

PLAN OF MANAGEMENT

for

JIMMYS BEACH HOLIDAY PARK and RESERVE

for the

MID NORTH COAST ACCOMMODATION TRUST & GREAT LAKES COUNCIL



Department of
Primary Industries
Catchments & Lands

PLAN OF MANAGEMENT

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**JIMMYS BEACH HOLIDAY PARK
and RESERVE**

for the

**MID NORTH COAST
ACCOMMODATION TRUST**

prepared by

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General Manager, Crown Lands.

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JB 00 Aerial Context

JB 01 Context Plan

JB 02 Existing Site Plan

JB 03 Improvement and Development Masterplan

JB 04 Improvement and Development Masterplan
- Proposed Facilities

JB 05 Day Use Improvement Plan

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 reserved Crown Land known as Jimmys Beach Holiday Park. The Plan includes the day use area immediately adjoining the Holiday Park to the south and west. The Mid North Coast Accommodation Trust is the appointed manager of the Holiday Park and the Great Lakes Council is the appointed Reserve Trust manager for the day use area. Both the Holiday Park and the day use area are part of Reserve 77312 for Camping and Public Recreation notified 31st December 1954.

This Plan of Management establishes objectives, strategies and actions that identify the means the Trusts will employ in the management of the Holiday Park and the day use areas. Consequently the Plan of Management outlines a management direction for the next 10 years for those areas. The Plan also establishes management strategies and actions to address the needs and expectations of the local and wider community as well as travellers who visit and use the facility

Implementation of the Plan will lead to the following outcomes:

- Improved and sustainable resource management;
- Enhanced environmental and social outcomes;
- Improved facilities for guests and visitors;
- Better capacity to address changing community and market demands;
- Re-establishment of the Holiday Park as a viable provider of caravan park sites and accommodation;
- Increased local economic activity as a consequence of increased visitation; and
- Maintenance of the essential character and long term viability of the wider reserve which includes the Holiday Park.

1.2 BACKGROUND

Up until 2011 the Great Lakes Council had been the appointed corporate trust manager of the reserved land that supports Jimmys Beach Holiday Park and the adjoining day use area. The caravan park is situated within a wider Reserve which includes bush land and a dune system running parallel with and extending to Port Stephens as well as the bush land and dune system extending north behind the ocean beach. The day to day management of the caravan park had been undertaken pursuant to a lease from the Reserve Trust which commenced on 5th May 1980 and expired on 5th May 2010.

In order to ensure the Holiday Park and the associated day use area was managed in a manner that will result in the optimum benefit to the wider community the Council resolved to undertake a review of the Holiday Park business. The purpose was to establish appropriate strategies to guide future improvement and development of the caravan park in the context of the on-going management of the foreshore Crown lands at Jimmys Beach.

As a consequence the following material was prepared as a pre-cursor to the formulation of this Plan of Management;

- A Business Development Strategy that outlines an integrated and consolidated approach to achieving enhanced environmental, social, economic and physical outcomes for the Holiday Park, and
- A Master Plan for the Holiday Park and day use area to guide on-going improvement and development in way that will achieve the overall planning goals of the Trusts.

The above work demonstrated there was a range of issues associated with the existing management of the Holiday Park including matters related to the environment and land management as well as legislative and regulatory requirements. As a result Council, in consultation with the Crown Lands Division, determined that the lease over Lot 84 which expired on 5th May 2010 would not be renewed and Council would take direct responsibility for the care control and management of the Holiday Park.

Subsequently on 25th February 2011 following discussions and negotiation with Council the Mid North Coast Accommodation Trust was appointed by the Minister for Lands to be responsible for the care control and management of that part of Reserve 77312 for Camping and Public Recreation which supports the Jimmys Beach Holiday Park.

1.3 MID NORTH COAST ACCOMMODATION TRUST

The Mid North Coast Accommodation Trust has been appointed by the Minister for Lands under the provisions of the Crown Lands Act 1989 to be responsible for the care control and management of five caravan parks in the Great Lakes local government area.

While the key focus of the Mid North Coast Accommodation Trust relates to the operation of caravan parks there is a range of wider land management responsibilities addressed. In this context the operational and administrative framework of the Trust has been structured to ensure;

- the Crown and the community assets are used in accordance with legislative provisions, policy goals and best practice commercial management;

- accurate information is available to the government on the performance of the Reserves and the caravan parks;
- financial and human resources are used efficiently;
- environmental impacts are minimised;
- probity is achieved in the operation of each reserve and/or caravan park;
- contractors and employees comply with established policies and procedures including legal requirements with respect to occupational health and safety, industrial relations, etc;
- the value of the assets of the community and the Crown are safeguarded and enhanced; and
- the administration and management of the Reserves and the associated commercial activities delivers ecological sustainability, intergenerational equity and identifiable public benefits.

1.4 OBJECTIVES FOR THIS PLAN OF MANAGEMENT

The objectives for this Plan of Management are to;

- Identify the resources and values of the Reserve lands used for the Holiday Park and day use area;
- Recognise the role of the Holiday Park and day use area in providing for the recreational and tourist accommodation requirements of the community and visitors;
- Establish a vision and strategic direction for the future management and improvement of the Holiday Park and day use area;
- Propose initiatives that address the legal and policy parameters relevant to the management of the Holiday Park and the coastal reserve;
- Develop an approach to the ongoing management of the Holiday Park and day use area that is consistent with the long term management of the wider coastal reserve;
- Provide for management actions that will protect, conserve and enhance the natural, cultural, scenic, social, recreational and economic values of the Holiday Park and day use area;
- Propose a concept for the Holiday Park and day use area that provides effective pedestrian linkages to and from the nearby waterways;
- Enhance the financial contribution the Holiday Park makes to the management of the wider reserve lands and to the local community;
- Allow for a staged development process that will be achievable in terms of planning and financial constraints.

1.5 PUBLIC EXHIBITION OF THE DRAFT PLAN OF MANAGEMENT

The Draft version of this Plan of Management was placed on public exhibition from 23rd March 2010 to 21st May 2010 in accordance with the requirements of Part 5 of the Crown Lands Act 1989. In response to the exhibition of the Plan a total of 38 written and email submissions were received from members of the public. Of these 24 submissions were from current or former holiday van owners, eight were from campers and three were from members of the local community. The Hawks Nest-Tea Gardens Progress Association Inc made a submission in its role as a group that represents the local community. A submission was also received from Hunter Valley Public Relations, a media and issues management consulting company. A substantial proportion of all submissions were from owners of holiday vans that were within the Park at that time as well as other people who holiday in the Park. A further 103 people put their name to an on-line petition set up on a website at www.protectjimmysbeachpark.com.au. In a majority of cases these people did not make specific comments.

The issues most commonly raised in response to the exhibition of the Draft Plan included;

- The scale of the reduction in the number of Holiday Vans;
- The negative impact the reduction of Holiday Vans will have on the local community and businesses;
- The impact of Council's proposal for a ballot process for ongoing tenure and re-location of holiday vans within the park; and
- The proposed ballot for ongoing tenure of Holiday Vans was not fair and the proportion of the ballots being given to the public further disadvantaged the Holiday Van owners.

A substantial proportion of submissions accepted the need for improvements to the standards of development and facilities within the Park, however, there were a range of opinions in relation to what those improvements should involve. The proposals that drew the most comment were the swimming pool, the construction of fencing and the installation of boom gates. Issues with respect to the location and the design of the new day use area car park were also raised by day visitors, local residents and the Progress Association. A more complete summary of the issues raised and brief responses to those issues is included at Appendix 1.

Part of the context for the consideration of submissions and finalisation of the Draft Plan is that a majority of holiday vans have now been removed from the Park. In addition the condition of infrastructure and facilities within the Park was worse than was able to be established at the time the Draft Plan was prepared. These factors have had an impact on the prioritisation of aspects of the re-development and improvement of the Park.

1.6 RECENT REMEDIAL WORKS AND IMPROVEMENTS

Following the expiry of the lease for the caravan park in May 2010 the Council as the Reserve Trust manager was able to gain a more complete understanding of the condition of the Park's infrastructure. It emerged that a majority of the utility services within the Park were in a poor state of repair and in some cases potentially dangerous to the health and safety of people staying in the Park.

In August 2010 Country Energy undertook an inspection of the Park's electrical supply and reticulation and on the basis of 19 separate defects the power supply was disconnected and the Park was temporarily closed. Further inspections demonstrated that the water, fire and sewerage services were also defective.

A range of preliminary remedial works were undertaken by Council and in December 2010 this enabled a limited re-opening of the Park to the extent that sites were available for camping, 6 cabins were available for holiday letting and the manager's residence and office were functional. During the period in which the Park was closed a large proportion of the holiday vans were removed resulting in the number of holiday vans falling from 108 to 51.

With the appointment of the Mid North Coast Accommodation Trust more detailed investigations were undertaken with respect to all aspects of the Park's infrastructure and development with a view to identifying steps that needed to be taken to re-establish financial as well as operational viability. Action initiated by the Trust included:

- Commissioning a detailed topographic survey of the Park to accurately establish the positions of roads, services, built improvements and significant vegetation;
- Engagement of planning, electrical, hydraulic, civil and environmental consultants to assess, identify and document matters which needed to be urgently addressed; and
- Review of the Draft Plan of Management and the improvement strategy for the caravan park in the light of the above.

On the basis of these investigations and review the range of works that needed to be undertaken at an early date was substantial. It became necessary for the Trust to issue notices for the removal of the remaining holiday vans from the Park to provide adequate and safe access for plant and machinery. With completion of works prior to the 2011 Christmas holiday period the Park was able to offer a viable supply of short term sites, campsites and cabin accommodation for tourists. The documentation and works that have been completed have also established the basis for the Trust to proceed with

implementation of a number of the further actions identified in this Plan of Management.

1.7 AMENDMENTS TO THE DRAFT PLAN OF MANAGEMENT

Elements of the Draft Plan of Management have been amended where appropriate in response to issues raised during the public exhibition period.

A range of other amendments have been made as a consequence of the detailed information with respect to the existing development of the Park and its infrastructure which was brought to light following the expiry of the former lease in May 2010 and appointment of the Mid North Coast Accommodation Trust to manage the Park in February 2011.

The Plan of Management also provides for the alteration of the boundaries of the Holiday Park within the Reserve. The changes are based on detailed survey data and have the effect that existing caravan park sites, services and infrastructure are now within that part of the Reserve controlled and managed by the Mid North Coast Accommodation Trust. This will simplify future management and administrative processes and provide the Trust with the capacity to effectively manage the Holiday Park in accordance with the Objects and Principles of Crown land management.

Matters related to changes to legislation and policies that have occurred since the Draft Plan was exhibited have also been updated.

2 DESCRIPTION OF THE RESERVE

2.1 LOCATION AND LAND STATUS

Jimmys Beach Holiday Park is situated on the Mid North Coast of NSW, approximately 54km north of Raymond Terrace and 110km south of Forster. It is located to the south of the Hawks Nest village where commercial areas, essential services, cafes, clubs, retail stores are within easy reach.

The Holiday Park occupies Lot 84 in DP 753166 and but extends into other parts of the adjoining land particularly along the southern boundary of the lot. This allotment is within Lot 7020 in DP 1066309 which comprises Crown Reserve 77312 for Camping and Public Recreation notified on 31 December 1954. Lot 84 is part of Crown Reserve 77312 and has an area of approximately 2.98 hectares.

Drawings JB 00, JB 01 and JB 02 indicate the area occupied by the Holiday Park and show the adjoining day use area, general context and the extent of the lands to which this Plan of Management applies.

2.2 PROPERTY DESCRIPTION

The Holiday Park is located at the rear of the dune system which stretches along the northern shores of Port Stephens. It has an irregular shape and a generally east-west alignment with proportions of about 350m (E/W) and 100m (N/S).

Vehicular access to the Holiday Park is by way of an unnamed road leading through the Reserve from Coorilla Street close to its junction with The Boulevard. The areas on either side of this access road are given over to public recreation in the form of day use and picnic areas. Some of these areas extend along the rear of the dune system between the caravan park and the waterway. The caravan park entry is located at a defined point along this access road with the Park accommodation areas lying generally to the east and north of the entry. Beyond the caravan park entry the access road continues as a public four wheel drive access through the dune system to the estuary and ocean beaches.

The topography of the Holiday Park generally falls from higher lands in the north down towards the waterway and estuary system in the south. As a result the northern two thirds of the Park are elevated above the southern third with a defined change of level separating these areas. This change of level is more gradual in the western portion of the Park allowing road access to be taken from the lower to the upper areas.

At the time the Draft Plan was prepared and exhibited the overall standard of development in the Park was very basic with a limited range of facilities. A number

of structures and aspects of the park's infrastructure were in disrepair or did not comply with regulatory and safety requirements. Over many years the Park had contained a large number of holiday vans and it was evident that a majority of these did not comply with the requirements of the applicable regulatory controls. Buildings such as the office/manager's residence and the main amenities block were structurally sound but in need of renovation.

Drawing JB 02 shows the layout of the Park and the mix of accommodation and site types as well as the elements which comprised the day use area as at March 2010.

2.3 CURRENT SITUATION

The following program of works was implemented and completed prior to the 2011 Christmas holiday season;

- Replacement of water, fire, sewer and electrical service infrastructure to an identified Stage 1 area of the Park;
- Internal renovations and alterations to the existing amenities to provide 2 disabled access bathrooms;
- Installation of a sewer dump point;
- Construction of a new drying area;
- Renovation of camping area amenities;
- Installation of a camp kitchen and barbecue shelter;
- Provision of power, water and sullage to 37 short term sites;
- Construction of retaining walls, pathways and stairways to provide for safe pedestrian access within the park; and
- Vegetation management, turfing and landscaping.

The sites, accommodation and facilities currently available in the Park comprise:

- 37 powered short term sites;
- 40 campsites;
- 6 self contained cabins
- Central amenities which include, male and female sections, accessible bathrooms, and a laundry;
- Barbecue shelter and camp kitchen;
- Basic amenities to service the camping area; and
- Sewer dump point for recreational vehicles.

The remaining existing approved sites will become operational upon completion of subsequent stages of the program to replace and upgrade the Park's utility services.

2.4 VEGETATION

The Holiday Park supports a significant vegetation cover with the dominant tree species being *Eucalyptus pillularis*(blackbutt) along with some banksias and other native species. A number of evaluations of the Park's vegetation have been undertaken by arborists and ecologists over the past eighteen months. Following an assessment by a qualified arborist in August 2010 several matters were noted including;

- A large number of the trees were either approaching or well into senescence and at a stage in the life cycle where large portions of the structure are in danger of collapse. Many branches have become pendulous and overloaded and some have suffered wind damage. Many trees have lost branches which have torn away from the tree's main structure;
- The trees have coped reasonably with the presence of people and infrastructure, however, many have suffered damage from residents and visitors who have driven spikes and nails into the trunks to support clothes lines and the like;
- Most trees in the park were "shooting" epicormic growth, however, this is not a condition particular to the Blackbutts in the park, as most trees of the same species in the adjoining natural bushland park appear to be suffering the same stress and also shooting epicormic growth; and
- Many of the trees had been impacted by inappropriate pruning and had re-growth as a result.

On the basis of the above it was recommended that a number of trees be removed in the interest of the safety of Park guests. The following is a summary of the procedure undertaken by the Trust to ensure the removal of trees was carried out in accordance with best practice requirements;

- An independent arborist was engaged to assess and report on the condition and safety of each individual tree within the holiday park
- A site inspection was held with Council's ecologist and a consultant ecologist to identify potential habitat issues;
- A preliminary habitat assessment report in respect of the trees to be removed was prepared and submitted to Council together with an application to remove the trees pursuant to the requirements of Council's Tree Preservation Order;
- An approval was issued for the removal of the trees with the work then undertaken by an experienced contractor under the on-site direction of an ecologist;
- Fifteen artificial nesting boxes were installed on site as a compensatory measure to replace habitat provided by tree hollows that were lost;

- Two trees of appropriate species will be planted and established to replace each tree that is removed; and
- A report was prepared detailing the actual fauna occupation encountered during progress of the work.

The investigations and the data gathered as a part of the above process has increased understanding of the environmental context for the improvement of the holiday park and informed the Trust with respect to ongoing vegetation management actions.

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 Jimmys Beach Holiday Park and adjoining day use area. 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.

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

- With the Minister's consent, a Reserve Trust 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.

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.

3.3 THE 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 that a consent authority 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.

This Act also 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 new provisions dealing with methods of assessment and consent authorities.

In some circumstances development works may be undertaken without the need for development consent under Part 4 of the Act. Where this occurs, a review of environmental factors (REF) under the provisions of Part 5 of the Act is generally prepared.

3.4 THE LOCAL GOVERNMENT ACT 1993

Section 68 of the LG 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, Camping Ground 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 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.

The former Land and Property Management Authority has granted concurrence to Council for the Holiday Park to have the following allocation of site types in place on the operational approval:

Site Type	Number
Long term	3
Short term	142
Campsite	45
Total	190

3.5 RURAL FIRES ACT 1997

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 held by Great Lakes Council indicates the Holiday Park is designated as fire prone land (including the buffer zone). Where this designation occurs and a proposal is for a special fire protection purpose, a bushfire safety authority must be obtained from the Rural Fire Service. This is usually achieved by way of a report prepared by a bushfire specialist and usually accompanies a development application.

3.6 THE RESIDENTIAL PARKS ACT 1998

This legislation was developed by the Government to ensure 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. At present there is one long term resident in the Jimmys Beach Holiday Park.

3.7 HOLIDAY PARKS (LONG-TERM CASUAL OCCUPATION) ACT 2002

The Holiday Parks (Long-term Casual Occupation) Act 2002 and the associated Regulations set out the rights and obligations for owners of moveable dwellings in holiday parks in New South Wales. In essence, the Act provides for an occupation agreement, which runs for at least 12 months, between the manager of a caravan park and the owner of a moveable dwelling for the use of a site.

Some of the principal issues addressed by the Act include:

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

3.8 RELEVANT ENVIRONMENTAL PLANNING POLICIES

3.8.1 Coastal Policy 1997 and State Environmental Planning Policy No 71.

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.
(Coastal Policy, A sustainable future of the NSW Coast - Fact Sheet, 1997)

The Coastal Policy 1997 introduced three main changes to the previous Policy:

A revised definition of the coastal zone. The 1997 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 previous policy only applied to areas within one kilometre of the ocean.

Introduction of an Environmental Philosophy. The Policy is described as an integrative policy based on the principles of ecologically sustainable development (ESD) and

- Conservation of biological diversity and ecological integrity
- Intergenerational Equity
- Improved valuation, pricing and incentive mechanisms
- The precautionary principle.

A policy hierarchy of goals, objectives and strategic actions. The current policy framework has the same mix of initiatives but with some change of emphasis. There is greater emphasis on improving water quality and maintaining public access to the coastline.

The Coastal Policy proposes that 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.

The principles of ecologically sustainable development are now also included within the Local Government Act. These principles may on first assessment appear to place limits on the commercial use of land, however, the principles contain provisions that encourage the proper pricing of the use of land and services as well as provisions for ongoing investment in and improvement of land to ensure sustainability.

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 under consideration when a development application is submitted for determination, the objectives and general principles established in the SEPP should be recognized 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.

3.8.2 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 has been determined to be the cost of establishment of the facility. In the case of a caravan park development 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 the 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 Jimmys Beach Holiday Park does not fall within the various provisions of the State and Regional Development SEPP outlined above.

3.8.3 State Environmental Planning Policy - Infrastructure

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 Infrastructure SEPP 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.

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.

3.8.4 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 movable 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 movable dwellings on land approved for use as a caravan park. This has ongoing implications in the operation of all caravan parks.

3.9 GREAT LAKES COUNCIL LOCAL ENVIRONMENTAL PLAN 1996

The Great lakes Council Local Environmental Plan 1996 (LEP) provides the primary planning framework for this Draft Plan of Management. The general aims of the LEP in relation to statutory land-use planning for Great Lakes are:

- (1) The aims of this plan are:
 - (a) to provide an updated and simplified plan for the area of Great Lakes, and*
 - (b) to protect and enhance the environmental qualities of the area, and*
 - (c) to facilitate the orderly and economic development of land within the area, and*
 - (d) to promote the well-being of the area's population.**

- (2) The objectives of this plan are:
 - (a) to provide a land use framework to guide the future use of the land within the area of Great Lakes, and*
 - (b) to provide a basis for the preparation of detailed development control plans, and*
 - (c) to protect environmentally sensitive areas and the heritage of the area, and*
 - (d) to improve opportunities for ecologically sustainable development, and*
 - (e) to provide for the cultural needs of and the equitable provision of services and facilities for the community**

The Jimmys Beach Holiday Park is zoned 6A Open Space and Public Recreation Zone. The provisions in the LEP with respect to this Zone are as follows;

Zone 6A Open Space and Recreation Zone

1 What are the objectives of the zone?

The objective of the zone is to restrict development for the purposes of leisure and recreation to that which:

- (a) promotes worthwhile community benefits, and*
- (b) does not reduce the amount and distribution of public open space areas below acceptable levels and standards which meet the needs of the community, and*
- (c) does not have an unacceptable impact on the amenity of adjoining areas, and*
- (d) has been identified in a plan of management for the land adopted by the Council under Part 2 of Chapter 6 of the [Local Government Act 1993](#).*

2 What is permitted without development consent?

Development for the purpose of:

landscaping, gardening or bush fire hazard reduction.

3 What is permitted only with development consent?

Development for the purpose of:

advertisements; camping grounds or caravan parks; clubs; community facilities; drainage; entertainment facilities; environmental facilities; helicopter landing sites; recreation areas; recreation facilities; restaurants; roads; utility installations.

4 What is prohibited?

Any development not included in Item 2 or 3.

The range of land-uses permitted in the 6A zone is limited by the objectives of the zone and the content of Plans of Management (under the Local Government Act) is an important part of the development control process. A caravan park is a permitted form of development in the zone, with consent.

3.10 OTHER PLANNING REGULATIONS, CONTROLS AND STRATEGIES.

Great Lakes Council has a range of other planning controls, policies and guidelines in place. These take the form of development control plans (DCPs), development guides and the like. Depending upon proposed activities, works or development proposals that may emerge in the Reserve over time, it may be that these planning controls require consideration.

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

3.10.1 NSW Sea Level Rise Policy Statement

The NSW Government has in place 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. One of the recognised impacts from climate change is sea level rise, which is projected to rise along the NSW coast relative to the 1990 mean sea level by 40cm by 2050 and by 90cm by 2100.

It is recognised in the NSW Sea Level Rise Policy Statement¹ that increased sea levels will have significant impacts in the medium to long term. Accordingly, the NSW Government supports action by coastal communities to adapt to rising sea levels in a manner that minimises the resulting social disruption, economic costs and environmental impacts. This approach is described as an adaptive risk-based approach. Planning, investment and development decisions therefore need to consider sea level rise projections over time frames that are consistent with the intended time frames of the decision.

This Plan of Management will provide a planning framework for the next five to ten

¹ NSW Government, NSW Sea Level Rise Policy Statement, October 2009.

years 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 Park has a short to medium term design life and new development can be engineered to meet the Government's Guidelines for coastal development.

3.10.2 NSW Coastal Planning Guideline: Adapting to Sea Level Rise, August 2010

The NSW Coastal Planning Guideline: Adapting to Sea Level Rise has been prepared to provide guidance on how sea level rise is to be considered in land use planning and development assessment in coastal NSW. The guideline applies to all coastal areas of the state with the term 'coastal areas' used broadly to refer to all land fronting tidal waters including the coastline, beaches, coastal lakes, bays and estuaries and tidal sections of coastal rivers. It also includes other low lying land surrounding these areas that may be subject to coastal processes in the future as a consequence of sea level rise. The aim of the guideline is to promote ecologically sustainable development (ESD), and in particular to encourage a precautionary approach to land use planning and development assessment in light of potential sea level rise impacts in coastal areas.

The guideline adopts six coastal planning principles for sea level rise adaptation. The principles should be applied in decision-making processes for land use planning and development assessment in coastal areas.

Principle 1 - Assess and evaluate coastal risks taking into account the NSW sea level rise planning benchmarks.

Principle 2 - Advise the public of coastal risks to ensure that informed land use planning and development decision-making can occur.

Principle 3 - Avoid intensifying land use in coastal risk areas through appropriate strategic and land use planning.

Principle 4 - Consider options to reduce land use intensity in coastal risk areas where feasible.

Principle 5 - Minimise the exposure of development to coastal risks.

Principle 6 - Implement appropriate management responses and adaptation strategies, with consideration for the environmental, social and economic impacts of each option.

In August 2010 the government also published a Flood Risk Management Guide and a Coastal Risk Management Guide. These documents have been prepared to assist local councils, the development industry and consultants to incorporate sea level rise planning benchmarks in risk management planning and risk assessments for new development. The Guides are to be read and applied in conjunction with existing

relevant, manuals and policies.

Alterations and additions to existing buildings, construction of new buildings, installation of moveable dwellings and other works proposed within the Holiday Park will address the relevant and applicable recommendations of the above documents. In addition the Reserve Trusts will be required to address emerging policy and regulatory provisions related to the impacts of climate change and sea level rise.

3.10.3 Crown Lands Caravan Parks Policy

In April 1990 the former Department of Lands issued the Crown Lands Caravan Parks Policy. The primary impetus for the creation of the Policy was to address issues of long-term residency, the number of holiday (storage) vans and to improve the appearance and management of caravan parks. The Policy establishes policies, objectives and strategies that are relevant to the future management and development of all caravan parks on crown land in New South Wales.

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.

In the Policy a distinction is drawn between **tourist parks** and **general parks**.

Tourist parks cater primarily for tourists and as a general guide an upper limit in the Policy is that no more than 50% of short term and long-term sites may be used to accommodate a mix of long-term residents and holiday vans.

General Parks depend for their viability on meeting a demand for both short term and long term sites. Given the special character of general parks, most of which are located in in-land areas, the proportion of long term to short term sites is determined by local conditions of demand.

The Jimmys Beach Holiday Park has been classified as a tourist park under this Policy with the intent that the development of sites and facilities for tourism will continue to be the dominant use of the land. It is therefore important that the proportion of holiday vans in the Park are monitored and managed to ensure consistency with the Policy and to obtain the optimum outcome for the community.

3.11 OTHER STATUTORY AND POLICY DOCUMENTS

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

- Native Vegetation Conservation Act 1999;
- NSW Estuary Management Policy;
- SEPP No.14 - Coastal Wetlands; and
- Threatened Species Conservation Act 1995;
- Disability (Access to Premises - Buildings) Standards 2010, *Disability Discrimination Act 1992*

3.12 SUMMARY

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

4 RESOURCES AND VALUES

4.1 RESOURCES

The principal resources with respect to this Plan of Management are the Holiday Park located on Lot 84 in DP 753166 and adjoining lands and the day use area which is located on part of Lot 7020 in DP 1066309. All land and resources are within Reserve 77312 for Camping and Public Recreation.

The Park is clearly a long standing and valuable resource to the local area and the State as it provides caravan park sites and cabin accommodation in an attractive setting in close proximity to an estuary and beach location. In addition the Park currently provides a range of services and infrastructure that support the operation. Guests and Park users enjoy a high quality of environmental amenity.

The day use area is also a long standing and valuable resource to the local area. It provides an attractive shaded picnic and recreational area in proximity to the Port Stephens waterway. It serves as an adjunct to the Holiday Park as well as nearby housing. It provides an attractive facility in the region with a level of support facilities and commercial recreational opportunities for day users.

4.2 VALUES

The Jimmys Beach Holiday Park has a range of significant values inherent in the natural and historic characteristics of the land and the immediately adjoining areas and the recreational opportunities provided by this context. The Jimmys Beach area represents a sought after location on the mid north coast that is close to facilities and services as well as the many natural features of the Great Lakes district. The designation of the Port Stephens waterway, the Myall Lakes system and the associated coastline as a Marine Park highlights the value ascribed to the area. These factors combine to create a resource of strong scenic, conservation and recreational value.

Natural and Conservation Values

The Holiday Park and day use area forms part of a larger natural area located behind the dune system adjoining the Port Stephens waterway and running to the north parallel with the surf beach. This wider area provides a generally continuous vegetated bush land buffer between the Hawks Nest settlement and the coast.

Recreation and Tourism Values

The Jimmys Beach Holiday Park and day use area functions as a key provider of tourist accommodation and recreational facilities within the context of the Jimmys Beach/Hawks Nest area. The Park and the day use area provide a major focus for the recreation activities of local residents and tourists. The facility also provides

opportunities for linkages to and from the settlement areas and the coast.

Social and Economic Values

The Holiday Park forms an important part of the community life of the Hawks Nest/Tea Gardens area. The use of this natural setting for exercise, relaxation, holidays and social gatherings contributes to the identity and well being of the community.

The Holiday Park is a major local resource for tourism with the potential to make a significant contribution to the local economy. The Park also has the capacity to make a significant financial contribution to the delivery of public infrastructure and services within the greater Regional Crown Reserve system. The Park's capacity to maintain or increase revenue and return on investment is crucial to the ongoing maintenance and development of the Park and the Crown estate in this part of the coast.

5 MANAGEMENT OVERVIEW

5.1 INTRODUCTION.

This Plan of Management is based on a 'Vision Statement' that is intended to guide the Reserve Trust Managers in their decision making processes. It is then supported by management principles which in turn generate specific management objectives and strategies and implementation plans. The detailed Improvement and Development Masterplan forms part of this Plan of Management. In some areas final outcomes will be subject to further detailed consideration. This will allow the Reserve Trusts to be responsive to environmental and economic factors, new information, and social and technological change.

5.2 VISION STATEMENT

The Vision of the appointed Reserve Trust Managers in managing the Jimmys Beach Holiday Park and the adjoining day-use area is:

To conserve and maintain the natural environment of the Holiday Park and day use area within the wider Reserve while providing a range of recreation and accommodation opportunities for local residents and visitors and optimising a return to the community.

5.3 MANAGEMENT PRINCIPLES

The following principles establish the broad direction the Trusts will follow in implementing strategies to achieve the Vision. These principles have been applied specifically to the actions stated for each management unit.

1. Natural Environment: To recognise, protect, and enhance the natural, ecological and environmental values of the Reserve.
2. Cultural Values: To recognise, interpret, and promote valuable cultural heritage relating to the Reserve and local area including the continuation of traditional holidaying activities.
3. Recreation: To provide for a range of recreational and holiday activities based on the natural and cultural features of the Reserve.
4. Holiday Park: To optimise income to the reserve by providing a variety of tourist accommodation options with an emphasis on family holiday opportunities. In addition the accommodation and social needs of any existing Holiday Park long-term resident must be considered to ensure that their rights are respected.

- | | |
|-----------------------------------|---|
| 5. Utility Services: | To provide necessary services such as reticulated water, fire fighting facilities, power, sewerage disposal and drainage in an efficient and environmentally acceptable manner. |
| 6. Safety and Public Health: | To provide and maintain facilities, in a manner that minimises risk to Reserve users and promotes a healthy lifestyle. |
| 7. Reserve Information: | To effectively inform people of the Reserve's attributes, activities and facilities as well as appropriate ways to use and care for them. |
| 8. Integrated Coastal Management: | To promote and assist integrated coastal land management associated with Jimmys Beach Holiday Park and the adjacent Crown Reserve. |

5.4 MANAGEMENT ISSUES

The Holiday Park and adjoining Reserve lands have been inspected and assessed to develop an understanding of matters that need to be addressed in the management strategies and actions detailed in the Plan of Management and implemented by the Trusts. The following section summarises this analysis and highlights key issues.

Analysis of the Holiday Park and the day use area identified a number of strengths. A summary of the key issues is as follows;

- Location - a popular coastal location not far from a surf beach and especially close to the Port Stephens estuary and related rivers and close to services and facilities offered by the Hawks Nest and Tea Gardens villages;
- Good access to waterways and beaches - boat launching ramps are located on the Myall River within 1.5km of the Park and foreshore pathways link to Port Stephens (Jimmys Beach) which is approximately 200m to the south;
- Proximity to the large urban population centres of Sydney, Newcastle and the Hunter Region;
- The Park and day use area are readily found and easily accessed;
- The Park and the day use area have an especially attractive character because of the large number of mature native trees which provide shade and help to define spaces and create amenity;
- The variations in topography provide interest as well as assisting in defining spaces and providing amenity;
- A sufficiently large Park capable of providing an appropriate mix of accommodation types and holiday opportunities with the potential to be financially viable;
- A sufficiently large day use area in two areas capable of accommodating reasonable numbers of people;

- Good juxtaposition of the Park and the day use area; and
- Most urban services are readily available.

In contrast to those strengths there were a number of issues identified in the assessment of the Park and the day use area that need to be addressed:

- The utility services within the Park require amplification in terms of supply and virtually all reticulation of services within the Park require replacement or repair;
- The Park had no compliant fire service;
- The central amenities did not provide facilities for people with a disability and required extensive repair and renovation;
- The amenities associated with the camping area were unserviceable and will eventually need to be demolished and replaced;
- There were no recreational facilities of any type within the Park. This includes games rooms and/or meeting halls, camp kitchens, swimming pools, a shaded children's playground, active recreational facilities such as jumping pillows or putt putt golf etc (a playground is found in the adjacent day use area);
- The supply of cabin accommodation in the Park is inadequate to meet demand and does not take full advantage of the Park's setting and natural attributes;
- There are no designated and serviced en-suite sites;
- Holiday vans and associated structures occupied areas of the Park where that form of site use was not appropriate and many of those structures contravened Regulatory requirements;
- Existing sites and service infrastructure are located beyond the boundaries of Lot 84 but within Reserve 77312;
- There are no vehicular control measures for the Park such as boom gates and the boundaries of the land are not fenced - these matters create issues with respect to security for guests and management;
- Conflict and congestion occurs at the Park entry and reception office/shop because of current access arrangements for Park guests as well as the public using the picnic/day-use areas and beach access for vehicles. Vehicular access needs to be limited, improved and defined;
- The road into the day use area and the Park is in a poor state of repair;
- The BBQ facilities in the day use area are limited;
- Covered tables and chairs in the day use area are deficient and limited in number and in some cases in poor condition; and
- While the total area available is generous, usable picnic areas are restricted because of site conditions such as limited grass cover.

5.5 PROPOSED IMPROVEMENT PROGRAM

Inspection and analysis of the Jimmys Beach Holiday Park and the adjoining day use areas has resulted in identification of a range of desirable improvements, facilities and accommodation products which are required if the Holiday Park is to optimise its potential to supply tourist sites and accommodation and recreational opportunities. Proposed improvements need to be assessed against their potential to enhance future financial and land management outcomes for the Reserve and its contribution to the community and the management of reserved Crown land. In formulating a practical development and improvement program, a number of factors have been considered including;

- Safety, security and regulatory compliance;
- The principles and parameters established in relevant legislation and policies of the New South Wales government;
- Potential to achieve environmental objectives;
- Potential to improve visitor amenity;
- Potential to improve the day-to-day management of the Holiday Park and the interface with access to and enjoyment of the adjoining reserved land;
- Potential to generate income and profit; and
- Cost and contribution to the local economy.

Given budgetary constraints and operational considerations, any program will, of necessity, take a number of years to implement. In terms of the future financial performance of the Jimmys Beach Holiday Park the proposed improvement program has been formulated with three principal aims;

- To achieve an appropriate balance between responsible land management and achieving profit outcomes from a business enterprise on public land;
- To enable Jimmys Beach Holiday Park to capture a fair share of the existing overnight tourist visitation to the region at tariff levels appropriate to the quality of the location; and
- To provide Jimmys Beach Holiday Park with the opportunity to capture new visitation from recognised growth areas in the caravan park and tourist accommodation marketplace.

The proposed program for the Park has been structured to build on existing strengths and attractions. There will be some redesign and redevelopment of the layout of parts of the Park road system. The number of approved sites in the Park will be reduced to 178 as a consequence of the new layout and site areas being brought into compliance with the regulations and will provide for the following allocation of sites:

Site Type	Number
Long term	1
Short term	141
Campsite	36
Total	178

The structure of the program is designed to bring improvements on-stream in a way that will progressively enhance the income earning capacity and profitability of the business. Works will be largely undertaken within the context of an operating business environment and will be programmed for the period from May to November each year. While this will minimise the adverse impact of construction activity on occupancy rates and financial performance it is a significant restriction in terms of timing and planning. The proposed improvements are identified in the following table and described in the Drawings which form part of this Plan of Management and are included at Appendix 2.

Proposed Improvement or Development	Stage 1	Stage 2	Stage 3	Stage 4
Power, water, sewer and fire services				
New Cabins				
Eco Tents				
Cabin Renovations				
En-suite Units				
Central Amenity Block Renovations				
Road Alterations & Improvements				
Boom Gates				
Reception Renovations				
Guest Lounge				
Northern Precinct Amenities upgrade				
Barbecue Shelters				
Swimming Pool				
Eastern Precinct Camp Kitchen				
Children's Playground				
Site rationalisation and upgrades				
Park Lighting				
Eastern Precinct amenities				
Boundary Fencing				
Pedestrian Pathways				
Landscaping				
Vegetation Management				

The timing and the funding for the implementation of improvements to the day -use areas will be determined separately by Great Lakes Council in its role as the appointed Reserve Trust manager for that land.

5.6 ASSESSING PROPOSED IMPROVEMENTS

This Plan of Management proposes a number of improvement projects are undertaken by the respective Reserve Trusts over the next 5 to 10 years. There has been wide ranging analysis and consideration of these proposals during the preparation of this Plan, however, caravan parks operate in a dynamic commercial environment. Therefore a number of questions should be considered by the Reserve Trust when deciding whether a particular land use or development is to proceed within the Reserve at any particular time;

- The need for the proposal - is it still required and will it promote and support the use and enjoyment of the Reserve and the Holiday Park?
- Benefit - will the improvement bring direct benefits to the users of the Reserve and the Holiday Park?
- Impact - will the proposal have any adverse impact on any existing or emerging legitimate use of the reserve?
- Are there any new or emerging environmental or land management constraints to be considered and assessed in relation to the proposed improvement?
- Does the Trust have the resources to effectively manage and maintain the proposed facility for the ongoing benefit of Reserve users? and
- Does the improvement represent a commercial benefit in relation to the actual operating environment of the Holiday Park at that time?

5.7 FINANCING IMPROVEMENTS

The Jimmy Beach Holiday Park primarily generates income from the rental of tourist sites for holiday accommodation. Under current administrative arrangements information on the income and expenditure of the Park (which is information of a commercial nature) is provided annually to the Crown Lands Division. The Holiday Park has the potential to trade profitably and will each year contribute a levy equal to 5% of Gross Revenue to the Public Reserves Management Fund.

Funding for new initiatives can therefore be obtained 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 applications for grant funding to undertake environmental works and to contribute towards the cost of public facilities.

6. MANAGEMENT ACTIONS

The following tables detail the Management Objectives and Management Actions to be implemented by the Reserve Trusts. 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 5.2 and 5.3. The implementation of the identified Actions will address the Management Issues identified in Section 5.4. Where Actions involve physical improvements to the Reserve and reserve facilities those actions will be in accordance with the program in Section 5.5 and 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.

6.1 NATURAL ENVIRONMENT

6.1.1 Vegetation and Habitat Management

Objectives	Actions
To minimise disturbance to native vegetation.	<ul style="list-style-type: none"> • Implement the recommendations of the Vegetation Management Plan for the Holiday Park; • Implement practices and procedures consistent with relevant environmental management plans and policies; • Use appropriate siting of recreation facilities, pathways and roads and cabins to preserve existing native vegetation; • Manage pedestrian and vehicle access to and through the entire Park and day use area; • Implement fire management strategies; • Address any unauthorised damage to vegetation and garden refuse dumping; • Implement public education programs where applicable; • Define Park and day use area edge treatments and protect vegetation through the use of mulching, edge planting and/or fencing as appropriate; • Implement appropriate management strategies to preserve and protect any areas identified as valued habitat.
To restore natural vegetation and enhance the recreational and visual amenity of the Park and day use area.	<ul style="list-style-type: none"> • Implement and continue weed control, planting and natural regeneration programs; • Actively manage vegetation adjoining boundaries of day use area or Park dwelling sites including any viewing locations and other high use locations; • Restore appropriate natural vegetation as resources allow.

6.1.2 Coastal Processes

Objectives	Actions
To manage coastal processes and climate change while allowing for natural occurrences	<ul style="list-style-type: none"> • Ensure appropriate location and species selection for plantings throughout the Park and day use area and around margins of the Park and day use area; • 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 in conjunction with the rest of the local government area.

6.1.3 Catchment Management

Objectives	Actions
To implement effective catchment management within the Park and day use area and minimize impacts on coastal water quality.	<ul style="list-style-type: none"> • Review the existing stormwater management regime with a view to identifying problem areas, current difficulties or unsatisfactory practices. Promote catchment management principles; • Implement appropriate measures including erosion control, litter and silt traps where required to control stormwater; • Use chemicals only in accordance with relevant guidelines and in accordance with best practice.

6.1.4 Visual Amenity

Objectives	Actions
Protect and enhance the visual amenity of the Park and adjoining reserve lands.	<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 Park and day use area and reinforce local character and design themes; • Locate facilities, accessways and signs to minimise impact on visual amenity while being clearly visible.

6.1.5 Fire Management

Objectives	Actions
To minimise fire hazard to 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 eg. adjoining Park boundaries. Minimise disturbance to natural vegetation. Undertake programs to reduce leaf litter and fuel load; • Exclude fuel reduction burning except in special circumstances (eg flora management); • Maintain a record of fire history; • Refer to Council and Rural Fire Service Guidelines and controls.

6.1.6 Ecologically Sustainable Management

Objectives	Actions
To create a Holiday Park and adjoining reserve lands that achieves a high standard in terms of environmental responsibility.	<ul style="list-style-type: none"> • Design for minimisation of waste, optimum levels of recycling, a high degree of energy efficiency and responsible use of resources; • Use low ecological impact materials; • Use renewable materials; • Use low embodied energy materials; • Minimise operational energy requirements; • Minimise required maintenance.

6.2 CULTURAL VALUES

6.2.1 Aboriginal and European Cultural Values

Objectives	Actions
To protect and enhance Aboriginal cultural values in the Park and day use area.	<ul style="list-style-type: none"> • Identify and protect any significant sites; • Ensure access to significant sites for Aboriginal use; • Provide interpretation of significant sites where desirable and appropriate; • As necessary implement strategies through on-going consultation with Aboriginal groups and the National Parks and Wildlife Service.
To protect and enhance European cultural values and heritage sites in the Park and day use area.	<ul style="list-style-type: none"> • Identify and protect any significant sites; • Provide appropriate interpretation of significant sites where desirable.

6.3 RECREATION

6.3.1 Recreation Facilities

Objectives	Actions
To provide, maintain and upgrade designated recreation areas to cater for a range of recreation activities for Park guests and day users.	<ul style="list-style-type: none"> • Improve the Holiday Park and day use area and develop recreational facilities in accordance with Drawings JB 03, JB 04 and JB 05; • Improve the range of facilities offered to guests and the public so that the Park can function as a holiday destination facility and the day use area is well equipped to service visitors. These recreation areas may provide over time: <ul style="list-style-type: none"> - picnic tables, shelters and electric BBQs (which may be brought together in a Camp Kitchen building in the Park); - a swimming pool for Park guests; - community rooms and general purpose meeting spaces that can accommodate gatherings; - public toilets and beach showers; - playgrounds, garbage bins and lighting;

	<ul style="list-style-type: none"> - shade tree planting (use mainly local native species); - off street parking, including boat parking if necessary; - fencing to protect natural vegetation; - directional and interpretive signs; • Construct and maintain facilities in accordance with relevant controls and construction standards.
To ensure easy access to recreation facilities within the Park and the day use area.	<ul style="list-style-type: none"> • Based on Drawings JB 03, JB 04 and JB 05 ensure an appropriate road and pathway layout to allow efficient movement within and through the Park and day use area; • Provide places where people can relax and enjoy the ambience of the Park and the day use area; • Ensure appropriate access and parking for emergency vehicles.

6.3.2 Litter and Cleaning

Objectives	Actions
To reduce the incidence of litter and improve recreational amenity.	<ul style="list-style-type: none"> • As part of ESD management (Item 6.1.6) review existing arrangements for litter bins. 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.

6.3.3 Pedestrian access

Objectives	Actions
To develop, maintain and rationalise pedestrian access to best suit current use and conditions and to ensure access, safety, useability and protection of the natural environment	<ul style="list-style-type: none"> • In conjunction with the improvements indicated on Drawings JB 03, JB 04 and JB 05, review existing linkages and circulation throughout the Park and day use area taking into account: <ul style="list-style-type: none"> - level of use - vegetation - erosion - visibility and convenience - desire lines; • Ensure access routes have appropriate proportions are appropriately aligned, well defined, safe and properly drained while using appropriate finishes and materials; • Ensure disabled access is provided to community facilities and bathrooms consistent with the Australian Standards requirements.

6.4 SITES AND ACCOMMODATION

Objectives	Actions
To preserve and enhance the financial contribution the Holiday Park makes to the management of the wider reserve and the local community;	<ul style="list-style-type: none"> • Improve the Holiday Park and develop accommodation in accordance with Drawings JB 03, JB 04 and JB 05. This will include alterations to the defined reserve/allotment boundary defining the Park(see 6.8.1); • Install quality on-site accommodation designed to complement the character of the coastal setting and capable of generating a consistent income stream to finance the ongoing management of the Holiday Park and make a substantial contribution to the management of the reserved lands.
To recognise the rights of holiday van owners and long term residents where they occur but maintain the proportion of these within the park consistent with Government and Trust policy to ensure the ample provision of tourist accommodation on public reserve lands.	<ul style="list-style-type: none"> • Ensure resident’s rights under existing tenancy agreements are protected; • Ensure that all holiday van owners are aware of their rights and responsibilities as well as the rights and responsibilities of park management (as defined in the Holiday Parks Long term Casual Occupation Act 2002); • Ensure that all holiday vans comply with relevant regulatory requirements and the policies of the Government and the Trust; • Review the natural attributes of the park and current park layout in conjunction with demands for tourist accommodation and efficient business operations. In the light of this, undertake an improvement program that re-arranges the park layout where possible to enable the installation of additional tourist accommodation as well as the retention of a proportion of holiday vans.
To create a holiday destination that takes advantage of the Park’s location but preserves its existing character, sense of place and that provides affordable, value for money holiday opportunities for a wide cross section of the community	<ul style="list-style-type: none"> • Replace, relocate and improve existing cabins to provide affordable family holiday accommodation; • Where necessary demolish poorly sited and unserviceable existing buildings so as prime locations are available for tourist accommodation and to enhance guest’s appreciation of natural setting of the Park; • Install quality cabin accommodation and “eco/safari” tents on sites that take advantage of the Park’s setting; • Provide well organised drive on sites; • Rationalise and rearrange the provision of useable camp sites.
To have a staged development process that is achievable in terms of planning and financial constraints.	<ul style="list-style-type: none"> • Aim to undertake an improvement program over 5 to 10 years based on the internal capacity of the Holiday Park to support the funding of the works.

6.5 UTILITY SERVICES

Objectives	Actions
To enable the maintenance and installation of utilities and services within the Park and day use area.	<ul style="list-style-type: none"> • Replace, amplify and upgrade existing utility services and reticulation within the Park to bring all services into compliance with relevant regulatory requirements; • Take care in maintenance activities to avoid disturbance to natural areas; • Avoid location of new services in or through natural areas; • Install new or revised services for planned accommodation upgrading and recreational facilities in accordance with an approved installation and rehabilitation strategy; • In the long term provide solar collectors on the amenities buildings; • Where the provision of any public utilities are required ensure appropriate ongoing management and access regimes.

6.6 PUBLIC SAFETY

6.6.1 Safety and Risk Management

Objectives	Actions
To provide health, safety and risk management for the general public, guests and those involved in maintenance and management activities.	<ul style="list-style-type: none"> • Ensure all appropriate OH&S procedures and practices including relevant staff training are in place; • Carry out regular risk management inspections for all infrastructure including accessways, fencing especially boundary fencing, swimming pools, community amenities buildings, other structures and furnishings and implement maintenance and repairs as required; • Maintain recreational areas and playgrounds in accordance with relevant guidelines (Council, Australian Standards etc). • Carry out tree and vegetation maintenance to remove hazards or obstructions; • Review usage patterns and trends regarding 'novelty' and/or unregistered vehicles (motor bikes, push bikes, motorized scooters) and adopt appropriate management responses.

6.6.2 Regulation of Activities

Objectives	Actions
To improve security within the Park and day use area. Discourage inappropriate behaviour and activities and reduce the incidence of vandalism of facilities or vegetation.	<ul style="list-style-type: none"> • Implement public education programs; • Exercise powers under Crown Lands Act, Crown (General Reserves) By-law and Local Government Act; • Issue on the spot fines or prosecute where appropriate; • Select and install vandal resistance materials and designs when developing facilities; • Determine and implement suitable measures to address problems

	<p>specific to particular areas eg:</p> <ul style="list-style-type: none"> - alcohol restrictions; - lighting; - hours of use (picnic areas, facilities); - location & design of facilities & landscaping (improve visibility); <ul style="list-style-type: none"> • Modify activities which are prohibited or permissible; • Ensure prohibited activities are adequately signposted (see 6.7); • Respond promptly to incidences of damage. Determine appropriate action for each case eg. on the spot fine, prosecution, restoration agreement, restoration and protection of the area, publicity and education. Maintain a record of incidences and action taken; • Restore and protect damaged vegetation areas to meet reserve management requirements; • Implement CCTV surveillance and appropriate lighting at strategic Park and day use locations and especially in the vicinity of boundary gates.
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6.7 PARK INFORMATION

Objectives	Actions
To provide signs which identify prohibited activities, safety warnings and Park/ 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.

6.8 INTEGRATED MANAGEMENT

6.8.1 Co-ordination

Objectives	Actions
Implement the Plan of Management and address relevant statutory requirements in an ongoing, co operative and timely manner within the available resources.	<p>Refer inquiries and liaise as required with relevant government agencies, for example:</p> <p><u>Crown Lands Division</u>: Plan of Management adoption and revisions, Crown Lands leases, Coastline hazard management, Funding grants</p> <p><u>Environment and Climate Change</u>: Soil erosion and acid sulfate soils, water quality, climate change.</p> <p><u>Planning</u>: Approvals for proposals covered by the EP&A Act.</p> <p><u>RFS and Council Fire Control Officer</u>: Fire Control Management Plans and requirements.</p>

To improve environmental management and address coastal planning and management principles and policies.	<ul style="list-style-type: none"> Review and revise the operational boundaries of the Holiday Park in consultation with the Crown lands Division on the basis of existing sites and service infrastructure located beyond the boundaries of Lot 84. The proposed boundaries are indicated on Drawing JB 03. Provide appropriate fencing and clearly define the physical limits of responsibility for the Holiday Park manager.
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6.8.2 Commercial Activities

Objectives	Actions
To allow for commercial activities that enhance recreational opportunity without impacting adversely on other recreational users, the natural environment or visual amenity of the Reserve.	<ul style="list-style-type: none"> Investigate the inclusion of a kiosk/shop facility within the revised Park management complex; Approve commercial activities that are compatible with the use of the Park and/or day use area. Conditions of approval are to apply for insurance, lease or permit fees, minimising noise and other impacts on users, environment or visual amenity as appropriate; Fee structures will reflect the level of community benefit from the activity.

6.8.3 Adjoining Development

Objectives	Actions
To minimise impacts on the Park and day use area from adjoining development and uses.	<ul style="list-style-type: none"> Consent requirements for developments and uses adjoining and likely to impact on the Park and day use area are to include appropriate conditions to minimize the impact on the amenity of the Park and day use area, protect its resources and values and to ensure the integration of land uses where appropriate.

6.8.4 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 Park and day use area through funding from trading profits; 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.

6.8.5 Project Planning and Implementation of Other Plans

Objectives	Actions
To complete site assessment, planning and design to assist in works	<ul style="list-style-type: none"> Prepare any required plans for upgrading recreation facilities and accommodation areas; Prepare vegetation regeneration plans for priority areas where

programs and sourcing of funds.	<p>required;</p> <ul style="list-style-type: none"> • Carry out environmental and user needs assessments at site planning and design stage as required for all improvement works; • Liaise with stakeholders to ensure all issues are addressed through the site assessment project planning process.
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6.8.6 Leases and Licenses

Objectives	Actions
To enable leases and licenses for appropriate uses.	<ul style="list-style-type: none"> • The Trusts may enter into a lease or license for whole or part of the lands to which this Plan applies provided that: <ul style="list-style-type: none"> - 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.

6.9 AUTHORISED ACTIVITIES AND WORKS

A range of measures have been identified as required to implement this Plan of Management to ensure the Jimmys Beach Holiday Park and Day-use Area is improved and managed in accordance with the Principles of Crown Land Management. The land identified in this Plan of Management is authorised for development and use for a caravan park and day use facilities. The proposed improvements and actions are identified and described in Sections 6 and 7 of this Plan of Management and in Drawings JB-03 to JB-05. The improvements and works are itemised below in terms of six future Management Precincts which are identified on Drawings JB 03 and JB 05. The identified improvements, works and activities are authorised pursuant to Clause 65(2) of SEPP Infrastructure 2007.

Management Precinct	Authorised Activities and Improvements
Park Entry	Additions to and renovation of the existing manager's residence, park office and reception area; road works; installation of boom gates; construction of visitor parking spaces; storm water drainage; underground utility service installation; construction of buildings to accommodate park management equipment and materials; fencing, vegetation management; and landscaping.
Southern	Demolition; road works including new road construction and realignment of existing road; reconfiguration of site layout and site boundaries; storm water drainage;

	underground utility service installation; installation of en-suite facilities and relocatable homes(cabins and “eco/safari” tents) in accordance with the caravan park regulations; fencing; paving; landscaping; vegetation management; construction of barbecue shelters and facilities.
Central Facilities	Demolition; road works; storm water drainage; underground utility service installation; construction of a camp kitchen/guest lounge and pool amenities; construction of a children’s playground; construction of a swimming pool and pump room; fencing; landscaping; and vegetation management.
Eastern	Road works including new road construction and realignment of existing road; reconfiguration of site layout and site boundaries; underground service installation; installation of moveable dwellings in accordance with the caravan park regulations; installation of relocatable amenities; installation of camp kitchen: fencing; vegetation management; and landscaping.
Northern	Road works including new road construction and realignment of existing road; reconfiguration of site layout and site boundaries; underground service installation; alterations, additions and renovations to the existing central amenities including provision of facilities for people with a disability; installation of moveable dwellings in accordance with the caravan park regulations; construction of a barbecue shelter; construction of clothes drying area; vegetation management; and landscaping.
Day Use	Road works including new road construction and realignment of existing road; underground utility service installation; construction of day visitor parking spaces; storm water drainage; construction of picnic and barbecue facilities; fencing; paving; landscaping; and vegetation management. NB Responsibility for the implementation of these works is with Great Lakes Council as the appointed Reserve Trust manager for the day-use areas of the Reserve.

6.10 HOLIDAY VANS

Holiday vans are those owned by individuals and families which, under agreement, are able to be located in the Holiday Park for the payment of an annual fee. The owner of a Holiday Van is entitled to a maximum of 180 days use in any 12 month period, with the Park Managers able to issue three (3) months notice at any time for the Van to be removed. The tenure arrangements for holiday vans are subject to the provisions of the Holiday Parks (Long Term Casual Occupation) Act 2002.

The Plan of Management provides for a number of short term sites to be allocated for occupation by holiday vans. The Trust has determined in consultation with the Crown Lands Division that sites along the north western boundary of the Park are suitable for this use. A ballot system will be used to allocate sites to previous holiday van owners who wish to return to the park. This ballot will be undertaken after the adoption of the Plan of Management.

Any holiday van that is placed on a site in the Park will comply with all relevant provisions of the Local Government (Manufactured Homes, Caravan Park, Camping Ground and Moveable Dwellings) Regulation 2005 as well as any policy requirements of the Crown Lands Division and the Reserve Trust.

7 IMPLEMENTATION AND REVIEW

This Plan provides a long term strategy for the management of the Jimmys Beach Holiday Park and the adjoining day use area which are located within Reserve 77312 for Camping and Public Recreation. It is anticipated a majority of the works described will be implemented over a ten year period with a number of matters addressed in the first five years. 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 Crown Lands Division.

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

APPENDIX 1

SUMMARY OF MATTERS RAISED BY SUBMISSIONS RECEIVED IN RESPONSE TO PUBLIC EXHIBITION OF THE DRAFT PLAN OF MANAGEMENT.

SUMMARY OF MATTERS RAISED BY SUBMISSIONS RECEIVED IN RESPONSE TO PUBLIC EXHIBITION OF THE DRAFT PLAN OF MANAGEMENT.

TYPE OF ISSUE	ISSUES RAISED	Response
The Process	The council has not undertaken due process to consult with the community, residents and users of the Park on the Plan or the proposed changes.	The process complied with legislative requirements. The exhibition period was extended to allow additional time for public input.
	The council has not given holiday van owners an adequate amount of time to make decisions.	No decisions were forced upon Holiday Van owners by Council. Consultation has been undertaken with holiday van owners.
	The council gave its blessing recently for a holiday van owner to sell.	The Park was under the day to day control of a lessee, not Council.
The Documents	The information in the document is based on guestimates and is not accurate and lacks proper financial modelling, environmental assessment, local community business effects modelling, legislation exposure and detailed risk management.	The documents do not contain all data that was used to arrive at the conclusions and recommendations. Everything proposed in the documents is supportable, particularly in the light of current industry practice and performance. The program is for a staged development subject to review at completion of each stage. All relevant legislation must be addressed in the implementation of any action recommended by the draft plan. Detailed site surveys undertaken following the appointment of the Mid North Coast Accommodation Trust, have provided additional information and data to allow the proposed layout to be revised, refined and improved.
	There is no data to support the figures suggested in the consultant's report	see above
	The report incorrectly states that there are 108 vans, there are only 95 vans.	Report used information that was supplied by others and correct at the time.
Options for Land Use & Potential Improvement		
Support	Improvements are required to the Park	Agree - Many proposals to improve facilities within the park are contained within the revised plan.
Support	Holiday Vans must be upgraded to ensure compliance with the regulations	Agree - Minimum industry standards will be required for all holiday vans
Reduction in Holiday Vans	The scale of reduction of HV sites.	Final reduction will be determined on the basis of business and policy parameters to achieve the optimum outcome for the community as a whole. Negotiation with holiday van owners has set the number of holiday vans at 34.

Reduction in Holiday Vans	The reduction of HV sites will not generate more income for the Park.	Disagree - experience in well managed and developed parks shows that holiday van income can be replaced and overall business performance improved.
Reduction in Holiday Vans	The reduction of HV sites will have a negative impact on the community and its businesses.	Disagree - increased occupancy by tourists will increase local business activity. Also, presence of some holiday vans will assist to minimise impacts during off peak periods.
Reduction in Holiday Vans	A strong community amongst HV owners exists and the proposed changes will break down this community.	While this may be the case there is an over-riding public interest issue of equity of access to be addressed. Holiday van owners will always be free to stay on tourist sites and in accommodation on the Park in the future.
Fencing & Gate	Installing fences and boom gates will detract from the open atmosphere and inhibit fauna.	These are required for security and safety of guests and to address OH&S requirements. There will be no impact on fauna.
Reduction in Holiday Vans	The ballot for HV sites is not a fair system for current HV owners (especially since many Holiday Van owners have already left).	Council proposal - no longer relevant. Methodology for holiday vans to return to the park is included in the revised P o M.
Reduction in Holiday Vans	Allocating 25% of ballot to the public further disadvantages current HV owners.	Council proposal - no longer relevant.
Infrastructure Upgrades	The Plan does address the requirement to upgrade basic services (sewer and electrical boxes)	Agree - all water, sewer, fire service and power will be renewed throughout the Park.
Improvement Program	The Park does not need a swimming pool	Pools are in high demand by caravan park patrons generally. It is some distance from the Park to a safe patrolled beach and drowning and shark attacks have occurred in the area over the past 3 years. Pools provide a safe environment for young families and can also provide shade. A children's playground and guest lounge are also proposed for this area to create a communal recreation precinct.
Improvement Program	The location of the proposed swimming pool often floods when it rains.	A localised low point in the area of the proposed pool has been filled to prevent water ponding in this location. There has been no evidence of ponding or flooding in this area during recent rain events.
Affordability	The proposed fees and charges make the Park unaffordable and are much higher than other Crown Reserve Caravan Parks under your control.	No fees and charges are included in the Plan. Tariffs will be set by the Trust to be market competitive.

Regulatory Compliance	There has not been enough information provided to HV owners regarding compliance with regulations	That may have been the case in the past but the management arrangements have changed. A commitment has been made to consult with holiday van owners regarding the requirements to return to the Park.
Regulatory Compliance	The council has been negligent by not ensuring the Park has remained compliant with the regulations.	Until May 2010 day to day operation of the Park was in the control of a lessee. The management arrangements have changed. Park compliance will be a central component of future park management.
Financial	HV owners claim that occupancy during winter months is 0% and that the only people who use the park during the off season are the HV owners.	Not supported by experience in other well managed Parks.
Financial	HV owners provide a stable and regular income for the Park whereas Tourism is inherently unstable influenced by a number of factors and cannot make good business sense.	Not supported by experience in other well managed Parks. The proposed improvements will make the park attractive as a holiday destination.
Financial	The cost of the upgrades will put the council in the financially precarious position and is not sensible.	The Mid North Coast Accommodation Trust will be responsible for future park management, and upgrades will be undertaken within a business framework.
Traffic & Parking	Changing traffic access through the Park to the Day Park will not enable the elderly and boat/kayak users to access the water.	Design of the day use area has been revised in consultation with Great Lakes Council to improve vehicle access and parking, protect existing established trees and provide car parking close to water access points.
Traffic & Parking	The proposed car park is not big enough to accommodate tourist buses. The plan does not specify if particular arrangements will be made for disabled and bus parking.	Design of the day use area has been revised in consultation with Great Lakes Council to provide for disabled and bus parking. Tourist buses will be able to access the reserve.
Environmental	There has been no consideration given to the wildlife corridor running through the park and the potential environmental impact of the changes.	The Plan of Management specifically requires environmental issues to be addressed in the detailed planning stages. Detailed ecological assessments have been undertaken, and all works will be carried out in accordance with Council approvals. Replacement plantings will further strengthen the ecological values of the site.
Compensation	What assistance will be given to Holiday Van owners who are required to spend money to ensure their vans are compliant.	Compliance will be the responsibility of the holiday van owner.

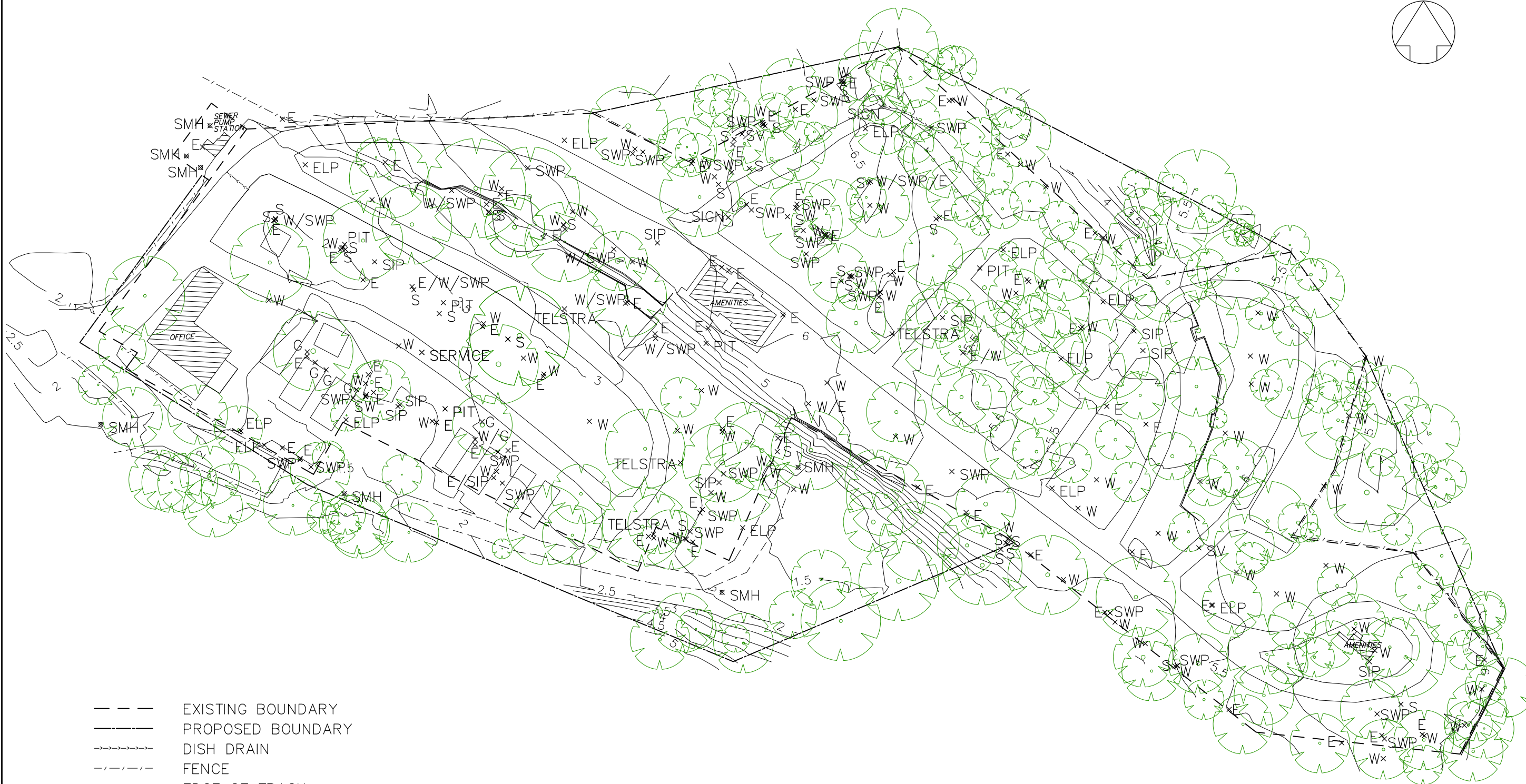
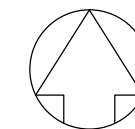
Compensation	Will there be any compensation for those who are required to relocate	No compensation will be payable.
Compensation	Will holiday vans remain on sites with a sewer connection?	All holiday vans will be required to move to enable work to proceed as virtually all underground services in the park require replacement.
Improvement Program	No drive through sites	Dedicated drive through sites have been removed from the plan.
Improvement Program	No internet or CCTV	Opinion that is not supported by market demand.
Improvement Program	A staged process of change which can be monitored must be endorsed	Upgrades will be undertaken in accordance with the revised plan
Infrastructure Upgrades	Council will need to upgrade sewer system in order that they comply with the regulations for moveable dwellings	The sewerage system will be completely renewed.

APPENDIX 2

DRAWINGS

Topographic Survey

JB 00	Aerial Context
JB 01	Context Plan
JB 02	Existing Site Plan
JB 03	Improvement and Development Masterplan
JB 04	Improvement and Development Masterplan - Proposed Facilities
JB 05	Day Use Improvement Plan



- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- - - - - DISH DRAIN
- - - - - FENCE
- - - - - EDGE OF TRACK
- EDGE OF BITUMEN
- *SMH SEWER MAN HOLE
- *S SEWER SURFACE INDICATOR
- *E ELECTRICITY SURFACE INDICATOR
- *W WATER MAIN SURFACE INDICATOR
- *G GAS MAIN SURFACE INDICATOR
- s - CONTOUR

ORIGIN OF LEVELS

LAND AND PROPERTY INFORMATION
(S.C.I.M.S)
PM 28226
RL 5.446 AHD

0 5 10m
(1:500 for A1 Size Plot)

REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
A	Original Issue					

TATTERSALL LANDER PTY LTD
DEVELOPMENT CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
2 Bourke St. P.O.Box 580
RAYMOND TERRACE 2324
Fax (02) 49871733 Phone (02) 49871500



JIMMY'S BEACH CARAVAN PARK
LOT 84 IN DP 753166
COORILLA STREET, HAWKS NEST
DETAIL SURVEY

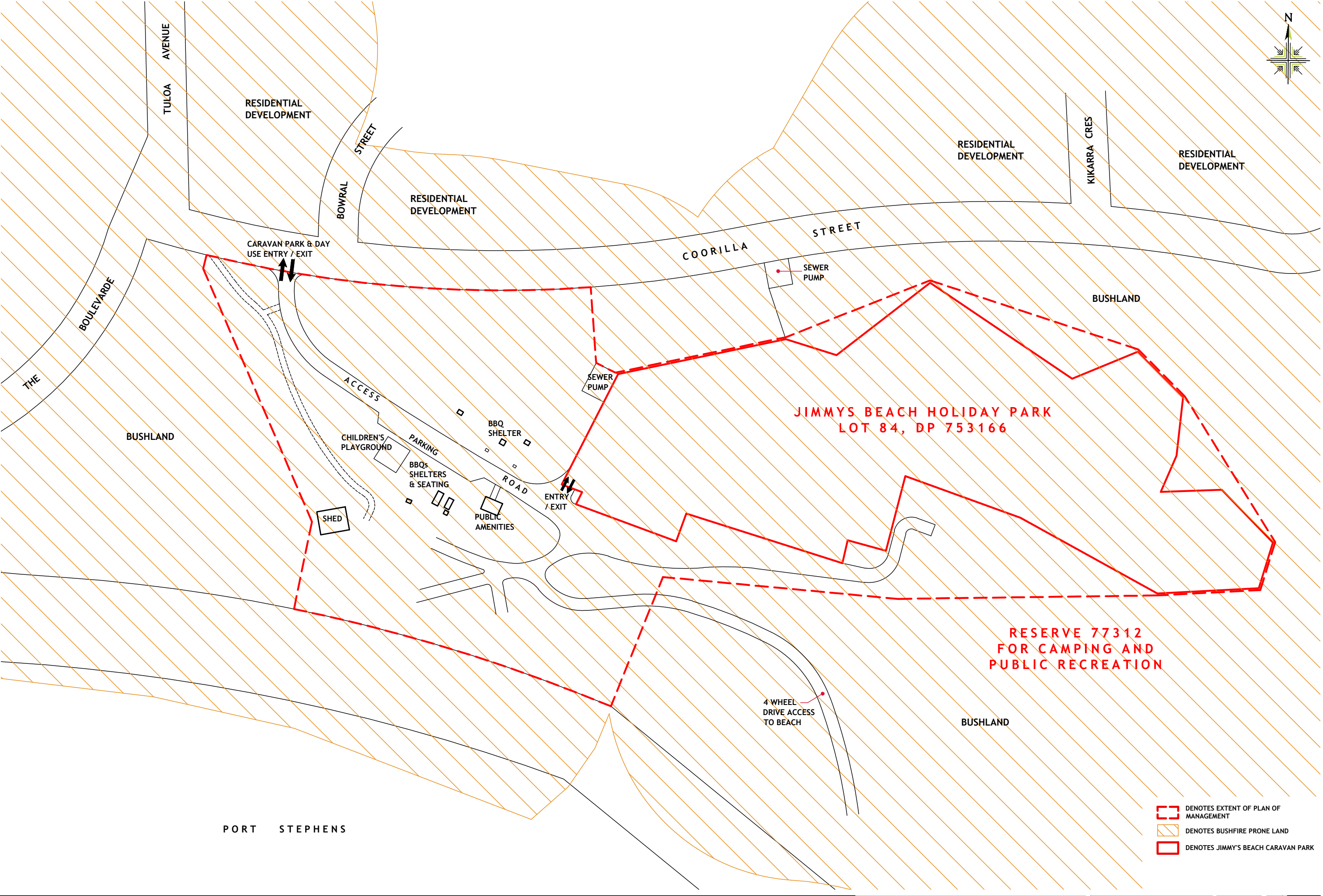
COUNCIL	REFERENCE
GLC	
PARISH	SHEET SIZE
	A1
SCALE	SHEET No.
1:500	1
DATE : Plotted 11:05 27/05/11	

* Denote the original signature and date when revision was issued.

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PORT STEPHENS

- DENOTES EXTENT OF PLAN OF MANAGEMENT
- DENOTES BUSHFIRE PRONE LAND
- DENOTES JIMMY'S BEACH CARAVAN PARK

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SITE ALLOCATION

51	HOLIDAY VANS
6	CABINS
1	LONG TERM SITES
82	SHORT-TERM SITES
42	CAMPSITES
182 TOTAL SITES	

PORT STEPHENS
 CARAVAN PARK OCCUPIES
 LOT 84 DP 753166 2.98 HECTARES
 JIMMY'S BEACH RECREATION & CAMPING RESERVE (R77312)

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GENERAL

RE-ESTABLISH UTILITY SERVICES THROUGHOUT THE PARK. PROTECT AND PRESERVE NATIVE VEGETATION THROUGHOUT THE ENTIRE PARK. UNDERTAKE VEGETATION MANAGEMENT PROGRAMS IN CONFORMITY WITH A VEGETATION MANAGEMENT PLAN PREPARED BY A PROFESSIONAL ARBORIST. MAINTAIN ADEQUATE MANAGEMENT OF THE PERIMETERS OF THE PARK TO PROTECT THE ENVIRONMENT, ASSETS OF THE PARK AND ITS CLIENTS FROM FIRE. REALIGN PARK BOUNDARIES TO INCLUDE AREAS OCCUPIED BY APPROVED SITES AND TO BRING UNDERGROUND SERVICE INFRASTRUCTURE INTO THE AREA MANAGED BY THE TRUST.

PARK ENTRY PRECINCT

THE PARK ENTRY PRECINCT WILL PROVIDE FACILITIES TO ENSURE PARK MANAGEMENT HAS THE CAPACITY TO MANAGE THE DAY TO DAY OPERATION OF THE PARK IN A MANNER THAT IS EFFICIENT AND MEETS THE REASONABLE EXPECTATIONS OF THE PARK'S GUESTS.

- 1 CONSTRUCT VISITOR PARKING SPACES TO COMPLY WITH THE REQUIREMENTS OF THE CARAVAN PARK REGULATIONS.
- 2 RE-CONFIGURE THE CARAVAN PARK ENTRY FORECOURT AND ESTABLISH ARRIVAL AND DEPARTURE LAY-BYS WITH BOOM GATES TO CONTROL ACCESS AND PROVIDE SECURITY FOR GUESTS AND MANAGEMENT.
- 3 IMPROVE THE MANAGER'S RESIDENCE AND OFFICE AND UPGRADE THE PARK'S MAINTENANCE AND STORAGE FACILITIES THROUGH THE CONSTRUCTION OF PURPOSE DESIGNED GARAGE AND STORAGE FACILITIES FOR VEHICLES, EQUIPMENT AND MATERIALS.

SOUTHERN PRECINCT

THE SOUTHERN PRECINCT WILL SUPPLY ONE LONG TERM SITE AND 56 SHORT-TERM SITES. THE SHORT-TERM SITES WILL BE IMPROVED AND DEVELOPED TO SUPPLY A VARIETY OF TYPES OF SITES AND ACCOMMODATION FOR GUESTS.

- 4 DUMP POINT TO SERVICE RECREATIONAL VEHICLES AND MOTORHOMES.
- 5 INSTALL EN-SUITE FACILITY UNITS TO SERVICE EIGHT SHORT TERM SITES.
- 6 ESTABLISH SHORT TERM POWERED SITES FOR TOURIST CARAVANS, CAMPER VEHICLES AND TENTS. RE-ESTABLISH POWER, WATER AND SULLAGE SERVICES TO ALL SITES AND PROVIDE SLABS TO A PROPORTION OF SITES.
- 7 INSTALL THREE NEW CABINS INCLUDING A PURPOSE DESIGNED CABIN FOR PEOPLE WITH A DISABILITY.

- 8 IMPROVE THE AREA ALONG THE SOUTHERN BOUNDARY OF THE PARK TO CREATE A LANDSCAPED CONTEXT FOR THE PARK'S PRINCIPAL COMPONENT OF SELF CONTAINED CABIN ACCOMMODATION. CONSTRUCT A BARBECUE SHELTER THAT CAN BE READILY ACCESSED BY PEOPLE STAYING IN THE SOUTHERN PRECINCT.
- 9 INSTALL NEW CABINS AND/OR ECO TENTS TO EXPAND THE PARKS SUPPLY OF ON-SITE ACCOMMODATION.
- 10 ALTER THE EXISTING ROAD ALIGNMENT AND CONSTRUCT A SECTION OF NEW ROAD TO ALLOW FOR EFFECTIVE USE OF THIS PART OF THE PARK. THE RECONFIGURED SHORT TERM SITES THAT WILL BE CREATED WILL BE SUITABLE FOR LARGER VANS AND FIFTH WHEELERS. IN THE LONGER TERM THE SIZE AND LOCATION OF THESE SITES WILL BE ABLE TO PROVIDE FOR THE EXPANSION OF THE PARK'S CABIN ACCOMMODATION STOCK.

- 11 DEVELOP A LANDSCAPED ACCESS CORRIDOR AND PATHWAY SYSTEM TO LINK THE PRECINCTS OF THE PARK AND TO GIVE SAFE AND CONVENIENT PEDESTRIAN ACCESS TO THE PUBLIC RESERVE AND THE WATERFRONT.

- 12 REPLACE THE EXISTING RETAINING WALLS IN THIS SECTION OF THE PARK WITH STRUCTURES THAT ARE ADEQUATELY ENGINEERED AND THAT MAKE CORRECT PROVISION FOR THE CONTROL AND DISPERSAL OF STORM WATER.

CENTRAL FACILITIES PRECINCT

THIS PRECINCT WILL BE PROGRESSIVELY DEVELOPED TO ESTABLISH A RANGE OF RECREATIONAL FACILITIES FOR GUESTS. THE FOCUS WILL BE ON THE REQUIREMENTS OF FAMILIES AND TO PROVIDE COMMUNAL SPACES WHERE GUESTS CAN RELAX AND SHARE THEIR HOLIDAY EXPERIENCES. PEDESTRIAN LINKAGES TO THE PARK'S PRINCIPAL SITE AND ACCOMMODATION AREAS WILL BE INTEGRATED INTO THE DESIGN. THE SPACES AND FACILITIES SHOULD ALSO BE CAPABLE OF CREATING A CAPACITY FOR THE PARK TO CATER FOR GROUPS.

- 13 CONSTRUCT A MODEST RESORT STYLE POOL WITH PLAY FEATURES FOR CHILDREN, SHADE AND PAVED LANDSCAPED SURROUNDS.
- 14 DEVELOP A CONTEMPORARY CAMP KITCHEN AND GUEST LOUNGE FOR THE USE OF ALL PARK GUESTS. INCORPORATE STORAGE, THE POOL PUMP ROOM AND POOL AMENITIES INTO THE DESIGN OF THE BUILDING.
- 15 CONSTRUCT A CONTEMPORARY PLAYGROUND FOR YOUNGER CHILDREN.

NORTHERN PRECINCT

THE NORTHERN PRECINCT WILL BE IMPROVED TO SUPPLY SHORT TERM SITES THAT ARE PROPERLY SERVICED AND CAPABLE OF ACCOMMODATING A RANGE OF CARAVANS, CAMPER AND RECREATIONAL VEHICLES AND TENTS. A NUMBER OF SITES WILL BE AVAILABLE FOR OCCUPATION BY HOLIDAY VANS.

- 16 ALTER AND RENOVATE THE EXISTING CENTRAL AMENITY BUILDING TO SUPPLY ABLUTION FACILITIES THAT ARE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE CARAVAN PARK REGULATIONS. RENOVATIONS WILL INCLUDE A NEW ROOF, INTERNAL ALTERATIONS AND PROVISION FOR RAINWATER HARVESTING AND RE-USE.

- 17 RE-ESTABLISH POWER, WATER AND SULLAGE TO EXISTING SHORT TERM SITES. EXTEND POWER, WATER AND SULLAGE TO SHORT-TERM SITES NOT PREVIOUSLY SERVICED. SITES IN THIS AREA MAY BE MADE AVAILABLE FOR OCCUPATION BY HOLIDAY VANS.

- 18 RE-ESTABLISH POWER, WATER AND SULLAGE TO EXISTING SHORT TERM SITES FOR TOURIST USE.

EASTERN PRECINCT

THE EASTERN PRECINCT WILL BE IMPROVED TO SUPPLY SHORT TERM SITES AND CAMPSITES THAT ARE PROPERLY SERVICED AND CAPABLE OF ACCOMMODATING A RANGE OF CARAVANS, CAMPER AND RECREATIONAL VEHICLES AND TENTS.

- 19 RE-ESTABLISH THE SITES IN THIS PART OF THE PARK TO PROVIDE A QUALITY ENVIRONMENT FOR TOURIST CARAVANS, CAMPER VEHICLES AND TENTS.

- 20 ALTER THE EXISTING ROAD LAYOUT TO MAKE BETTER USE OF THE AVAILABLE LAND AND PROVIDE SITES THAT ARE LEVEL AND SPACIOUS. PROTECT AND PRESERVE EXISTING NATIVE VEGETATION.

- 21 PROVIDE A SMALL AMENITIES BUILDING WITH TOILETS AND SHOWERS DESIGNED TO BE COMPLEMENTARY TO THE ENVIRONMENTAL CHARACTER OF THIS PART OF THE PARK. THIS AMENITY MAY BE A RELOCATABLE STRUCTURE INSTALLED PURSUANT TO THE RELEVANT REGULATORY PROVISIONS

- 22 DEVELOP A CAMP KITCHEN FOR USE BY GUESTS IN CAMPING AREA.

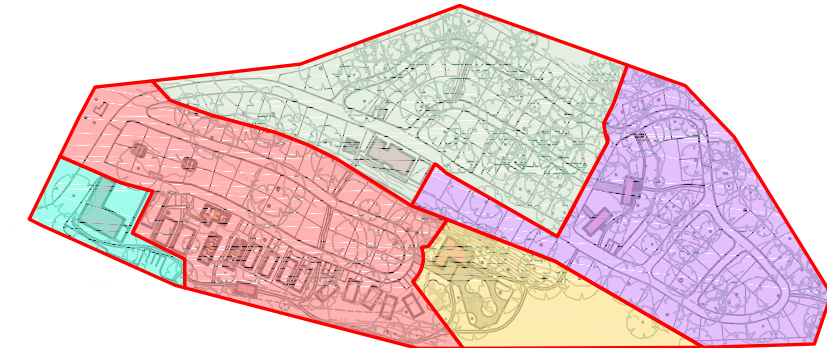
PROPOSED SITE ALLOCATION

- 1 LONG TERM SITE
- 127 SHORT TERM SITES
- 14 SHORT TERM SITES (CABINS / ECO TENTS)
- 36 CAMP SITES
- 10 VISITOR PARKING
- EXISTING TREES

PARK AREA - APPROX 3.96ha

178 TOTAL SITES

NB: THE FINAL LOCATION OF SITE BOUNDARIES. NEW ROADS AND BUILDINGS WILL BE SUBJECT TO FINAL DESIGN RESOLUTION BASED ON DETAILED SURVEY DATA AND ENGINEERING DESIGN.



PROPOSED PRECINCT PLAN - 1:2500

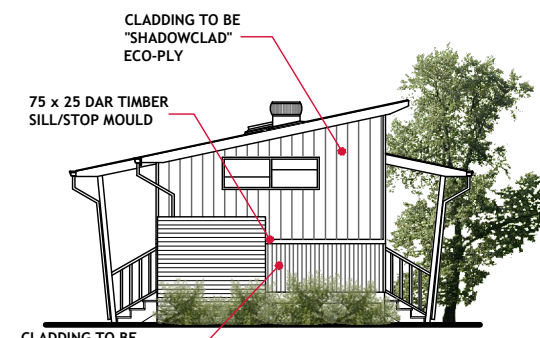
KEY

- ENTRY PRECINCT
- SOUTHERN PRECINCT
- EASTERN PRECINCT
- NORTHERN PRECINCT
- CENTRAL FACILITIES PRECINCT

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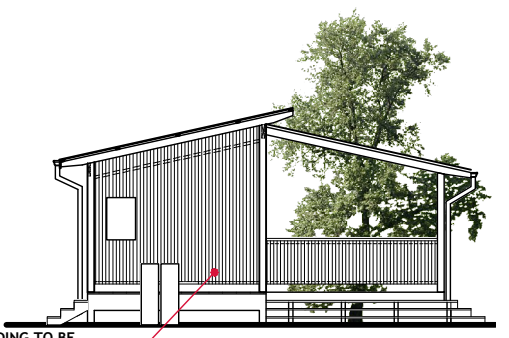
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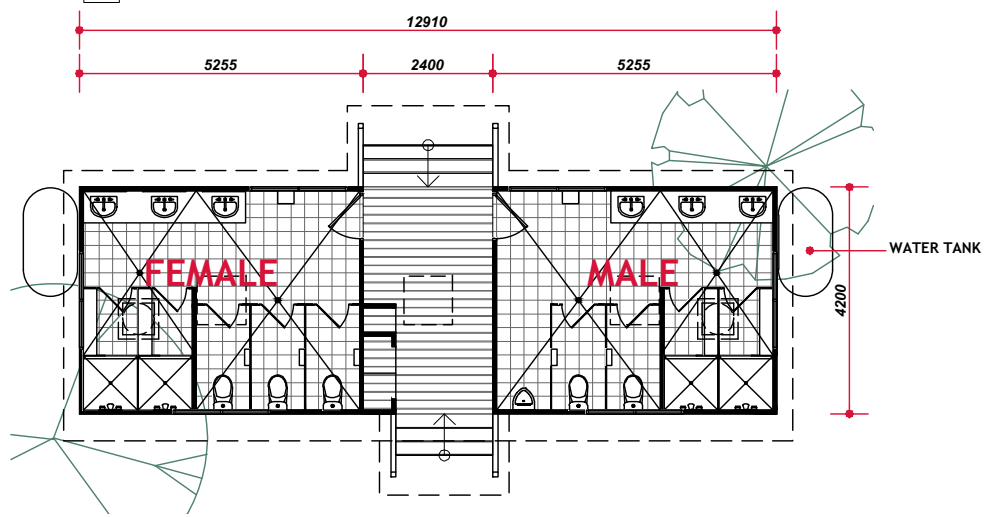
AMENITIES ELEVATION 2



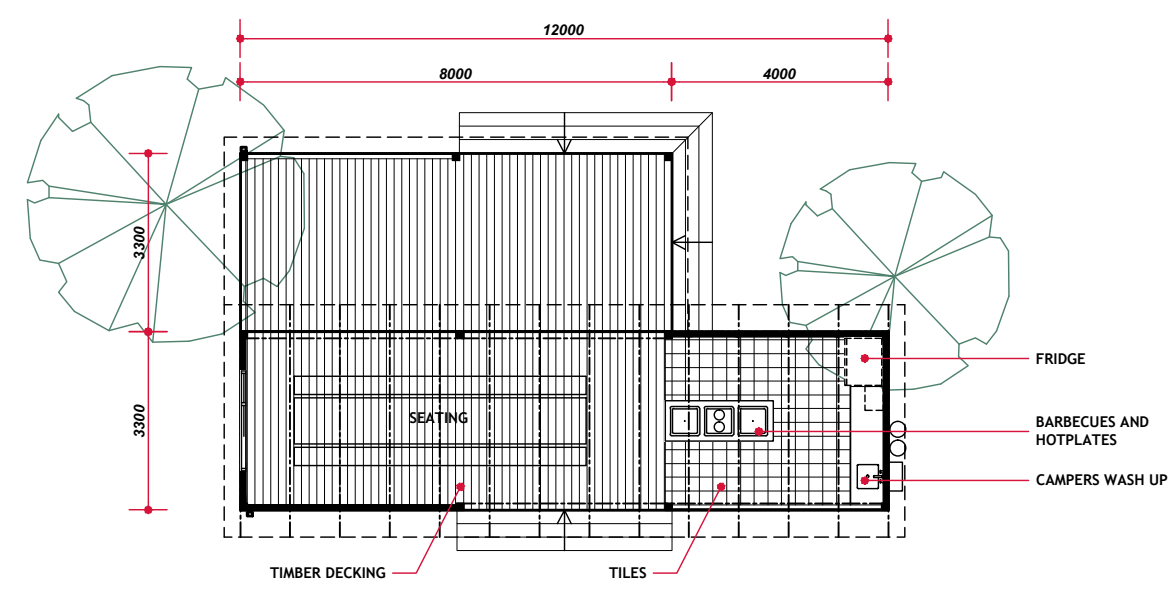
CAMP KITCHEN ELEVATION 1



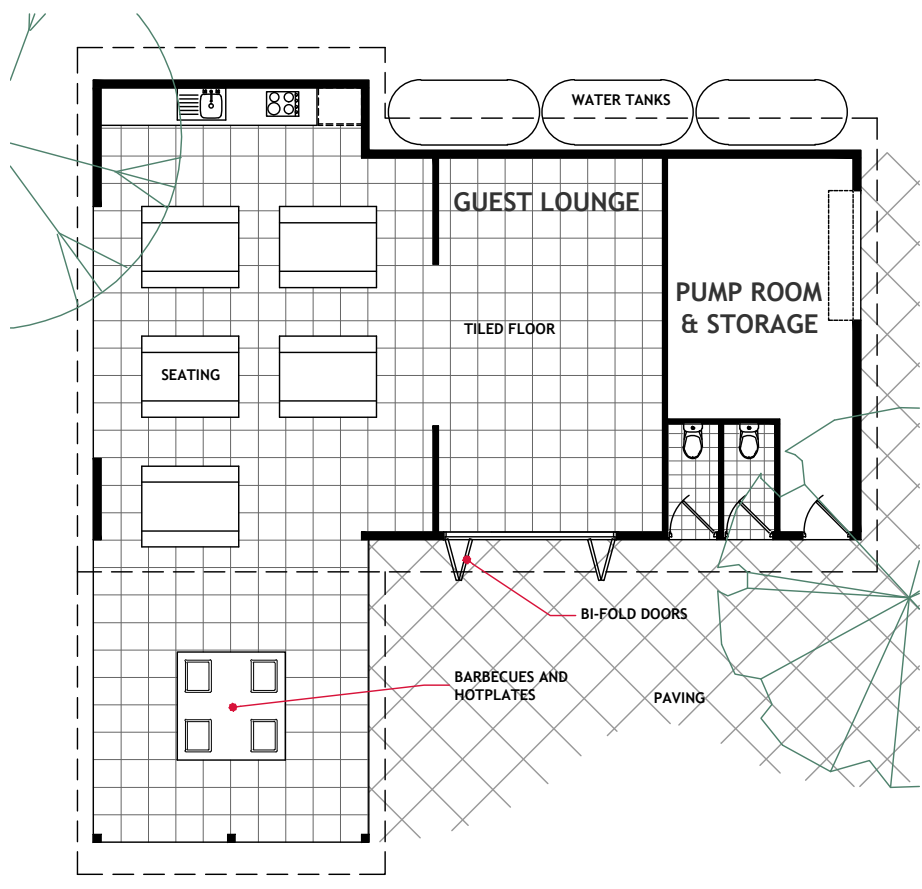
CAMP KITCHEN ELEVATION 2



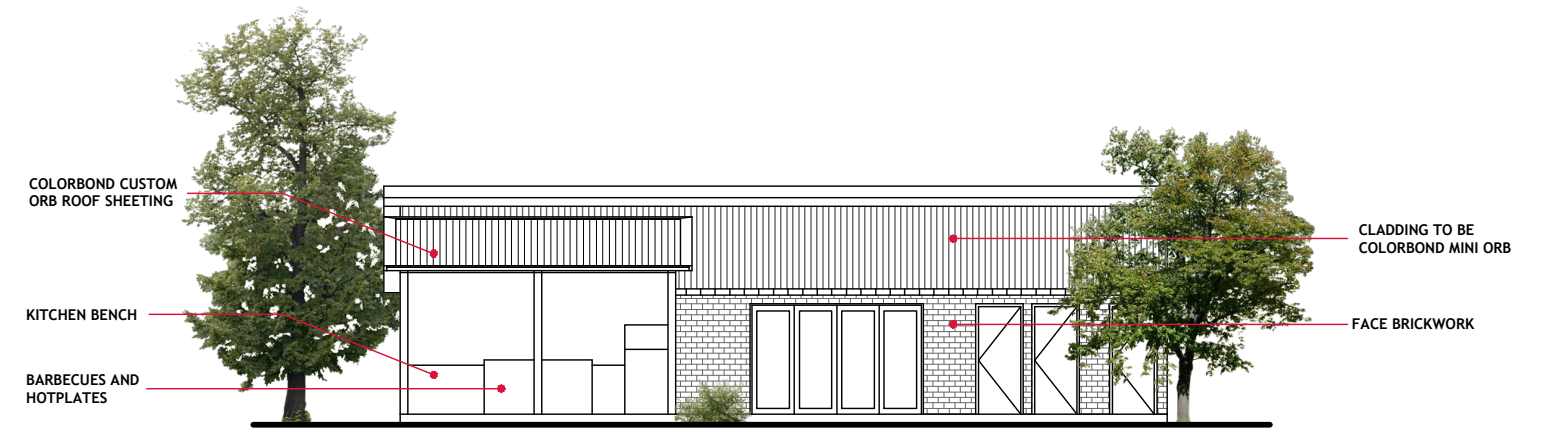
EASTERN PRECINCT AMENITIES PLAN



EASTERN PRECINCT CAMP KITCHEN PLAN

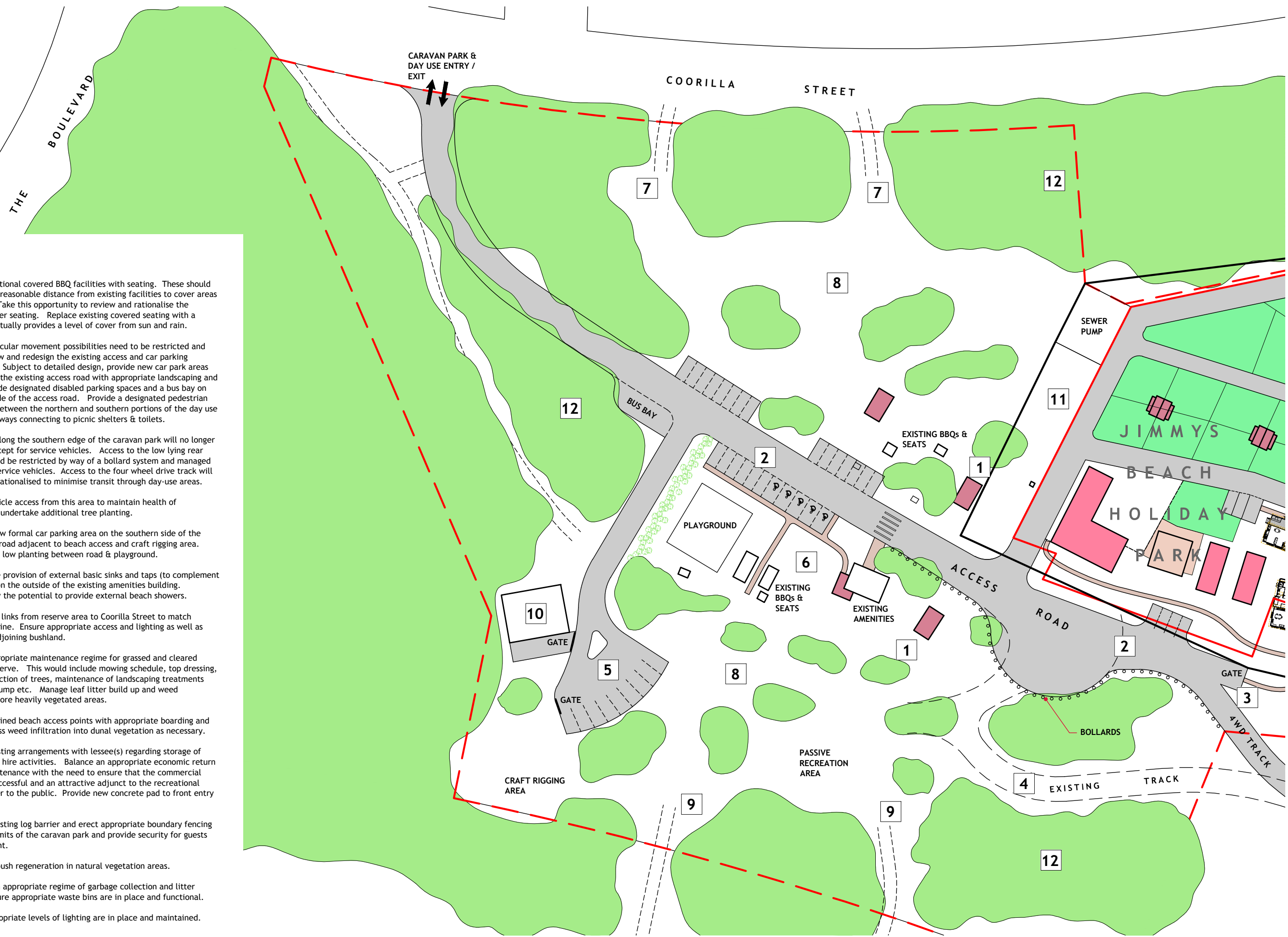


CAMP KITCHEN AND FLOOR PLAN - CENTRAL FACILITIES PRECINCT



CAMP KITCHEN ELEVATION

N.B FINAL DETAILS MAY ALTER TO ADDRESS SITE CONSTRAINTS



NOTES

- 1** 1. Provide additional covered BBQ facilities with seating. These should be located at a reasonable distance from existing facilities to cover areas not serviced. Take this opportunity to review and rationalise the provision of other seating. Replace existing covered seating with a design which actually provides a level of cover from sun and rain.
 - 2** 2. Current vehicular movement possibilities need to be restricted and defined. Review and redesign the existing access and car parking arrangements. Subject to detailed design, provide new car park areas on the north of the existing access road with appropriate landscaping and lighting. Provide designated disabled parking spaces and a bus bay on the southern side of the access road. Provide a designated pedestrian crossing point between the northern and southern portions of the day use area, with pathways connecting to picnic shelters & toilets.
 - 3** 3. Car access along the southern edge of the caravan park will no longer be available except for service vehicles. Access to the low lying rear dune area should be restricted by way of a bollard system and managed via a gate for service vehicles. Access to the four wheel drive track will remain and be rationalised to minimise transit through day-use areas.
 - 4** 4. Remove vehicle access from this area to maintain health of Melaleucas and undertake additional tree planting.
 - 5** 5. Provide a new formal car parking area on the southern side of the existing access road adjacent to beach access and craft rigging area. Plant additional low planting between road & playground.
 - 6** 6. Consider the provision of external basic sinks and taps (to complement BBQ facilities) on the outside of the existing amenities building. Similarly review the potential to provide external beach showers.
 - 7** 7. Define clear links from reserve area to Coorilla Street to match existing desire line. Ensure appropriate access and lighting as well as protection of adjoining bushland.
 - 8** 8. Provide appropriate maintenance regime for grassed and cleared areas of the reserve. This would include mowing schedule, top dressing, watering, inspection of trees, maintenance of landscaping treatments around sewer pump etc. Manage leaf litter build up and weed infestation in more heavily vegetated areas.
 - 9** 9. Maintain defined beach access points with appropriate boarding and fencing. Address weed infiltration into dunal vegetation as necessary.
 - 10** 10. Review existing arrangements with lessee(s) regarding storage of water craft and hire activities. Balance an appropriate economic return to reserve maintenance with the need to ensure that the commercial enterprise is successful and an attractive adjunct to the recreational amenity on offer to the public. Provide new concrete pad to front entry of building.
 - 11** 11. Remove existing log barrier and erect appropriate boundary fencing to define the limits of the caravan park and provide security for guests and management.
 - 12** 12. Undertake bush regeneration in natural vegetation areas.
13. Maintain an appropriate regime of garbage collection and litter reduction. Ensure appropriate waste bins are in place and functional.
14. Ensure appropriate levels of lighting are in place and maintained.