic visitors choosing caravan and camping grounds as their overnight accommodation option. This is higher than both the state and regional average. The Mid North Coast region is well located to attract travelers from Sydney and large regional centres and is well recognised as a convenient stopover for visitors travelling between Sydney and Brisbane.

Some key facts about visitors to Coffs Harbour local government area are¹¹:

- The City attracts on average 680,000 domestic overnight visitors, 72,000 international visitors and 641,000 domestic day visitors each year;
- Domestic overnight visitors contribute \$292 million to the Coffs Harbour local economy spending on average \$430 per visitor;
- 16.9% of Domestic overnight visitors chose to stay in caravan and camping accommodation;
- The vast majority of visitors to the area travel by private car;
- 34% of domestic overnight visitors travelling to Coffs Harbour are aged between 25-44 years and 36.1% are aged between 45-64 years; and
- The key lifecycle group is families with young children comprising approximately 33.4% of domestic overnight visitors.

4.3.3 Caravan Parks on Crown Land

In New South Wales there are approximately 900 caravan parks, camping grounds and primitive camping grounds of which about 30% are on Crown land managed by the Department of Trade and Investment. Caravan parks on Crown land supply a disproportionately large component of the available sites for tourists in New South Wales and occupy some of the State's premium tourist accommodation locations. Over the past 20 years the number of caravan parks in New South Wales has declined by about 10%. In the coastal zone there is often development pressure on existing caravan parks. In many instances the strategic value

¹¹ DestinationNSW, Travel to Coffs Harbour Local Government Area, Four year average annual to September 2011.

of the land has increased resulting in re-zoning and re-development for residential or other forms of commercial and tourist land-use.

The number of tourist sites in the remaining caravan parks is also decreasing. Most parks were originally developed in the 1960's and 1970's. The design parameters from that time are no longer appropriate for many contemporary vans, 5th wheelers, motor-homes, cabins or even large tents. As a consequence the redesign and improvement of caravan parks to meet current and future consumer expectation can result in reductions in the total number of sites in any given park. At the same time there has been significant growth in the caravan, camper trailer, campervan and motor-home marketplaces. In this context the managers of caravan parks on Crown reserves have a responsibility to conserve the supply of sites and the range of available site types for tourists.

4.4 SUMMARY

The northern part of the Woolgoolga Beach Reserve is focused around the foreshores of Woolgoolga Lake with access to Woolgoolga Beach provided via a number of access points from the Reserve and the Lakeside Caravan Park. The Lakeside Recreation Area provides facilities for public use which include picnic and BBQ facilities, a playground, parking and public toilets. These facilities complement the recreational use of the Beach and Lake and are an important resource for tourism and the adjoining neighbourhood. Parts of the reserve have significant environmental values and a high priority must be given to management, protection and preservation of those features. Importantly the Reserve has a commercially viable tourist facility with a capacity to contribute to a consistent and effective management regime.

Woolgoolga Lakeside Caravan Park has long been recognised as a valuable coastal caravan park which is located in proximity to a town that offers a good range of urban services and facilities. As such the Trust must consider options to keep in step with evolving market trends and changing consumer expectations to ensure the Park improves its position in the marketplace. The existing commercial performance of the Park has improved over recent years and will enable the Park to take the necessary steps toward building a reputation as a facility that offers a quality holiday experience.

The present requirement is to consolidate the loyalty of the Caravan Park's existing traditional clients and at the same time grow the capacity of the Park to attract new clients. In both cases there is a requirement to improve and expand the provision of facilities for guests. At the same time older accommodation product needs to be replaced and new products introduced with specific market targets in view. This approach has the potential to create enhanced financial returns in the context of an appropriate, environmentally responsible improvement program. Therefore the future improvement and management of the Caravan Park needs to focus on;

- Consolidating and expanding the level of well-presented and functional ancillary facilities for guests;
- Placement of administrative and control buildings in a location that will improve efficiency of these functions and release lakeside land for the placement of high yield cabins;
- Improving the relationship between the adjoining Reserve and the Park;
- Upgrading the servicing and presentation of existing sites;

- Providing products that meet the specific needs of people with a disability and mobility restrictions; and
- Creating more opportunities for clients to engage in environmentally sustainable tourism through the provision of accommodation and facilities that embrace ecologically sound design principles and product.

The successful commercial operation of the caravan park will be an important factor in funding the overall management and improvement of the Reserve over the long term. Visitation to the caravan park also provides a significant financial input to the local economy.

5 VALUES AND MANAGEMENT UNITS

5.1 VALUES

The Reserves at Woolgoolga Lakeside has a range of significant values inherent in the natural and historic characteristics of the land and the recreational opportunities it provides. The Woolgoolga coastline has particular significance in the NSW North Coast Region with its long beach, estuary and prominent headland. These factors combine to create a resource of high scenic, conservation and recreational value. These values are outlined below.

Natural and Conservation Values

Woolgoolga Beach Reserve comprises a natural system of beach, sand dunes, headland and creek and estuary foreshore. These areas support a range of vegetation types including communities of local and regional significance which provide significant fauna habitats. The reserve adjoins the special conservation area of the Solitary Islands Marine Park.

Recreation and Tourism Values

The Woolgoolga Beach Reserve provides a range of bush land, park, beach and water based recreational opportunities. These areas provide a major focus for the recreation activities of local residents and tourists. Important facilities include recreation areas, walkways and caravan parks.

Social and Economic Values

The Woolgoolga Beach Reserve forms an important part of the community life of Woolgoolga and Coffs Harbour City. The use of this natural and historic setting for exercise, relaxation, holidays and social gatherings contributes to the identity and well being of the community. The reserve is a major resource for tourism that makes a significant financial contribution to the local economy.

5.2 MANAGEMENT UNITS – refer to Drawing WLPM 04.

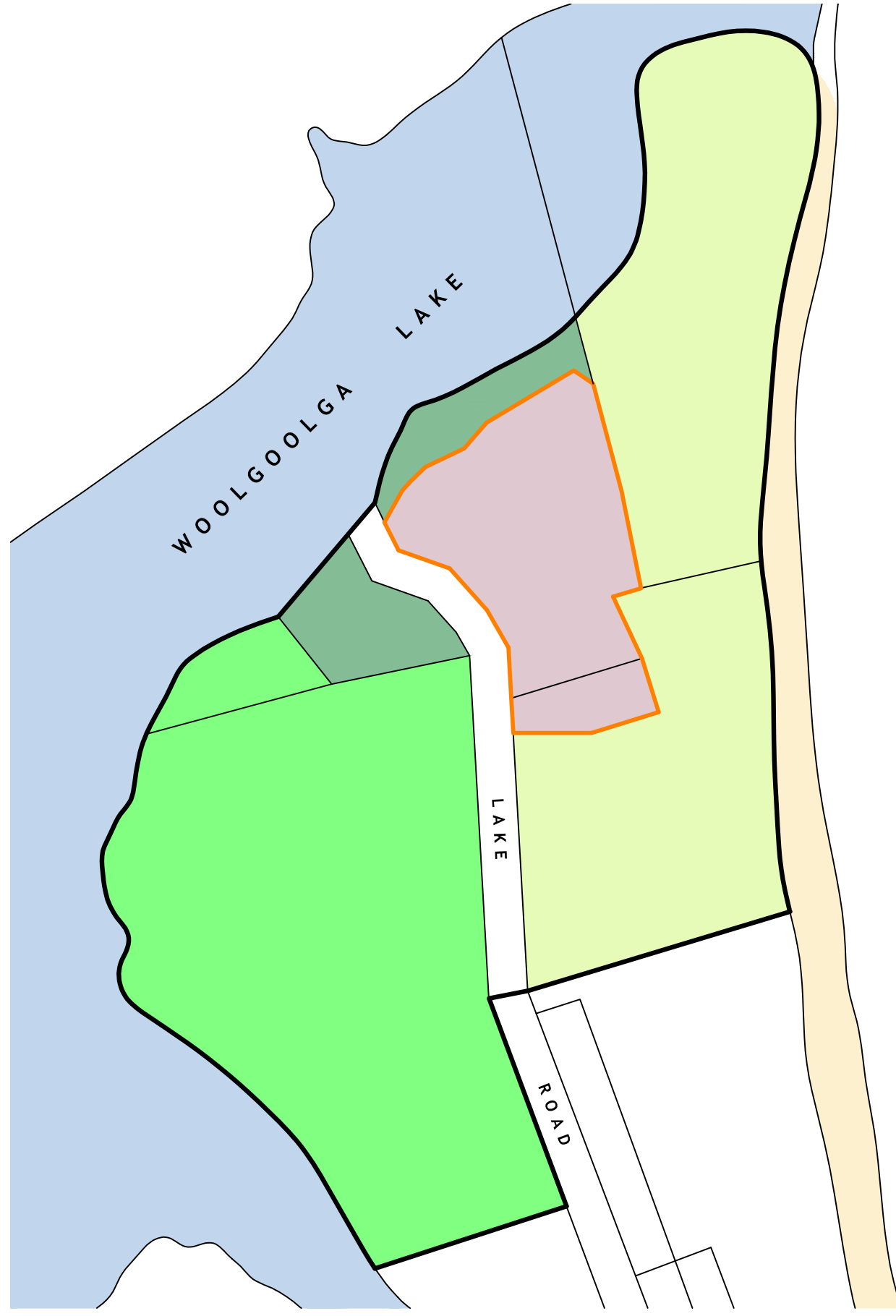
Dune System

The coastal dune barrier system is formed from mobile marine sands and creates a barrier protecting inland vegetation and land uses from salt spray, storms, wind and wave action. Dunal vegetation stabilises dunal sands and forms specialised plant communities. These communities include the frontal dune complex and hind dune woodlands.

Management issues relating to the dunal system include the impact of erosion and accretion, weed control (in particular, Bitou Bush, Lantana, Glory Lily and Asparagus Fern), fire management, pedestrian and vehicle access, rubbish dumping, vegetation clearing and access to coastal views.

Woolgoolga Lake and Creek Foreshore Conservation Area

The Lake is a rich habitat for a diversity of birds and fish and is a popular recreation venue for boating, fishing and informal recreation. Vegetation in the precinct is identified as secondary koala habitat and a grey-headed flying fox maternity camp occupies an area within the precinct. Estuary management issues



MANAGEMENT UNITS



DUNE SYSTEM

THE COASTAL DUNE SYSTEM IS FORMED FROM MOBILE MARINE SANDS AND CREATES A BARRIER PROTECTING INLAND VEGETATION AND LAND USES FROM SALT SPRAY, STORMS, WIND AND WAVE ACTION. DUNAL VEGETATION STABILISES DUNAL SANDS AND FORMS SPECIALISED PLANT COMMUNITIES. THESE COMMUNITIES INCLUDE THE FRONTAL DUNE COMPLEX AND HIND DUNE WOODLANDS.

WOOLGOOLGA LAKE AND CREEK FORESHORE CONSERVATION AREA

THE LAKE IS A RICH HABITAT FOR A DIVERSITY OF BIRDS AND FISH AND IS A POPULAR RECREATION VENUE FOR BOATING, FISHING AND INFORMAL RECREATION. VEGETATION IN THE PRECINCT IS IDENTIFIED AS SECONDARY KOALA HABITAT AND A GREY-HEADED FLYING FOX MATERNITY CAMP OCCUPIES AN AREA WITHIN THE PRECINCT. MANAGEMENT ISSUES INCLUDE STORM-WATER, ENTRANCE OPENING STRATEGIES, BANK STABILITY, BOAT LAUNCHING, PEDESTRIAN ACCESS, DREDGING AND VEGETATION MANAGEMENT.

RECREATION AREA

THE LAKESIDE RECREATION AREA PROVIDES PICNIC AND BBQ FACILITIES, PLAYGROUND, WALKING TRACKS, PARKING AND PUBLIC TOILETS. THESE FACILITIES COMPLEMENT THE RECREATIONAL USE OF THE BEACH AND LAKE. THE AREA IS AN IMPORTANT RESOURCE FOR TOURISM AND SERVES THE ADJOINING NEIGHBOURHOOD AS WELL AS OTHER RESIDENTS OF THE COFFS HARBOUR CITY LOCAL GOVERNMENT AREA AND VISITORS.

CARAVAN PARK

THE WOOLGOOLGA LAKESIDE CARAVAN PARK IS MANAGED BY COUNCIL AS THE APPOINTED TRUST MANAGER FOR THE RESERVE AND IS LOCATED ON THE SOUTH SIDE OF THE WOOLGOOLGA LAKE ESTUARY. THE PARK PROVIDES SITES FOR SHORT-TERM AND LONG-TERM ACCOMMODATION AS WELL AS CAMPSITES AND PUBLIC RECREATION FACILITIES AND MAKES A SIGNIFICANT CONTRIBUTION TO THE LOCAL ECONOMY.

include storm-water management, entrance opening strategies, bank stability, boat launching, pedestrian access, dredging and vegetation management.

A detailed Plan of Management has been adopted for Woolgoolga Lake and provides specific strategies for dredging and artificial opening of the Lake. The Woolgoolga Lake and Estuary Management Study identifies strategies for the management of the Lake and parts of the Reserve. The Woolgoolga Lake, Willis Creek and Darkum Creek Estuary Processes Study, Management Study and Management Plan is currently being finalised and will provide an updated framework and action plan for the continuing management of the Lake and the foreshores with specific reference to the environmental significance of the Lake..

Recreation Areas

Recreation areas with picnic and BBQ facilities, playground, parking and public toilets. These facilities complement the recreational use of the Beach and Lake. They are an important resource for tourism and serve the adjoining neighbourhood as well as other residents of the Coffs Harbour City local government area.

Management issues associated with recreation areas include construction and maintenance of facilities, litter, access, parking, vandalism and public safety.

Caravan Park

The Woolgoolga Lakeside Caravan Park is managed by Council as Trustees of the Reserve and is located on the south side of the Woolgoolga Lake estuary. The park provides sites for short-term and long-term accommodation as well as campsites and public recreation facilities and makes a significant contribution to the local economy. The Woolgoolga Beach Reserve Trust is also responsible for the Woolgoolga Beach Caravan Park which adjoins the Town Centre. As a consequence the character and facilities for the Lakeside Caravan Park will be designed to complement the Beach Caravan Park and thereby enable the Trust to satisfy a wider range of client requirements by offering alternative camping and accommodation options. The Lakeside Park offers a different environmental context and will focus on presenting an ecologically sustainable holiday experience that recognises the unique features of the location.

Management of the Caravan Park should demonstrate an effective role in:

- Providing tourist accommodation sites and facilities;
- The generation of business income to support ongoing land management initiatives;
- Ongoing management of environmentally sensitive lands; and
- Improving public access along this part of the NSW coast.

Sustainable development and management of the Reserve is essential to maintaining the tourism use which contributes to the local economy, while protecting the natural resources on which continued tourism depends and for which the local area is recognised. In the case of the Woolgoolga Lakeside Caravan Park these outcomes will be achieved through the implementation of the following Vision Statement that has been adopted by the Trust for the Park;

To provide our guests with an enjoyable, safe and memorable experience by presenting them with high quality facilities and exceptional customer service, in a caring and professional manner that respects and preserves our unique natural environment.

This Vision is supported a number of key management objectives which aim to;

- manage the Reserve and the environment in a way that conforms to the objects and principles of Crown land management;
- achieve an appropriate balance between responsible land management and achieving profit outcomes from a business enterprise on public land;
- continue to provide a holiday destination that takes advantage of the Park's impressive location and preserves environmental values and existing positive characteristics;
- ensure the operation of Woolgoolga Lakeside Caravan Park makes a positive contribution to the community and to the ongoing financial sustainability of the management of Reserved Crown land;
- consolidate the quality and range of cabin accommodation in the Park;
- expand the range of accommodation products to provide more effectively for people with disabilities;
- provide facilities and products capable of attracting and retaining new clients as well as satisfy the requirements of the Park's existing clientele;
- allow for a staged development process that is achievable in terms of planning and financial constraints; and
- support these actions with a marketing and promotional program that is specific to this Park.

6 MANAGEMENT OVERVIEW

6.1 INTRODUCTION

This Plan of Management is based on a ‘Vision Statement’ that is intended to guide the Reserve Trust in its decision making processes. It is then supported by management principles which in turn generate specific management objectives and strategies and implementation plans. A number of the detailed concept and implementation plans are part of this Plan. In some areas final outcomes will be subject to further detailed consideration. This will allow the Reserve Trust to be responsive to economic factors, new information, and social and technological change.

6.2 VISION STATEMENT

The Vision of the Reserve Trust in managing Woolgoolga Lakeside is:

To conserve and maintain the natural and scenic environment of the Woolgoolga Beach Reserve while providing a range of recreation and accommodation facilities and opportunities for local residents and visitors.

6.3 MANAGEMENT PRINCIPLES – refer to Drawing WLPM 05

The Vision for the Woolgoolga Lakeside Caravan Park will be implemented in conformity with the following specific management principles:

Natural Environment	To recognise, protect, and enhance the environmental values and resources and scenic quality of the Reserve.
Cultural Values	To recognise, interpret, and promote valuable indigenous and European cultural heritage relating to the Reserve and the local area including the continuation of traditional holidaying activities.
Recreation	To provide for a range of recreational and holiday activities based on the natural and cultural features of the Reserve.
Caravan Park	To optimise the contribution of the caravan park to the Reserve by providing a variety of tourism accommodation options with an emphasis on family and ecologically sustainable holiday opportunities. In addition the accommodation and social needs of existing caravan park long-term residents must be considered to ensure their rights are respected as well as their financial contribution to the management and improvement of the reserve.
Utility Services	To provide necessary services such as reticulated water, power,

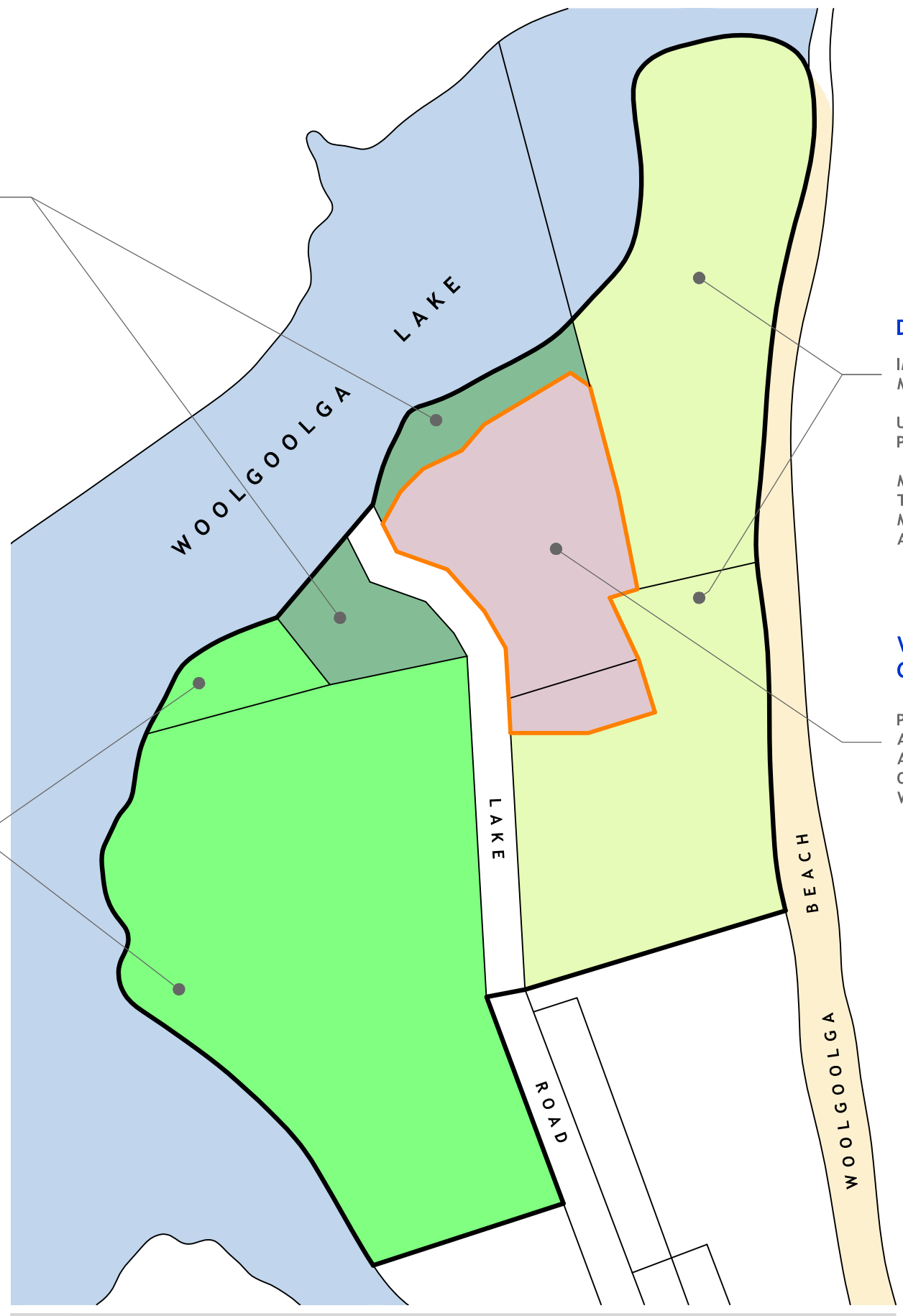
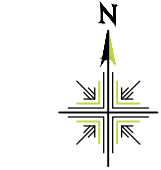
MANAGEMENT PRINCIPLES	
NATURAL ENVIRONMENT	TO RECOGNISE, PROTECT, AND ENHANCE THE ENVIRONMENTAL VALUES AND RESOURCES AND SCENIC QUALITY OF THE RESERVE.
CULTURAL VALUES	TO RECOGNISE, INTERPRET, AND PROMOTE VALUABLE INDIGENOUS AND EUROPEAN CULTURAL HERITAGE RELATING TO THE RESERVE AND THE LOCAL AREA INCLUDING THE CONTINUATION OF TRADITIONAL HOLIDAYING ACTIVITIES.
RECREATION	TO PROVIDE FOR A RANGE OF RECREATIONAL AND HOLIDAY ACTIVITIES BASED ON THE NATURAL AND CULTURAL FEATURES OF THE RESERVE.
CARAVAN PARK	TO OPTIMISE THE CONTRIBUTION OF THE CARAVAN PARK TO THE RESERVE BY PROVIDING A VARIETY OF TOURISM ACCOMMODATION OPTIONS WITH AN EMPHASIS ON FAMILY AND ECOLOGICALLY SUSTAINABLE HOLIDAY OPPORTUNITIES. IN ADDITION THE ACCOMMODATION AND SOCIAL NEEDS OF EXISTING CARAVAN PARK LONG-TERM RESIDENTS MUST BE CONSIDERED TO ENSURE THEIR RIGHTS ARE RESPECTED AS WELL AS THEIR FINANCIAL CONTRIBUTION TO THE MANAGEMENT AND IMPROVEMENT OF THE RESERVE.
UTILITY SERVICES	TO PROVIDE NECESSARY SERVICES SUCH AS RETICULATED WATER, POWER, SEWERAGE DISPOSAL AND DRAINAGE IN AN EFFICIENT AND ENVIRONMENTALLY ACCEPTABLE MANNER.
SAFETY AND PUBLIC HEALTH	TO PROVIDE AND MAINTAIN FACILITIES, IN A MANNER THAT MINIMISES RISK TO RESERVE USERS AND PROMOTES A HEALTHY LIFESTYLE.
RESERVE INFORMATION	TO EFFECTIVELY INFORM PEOPLE OF THE RESERVE'S ATTRIBUTES, ACTIVITIES AND FACILITIES AS WELL AS APPROPRIATE WAYS TO USE AND CARE FOR THE RESOURCES OF THE RESERVE.
INTEGRATED COASTAL MANAGEMENT	TO PROMOTE AND ASSIST INTEGRATED COASTAL LAND MANAGEMENT ASSOCIATED WITH THE USE OF THE RESERVE AND IN PARTICULAR THE WOOLGOOLGA LAKESIDE CARAVAN PARK.

RECREATION AREA

- CLOSE PART OF LAKE ROAD AND ADD THE LAND TO RESERVE 63076 FOR PUBLIC RECREATION AND RESTING PLACE
- MAINTAIN AND IMPROVE THE EXISTING PUBLIC AMENITIES AND PICNIC FACILITIES
- IMPROVE PARKING FOR DAY USE VISITORS
- UPGRADE PEDESTRIAN ACCESS TO THE FORESHORE IN LINE WITH THE RECOMMENDATIONS OF THE WOOLGOOLGA LAKE ESTUARY MANAGEMENT STUDY
- IMPLEMENT A PLANTING PROGRAM USING RIPARIAN PLANT SPECIES TO RESTORE AND STABILISE BANK EROSION

WOOLGOOLGA LAKE AND CREEK FORESHORE CONSERVATION AREA

- PRESERVE AND PROTECT THE FLYING FOX CONSERVATION AREA IMPLEMENTING THE MANAGEMENT ACTIONS PROPOSED IN THE LIVING COAST REGIONAL FLYING FOX PROGRAM
- PROVIDE FOR APPROPRIATE PEDESTRIAN ACCESS ALONG THE LAKE AND CREEK FORESHORE
- RESTORE SECONDARY KOALA HABITAT VEGETATION



DUNE SYSTEM

- IMPLEMENT VEGETATION MANAGEMENT STRATEGIES
- UPGRADE THE HIND DUNE PEDESTRIAN PATHWAY
- MANAGE BEACH ACCESS POINT TO PROTECT VEGETATION AND MANAGE IMPACT OF STORM ACTIVITY

WOOLGOOLGA LAKESIDE CARAVAN PARK

- PROGRESSIVELY IMPROVE SITE ACCOMMODATIONS, FACILITIES AND MANAGEMENT AS DETAILED ON DRAWINGS WLP03, WLP06 AND WLP07

	sewerage disposal and drainage in an efficient and environmentally acceptable manner.
Safety and Public Health	To provide and maintain facilities, in a manner that minimises risk to Reserve users and promotes a healthy lifestyle.
Reserve Information	To effectively inform people of the Reserve’s attributes, activities and facilities as well as appropriate ways to use and care for the resources of the Reserve.
Integrated Coastal Management	To promote and assist integrated coastal land management associated with the use of the Reserve and in particular the Woolgoolga Lakeside Caravan Park.

In the development, improvement and management of the Woolgoolga Lakeside Caravan Park the Reserve Trust will adopt sustainability principles and recognise the need for:

- a) conservation of energy and reduction in carbon dioxide emissions,
- b) building materials and building processes that involve low embodied energy;
- c) building design and orientation that uses passive solar design, day lighting and natural ventilation;
- d) energy efficiency and conservation;
- e) water conservation and water reuse;
- f) waste minimisation and recycling;
- g) the use of landscaping to provide shade, shelter and screening; and
- h) potential for adaptive reuse of structures and materials.

6.4 MANAGEMENT ISSUES

The management units within the reserve have been inspected and assessed to develop an understanding of the matters that need to be addressed in the management strategies and actions that are detailed in the Plan of Management and implemented by the Trust. The following sections provide a summary of key issues for each management unit.

6.4.1 Woolgoolga Lakeside Caravan Park

- The Park has an excellent location with Lake frontage and direct access to the beach with the Woolgoolga town centre within walking distance;
- The setting is quiet and relatively secluded with no passing traffic;
- While the Park offers a variety of site types (both unpowered and powered) it does not have a AAA Tourism rating;
- The cabin accommodation and some facilities are outdated and in need of replacement;
- The roads are generally unsurfaced;

- The Park entrance, sign posting and office is inadequate for a tourist destination and security for guests and management is poor;
- The existing 2 storey manager's residence is inappropriate in terms of its design, scale and location; and
- Incursion of exotic species from private gardens into coastal vegetation communities is a management issue.

6.4.2 Lakeside Recreation Area

- The location of the area provides public access to important recreational resources – the Lake and the Beach;
- The relative remoteness of the area can result in some instances of anti-social behaviour;
- Sections of the road and the parking areas are not surfaced;
- Some existing facilities including the toilet block and gas barbecue shelter are relatively new and in good condition;
- Solid fuel barbecues are unsuitable in a sensitive environmental location and need to be progressively removed and additional gas barbecues installed;
- Some of the picnic tables and park benches are in poor condition and should be replaced as funding allows; and
- The alignment and surfacing of the road and parking areas require upgrading.

6.4.3 Dune System

- Maintenance of a healthy dune system is critical to the environmental qualities of the Woolgoolga Lakeside precinct;
- The dune system is vulnerable to erosion during significant storm events; and
- Sections of the dunal vegetation have been degraded by the incursion of exotic garden species and other non-endemic species including bitou bush.

6.4.4 Woolgoolga Lake and Creek Foreshore Conservation Area

- Species that are representative of four Endangered Ecological Communities under the Threatened Species Conservation Act 1995 have been identified within this part of the reserve. Subtropical coastal floodplain forest of the NSW North Coast bioregion, swamp oak floodplain forest of the NSW North Coast, swamp sclerophyll forest on coastal floodplains of the NSW North Coast and littoral rainforest and vine thickets of the NSW Coast;
- Management, preservation and maintenance of the vegetation communities with particular regard to the conservation of the area that provides habitat for the grey headed flying fox which is a protected species and classified as vulnerable. The camp is managed by way of the Our Living Coast Regional Flying Fox Program which aims to achieve an equitable balance between conservation and the social, cultural and environmental values shared by the community. A majority of the vegetation within the management unit is also identified as containing secondary koala habitat;

- Maintenance and improvement of the existing foreshore pedestrian pathway; and
- Foreshore and creek bank stability.

6.4.5 Coffs Coast State Park

It is relevant to note that Coffs Harbour City Council is the appointed Trust manager of the Coffs Coast State Park. The State Park includes reserved lands stretching from Sawtell in the south through to the northern end of Park Beach and extending west along Coffs Creek and into the Coffs Harbour City Centre.

Significant recreational and tourist facilities including the Park Beach and Sawtell Beach Caravan Parks are within the State Park. The administrative and management resources employed in the operation of those Parks also take responsibility for the day to day operation of the Woolgoolga Caravan Parks.

There would be some operational efficiency if all four Caravan Parks were part of the same administrative structure. In this regard consideration could be given to adding the Woolgoolga Beach Reserve to the Coffs Coast State Park. Aside from any efficiency that may be achieved, the character of the Woolgoolga Beach Reserve is compatible with the reserved lands that are currently part of the State Park.

6.5 PROPOSED IMPROVEMENT PROGRAM

The proposed improvements to the Reserve will be focused on the development of appropriate and sensitive design elements that recognise the inherent values of the Reserve, contribute to the scenic quality of the location and protect and enhance environmental resources.

6.5.1 Woolgoolga Lakeside Public Reserves and Open Space – refer to Drawing WLPM 05

These parts of the Reserve are used by the community and visitors to the area on a daily basis and provide generally accessible active and passive recreation facilities. The Trust has an ongoing commitment to fund the maintenance and improvement of these facilities. Generally the improvements and development in these areas will be of a low-key nature with design and construction recognising and complementing the quality and character of the environment. Improvements such as lake edge pathways will be designed and aligned to protect the integrity of the lake edge and the adjoining vegetation communities while providing a safe route for pedestrian movement. Drawing WLPM 05 indicates where particular improvements will be developed and the table below provides an indication of the program schedule.

Item	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5
Lakeside Reserve Facilities					
Road Upgrade					
Park Furniture					
Pedestrian Pathways					
Environmental Management					
Beach Access and Fencing					
Signposting					

6.5.2 Woolgoolga Lakeside Caravan Park – refer to Drawings WLPM 06 and 07

With the advantage of both a lakeside and beachside location Woolgoolga Lakeside Caravan Park provides a unique context for the provision of caravan park sites and accommodation. The land area of the Park is small but this enhances the feeling of seclusion and peacefulness within the natural environmental setting. It is essential the future improvement of the Park preserves these features.

The proposed improvement to the caravan park will concentrate on the provision of sites and accommodation for families, couples, senior travellers and groups. The design approach will be formulated to appeal to;

- People seeking a contemporary caravan park or accommodation in a relaxed bush setting, close to a smaller urban centre, close to the ocean and with an adequate range of ancillary facilities – families, individuals and groups;
- Travellers seeking an overnight or short stay in an easily accessed caravan park on the coast that is close to all urban services; and
- People seeking a caravan park or accommodation option that takes up the challenges of implementing an environmentally sustainable approach to the provision of tourist accommodation.

Drawings WLPM 06 and 07 illustrate a Concept for the implementation of the Improvement Program and the table below provides an indication of the program schedule.

Item	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5
Central Amenities					
Camp Kitchen					
Special Access Cabin					
Buy cabins from Coffs Coast State Park Trust(2-2-2)					
Power to all Campsites					
Demolish Residence					
Managers Residence and Office					
Entry and Road Alterations					
Barbecue Shelter					

Communal Amenities and Facilities and other structures:

A significant difficulty for the Park has been the age and condition of the main ablution facilities building. The provision of new facilities is now a matter of some urgency as the existing building does not supply an acceptable level of service and is no longer economic to maintain. Coupled with this is the location of various older buildings and structures related to maintenance and services which need to be rationalised.

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 P O Box 6396, Mascot, NSW 2020
 t : (02) 8338 1722 f : (02) 8338 1733 e : isd@isd.com.au www.isd.com.au



- 1 REMOVE EXISTING CABINS AND INSTALL A NEW MANAGER'S RESIDENCE AND OFFICE/RECEPTION AREA. MAKE MINOR MODIFICATIONS TO IMPROVE THE FUNCTIONALITY OF THE PARK ENTRANCE AND FORECOURT INCLUDING SIGNAGE, ARRANGEMENT OF PARKING AND LANDSCAPING.
- 2 INSTALL NEW CABINS WITH OUTLOOK ACROSS THE RESERVE TO WOOLGOOLGA LAKE.
- 3 DEMOLISH THE EXISTING MANAGER'S RESIDENCE AND OFFICE AND ESTABLISH THREE SHORT TERM POWERED SITES FOR THE INSTALLATION OF CABINS INCLUDING ONE CABIN DESIGNED TO CATER FOR PEOPLE WITH DISABILITIES.
- 4 PROVIDE POWER TO EXISTING APPROVED CAMPSITES.
- 5 DEMOLISH EXISTING STORAGE SHED AND ESTABLISH A SHORT TERM POWERED SITE.
- 6 DEMOLISH THE EXISTING CENTRAL AMENITY BUILDING AND RELOCATE THE WASTE WATER COLLECTION WELL. REHABILITATE THE VACATED AND ESTABLISH SHORT TERM SITES.
- 7 DEMOLISH EXISTING STORAGE SHED.
- 8 UPGRADE EXISTING BBQ SHELTER.
- 9 PROVIDE POWER TO EXISTING APPROVED CAMPSITES.
- 10 RECONFIGURE EXISTING SHORT TERM SITES.
- 11 INSTALL NEW CENTRAL AMENITIES AND DRYING AREA WITH ASSOCIATED RAMP ACCESS, PATHWAYS, DRYING AREAS AND LANDSCAPING.
- 12 DUMP POINT FOR FULLY SELF-CONTAINED RECREATIONAL VEHICLES - MOTORHOMES ETC.
- 13 REMOVE STUDIO CABINS AND REHABILITATE THE SITES.
- 14 RELOCATE EXISTING ROAD.

PARK RESOURCES

 BUILDINGS	 60 SHORT-TERM SITES
 PUBLIC OPEN SPACE	 3 LONG-TERM SITES
 ACCESSWAY	 11 CABIN SITES
 14 CAMP SITES	88 TOTAL SITES

A new relocatable amenities structure has been installed to the south and west of the existing building. This facility is appropriately sized to service the dwelling and camp sites in the Park that rely upon it and thereby address Special Condition 2 in the Park's Section 68 Approval (refer to Section 2.3). In addition to addressing regulatory compliance the provision of new facilities will enable the Park to obtain a AAA Tourism rating. The proposed amenity provides the following facilities:

Section	Showers	WC's	Hand-basins	Urinals
Female	4	7	6	n/a
Male	4	4	6	3
Accessible	1	1	1	

Importantly there is an accessible bathroom for people with disabilities, a well equipped laundry and associated drying area and storage space for servicing, chemical storage and cleaning functions. Waste will be reticulated to a new holding tank which will be located within Reserve but on the western side of Lake Road prior to discharge to the sewer. The new amenity has been designed to be energy and water efficient with features including;

- Rainwater harvesting with collected water used to flush toilets;
- Solar hot-water with gas boost;
- Solar power generation and energy efficient lighting; and
- Natural ventilation systems.

The alteration in the position of the central amenity has resulted in some rationalisation of dwelling sites. The dwelling sites which were where the new relocatable amenities structure is installed will be moved to the area currently occupied by the former amenities, shed and wastewater tank. Dwelling sites in the vicinity of the new amenities will also be reorganised to provide a better layout and appropriate setbacks. This will necessitate the removal of a BBQ which will be relocated and installed in the existing shelter found a little further to the south.

Another structure to be removed is a maintenance shed located in the northern portion of the Park across the road from the Manager's residence and Office. The site of the building will be made good and area used for the creation of short-term dwelling sites. An adjoining small masonry building housing electrical services equipment will be retained.

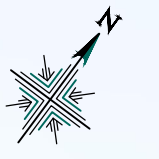
An older duplex cabin is currently located in the western portion of the Park. However, this structure does not comply with Regulatory requirements. Consequently this will be removed and the dwelling sites utilised as drive-on tourist sites.

Managers Residence and Office and Park Entry

The existing manager's residence and adjacent office are old and poorly located relative to the Park entrance. In addition they occupy a part of the Park that is highly attractive for dwelling sites and accommodation and the residence is visually dominant given its two storey form. Neither of these

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P O Box 6396, Alexandria, NSW 2015
701 / 247 Coward Street, Mascot, NSW 2020
t : (02) 8338 1722
e : isd@i-site.com.au
f : (02) 8338 1733
www.i-site.com.au

WOOLGOOLGA LAKE



PUBLIC RESERVE AND FORESHORE ACCESS



buildings is in especially good condition and both are to be demolished. They will be replaced by a more modest office/residence facility located closer to the Park entry. This will be achieved through the removal of two cabins currently found in that location. The office will be sited to allow for continued use of the existing road lay-by area found close to the Park entry.

Cabin Accommodation

With the removal of the existing residence and office, the northern edge of the Park which enjoys views towards the Lake entrance will be available for the siting of additional cabin stock. Five cabins are to be purchased from the Coffs Coast State Park Trust. These are currently in use in Park Beach and Sawtell Beach but will gradually become surplus to needs as a result of planned changes to those parks over the next few years.

Special Access Cabin - In May 2011 new Federal legislation commenced that requires tourist accommodation establishments to make specific provision for people with disabilities when new construction is undertaken. In addition the Woolgoolga Beach Reserve Trust is subject to a policy adopted by Council in 2005 that commits the Trust to establishing a capability "of accommodating people with disabilities at the ratio specified in the Building Code of Australia".

It is therefore proposed that a new special access cabin be installed. Typically cabins in caravan parks advertised as offering disabled facilities are a standard cabin with a ramp and a disabled access bathroom. The cabin proposed for Woolgoolga will go well beyond that approach by meeting wheelchair access parameters for two bedrooms, having a kitchen designed to meet relevant requirements of AS 1428 and the Adaptable Housing Code with pc items, fittings and furnishings all designed for people with limited mobility. At the completion of the improvement program, the Park will support 11 cabins.

Roadwork

To assist the resolution of the proposed entry and exit arrangements, some alterations are proposed to roads near the Park entry. A southern loop road which currently runs adjacent to the Lake Road skirts behind a cabin and joins with the Park entry road. This produces an awkward junction with the Park entry road and a poor arrangement of spaces. The northern portion of this road is to be relocated to the south of the existing cabin.

Similarly, another Park road which loops to the south also intersects with the main Park entry road in an inappropriate location. A small part of this road will be closed. These modifications will result in all traffic entering and leaving the Park passing in front of the office and residence which in turn will provide better management, security and control.

BBQ Facilities

Currently the Park provides limited BBQ and shelter areas with some seating and tables. Most of the spaces are fairly small. The planned improvements will result in 3 facilities – one near the entrance, one on

the northern foreshore and one in the south of the Park. All are to be upgraded to expand the provision of communal undercover spaces to include sheltered sitting areas as well as bench, sink and refrigeration facilities where possible.

Number of Approved Sites

As noted above, a number of dwelling sites will be reorganised within the Park. At the same time a total number of dwelling sites that is appropriate to the capacity of the land and the facilities will be progressively established and all camp sites will be provided with power.

For various reasons, the number of active dwelling and camp sites has grown beyond the number noted on the Park's current operational approval although earlier S 68 Approvals did nominate a greater number of sites. The planned mix of sites at the completion of the proposed improvement program will be as follows:

Long term sites:	3
Short term sites:	60
Short term sites supporting cabins:	11
<u>Camp Sites:</u>	<u>14</u>
TOTAL:	88

6.6 ASSESSING PROPOSED IMPROVEMENTS

It will be noted that this Plan of Management proposes that a number of development projects should be brought forward by the Reserve Trust over the next 5 years. While there has been wide ranging analysis and consideration of these proposals during the preparation of the Plan the following are some of the key issues that should still be considered by the Reserve Trust when deciding whether a particular land use or development is to proceed within the Lakeside Precinct of the Reserve;

- The compatibility of the proposal with the notified purpose of the reserve;
- The compatibility with the Vision Statement and Management Principles for the Reserve;
- The provisions of relevant planning instruments including the Coffs Harbour Local Environmental Plan;
- The need for the proposal, it will promote and be ancillary to the use and enjoyment of the reserve as distinct from satisfying a requirement generated by an adjoining property or by an unassociated community need;
- Design and aesthetic integrity – is the detailed design appropriate to the character of the Town and the Reserve and does it contribute to an integrated approach to the design of improvements to the Reserve?
- The benefit the improvement would bring to the normal reserve user;
- The impact on the existing use of the reserve; and
- The Management responsibility and public availability of the improvement or facility to reserve users.

6.7 AUTHORISED ACTIVITIES AND WORKS

A range of measures have been identified as required to implement this Plan of Management to ensure the Woolgoolga Beach Reserve and the Woolgoolga Lakeside Caravan Park is improved and managed in accordance with the Principles of Crown Land Management. These improvements and actions are identified and described in Sections 5 and 6 of this Plan of Management and in the Drawings. The improvements and works are itemised below under each of the relevant Management Precincts, are authorised pursuant to Clause 65(2) of SEPP Infrastructure 2007. Refer to Drawings WLPM 04 to WLPM 07.

Management Precinct	Authorised Activities and Improvements
Woolgoolga Lakeside Caravan Park	
Entrance	Alterations, additions and renovation of the existing manager's residence, park office and reception area; demolition; installation of new relocatable central communal amenity building; construction and amplification of underground utility service infrastructure; road works; storm water drainage; fencing, vegetation management; and landscaping.
Northern	Demolition; road works; reconfiguration of site layout and site boundaries; storm water drainage; underground utility service installation; establishment of sites and installation of relocatable homes(cabins) in accordance with the caravan park regulations; construction of retaining walls and stairways; fencing; construction of pathways; vegetation management and landscaping.
Central	Vegetation management; demolition; road works; storm water drainage; reconfiguration of site layout and site boundaries; underground utility service installation; alterations and additions to the existing barbecue shelters; construction of stairways; establishment of sites and installation of moveable dwellings including relocatable homes(cabins and eco-tents) in accordance with the caravan park regulations; and landscaping.
Southern	Vegetation management; demolition; road works; storm water drainage; reconfiguration of site layout and site boundaries; underground utility service installation; establishment of sites and installation of moveable dwellings including relocatable homes(cabins) in accordance with the caravan park regulations; and landscaping.
Lakeside Public Recreation Area	Alterations, additions and renovation to existing public amenities and shelters; road works and car park construction; storm water drainage; construction of pedestrian pathways; construction and amplification of underground utility service infrastructure; fencing, vegetation management; and landscaping.

6.8 FINANCING IMPROVEMENTS

The Woolgoolga Beach Reserve and the Woolgoolga Lakeside Caravan Park generate income primarily from rental of tourist sites for holiday accommodation. The Caravan Park is trading profitably and each year contributes a levy equal to 5% of Gross Revenue to the Public Reserves Management Fund (PRMF). Funding for new initiatives can therefore be made from two sources: net profit (gross profit less operational expenses, PRMF contributions and depreciation) and loans. The only area where additional financial assistance may be considered relates to the application for grant funding to undertake environmental works and to contribute towards the cost of public facilities.

7 MANAGEMENT ACTIONS AND PROPOSED IMPROVEMENTS

The following tables detail the Management Objectives and Management Actions to be implemented by the Reserve Trust. In the first instance the Objectives and Actions are designed to achieve the Vision for the Reserve and address the Management Principles outlined in Sections 6.2 and 6.3.

The implementation of the identified Actions will address the Management Issues identified in Section 6.4. Where Actions involve physical improvements to the Reserve and reserve facilities those actions will be in accordance with the plans and drawings that form part of this Plan of Management. Where further documentation is required the planning and design process will be guided by and comply with the Vision, Principles and Objectives established by this Plan.

7.1 NATURAL ENVIRONMENT

7.1.1 Vegetation and Habitat Management

Objectives	Actions
To minimise disturbance to native vegetation	<ul style="list-style-type: none"> • Use appropriate siting for recreation facilities and walkways; • Manage pedestrian, horse and vehicle access; • Implement fire management Actions; • Address un-authorised damage to vegetation and refuse dumping; • Implement public education programs; • Define residential buffer areas and protect vegetation through mulching, edge planting and/or fencing as appropriate; • Implement appropriate management strategies to preserve and protect areas identified as part of the Flying Fox maternity camp and areas identified as secondary koala habitat;
To restore natural vegetation and enhance the recreational and visual amenity of the Reserve	<ul style="list-style-type: none"> • Continue to implement and review Vegetation Management Plans; • Protect areas that support endangered ecological communities; • Implement and continue weed control, planting and natural regeneration programs: <ul style="list-style-type: none"> - Community Care group projects; - Bitou Bush Control program; - Headland vegetation and restoration; • Provide support to the local Dunecare group; • Actively manage bush land adjoining recreation areas, viewing locations and other high use locations; • Restore natural vegetation as resources allow; • Provide for improved feeding, habitat and movement of koalas through planting endemic species appropriate to Secondary Koala Habitat; • Introduce native riparian species to foreshore areas in accordance with recommendations of the Woolgoolga Lake Estuary Management study.

Objectives	Actions
To preserve and protect the habitat of the grey-headed flying fox	<ul style="list-style-type: none"> • Be involved as required in the implementation of the strategies for the camp identified in the Our Living Coast Regional Flying Fox Program; • Develop appropriate and practical management initiatives with respect to the establishment of exclusion zones or other measures required to protect the colony and the habitat; • Manage access to and through the area occupied by the flying fox camp.

7.1.2 Catchment Management

Objectives	Actions
To implement effective catchment management within the reserve and minimise impacts on coastal water quality	<ul style="list-style-type: none"> • Implement erosion control measures, litter and silt traps and wetland filters where required to control storm water; • Use chemicals in accordance with approved Council guidelines; • Promote catchment management principles where appropriate.

7.1.3 Fire Management

Objectives	Actions
To minimise fire hazard to private property and appropriately manage natural coastal vegetation	<ul style="list-style-type: none"> • Provide and maintain adequate fire control access; • Provide and maintain fuel free and fuel reduced zones where necessary. Minimise disturbance to natural vegetation; • Exclude fuel reduction burning except in special circumstances (eg flora management); • Maintain a record of fire history; • Refer to Guidelines for Fire Management in Council Controlled Reserves for further details.

7.1.4 Coastal Processes

Objectives	Actions
To manage coastal processes and climate change while allowing for natural occurrences	<ul style="list-style-type: none"> • Protect and maintain dunal vegetation; • Adapt beach accessways to allow for storm erosion where possible; • Close access and repair damage as necessary after storm events; • Adopt the relevant policies of the NSW government and Council in relation to responsible management with respect to climate change and sea level rise; • Develop specific climate change adaptation plans as part of an integrated approach across the local government area.

Objectives	Actions
	<ul style="list-style-type: none"> Reconfigure infrastructure, sites and accommodation within the Caravan Park operational boundaries as required to address long term impacts of coastal recession and sea level rise. Sacrifice land to retain a sandy beach through a process of planned natural retreat. In association with this, sacrifice sewer assets if and when the Caravan Park must be abandoned (beyond 2050) as a consequence of these impacts.

7.1.5 Seaweed Removal

Objectives	Actions
To maintain the role of seaweed in the marine ecology while providing for the recreational amenity of high use areas of the beach	<ul style="list-style-type: none"> Leave seaweed to normal tidal movements where ever possible; Move seaweed away from high use areas of the beach as follows: <ul style="list-style-type: none"> move seaweed from beach to base of dunal system, in exceptional circumstances, where seaweed quantities are too large to dispose on site, stockpile seaweed for removal by contractor licensed by NSW Fisheries; All works in the inter-tidal zone are to be carried out under a letter of authority from NSW Fisheries.

7.1.6 Coastal Views and Visual Amenity

Objectives	Actions
To protect and enhance the visual amenity of the Lakeside precinct of the Reserve	<ul style="list-style-type: none"> Select materials and designs for buildings, furnishings, signs and pathways which are compatible with the natural environment, create a unified theme for the Reserve and reinforce local character and design themes; Locate facilities, accessways and signs to minimise impact on visual amenity while being clearly visible.
To enhance opportunities to enjoy coastal views from designated recreation and public viewing areas	<ul style="list-style-type: none"> Provide viewing platforms and well located paths and seats to allow enjoyment of views while protecting the natural environment; Carry out limited selective plantings which comprise endemic coastal species only. Unauthorised vegetation pruning, poisoning or removal on the reserve is prohibited.

7.2 CULTURAL VALUES

Objectives	Actions
To protect and enhance Aboriginal cultural values in the Reserve	<ul style="list-style-type: none"> • Comply with the requirements of the Due Diligence code of Practice for the Protections of Aboriginal Objects in NSW before proceeding with improvement works; • Identify and protect significant sites and consult with relevant groups and authorities prior to commencement of works on site; • Ensure access to significant sites for Aboriginal use; • Provide interpretation of significant sites where appropriate; • Maintain on-going consultation with Garby Elders, Council's Aboriginal Consultative Committee and Department of Environment & Conservation.
To protect and enhance European cultural values and heritage sites in the Reserve	<ul style="list-style-type: none"> • Identify and protect significant sites; • Provide appropriate interpretation of significant sites where desirable.

7.3 RECREATION

7.3.1 Recreation Facilities

Objectives	Actions
To maintain and upgrade designated recreation areas to cater for a range of passive recreation activities	<ul style="list-style-type: none"> • Provide recreation facilities within existing appropriate and designated locations. The recreation areas may provide over time: <ul style="list-style-type: none"> - picnic tables, shelters and electric BBQs - public toilets and beach showers - playgrounds - garbage bins - lighting - shade tree planting (use mainly local native species) - pedestrian pathways and cycleways - off street parking - fencing to protect natural vegetation - directional and interpretive signs; • Develop recreational facilities in accordance with the Coffs Harbour City Council Open Space Strategy 2010.

7.3.2 Litter and Beach Cleaning

Objectives	Actions
To reduce the incidence of litter and improve recreational amenity	<ul style="list-style-type: none"> • Install and maintain litter bins in convenient locations. Monitor bin use and modify servicing and bin provision as required. Encourage the community to provide information on litter collection requirements to assist Council; • Include litter reduction in public education programs.

7.3.3 Pedestrian and Cycle Access

Objectives	Actions
To develop, maintain and rationalise existing pedestrian access to best suit current use and conditions and to ensure access safety, usability and protection of the natural environment	<ul style="list-style-type: none"> • Provide facilities that comply with requirements with respect to accessibility; • Review existing track system (both constructed and informal access) taking into account: <ul style="list-style-type: none"> - level of use - beach and surf conditions (consult SLSC) - vegetation - erosion - visibility and convenience - Solitary Islands Coastal Walk • Close, relocate and/or upgrade tracks as required; • Adapt track design to local topography and conditions as appropriate eg. board and chain, stairs, timber beach ramps, gravel or sand tracks, bitumen sealed or paved paths, track definition by bollards or fencing; • Maintain access way structures and track side vegetation to encourage use, ensure safety and protect vegetation in riparian areas. Temporary track closure may be required after storm events.
To implement the Solitary Islands 'Coastal Walk' project	<ul style="list-style-type: none"> • Implement Coastal Walk Strategy Plan within the Reserve subject to community acceptance; • Prepare Site Plans prior to each stage of construction to show track location, vegetation restoration, facilities and signs; • Identify costs and seek funding in conjunction with Solitary Islands Coastal Walk Working Party.
To provide cycle access within the reserves and to facilitate local links	<ul style="list-style-type: none"> • Construct and/or maintain shared cycleway/walkway access in the dune area, creek foreshores and lake foreshores where appropriate.

7.3.4 Access for Boats, Vehicles, Horses and Dogs

Objectives	Actions
To provide beach access for vehicles, dog exercising and horse riding while retaining amenity for others and protecting the environment	<ul style="list-style-type: none"> • Implement Council policies for vehicles, dogs and horses on beaches; • Install dog waste disposal units on any part of the beach used for dog exercising (in accordance with the Companion Animals Act 1998).
To provide adequate emergency access and manage existing vehicle access points to minimise environmental impacts and unauthorised access	<ul style="list-style-type: none"> • Upgrade and maintain vehicle access as required; • Install emergency and maintenance vehicle access which prevents unauthorised access (eg locked slip rail or chain); • Provide and maintain fire control access.
To improve parking especially in high use areas	<ul style="list-style-type: none"> • Where appropriate remove parking areas that occupy prime foreshore or recreational locations;
To ensure horse access to the beach minimises impact on the natural environment and recreational amenity	<ul style="list-style-type: none"> • Investigate any beach access points used by horses. • Determine suitability of access and requirements for upgrading or restrictions to access.

7.4 LAKESIDE CARAVAN PARK

Objectives	Actions
To enhance the financial contribution the caravan park makes to the local community and management of the adjoining Reserve	<ul style="list-style-type: none"> • Improve the Caravan Park and develop facilities in accordance with Drawing No WLPM 06 and 07; • Undertake an investment program with the level and rate of expenditure determined by the internal financial capacity of the caravan park. Improvements are to include site works, modifications to existing accommodation, development of new facilities and infrastructure and the installation of new cabins; • Allow for a staged development process that is also achievable in terms of planning and environmental constraints.
To improve the relationship between the Park and adjoining day-use areas and improve public access	<ul style="list-style-type: none"> • Upgrade the entry to the caravan park to place reception and access control in a more strategically appropriate location. This will also assist in resolving conflicts between the day-use area, the boat ramp and foreshore pedestrian access and the caravan park entry.
To improve security within	<ul style="list-style-type: none"> • Consolidate park management, maintenance and storage facilities in a

Objectives	Actions
the caravan park	single location in proximity to the new park office and manager's residence.
To improve environmental management and address coastal planning and management principles and policies	<ul style="list-style-type: none"> • Review the operational boundaries of the caravan park in consultation with the Crown Lands Division. Some areas are not within the existing caravan park boundaries but have functioned as part of the caravan park for a considerable period and are critical to its financial viability (eg the campsites in the southern part of the park). Provide appropriate fencing to obviate the possibility of any further encroachment and clearly define the physical limits of responsibility for the caravan park manager.
To create a holiday destination that takes advantage of the park's location but preserves its existing character, sense of place and provides value for money holiday opportunities	<ul style="list-style-type: none"> • Develop new amenities sited further from mean high water mark to allow the creation of additional sites for tourist use; • Retain, relocate and improve existing cabins to provide affordable family holiday accommodation; • Demolish poorly sited and unserviceable buildings (e.g. house, office and sheds) so as prime locations are available for tourist accommodation and to enhance guest's appreciation of Woolgoolga Lake; • Install quality cabin accommodation on sites that take better advantage of the park's setting.
To address projected impacts of climate change and sea level rise on the sites and facilities in the Park	<ul style="list-style-type: none"> • Recognise and document the projected impacts on the Park's assets. • Use relocatable structures wherever appropriate. • Develop a strategy for the re-location and re-configuration of infrastructure, sites and accommodation within the Caravan Park operational boundaries that can be activate if and when required.

7.5 UTILITY SERVICES

Objectives	Actions
To enable the maintenance and installation of public utilities and services within the Reserve	<ul style="list-style-type: none"> • Right of entry and access for services and plant maintenance is to be provided; • Take care in maintenance activities to avoid disturbance to natural areas; • Avoid location of new services in or through natural areas; • If the installation of services is essential, it is to be carried out to an approved installation and rehabilitation strategy.

7.6 PUBLIC SAFETY

7.6.1 Safety and Risk Management

Objectives	Actions
To provide health, safety and risk management for the general public and those involved in maintenance and management activities.	<ul style="list-style-type: none"> • Carry out regular risk management inspections for accessways, fencing, structures and equipment and implement maintenance and repairs as required; • Maintain picnic areas and playgrounds in accordance with Council's Playground and Picnic Area Plans of Management; • Carry out tree maintenance to remove hazards or obstructions; • All maintenance and capital improvement works to be carried out in accordance with Council's Safe Working Code.

7.6.2 Regulation of Activities

Objectives	Actions
To discourage inappropriate behaviour and activities and reduce the incidence of vandalism of facilities or vegetation	<ul style="list-style-type: none"> • Exercise powers under Crown Lands Act, Crown(General Reserves) By-law and Local Government Act; • Issue on the spot fines or prosecute where appropriate; • Consult with and take advice from the NSW Police; • Implement public education program; • Select and install vandal resistance materials and design for facilities; • Determine and implement suitable measures to address problems specific to particular areas in consultation with relevant authorities including the NSW Police, eg: <ul style="list-style-type: none"> ○ alcohol restrictions ○ lighting ○ hours of use (picnic areas, facilities) ○ location and design of facilities and landscaping ○ modify activities which are prohibited or permissible; • Ensure prohibited activities are adequately signposted; • Respond promptly to incidences of damage to native vegetation: <ul style="list-style-type: none"> ○ site inspection by Council staff and rangers (include Care group where incident occurs in group project areas) ○ letter box drop and interview of adjoining residents seeking information ○ determine appropriate action for each case eg. on the spot fine, prosecution, restoration agreement, restoration and protection of the area, publicity and education ○ maintain record of incidences and action determined; • Restore and protect damaged vegetation.

7.7 RESERVE INFORMATION

Objectives	Actions
To provide signs to identify prohibited activities, safety warnings and reserve information.	<ul style="list-style-type: none"> • Design signs in accordance with State Wide Best Practice Guidelines to convey appropriate information for each site (eg. Prohibited activities, advisory information, contact numbers for reporting problems); • Minimise number of signs used by combining information.

7.8 INTEGRATED MANAGEMENT

7.8.1 Co-ordination

Objectives	Actions
To regularise the status of the lands under the care control and management of the Trust.	<ul style="list-style-type: none"> • Initiate liaison with the Crown Lands Division of the Department of Trade and Investment to undertake a partial closure of the northern part of Lakes Road and add that land to Reserve 63076 for Public Recreation and Resting Place so as the public day-use facilities at the Lakeside Public Reserve are on land managed by the Woolgoolga Beach reserve Trust. • Consider adding Woolgoolga Beach Reserve to the Coffs Coast State Park.
Implement the Plan of Management and relevant statutory requirements in an ongoing, co operative and timely manner within the available resources	<p>Refer inquiries and liaise as required with government agencies:</p> <ul style="list-style-type: none"> • <u>National Parks and Wildlife Service (Dept of E &CC)</u> Reserve and vegetation management on land adjoining National Parks and Coffs Coast State Park or involving threatened species, Aboriginal sites or Solitary Islands Coastal Walk. • <u>NSW Fisheries</u> Activities of recreational and professional fishers - a permit is required under Section 205 of the Act to harm or remove any marine vegetation, whether alive or dead, including seaweed, sea grass and mangroves. Bag limits for bait collection and seaweed removal; • <u>NSW Marine Park Authority (Solitary Islands Marine Park):</u> <ul style="list-style-type: none"> ○ Prior notification of seaweed removal and beach cleaning on intertidal areas within Marine Park; ○ Promotional material and interpretive signs; ○ Shared regulation of activities by Council Rangers and Marine Park Rangers (within Marine Park and adjoining areas); ○ Implementation and development of SIMP Zoning and Operations Plans - consider in review of beach access policies for animals and vehicles and development of facilities near the SIMP eg. accessways and boat ramps;

Objectives	Actions
	<ul style="list-style-type: none"> • <u>NSW Waterways:</u> <ul style="list-style-type: none"> ○ Regulations applying to jet skis and water craft; ○ Provision and maintenance of boat access facilities; • <u>Crown Lands Division, Department of Trade and Investment:</u> <ul style="list-style-type: none"> ○ Plan of Management adoption and revisions, Crown Lands leases ○ Coastline hazard management; ○ Funding grants; ○ Soil erosion and acid sulfate soil (Community Advisory Services); ○ Water quality (Resource, Access and Planning); • <u>Department of Planning:</u> <ul style="list-style-type: none"> ○ Approvals for activities within areas covered by State ○ Environment Planning Policies (eg. SEPP 71); • <u>Fire Control Officer and Fire Control Management Committee:</u> Fire Control Management Plans and requirements; • <u>Coastcare:</u> Funding programs, education and public awareness activities; • <u>Coffs Harbour Waterways Catchment Management Authority:</u> <ul style="list-style-type: none"> ○ Funding programs; ○ Catchment Management Committee Strategic Plan; ○ Educational and public awareness activities.
<p>Maintain a co-ordinated approach to management of the range of environmental issues.</p>	<ul style="list-style-type: none"> • Liaise with teams and professionals within Council and in other Authorities to ensure an integrated approach to implementing the requirements of the Estuary Management Plan, Vegetation Management Plans, Our Living Coast Regional Flying Fox Program, Coffs Harbour Biodiversity Action Strategy 2012- 2030 and Coastal Zone Management Strategies, etc.

7.8.2 Commercial Activities

Objectives	Actions
<p>To allow for commercial activities that enhance recreational opportunity without adverse impacts on other recreational users, the natural environment or visual amenity of the reserve.</p>	<ul style="list-style-type: none"> • Approve commercial activities that are compatible with the use of the reserve. Conditions of approval are to apply for insurance, lease or permit fees, minimising noise and other impacts on users and adjoining residents; environment or visual amenity as appropriate. • Fee structures will reflect the level of community benefit from the activity.

7.8.3 Adjoining Development

Objectives	Actions
To minimise impacts on the Reserve from adjoining development	<ul style="list-style-type: none"> Consent requirements for developments adjoining and likely to impact on the Reserve should include appropriate conditions to minimize the impact of development on the amenity of the reserve and to protect its resources and values.

7.8.4 Funding

Objectives	Actions
To maximise funding opportunities to enable implementation of the Plan of Management	<ul style="list-style-type: none"> Implement the improvements proposed for the caravan parks through funding from trading profits and borrowing from the Public Reserves Management Fund; Ensure up to date information is available on relevant funding programs; Apply for funding for suitable projects; Co-ordinate and maximise funding opportunities eg. matching Council funding with government funding and by obtaining funding for community group projects.

7.8.5 Project Planning and Implementation of Other Plans

Objectives	Actions
To prepare, revise and implement plans or actions for management areas or projects within the Reserve.	<ul style="list-style-type: none"> Picnic areas and playgrounds are to be installed and maintained in accordance with Council's Picnic Areas and Playgrounds Plans of Management; Implement Solitary Islands Coastal Walk Strategy Plan, subject to community acceptance and re-exhibition of Coastal Walk Strategy Plan.
To complete site assessment, planning and design to assist in works programs and sourcing of funds	<ul style="list-style-type: none"> Prepare concept Plans for upgrading recreation areas; Prepare and revise project Plans for community groups; Prepare bush regeneration Plans for priority areas as required and in accord with Council's Bush Regeneration Status Report; Carry out environmental and user needs assessments at site planning and design stage as required for all improvements; Liaise with stakeholders to ensure all issues are addressed through the site assessment project planning process.

7.8.6 Leases and Licenses

Objectives	Actions
To enable leases and licenses for appropriate uses	<ul style="list-style-type: none">• Council may enter into a lease or license for whole or part of the lands to which this Plan applies provided that:• Management of the land is in accordance with this Plan of Management, relevant Crown and Council policies and guidelines;• The use of the land is in the public interest;• The granting of the lease, license or estate is in accordance with the relevant provisions of the Crown Lands Act 1989.

8 IMPLEMENTATION AND REVIEW

This Plan provides a long term strategy for the management of the northern part of the Woolgoolga Beach Reserve. It is anticipated the majority of the works described will be implemented over a ten year period. Priorities for works and funding are to be addressed on an annual basis to meet community needs.

Progress in relation to the implementation of the Plan will be monitored by the Trust and the Trust will report on an annual basis to the Department of Trade and Investment, Crown Lands Division.

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

REFERENCES

Document Name	Reference area/applicability/comment
<p>Coffs Harbour 2030 Plan A Strategic Plan for the Coffs Harbour Community, December 2009</p>	<p>Vision Statement</p> <p>Coffs Harbour is a model of sustainable living. We value, respect and protect our natural environment and acknowledge that it sustains us and future generations. We work together to live sustainably. We have respect for, and learn from, our diverse communities of many ages and cultures. We are healthy, caring and actively engaged in our communities. We move around safely, easily and sustainably. Our economy is strong and diverse and our businesses are leaders in innovation and sustainability. We value all people and use the goodwill in our community to build a better future for our children. We think globally and act locally.</p> <p>Achieved through Five Themes</p> <p>Learning and Prospering (LP)</p> <p>LP1: We are recognised as a model of sustainable business and industry with a strong and diverse local economy.</p> <p>LP1.1 Our businesses and industries are future-drive, smart, innovative and green.</p> <p>1.1.1 Develop markets around renewable energy, sustainable tourism...</p> <p>LP1.2 Our economy is strong and diverse providing a wide range of rewarding employment opportunities which are available to all.</p> <p>LP1.2.1 Encourage and support the development of high value, sustainable new business and industry.</p> <p>LP1.2.3 Assist existing business operations to grow as sustainable enterprises.</p> <p>Places for Living (PL)</p> <p>PL1: We have designed our built environment for sustainable living.</p> <p>PL1.1 We use best practice urban design and infrastructure development to promote sustainable living.</p> <p>PL1.1.1 Focus development on central medium density urban centres.</p> <p>PL1.1.2 Create balanced pedestrian friendly communities with a mix of residential, business and services.</p> <p>PL1.3 We live and work in buildings which are attractive and sustainable.</p> <p>PL1.3.2 Encourage innovative and sustainable building design.</p> <p>PL2: We have created through our urban spaces, a strong sense of community, identity and place.</p> <p>PL2.1 We have beautiful, liveable and accessible spaces for all our people to enjoy.</p> <p>PL2.1.1 Plan for, and commit to, developing the harbour and foreshores as an inviting, vibrant place that forms the focal point for our city and people.</p> <p>PL2.1.2 Protect and expand public spaces and facilities and ensure they are accessible and safe for all.</p> <p>PL2.1.3 Ensure urban areas have a focus as gathering places for</p>

Document Name	Reference area/applicability/comment
	<p>people rather than cars.</p> <p>PL2.3 We have urban spaces which are child friendly.</p> <p>PL2.3.2 Create safe connections to spaces and facilities used by children.</p> <p>PL3: We have vibrant rural communities</p> <p>PL3.1 Our villages are revitalized and maintain their unique identities.</p> <p>PL3.1.2 Provide each village with the services and facilities needed to maintain a sense of local community.</p> <p>PL3.1.4 Create a sense of place for all in each of our communities.</p> <p>PL3.2 Our villages support a strong tourism base around local produce, arts, culture and nature experiences.</p> <p>Moving Around (MA)</p> <p>MA2: Many of us walk and cycle from place to place.</p> <p>MA2.1 We have constructed an interconnected network of cycle ways, footpaths and walking tracks that connect our urban communities, hinterland and coastal villages.</p> <p>Looking after our Community (LC)</p> <p>LC3: We enjoy a comprehensive range of community, artistic and cultural opportunities.</p> <p>LC3.3 We enjoy life together through a range of community events and recreational opportunities.</p> <p>LC3.3.2 Create opportunities for enhancement of the community's sense of well being.</p> <p>Looking after our Environment (LE)</p> <p>LE2: We protect and restore our environment to conserve its unique biodiversity for future generations.</p> <p>LE2.1 Our forests, beaches, headlands, ocean, rivers, forested mountain backdrop, plants and animals are conserved for future generations.</p> <p>LE2.1.1 Ensure land use management policies and practices conserve the region's unique environmental and biodiversity values.</p> <p>LE3: We manage our resources and development sustainably.</p> <p>LE3.1 We are responsible in the use and management of our natural resources and work to reduce our ecological footprint.</p> <p>LE3.1.2 Use best practice to prevent pollution impacts on our environment.</p>
Local Environment Plan 2000	http://www.coffsharbour.nsw.gov.au/places-for-living/land-use/Documents/LEP%202000/Local%20Environmental%20Plan%202000.pdf
Draft Coffs Harbour Local Environment Plan 2013	Has been finalised by Council and submitted to the Department of Planning for gazettal. Will replace City LEP and LEP 2000.
Our Living City Settlement Strategy	<p>Is a citywide strategy that aims to provide a blueprint for a smart city with accessible and reliable transport, a strong regional economy, a vibrant community and a healthy natural environment.</p> <p>The Strategy meets the requirements of the North Coast Regional Environment Plan (REP) 1988 and the Mid North Coast (MNC) Regional Strategy 2006.</p> <p>One of its main objectives is to provide mechanisms to ensure the growing city offers a range of quality styles of living, working and recreating.</p>

Document Name	Reference area/applicability/comment
	Under the Strategy Woolgoolga is regarded as a Coastal Town.
Coffs Harbour Open Space Strategy 2010	http://www.coffsharbour.nsw.gov.au/places-for-living/land-use/public-open-space/Documents/Open-Space-Strategy-Context-And-Key-Outcomes.pdf
Coffs Harbour Coastal Zone Management Plan, Draft Management Study, February 2012	This Report presents management options for treating risks from erosion and recession and from coastal inundation to assets and land within the Coffs Harbour LGA coastal zone. The report presents the risk assessment for coastal hazards, then risk treatment options to manage coastal hazards for each asset at intolerable risk by 2100.
Coffs Harbour Coastal Reserves Management Plan 2000	Prepared to guide management, use and development of Coastal Crown Reserves for which Coffs Harbour City Council is the appointed Corporate Manager of the Reserve Trust.
GeoLink, Woolgoolga Lake Estuary Management Study	Identifies potential management strategies for the Coastal Zone Management Plan (CZMP) for Woolgoolga Lake estuary.
Coffs Harbour City Council Development Control Plans	Coastal and Hinterland Rural Lands (DRAFT) DCP
North Coast Regional Environmental Plan	The REP is deemed to be a SEPP, but remains in force locally only until commencement of Council's LEP based on the Standard Instrument template. (December 2008) <ul style="list-style-type: none"> • Division 1, Part 6: Tourism and Recreation • Division 2: Coastal Development • Division 2: Recreation http://www.legislation.nsw.gov.au/viewtop/inforce/epi+51+1988+FIRST+0+N/
Mid North Coast Regional Strategy 2006-2031 (March 2009)	http://www.planning.nsw.gov.au/plansforaction/pdf/midnorthcoast_regionals_strategy_final.pdf
Northern Rivers Regional Biodiversity Management Plan	http://www.environment.gov.au/biodiversity/threatened/publications/recovery/pubs/northern-rivers.pdf
Coffs Harbour Coastal Processes and Hazards Definition Study, May 2010	Includes information on Wave and Wind Climate conditions of the Coffs Coast region and assessment of Woolgoolga Beach.
North Coast Regional Tourism Plan	http://corporate.tourism.nsw.gov.au/Sites/SiteID6/objLib13/North_Coast_Regional_Tourism_Plan.pdf
Mid North Coast Tourism Strategic Business and Marketing Plan, Mid North Coast Tourism Inc	http://www.midnorthcoasttourism.com.au/system/files/2/Strategic%20Business%20and%20Marketing%20Plan.pdf <p>The document states that:</p> <p>“The 2010-2012 periods will be one of realisation of new approaches and strategies for the RTO and Mid North Coast industry and stakeholders, and, a time of possible new direction and leadership for regional tourism in NSW.”</p> <p>Section 7.0 Short Term and Long Term objectives of the organization Section 12 Marketing Plan Section 17 Campaign Target Markets Section 18 Target Tourism Areas – Food & Wine, Nature & Adventure.</p>

Document Name	Reference area/applicability/comment
Coffs Harbour City Council, <i>Koala Management Plan</i> , <u>1999</u>	
Coffs Harbour City Council, <i>Vegetation Strategy</i> , <u>September 2003</u> .	
Coffs Harbour City Council, <i>Woolgoolga Town Centre Study</i> , <u>1996</u>	
Department of Lands, <i>Crown Lands Caravan Parks Policy</i> , <u>April 1990</u>	
Geolink, Data Compilation and Estuary Processes Study, Darkum Creek, Woolgoolga Lake and Willis Creek, <u>September 2011</u>	
Our Living Coast Regional Flying Fox Program, September 2010.	
Parkland Environmental Planners, Guy Sturt and Associates, Pacific Coast Partners and Dr Rob Lander, <i>Park Beach Reserve Plan of Management</i> , <u>February 2009</u> .	
Sustainable Futures Planning and Design, <i>Plan of Management for Woolgoolga Beach Reserve</i> , <u>October 1990 but adopted 23 March 1992</u> .	
Destination NSW, <i>Travel to Mid North Coast Tourism Profile Year Ending September 2012</i> .	
Tourism New South Wales, <i>The Size and Shape of the New South Wales Tourism Industry</i> , <u>August 2009</u> .	