



Land & Property
Management Authority
Crown Lands



CROWN LANDS DIVISION PLAN OF MANAGEMENT

Richmond River Foreshore Reserve
Coraki

Adopted: January 2011





Acknowledgments.

Based on original document prepared by GeoLink

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INTRODUCTION

Richmond Valley Council has prepared a plan of management for various parcels of Crown Land on the Richmond River at Coraki. The Plan of Management is a component of a wider planning program for improvements to Coraki. A Landscape Master Plan, prepared by GeoLINK, was undertaken for Coraki.

1.1 WHAT IS A PLAN OF MANAGEMENT?

A Plan of Management is a document that provides a framework for the management of a land resource.

The Plan of Management for the Crown Land along the Richmond River foreshore at Coraki is based on an analysis of the land and on the community values and visions associated with the reserve. Management issues were considered with respect to the values and visions of the community, which were obtained through workshops relating to the preparation of the Master Plan for the wider village centre. Management Objectives were then developed to protect the values important to the community. The Management Objectives are realised through the implementation of the Action Plan set out in this Plan and are subject to regular review and revision to ensure that the evolving needs and views of the community are catered for in the short and long term.

1.2 PURPOSE OF THIS PLAN

The purpose of this Plan of Management is to:

- Guide the future use, development and management of the Richmond River Foreshore Reserve, Coraki;
- Provide a Plan which integrates with Council's overall strategic direction and open space and recreational land management program;
- Guide the Trusts programs and community volunteer activities on the land;
- Provide appropriate and affordable management actions to improve the reserve area in accordance with the needs of the community;
- Consolidate adjoining Crown land being Lot 339 DP727805 into R71099 in order to simplify administration and improve integration in reserve management;
- Maintain the environmental character of the reserve area;
- Meet the requirements of the Crown Lands Act 1989; and
- Manage all risks involved with the reserve.

1.3 RELATIONSHIP WITH MASTER PLAN.

A Landscape Master Plan has been prepared for the main street of Coraki (Refer to Appendix 1). The Landscape Master Plan extends beyond the foreshore Crown reserve areas to areas such as the Coraki Main Street and road reserves. The Landscape Master Plan aims to improve the integration between the Crown reserves and Main Street via landscaping themes and works.

The Landscape Master Plan compliments and accompanies the Plan of Management for the Coraki Foreshore. This Plan of Management and the Master Plan are designed to be consistent so that the implementation of the Master Plan will lead to the achievement of certain management objectives in the Plan of Management. The Master Plan provides a visual and spatial representation of management actions to assist in their implementation. Improvements to the reserve in accordance with the Plan of Management and Master Plan will provide for improved access, facilities, site usage, safety and site recognition.



The Landscape Master Plan was developed based on the broad community vision for the site outlined in this plan and on discussions held with Council staff. As such, this Plan of Management and the Master Plan seeks to improve the range of recreational facilities available within the Crown reserve area to allow for continued and improved use of the site. Improvements to the reserve are designed to be consistent with the existing natural, social and economic values of the locality.

The Plan of Management and Master Plan seek to achieve the community's aspirations for the area by promoting a riverside theme throughout the reserves and providing an enhanced natural environment and infrastructure/facilities to facilitate activities.

1.4 REVIEW

This Plan should be reviewed every five to ten years to ensure that it remains relevant and useful. Implementation of the action plan is to be monitored on an annual basis. Where the Plan of Management is modified or reviewed, the Master Plan should be reviewed as well.

1.5 ABBREVIATIONS AND GLOSSARY

| | |
|-----------------------|---|
| CEDSP | Coraki Works Townlife Development Program Community Economic Development Strategic Plan 2002. |
| DoP | Department of Planning. |
| DECC | Department of Environment and Climate Change. |
| RVC | Richmond Valley Council. |
| RRLEP | Richmond River LEP 1992. |
| LPMA | Land and Property Management Authority |
| Action | A practical, achievable and measurable thing to be done to implement a management strategy. |
| Basis for Management | - A section of the Plan of Management that identifies the role of the reserve, the legislative and policy framework, existing conditions and values, and issues relating to the subject land. |
| Council | Richmond Valley Council. |
| Desired outcomes | Fundamental expectations on which to base decisions. Also known as goals, aims and objectives. |
| Guiding principles or | Foundations or rules that guide how the subject land should be managed. |
| Issues | Problems and opportunities relating to management of the subject land. Issues may be a point of conflict between stakeholders or may impact on the land itself. |
| Management area | Identifiable precincts or units of land based on natural, economic or social factors, or a combination of these factors. |
| Management strategy | A policy or direction that assists in guiding actions to address issues. |
| Master Plan | – Landscape Master Plan for the Coraki main street. |



Performance measure A means of measuring or assessing performance in achieving specific actions.

The Plan Plan of Management – Richmond Riverban Reserve, Coraki.

Priority The importance of a management action in terms of the implementation of the Plan of Management. 'High' priority actions may need to be implemented immediately while 'low' priority or 'ongoing' actions may be implemented later or over time.

Role The function of the subject land within the public land system. How a Crown reserve fits into the local or regional Crown reserve system.

Strategy A statement of how to achieve a desired outcome.

Values The qualities of Crown or community land that are significant, special or important, and that we wish to protect or enhance.

Vision Short, over-riding statement that encapsulates the ideal to be achieved.



2 MANAGEMENT AREA

2.1 LAND DESCRIPTION AND STATUS.

The land to which this plan applies is located on the foreshore of the Richmond River within the village of Coraki. It is located on the western bank of the Richmond River, east of Richmond Terrace, generally between Yabsley Street and Adams Street north of the East Coraki Bridge. The reserve is contiguous along the river front and forms part of the Coraki Village Centre. Figure 1 and Figure 2 show the reserves covered under this plan.

Coraki Foreshore Reserve comprises Reserve 71099 for Public Recreation, notified 26 November 1943. Additions to the reserve were notified on 1 September 1972. The land is described at Lot 347 DP 728109 and Lots 350 & 351 DP 728135, Parish of West Coraki, County of Rous with total area of about 3.34 ha.

Richmond Valley Council was appointed Corporate Manager of the Coraki Public Recreation Reserve Trust on 19 September 1997. The trust (Richmond Valley Council) is charged with the care, control and management of the Reserve 71099 under section 92 of the Crown Lands Act 1989. Richmond Valley Council currently has a Local Government Act - Section 355 committee, known as the Coraki Public Recreation Reserve Board who provides valuable input to Council as the Trust manager in respect to the Public Recreation Reserves in Coraki.

2.1.1 LAND PARCELS TO WHICH THIS PLAN APPLIES

Table 1 Land Parcels to Which this Plan of Management Applies

| Crown Reserve – Richmond River Foreshore – Coraki | | | | | |
|---|------------|---|-------------------|-----------------------------------|--|
| Real Property Description | Land Type | Reserve No | Reserve Purpose | Council Role | |
| Lot 350 DP 728135 | Crown Land | R.71099 Notified 26 November 1943. Additions notified 1 September 1972. | Public Recreation | Trust Manager | |
| Lot 347 DP 728109 | Crown Land | R.71099 Notified 26 November 1943. Additions notified 1 September 1972. | Public Recreation | Trust Manager | |
| Lot 351 DP 728135 | Crown Land | R.71099 Notified 26 November 1943. Additions notified 1 September 1972. | Public Recreation | Trust Manager | |
| Lot 339 DP 727805 Recommended appointment of the Coraki Public Recreation Reserve Trust to manage Reserve | Crown Land | R.88703 Notified 26 November 1943. Additions notified 1 September 1972. | Public Recreation | Devolved to RVC Under S.48 LG Act | |



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Figure 1 - Site Plan

2.1.2 ADJOINING LAND TO WHICH THIS PLAN IS RELEVANT.

Historical Context

The first permanent settlement at Coraki was established by William Yabsley in 1849. In the mid 1800's a shipyard was established within the town, a hotel was established and the village provided a service centre to cedar cutters. Cane was introduced into the region in 1866. As the cedar was cleared, cane and dairy farms were established.

Street plans for the village of Coraki were drawn up in 1866. The town grew with the construction of the Post Office (1870), Bank, Police station (1881) and butter factory (1898). In 1886 the North Coast Steam Company and the newspaper, the "Richmond River Herald" were established in Coraki. In 1891 the municipal council was established (Walkabout, year unknown).

Coraki was the major port on the Richmond. Its importance was due to its central location for the cedar trade and transport link between the towns of Ballina, Lismore and Casino. It was an important transport network node due to the shallow lower reaches of the Richmond. Ocean vessels transferred materials and passengers onto shallower river boats to reach Lismore and Casino (Walkabout, year unknown).

As land was cleared the overland road network gradually replaced the need for river transport. Coraki was also unsuccessful in attracting the railway to the village. The importance of Coraki in the Richmond River gradually diminished and commerce moved to centres such as Casino and Lismore (Carrall), year unknown).

Coraki is some distance from the Pacific Highway and removed from through traffic. The town's regional importance has declined significantly and has a very low rate of development. As a result of these factors the historical atmosphere and buildings of the village have remained largely intact. A number of these buildings are located opposite the Coraki reserve overlooking the reserve and Richmond River. The reserve is also the site of a number of former important buildings to the town of Coraki. This includes the former hotel, ferry crossing, and church.

This Plan of Management and the Landscape Master Plan for Coraki recognise the historical importance of the Coraki Foreshore Crown Reserve. The Master Plan uses "storyline" features to identify the locations of historically significant sites in the reserve area. As the Master Plan has a greater scope than the reserve Plan of Management the storyline feature expands to include the main street. The Master Plan integrates the historical buildings on the main street with the foreshore reserves. This is through the storyline features and street landscaping themes which provide a seamless entry from the main street to the foreshore reserve.



Figure 2 Historical Hotel on Main Street of Coraki



Physical Location

The riverfront reserve consists of 3 land parcels, located along a 775 m section of the western embankment of the Richmond River at Coraki. The land parcels run parallel to the Coraki Village Centre. The reserve is bounded to the east by the Richmond River and to the west by Richmond Terrace.

The confluence of the Wilson River and the Richmond River is located on the opposite side of the river bank to Lots 350 and 347. The local government boundary of Richmond Valley and Lismore City is located on the opposite side of the river bank to the north-east of the Richmond River / Wilson River confluence.

The locality consists of low density residential areas and the Coraki Village Centre which consists of a strip of small shops and residences along Richmond Terrace. Other land uses in the locality include a police station, boat ramp, constructed beach and a caravan park located within the reserve.

The reserve forms an important open space and recreational resource within Coraki. The northern part of the reserve contains the Coraki Memorial Park. This part of the reserve contains boat mooring facilities, a public toilet, picnic tables, seating, a beach, river reforestation area, barbeque facilities and a small memorial garden. This area also contains an aboriginal reconciliation display (“Healing Stones Pathway”), constructed by local school children and members of the community in 2003. This area is a popular picnic spot for members of the local community and travellers passing through the village. The presence of these facilities within the reserve benefits businesses in the Coraki Village Centre in attracting trade to the area.

The southern section of the reserve contains passive open space, and the Coraki Waterfront Caravan Park. This area contains picnic tables and facilities associated with the caravan park, including toilet block and laundry. Access to the riverfront is provided along the full length of the reserve.

The current management of Lot 339 DP 727805 devolves to RVC under Section 48 of the Local Government Act. This plan recommends the appointment of the Coraki Public Recreation Reserve Trust to manage this land.

2.2 ZONING

Land parcels to which The Plan applies are zoned 6(a) Open Space under the Richmond River Local Environmental Plan 1992 (RRLEP).

The objective of the 6(a) zone is:

“to identify land which is currently used or is intended to be used for the purposes of open space or public recreation.”

2.3 LEGISLATIVE AND POLICY FRAMEWORK

A broad range of legislation, policies and planning instruments are relevant to the management of Crown reserves. The Crown Lands Act 1989 and the North Coast Crown Reserves Management Strategy 1994 have particular relevance to the management of the Coraki Foreshore Reserve.



2.3.1 PRINCIPLES OF CROWN LAND MANAGEMENT

Crown Lands Act 1989.

Crown reserves in New South Wales are subject to the general land management objectives and provisions of the Crown Lands Act 1989 particularly the reserve management provisions of Part 5.

The principles of Crown Land Management, as defined in Section 11 – Crown Lands Act 1989, prescribe the basis for the management and administration of Crown land.

They are:

- a) that environmental protection principles be observed in relation to the management and administration of Crown land,
- b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,
- c) that public use and enjoyment of appropriate Crown land be encouraged,
- d) that, where appropriate, multiple use of Crown land be encouraged,
- e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

The proposed use, development and management practices of a reserve must conform with the notified public purpose of the reserve. The Act and associated departmental policies encourage the appropriate commercial use of reserved Crown Land. The provision of caravan parks and camping grounds is an established feature of many public recreation reserves in New South Wales.

It should be noted that the Act requires that the proceeds of reserved Crown land be spent on the management of reserved Crown land. Any revenue generated from the Coraki Foreshore Reserve will contribute to the funds required for the ongoing management of the Reserve.

The PoM has been prepared in accordance with the provisions of Section 112 of the Crown Lands Act 1989. A range of legislation, policies and other planning instruments are relevant to the management of the Reserve and have been considered in the formulation of the PoM. The management implications of these are detailed in Table 2 below.

2.3.2 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

SEPP (Infrastructure) was introduced on 1 January 2008 to simplify planning processes applying to the provision of infrastructure throughout NSW.

The SEPP consolidates and updates 20 previous State planning instruments and amends a large number of local, regional and State instruments. Key provisions include;

1. Additional uses being permitted on certain State land (including some classes of Crown land) which would otherwise be prohibited under an LEP.
2. Exempt development categories for public authorities. Categories relevant to Crown reserves include access ramps, bush fire protection, car parks, fencing, landscaping, lighting, signage and boundary adjustments
3. Infrastructure planning provisions, including works and activities on Crown land, such as emergency services facilities, bushfire hazard reduction, parks and public reserves, flood mitigation works, port, wharf and boating facilities, waterway or foreshore management activities, etc
4. Consultation requirements when undertaking development subject to the SEPP



5. Development for any purpose may be carried out without consent on a Crown reserve by or on behalf of the appointed trustee where the development relates to the implementation of a plan of management adopted under the Crown lands Act 1989.
6. The SEPP does not remove any existing requirements to obtain relevant approvals under other legislation such as : National Parks & Wildlife Act 1974, Rural Fires Act 1997 etc

2.3.3 NSW STATE PLAN

In November 2006 the NSW Government released the State Plan for the next 10 years. This plan of management makes relevant contributions to the following State Plan priorities;

Building harmonious communities

- more harmonious communities through public participation in social activities and reserve management

Delivering better services

- provision of appropriate facilities on Crown reserves
- healthier communities through increased participation in recreational activities

Practical environmental solutions

- improved environmental outcomes for natural resources

enhanced opportunities for people to use Crown reserves and recreational facilities

A broad range of legislation, policies and planning instruments are relevant to the management of Crown reserves. The Crown Lands Act 1989 and the North Coast Crown Reserves Management Strategy 1994 have particular relevance to the management of the Coraki Foreshore Reserve;

This PoM has been prepared in accordance with the provisions of Section 112 of the Crown Lands Act 1989. A range of legislation, policies and other planning instruments are relevant to the management of the Reserve and have been considered in the formulation of the PoM. The management implications of these are detailed in Table 2 below.

2.3.4 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 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.

Table 2: Management implications from relevant legislation and planning instruments

| Instrument: | Principal Agency: | Purpose: | Application: |
|---|---|--|---|
| FEDERAL: | | | |
| Environment Protection & Biodiversity Conservation Act 1999 | Environment Australia | Regulates the assessment and approval of activities which have a significant impact on 'matters of national environmental significance', activities by Commonwealth government agencies anywhere in the world, and activities by any person on Commonwealth land. Protects biodiversity by creating and regulating protected areas such as World Heritage properties and National Parks. Outlines the listing and management of threatened species and ecological communities. | |
| National Coastal Action Plan 1993 | Commonwealth Resource Assessment Commission | Fair and equitable public and commercial use of coastal resources which maintains public access, coastal areas and features, biological diversity, water quality and recognises indigenous interests. | |
| National Ecotourism Strategy 1993 | Federal Dept. of Tourism | Develop and promote the sustainable delivery of eco-tourism products. | |
| STATE: | | | |
| Environment Planning and Assessment Act 1979. | DoP | Assess the environmental, social, and economic impact of proposed developments and plans. | Environmental planning instruments including Local Environment Plans (LEP), Regional Environment Plans (REP), and State Environmental Planning Policies (SEPP). Environmental impact assessment procedures. |
| National Parks & Wildlife Act 1974 | DECC | Management of National Parks, protection of flora and fauna. Protection of aboriginal sites. | Permits and/or licences required for damage to aboriginal sites, holding of native fauna, removing flora. |
| Threatened Species Conservation Act 1995 | DECC | Ensure developers consider threatened species and their habitat in the planning process. | A licence to "harm" or "pick" a threatened species is required from the Director General where development impacts on a threatened species, population or ecological community or damages their habitat. |
| Crown Lands Act 1989 | LPMA | Principle legislation in the management of Crown lands and provides important guidance for suitability assessment. | Outlines that Crown Land is managed for the benefit of the people of NSW. Details the Principles for Crown Land Management and outlines the POM process. |
| Soil Conservation Act 1938 | DECC | Protects sensitive areas from tree removal. Prevention of land degradation and erosion. | Permit required to remove trees within 20m of the banks of a prescribed stream and in other designated protected areas. |
| Local Government Act 1993 | Local Government | Allow local government to undertake a range of functions and responsibilities. | Allows opportunities for works such as drainage, removal of obstructions, erosion control, protection of roads. |
| Rural Fires Act 1997 | Rural Fire | Outlines responsibilities of landholders | All fire ignitions to be suppressed or at least prevented from |



Table 2: Management implications from relevant legislation and planning instruments

| Instrument: | Principal Agency: | Purpose: | Application: |
|--|---|---|---|
| | Service, Local Government Authorities | in terms of minimising fire hazard and controlling fires on their properties. | spreading from one land tenure to another. Landholders must implement fuel hazard reduction programs as per their local Fire Management Plan or direction from the Bushfire Management Committee. |
| Native Vegetation Conservation Act 1999 | DECC | To conserve native vegetation in NSW | Controls the clearing of native vegetation and protects habitats and threatened species. Clearing for fire suppression exempt. |
| Catchment Management Authorities Act 2003 | Catchment Management Authority | Implement Total Catchment Management (TCM) | Catchment Management Authority co-ordinate policies, programs and activities as they relate to TCM. |
| Protection of the Environment Operations Act 1997 | EPA | Overhaul of EPA legislation including the Clean Air, Clean Waters, Noise Control and other Act. | Provides for the protection of air and water quality and outlines enforcement and penalties. |
| Coastal Planning and Management in NSW 1991 | NSW Standing Committee on State Development | Pro-active planning to ensure ecologically sustainable coastal development with public participation and effective coordination between government agencies. | |
| NSW Coastal Policy 1990 | NSW Government | Manage coastal and foreshore areas to ensure environmental protection, community access and minimal impact on ecosystems and other values. | |
| State Strategy for Natural Resource Management in NSW 1992 | NSW Total Catchment Management | Vision: for everyone to understand and act to achieve sustainable natural resource management while maintaining quality of life both now and in the future. | |
| State Environmental Planning Policy (SEPP) 14 (Coastal Wetlands) | DoP, Local Government Authorities | Protect major coastal wetlands Refers to wetland maps at DUAP. Most are zoned for environmental protection by local councils. Sets out procedures for processing development applications. | |
| SEPP 2007 (Infrastructure) | Government Authorities | SEPP (Infrastructure) was introduced on 1 January 2007 to simplify planning processes applying to the provision of infrastructure throughout NSW. | |
| SEPP 26 (Littoral Rainforests) | DoP, Local Government Authorities | Protect littoral rainforest vegetation. Refers to littoral rainforest maps at DUAP. Provides for 100m wide buffer zones around each area. Sets out procedures for processing development applications. | |
| SEPP 44 (Koala Habitat Protection) | DoP, Local Government Authorities | Protect Koala habitat. Applies to local government areas where Koalas are known to occur. Requires studies to accompany Development Applications eg if certain Koala food trees are present. | |
| SEPP 46 (Protection and Management of Native Vegetation) | DoP | Prevent inappropriate native vegetation clearance. Refers to all native vegetation, except native grasslands, for which regional grassland plans have been prepared. Permits needed to clear areas greater than 2 ha with a Vegetation Management Plan to be prepared by the proponent. Urban areas excluded from this policy. | |
| SEPP 71 (Coastal Protection) | DoP | Protects the NSW coast from over development and pollution. | |



Table 2: Management implications from relevant legislation and planning instruments

| Instrument: | Principal Agency: | Purpose: | Application: |
|---|---|---|---------------------|
| | | Protects public access to beaches and foreshores. Major developments (eg over 13m high) and high risk developments (eg near sensitive rainforest or wetland environments) will be considered by PlanningNSW rather than local councils. | |
| Coastal Crown Lands Policy 1989 | LPMA | Retain, conserve and maintain coastal Crown Lands and their intrinsic, environmental, and cultural qualities in public ownership. Maintain public access, rehabilitate lands where necessary, and acquire further significant coastal lands for future public use. | |
| NSW Open Space Strategy 1992 | NSW Government | Planning for open space and facilities which is equitable, ensures public access and protects significant features. | |
| NSW Biodiversity Conservation Goals and Strategies (1992) | DECC | Conserving biodiversity in perpetuity through managing threats, increasing knowledge and understanding and developing community awareness and support. | |
| LOCAL: | | | |
| North Coast Crown Reserves Management Strategy 1994 | LPMA | Provides focus for the future direction of the administration and management of the Crown Reserves system on the North Coast. | |
| North Coast Coastal Urban Planning Strategy 1993 | DoP | Identify, reserve and manage the conservation, environmental and cultural significance of lands of the North Coast while providing for increasing recreational use. Promotion of eco-tourism and environmentally sensitive employment. | |
| North Coast Region Tourism Development Strategy 1987 | Tourism NSW | Develop the tourism potential of national parks, state forests, state recreation areas, crown reserves, rivers, dams, waterways. Preserve coastal holiday villages and their capability to service a growing tourism industry. Upgrade existing caravan parks. | |
| Northern Rivers Regional Economic Development Strategy Plan | Northern Rivers Regional Development Board | Develop a local industry which caters for domestic tourism via development of facilities with a focus on the middle and lower ends of the market rather than on high priced international style resort development. | |
| Conservation Strategy for the North Coast 1993 | North Coast Environment Council. | Vision: 'Clean air, water and soils and a safe place to live work and play'. Understand, protect and care for the remaining natural environment. | |
| Local Environment Plan (LEP) | Richmond Valley Council | The main means of development control with zoning maps and a written instrument categorising developments as either permissible or prohibited. | |
| North Coast Regional Environment Plan (REP) | Local Councils within the North Coast region. | Deals with issue relating to the North Coast region as a whole allowing for a regional approach to matters such as environmental protection and the provision of service corridors. | |
| Development Control Plan No 5 Acid Sulfate Soils | Richmond Valley Council | This Shire-wide Plan provides controls for development being undertaken on land affected or potentially affected by Acid Sulphate Soils. The plan applies to works within reserves when the proposed works will involve excavation deeper than 1 metre below the natural ground surface and/or works by which the watertable is likely to be lowered to any point beyond 1 metre below natural surface. | |
| Development Control Plan No 6 | Richmond Valley | This Shire-wide Plan describes development that is permissible without development consent (exempt) and | |



Table 2: Management implications from relevant legislation and planning instruments

| Instrument: | Principal Agency: | Purpose: | Application: |
|---|--------------------------|---|---------------------|
| Acid Sulfate Soils | Council | development that if undertaken or constructed within the specified requirements and standards may be done without development consent (complying). Some minor works proposed in the reserve may be considered exempt or complying. | |
| Development Control Plan No 8 Development Standards | Richmond Valley Council | This Shire-wide Plan sets out various development, building and engineering standards. It may apply to certain development proposed in the reserves. | |
| Richmond Valley Council Landscaping Guidelines. | Richmond Valley Council | These guidelines apply to landscaping undertaken in villages throughout the Shire including Coraki. | |
| Richmond Valley Council Community Strategy Plan | Richmond Valley Council | These is the plan which identifies the main priorities and aspirations (from the community) for the future of the local government area. | |
| Richmond Valley Council Local Environment Plan | Richmond Valley Council | These is the new local environmental Plan that is main means of development control with zoning maps and a written instrument categorising developments as either permissible or prohibited . The New Plan will use that the standard zoning template for the whole of the Richmond Valley Council LGA | |
| Far North Coast Regional Strategy | DoP | The Regional Strategy is to manage the Region's expected high growth rate in a sustainable manner. The Regional Strategy will protect the unique environmental assets, cultural values and natural resources of the Region while ensuring that future planning maintains the character of the Region and provides for economic opportunities. In addition, future growth will be managed by preventing the spread of coastal development and encouraging the development of non-coastal centres — ensuring adequate land is available and appropriately located to sustainably accommodate the projected housing, employment and environmental needs of the Region's population over the next 25 years. | |
| DECC 2009, Draft Far North Coast Regional Conservation Plan | DECC | The Far North Coast Regional Conservation Plan is a partner document to the Far North Coast Regional Strategy. The primary objectives of the RCP are to identify important conservation values, guide offsetting and assist councils and the NRCMA in strategic planning. | |

North Coast Crown Reserves Management Strategy 1994.

The North Coast Crown Reserves Management Strategy (NCCRMS) guides the future direction of the administration of the Crown reserves System on the North Coast of NSW. The area encompassed by the strategy stretches between Hastings Shire in the south, the Queensland border to the north, and the Great Dividing Range to the west. Within this region, a significant amount of land, including approximately 65% of the coastline, is protected in Crown reserves. Over 1500 of these reserves are managed by the community, mostly through local councils, with administration and support from the Department of Lands.

The Strategy builds on the Principles of Crown Land Management, as detailed above, and aims to provide an improved management approach that recognises and protects the intrinsic values of the land and its natural, cultural and social resources for the benefit of present and future generations.

The vision for the Crown Reserve System is :

“To protect and enhance the natural and cultural values of NSW Crown Reserves providing a wide range of opportunities for the recreational, social and economic well being of our community.”

The goals of the Strategy are based on a state wide suite of management principles for the Crown Reserves System that will be achieved through:

- 1) recognising, protecting and enhancing the conservation, social and economic values of reserves;
- 2) undertaking an inventory and classifying reserves and their values as being of local, regional , state or national significance;
- 3) linking reserves in a management strategy which encourages an integrated Crown Reserves system;
- 4) managing and caring for reserves within a regional management framework;
- 5) fostering cooperative management and care of reserves by the community, users and visitors;
- 6) helping to establish and protect regional open space in conjunction with open space managed by other agencies;
- 7) encouraging excellence in reserves management by providing guidelines, standards and incentives for Trusts to achieve this goal;
- 8) achieving a high degree of self reliance in funding management action;
- 9) encouraging ecologically sustainable development, sensitive eco-tourism and ethical business practices;
- 10) promoting reserves in a manner which educates and inspires reserve users, visitors and managers to understand and appreciate reserve values;
- 11) adopting an evaluation process which encourages feedback and review.

Underlying the Strategy is a recognition that :

- the key is the magnetism of Crown Reserves and their values;
- the involvement of local people leads to greater community awareness;
- the commitment of community energy needs to be matched by government support;
- the importance of the reserve system is increased when linked to other land management systems;
- the future lies in cooperative action and mutual support in reserve care.



Crown Lands Caravan Parks Policy.

Councils may not issue an approval to operate a caravan park under the provision of the Local Government Act 1993 without the consent of the landowner. Accordingly, the Crown Lands Caravan Parks Policy sets out the guidelines which are used by LPMA in advising the Minister (as land owner), when determining whether consent should be given to the approval to operate a caravan park on Crown land.

The following objectives relate to the provision, and management of caravan parks on Crown land :

- To develop a holiday 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;
- To manage holiday 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;
- To ensure that holiday parks and camping grounds on Crown lands are managed in a way that provides appropriately for the recreational and social needs of the community.
- To encourage the entrepreneurial management of holiday parks on Crown land in order to provide the community with an appropriate standard of facility and the government with an optimal financial return for the land it provides.

2.4 COMMUNITY CONSULTATION

This Plan of Management was prepared based on a community consultation program designed to identify the community's long term visions and aspirations for the wider Coraki Village Centre and determine the issues of importance relevant to the reserve. This Plan follows on from strategic planning commenced by the community in 2001. Community visions, aspirations and issues were identified through a review of the strategic planning work undertaken and two community workshops, held to develop the "Coraki Village Centre Masterplan" in July 2003.

The first workshop, held on 25th June 2003, was designed primarily to identify significant issues that needed to be addressed. The second workshop, held on 29th July 2003, involved presentation and reviews of the final draft Master Plan and draft Plan of Management. The aim of this workshop was to ensure that all issues were appropriately addressed and that the community's vision for the site was reflected in the Plan of Management and Master Plan.

The consultation program also involved discussions with representatives from Richmond Valley Council.

The issues raised during the consultation program, along with other matters relevant to the development of the Plan of Management, are discussed below, with associated actions detailed in Section 5.2.

2.5 IMPLEMENTATION.

On adoption of the PoM by the minister, it is incumbent on the Coraki Reserve Trust to implement the PoM pursuant to Section 114 – Crown Lands Act 1989. The Trust may not allow any operations or development that is not permitted by the PoM.

Alteration of the adopted PoM may be undertaken under section 115 of the Act and may be required after a period of five years to keep abreast of government policy, to cater for the changing expectations and requirements of the community and to ensure the PoM remains useful and relevant.



Richmond Valley Council as Trust manager will be primarily responsible for the implementation of the Plan of Management given the scope of works involved. However, the community may assist in the implementation of the Plan through volunteer work. In particular, community groups would provide valuable assistance through revegetation, weed management projects, provision of community facilities and the ongoing maintenance of the reserves. Council could support such community groups with technical advice, practical support such as rubbish removal, plant supply, tools and materials and through funding. LPMA may also provide additional support and technical assistance.

The community will also have an important overarching role in the continued monitoring and revision of the Plan. The Plan will be reviewed regularly to ensure that the evolving needs and views of the community are addressed in the short and long term. Through this process, the community will have the opportunity to guide the implementation of the Plan to assist in achieving the community vision for the site.

2.6 ACCOUNTABILITY.

The Crown Lands Regulation (2006) sets out the accountability of a reserve Trust detailing income, expenditure, assets, liabilities and improvements on the reserve as well as details of any leases of licenses granted by the trust. Where a council is reserve Trust manager, the regulation requires that it keep records that enable dissection of all monetary details in respect of the revenue received from the reserve, details of improvements of all leases and licenses.

2.7 DEVELOPMENT PROPOSAL ASSESSMENT.

Issues to be considered by the Reserve Trust when deciding whether a particular land use or development is appropriate include:

- The compatibility of the proposal with the notified purpose of the reserve;
- The impact on the existing use of the reserve;
- The compatibility with the Vision and Management Principles established for the reserve;
- The need for the proposal and whether it will promote and be ancillary to the use and enjoyment of the reserve, as distinct from satisfying a requirement generated by an adjoining property or by an un-associated community need;
- The advantage and benefit that the development would bring to the normal reserve user;
- The management responsibility and public availability of the development to reserve users;
- The need for a lease and its draft terms, conditions and rental that would apply;
- The intent of the North Coast Crown Reserves Management Strategy;
- NSW State Government Planning instruments;
- Richmond Valley Council development policies and planning instruments.



3 VALUES

From the consultation undertaken, it is apparent that the Richmond River Foreshore Reserve at Coraki has a number of important values for the community. These relate to their principle functions as a recreational area for the local community and as an attractive area for visitor use. The values of the reserve identified through community consultation are:

3.1.1 RECREATION

The reserve provides numerous opportunities for a range of active and passive recreation and sporting pursuits for locals and tourists. The reserve serves a wide range of water and park related activities including swimming, fishing, boating, water-skiing, picnicking, walking, and site seeing. The reserve also has a caravan park with camping and van sites. The recreational values of the reserve are significant to the Coraki area and are highly valued by the community.

3.1.2 SOCIAL

The use of the Coraki foreshore reserve for social gatherings and recreation contributes to the identity and well being of the community and it is therefore important that they are conserved for community uses. Further, the scenic and aesthetic qualities of the Coraki foreshore reserve are significant as they provide opportunities to relax from urban pressures.

3.1.3 CULTURAL HERITAGE

The reserve contributes to the riverside identity of Coraki village. The reserve's proximity to the village centre lends itself as a drawcard for passing traffic. Several memorials (including war memorials) within the reserve have strong cultural value to the community and are important links to the past. The reserve is the historical site of a number of former buildings including a hotel, ferry crossing, and church. The foreshore area is a link to when the town of Coraki was the major port in the Richmond River and service centre to the people of the Richmond.

The reserves' proximity to a number of heritage listed buildings located along Richmond Terrace further reinforces the cultural significance of the Coraki riverfront reserves. This linkage is dealt with by the Master Plan which has a wider scope than this Plan of Management.

The riverfront reserve fulfils an important role for the local Aboriginal Community by maintaining links with the environment and cultural practises such as fishing and water craft. The reserve's values also include the continued use of the riverfront as a meeting place and rest area for members of the local Aboriginal Community.

3.1.4 NATURAL AND CONSERVATION

The reserve area is significant as it includes vegetated foreshore areas that provide existing or potential habitat for a range of fauna. These areas are valued by the community as they contribute to the natural qualities of the reserves.

3.1.5 SCENIC

The environment in and around the Coraki foreshore reserve is characterised by the interface between the Richmond River, the foreshore, buildings of cultural significance, and the Coraki Village Centre. The natural and cultural aspects of the foreshore area combine to create high scenic values in the area.



3.1.6 EDUCATIONAL AND SCIENTIFIC

The interface between riverine and land environments provides opportunities for discovery and learning. The river, the foreshore and village centre provide several different environments in close proximity.

3.1.7 ECONOMIC

Coraki Foreshore Reserve contains the Coraki Foreshore Reserve Caravan Park – a basic camping and caravan park that also provides limited permanent accommodation. The park is not widely publicised and is not located at a traditional holiday destination. Notwithstanding this, the park does play a role in the local economy through expenditure by visitors and guests of the Caravan Park. It also enhances the scope of the local tourism assets.

Revenue generated by the Caravan park, in accordance with Section 106 of the Crown Lands Act 1989, is required to be applied for the general purposes of the Reserves Trust. It is therefore in the best interest of the Trust and the general community to ensure that the financial performance of the caravan park is optimised within appropriate parameters.

4 MANAGEMENT ISSUES & OPPORTUNITIES

A range of issues and opportunities relevant to the management of the Coraki foreshore Crown reserves were identified through consultation activities associated with development of a Master Plan for the reserves. The issues identified include:

Issues:

- inadequate boat launching facilities
- safety management
- maintenance of views
- maintenance / cleaning of facilities
- lack of signage
- improved pedestrian and vehicle access needed
- beach and riverbank erosion
- weed invasion

Opportunities:

- opportunities for reconciliation between indigenous and non-indigenous peoples
- improved wharf facilities
- revegetation and shade trees
- tourism opportunities
- improved level of facilities
- promote importance of heritage items
- improve operation of the Caravan Park

Other aspects which, although not identified by the consultation process, are of particular relevance to the reserve include :-

- Business planning for the Caravan Park in the reserve;
- Addition of Lot 339 DP727805 to the Reserve;
- Flood risk;
- Geotechnical risk; and
- Risk management.

These issues and ideas have been considered in the development of the management objectives and actions contained in Section 5.2.



4.1 FLOOD RISK.

Due to being on the banks of the Richmond River the reserve is likely to be inundated during floods. It is impossible to prevent flood damage and impossible to predict the extent of damage which may occur. With appropriate selection of materials, proper installation, and safeguards, the extent of possible flood damage can be reduced for smaller flood events.

The risk of flood damage to larger structures is managed through council's flood policy. The risk to users of the reserve is managed through State Emergency Services. Caravan park users may be able to move vans to higher ground in the car park and the Richmond River Terrace road reserve in the absence of a specific emergency plan for the caravan park.

4.2 CARAVAN PARK

An audit was undertaken on the caravan park on the 25th July 2002 for compliance with the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995. A number of improvements have been made to the caravan park as a result of the review. The park is operated under a granting of approval by council issued on the 22nd March 2004. This approval stipulates the operating conditions of the park.

A site office is on site which manages the daily operations of the park. The park is not promoted and there may be opportunities to increase patronage at the site.

The caravan park provides van and camping sites, amenity blocks, and a number of facilities. The list of facilities presently provided by the site is provided in Appendix 7.2 .

A business plan will be developed specifically for the caravan park. The business plan will address aspects such as compliance, promotion of the site, specific works program, increased income and risk management. The plan should include emergency action planning such as fire and floods of the park.

4.3 DESIRED USES

The Coraki Foreshore Reserve is desired to be improved and/or used for:

- general community and visitor recreation, both active and passive;
- festival activities;
- activities and works associated with the installation or maintenance of public utilities; and
- other uses approved by the Trust and consistent with achieving the Management Objectives of the Plan of Management.

The above land uses and activities reflect the community's aspirations for the reserve. Land uses within the reserve must also be consistent with the purpose of the covering reservation.

5 PLAN OF MANAGEMENT.

5.1 VISION.

The preparation of this Plan of Management has been guided by the visions and aspirations of the local community as conveyed in the CEDSP and subsequent consultation. The community's vision for the village is as follows:

Coraki is a progressive riverside community that encourages people to stop, rest and play.



This vision has been extended into the following mission statement:

To utilise community resources and effort, to improve the economic development, physical design and marketing of events in the community of Coraki.

The vision and mission statement provide a direction and foundation for the values and management objectives of this Plan.

In relation to the foreshore reserves, based on consultation regarding the reserves and immediate area (i.e. riverside and commercial area), the community’s aspiration for the area is:

To continue use of the Coraki foreshore reserves as multi-functional recreation areas.

These community aspirations form the basis of this Plan.

5.2 ACTION PLAN

This section of the plan sets out management objectives, actions, targets, indicators, costs and responsibilities with regard to ensuring the preservation and enhancement of reserve values.

| Table 3. Action Plan Components | |
|--|---|
| COMPONENT | DEFINITION |
| Value | Reserve values identified. |
| Management Objective | Objectives developed to guide the management of the reserve. They are intended to support the preservation and enhancement of various values identified by the community. |
| Performance Target | Qualitative Targets that are set to achieve Management Objectives |
| Means of Achievement | More detailed steps needed to meet the Performance Target |
| Performance Indicator | Quantifiable measure that may be used to assess the extent to which a Performance Target has been met |
| Priority | Each Performance Target is provided with a timeframe to demonstrate priority. (High – complete within 1-2 years, Medium – complete within 2 to 5 years, Low – complete in 5 years or more as resources become available) |
| Cost | A broad estimate for planning purposes, subject to detailed design. (Very Low (LL) < \$20,000, Low (L) \$20,000 - \$50,000), Medium (M) \$50,000 to \$100,000, High (H) \$100,000 to \$250,000, Very High (HH) > \$250,000) |

Table 4 Recreational and Social Actions.

(To be read in conjunction with Action Plan in Appendix 7.1. Specific measures for each reserve portion are listed in Appendix B)

| Management Objectives | Performance Targets | Actions / Means of Achievement | Performance Indicators | Priority | Cost |
|--|---|---|---|----------|---------------------------------------|
| Provide and maintain a satisfactory standard and amount of parkland for the enjoyment of residents and visitors. | Maintained or increased quantum of recreational space. Provision of a range of facilities for use by residents and visitors. | Implement relevant components of the Master Plan, including: <ul style="list-style-type: none"> ▪ Additional seating/picnic spaces ▪ Extended pathway network ▪ Terraced seating/amphitheatre ▪ Improved wharf facilities for recreational fishing and boating ▪ Additional active recreation facilities ▪ Landscaping ▪ Lighting | <ul style="list-style-type: none"> ▪ Implementation of relevant components of Master Plan. | High | High |
| Optimise use of the reserves. | Increased usage by residents and tourists. | Implement relevant components of the Master Plan, including: <ul style="list-style-type: none"> ▪ Additional seating/picnic spaces ▪ Extended pathway network ▪ Terraced seating/amphitheatre ▪ Improved wharf facilities for recreational fishing and boating ▪ Landscaping ▪ Lighting ▪ Increased promotion of the reserve and Caravan park | <ul style="list-style-type: none"> ▪ Implementation of relevant components of Master Plan. | High | High |
| Provide a safe and secure area for recreational activities and users of the site. | Appropriate uses are accommodated within the reserves and do not conflict with uses outside the reserves. | <ul style="list-style-type: none"> ▪ Implement the Master Plan which accommodates a range of recreational uses, whilst providing delineation between the various land and water based activities. ▪ Erect signage highlighting areas to be used for fishing, swimming and boating. ▪ Erect safety fencing around existing playground. ▪ Establishment of precinct areas for particular recreational activities. ▪ Erect "No Swimming" signage in the vicinity of the boat ramp. ▪ Erect "No Swimming" signage in the vicinity of the jetty/s. | <ul style="list-style-type: none"> ▪ Implementation of relevant components of Master Plan. | Low | Very Low (a product of other actions) |
| | No incidents as a result of reserve facilities or management (within reasonable and practicable) | <ul style="list-style-type: none"> ▪ Develop and implement a risk management strategy for the reserve consisting of risk assessment, incident notification, works programs and ongoing improvement. | <ul style="list-style-type: none"> ▪ Risk assessment completed. ▪ No. of Risk Work program activities implemented. ▪ No. of Incidents. | High | Low |

Table 4 Recreational and Social Actions.

(To be read in conjunction with Action Plan in Appendix 7.1. Specific measures for each reserve portion are listed in Appendix B)

| Management Objectives | Performance Targets | Actions / Means of Achievement | Performance Indicators | Priority | Cost |
|--|---|---|---|------------------|--|
| | boundaries for responsibility). | | | | |
| | Crime prevention included within reserve management and layout. | <ul style="list-style-type: none"> ▪ Consult with crime prevention officers and implement strategies to reduce crime opportunities. | <ul style="list-style-type: none"> ▪ Crime incidents. ▪ No. of initiatives implemented | | Dependent on amendment required |
| Ensure that the reserves are kept in a condition suitable for the healthy, safe and enjoyable use by the community and maintained in an aesthetically pleasing manner. | Facilities recognised by the community as well maintained and clean. | <ul style="list-style-type: none"> ▪ Ensure that grass areas required for recreational use are mown and access ways are kept clear of vegetation. ▪ Ensure that picnic tables are kept clean. ▪ Ensure that all lighting is kept operational. ▪ Provide rubbish bins and ensure they are not allowed to overflow. | <ul style="list-style-type: none"> ▪ Turf length between 35mm and 60mm in relevant areas. ▪ Litter and debris free environment. Clean picnic tables. ▪ Prompt replacement of broken or damaged assets (lighting, picnic facilities etc). ▪ Bins are emptied before reaching capacity. | High | Low (on a per annum basis) |
| Maintain and improve access to the reserve. | Provision of access pathways, including a fully accessible pathway along the foreshore, and formalised car parking. | Implement relevant components of the Master Plan, including: <ul style="list-style-type: none"> ▪ Additional car parking ▪ Formalised car parking ▪ Improved toilet facilities ▪ Extended pathway network | <ul style="list-style-type: none"> ▪ Implementation of relevant components of Master Plan. | High | Medium |
| Ensure that the infrastructure and facilities in the reserves are able to withstand a 1 in 100 year flood event or that facilities can be replaced at minimal cost. | Minimal asset losses and damage within the reserve area due to flood impacts. | <ul style="list-style-type: none"> ▪ Flood tolerant materials and facilities to be utilised for all future site improvements. | <ul style="list-style-type: none"> ▪ Asset losses due to flood events and replacement costs. | High and ongoing | Very Low (major costs borne through other actions) |
| | | <ul style="list-style-type: none"> ▪ Compliance with council Flood Policy for any applicable development. | <ul style="list-style-type: none"> ▪ Compliance with flood policy. | Low | Very Low |
| Provide facilities to encourage the general public to utilise the reserves as a regular meeting area. | Provision of additional and improved community facilities. | Implement relevant components of the Master Plan, including: <ul style="list-style-type: none"> ▪ Additional seating/picnic spaces ▪ Extended pathway network ▪ Terraced seating/amphitheatre ▪ Landscaping | <ul style="list-style-type: none"> ▪ Implementation of relevant components of the Master Plan. | Medium | Medium - High |
| | Retain and develop buildings and places that function as community meeting places. | | <ul style="list-style-type: none"> ▪ Community use of the reserve as a meeting place. | | |

Table 4 Recreational and Social Actions.

(To be read in conjunction with Action Plan in Appendix 7.1. Specific measures for each reserve portion are listed in Appendix B)

| Management Objectives | Performance Targets | Actions / Means of Achievement | Performance Indicators | Priority | Cost |
|--|---|--|--|----------|------|
| | | <ul style="list-style-type: none"> ▪ Lighting | | | |
| Maintain and improve community facilities. | Provision of additional and improved community facilities. | Implementation of relevant components of the Master Plan, including: <ul style="list-style-type: none"> ▪ Additional seating/ picnic spaces ▪ Terraced seating/amphitheatre ▪ Improved wharf facilities ▪ Landscaping ▪ Lighting ▪ Car parking ▪ Improved toilet facilities | <ul style="list-style-type: none"> ▪ Implementation of relevant components of the Master Plan. | High | High |
| Increase tourist usage of the reserves. | Increased numbers of tourists using the reserves. Well established identity as a place of interest for visitors. | <ul style="list-style-type: none"> ▪ Additional seating/picnic spaces ▪ Extended pathway network with indigenous storylines and heritage information ▪ Terraced seating/amphitheatre ▪ Additional toilet facilities ▪ Landscaping ▪ Lighting ▪ Develop a Business plan for the caravan park and manage the business accordingly. ▪ Increase promotion of the reserve and caravan park. | <ul style="list-style-type: none"> ▪ Construction of works and facilities. ▪ Tourist numbers. ▪ Completion of caravan park Business plan. ▪ Increased income from improved management. | High | High |

Table 5. Cultural Actions.

| Management Objectives | Performance Targets | Actions / Means of Achievement | Performance Indicators | Priority | Cost |
|--|--|--|---|----------|----------|
| Ensure that the Riverside identity of Coraki is maintained and embellished. | Well established identity as a riverside reserve. | <ul style="list-style-type: none"> ▪ Convey river themes within landscaping and works. | <ul style="list-style-type: none"> ▪ Implementation of river theme. | High | Medium |
| Maintain and improve existing memorials and plaques. | Recognisable memorial area, having good connections to the remainder of the reserve, with memorials in good condition. | <ul style="list-style-type: none"> ▪ Extended pathway network. ▪ Install new memorials. ▪ Regular maintenance of memorial area. | <ul style="list-style-type: none"> ▪ Maintenance of memorials and plaques. ▪ Installation of additional memorials. | Low | Very Low |
| Protect existing significant vegetation within the reserves. | Preservation or relocation of all existing significant vegetation except those that present a hazard to human safety. | <ul style="list-style-type: none"> ▪ No removal of significant vegetation from the reserves except where they are a hazard to human safety. ▪ Protect significant trees and their root zones during construction works. | <ul style="list-style-type: none"> ▪ No removal of significant vegetation from the reserves. ▪ Protection measures implemented during construction works. | Ongoing | Very Low |
| Provide links to the historical significance of Coraki. | Visual links to the history of Coraki | <ul style="list-style-type: none"> ▪ Implement “storyline” theme explaining key historical sites and features of the reserve and main street. | <ul style="list-style-type: none"> ▪ Implementation of interpretative signage. | Low | Low |
| Provide opportunities for education and participation in European-Aboriginal reconciliation. | <p>Provision of a range of meeting places for the community.</p> <p>Opportunities provided for reserve users to learn about local European and indigenous heritage, and participate in reconciliation.</p> | <ul style="list-style-type: none"> ▪ Provide interpretive signage and artworks. ▪ Implement relevant components of the Master Plan, including: <ul style="list-style-type: none"> ▪ Additional seating/ picnic spaces ▪ Extended pathway network with indigenous storylines and heritage information ▪ Terraced seating/amphitheatre ▪ Bushtucker area ▪ Landscaping ▪ Lighting | <ul style="list-style-type: none"> ▪ Implementation of relevant components of the Master Plan. ▪ Interpretive signage and artworks established. | High | Medium |

Table 6. Nature and Conservation Actions.

| Management Objectives | Performance Targets | Actions / Means of Achievement | Performance Indicators | Priority | Cost |
|--|---|---|--|----------|----------|
| Reduce weed infestation. | Reduced intrusion of weeds in the reserves. | <ul style="list-style-type: none"> Remove existing weeds in riverside vegetated areas and implement on-going maintenance program. | <ul style="list-style-type: none"> Extent of weed infestation | Low | Very low |
| Maintain and enhance the existing natural environment. | Revegetated, embellished and protected foreshore. | <ul style="list-style-type: none"> Protect existing areas of riverbank vegetation where physical works not required. | <ul style="list-style-type: none"> Foreshore areas embellished and native vegetation protected where appropriate. | Medium | Very Low |
| | | <ul style="list-style-type: none"> Undertake a program of rehabilitation for degraded vegetated areas including riverbanks where not to be retained by physical works. | <ul style="list-style-type: none"> Area and length of vegetated areas and | Medium | Low |

Table 7 Scenic Actions.

| Management Objectives | Performance Targets | Actions / Means of Achievement | Performance Indicators | Priority | Cost |
|--|---|--|--|----------|----------|
| Protect and improve existing views across the foreshore and river. | Maintenance of high quality views across the foreshore and river. | <ul style="list-style-type: none"> Retain existing significant vegetation. Plantings of appropriate tree species within the reserve that will not significantly reduce views,. | <ul style="list-style-type: none"> Available views. | Ongoing | Very Low |

Table 8. Educational and Scientific Actions.

| Management Objectives | Performance Targets | Actions / Means of Achievement | Performance Indicators | Priority | Cost |
|--|---|---|---|--------------|--------------|
| Highlight the history of the reserve area. | Heritage values of the reserves are identified. Opportunities are provided for reserve users to learn about heritage values. | <ul style="list-style-type: none"> Identify heritage values of the reserves and/or themes/stories associated with place. | <ul style="list-style-type: none"> Heritage values identified. | Low | Very Low |
| | | <ul style="list-style-type: none"> Provide interpretive signage detailing heritage values as part of the storyline. | <ul style="list-style-type: none"> Signage installed. | | |
| | | <ul style="list-style-type: none"> Provide pathway network with storylines and heritage information. | <ul style="list-style-type: none"> Pathway installed. | | |
| Provide opportunities for interactive learning about the natural environment of the reserves | Opportunities provided for reserve uses to engage in interactive environmental education activities. | <ul style="list-style-type: none"> Implement construction of the foreshore promenade and walkway network. | <ul style="list-style-type: none"> Construction of walkways and signage. | Low - Medium | Low - Medium |
| | | <ul style="list-style-type: none"> Erect interpretive signage. | <ul style="list-style-type: none"> Construction of signage. | Low - Medium | Low - Medium |

Table 9. Action Plan : Economic

| Management Objectives | Performance Targets | Actions / Means of Achievement | Performance Indicators | Priority | Cost |
|--|---|--|---|------------------|----------|
| Utilise economic potential of reserve. | Increased revenue generation. | <ul style="list-style-type: none"> ▪ Develop Business plan for the caravan park ▪ Promotion of caravan park eg council & LPMA web sites. | <ul style="list-style-type: none"> ▪ Management Plan completed. ▪ Increased Park promotion. ▪ Increased patronage. ▪ Increased revenue. | Medium | Low |
| Manage the reserves in accordance with relevant legislation | Compliance with the Crown Lands Act 1989. | <ul style="list-style-type: none"> ▪ Ensure that management decisions accord with the Plan of Management. | <ul style="list-style-type: none"> ▪ Decisions are supported by Plan of Management. | High and ongoing | Very Low |
| Pursue government funding for works proposed within the reserve. | Funding available to assist in the implementation of this Plan and the Master Plan. | <ul style="list-style-type: none"> ▪ Apply for funding. ▪ Regularly identify and review funding opportunities. | <ul style="list-style-type: none"> ▪ Level of external funding received. | High | Low |

6 REFERENCES

Carral, K (year unknown) "The History of Coraki" at <http://www.nsw.com.au/coraki/history.html>

Richmond Valley Council (2004) "*Notice to Applicant of Determination of an Application to Operate a Caravan Park and Camping Ground*" Letter to Coraki Public Recreation Reserve Board, File C.010.00 22nd March 2004.

Richmond Valley Council (2004) "*Coraki Caravan Park*" Inspection Report 25th July 2002

Walkabout (year unknown) "*Coraki : Historic river port on the junction of the Richmond and Wilson Rivers*" at <http://www.walkabout.com.au/locations/NSWCoraki.shtml>

7 APPENDICES.

7.1 RISK MANAGEMENT PLAN



Risk Management Plan

Richmond River Foreshore Reserve

Coraki

Document Information

| Version # | Doc Notes | Reviewed By. | Prepared by | Approved by | Date |
|-----------|---|--------------|-------------|-------------|---------------|
| 1 | 1 st draft preparation of template | L Bonner | J Flockton | R Medhurst | December 2005 |
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| | | | | | |



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and a boat ramp. Within the reserve is a council owned and run Caravan Park which open to the public and has permanent and temporary sites, the caravan park is not being assessed in this plan.

As part of the Coraki Townlife Program, the Coraki Foreshore Reserve is desired to be improved and/or used for:

- general community and visitor recreation, both active and passive;
- festival activities;
- activities and works associated with the installation or maintenance of public utilities; and
- other uses approved by Council and consistent with achieving the Management Objectives of the Plan of Management.

The Coraki Townlife program will provide more detail on the proposed works.

Land uses that will be permitted in the reserve are primarily determined in Richmond River Local Environmental Plan 1992. The above land uses and activities reflect the community's aspirations for the reserve. Land uses within the reserve must also be consistent with the purpose of the covering reservation. (Richmond Riverside Reserve, Coraki – Plan of Management 2005)

1.3 Objectives.

The objectives of this plan are to assess the existing risks at the reserve and also assess the risk which will occur following the completion of the Coraki Townlife development program. Once the risks have been assessed and controlled an action plan will be prepared and included as part of the Townlife development program.

The approach to risk management for the public reserves of RVC is based on the approach adopted by RVC in Safe Work Procedure No.entitled (copy included as Attachment A).

This management plan outlines the procedures for the identification of hazards that exist within a council asset and the development of controls and procedures to minimise, to an acceptable level, the risks arising from these hazards. Due to its suitability, this system has therefore been adopted for use in assessing safety risks at RVC public reserves.

The process of hazard identification and risk control involves three stages:

1. Hazard identification,
2. Risk assessment and ranking,
3. Risk control development and alteration works where required,
4. Develop an action plan to administer the controls or alteration works.

Risk assessment and ranking is performed using AS/NZS 4360:1999 – Risk Management Matrix.

Typical control measure may include:

- Hazard removal,
- General safety signage and Hazard specific safety signage,
- Site specific safety measure.



1.4 Abbreviations and Glossary

| | |
|---|---|
| CEDSP | Coraki Works Townlife Development Program Community Economic Development Strategic Plan 2002. |
| RVC | Richmond Valley Council. |
| Hazard | Something which may cause harm or damage to persons or objects. |
| Risk | Chance of danger, loss or injury |
| Risk Assessment | To assess the likelihood and severity of the danger, loss or risk. |
| Risk Management | Consider and implement methods to reduce, control or eliminate the risks. |
| Action | A practical, achievable and measurable thing to be done to implement a management strategy. |
| Basis for Management | A section of the Plan of Management that identifies the role of the reserve, the legislative and policy framework, existing conditions and values, and issues relating to the subject land. |
| Council | Richmond Valley Council. |
| Desired outcomes | Fundamental expectations on which to base decisions. Also known as goals, aims and objectives. |
| Issues | Problems and opportunities relating to management of the subject land. Issues may be a point of conflict between stakeholders or may impact on the land itself. |
| Management area | Identifiable precincts or units of land based on natural, economic or social factors, or a combination of these factors. |
| Management strategy | A policy or direction that assists in guiding actions to address issues. |
| Master Plan – Landscape Master Plan for the Coraki main street. | |
| Performance measure | A means of measuring or assessing performance in achieving specific actions. |
| The Plan | Plan of Management – Richmond Riverbank Reserve, Coraki. |
| Priority | The importance of a management action in terms of the implementation of the Plan of Management. ‘High’ priority actions may need to be implemented immediately while ‘low’ priority or ‘ongoing’ actions may be implemented later or over time. |
| Role | The function of the subject land within the public land system. How a Crown reserve fits into the local or regional Crown reserve system. |



- Strategy** A statement of how to achieve a desired outcome.
- Values** The qualities of Crown or community land that are significant, special or important, and that we wish to protect or enhance.
- Vision** Short, over-riding statement that encapsulates the ideal to be achieved.



2 Stakeholders

The key stakeholders who will be effected by this plan are; RVC, the local community, local business and tourists.

All stakeholders will be involved with this process and allowed to make comment when the plan is put out for public display. All stakeholders will be advised of the public display prior to the document being displayed.

2.1 RISK IDENTIFICATION

2.1.1 Step 1: Identify Facilities

The first step in this process is to establish a full and detailed inventory of all facilities that Council owns or operates and facilities that may have been trusted to Council to care and manage.

This report considers only the Richmond Riverside Reserve at Coraki, and only those areas of the reserve that are accessible to the public. This includes all aspects of this reserve as follows:

- Bush regeneration areas (regenerating bushland)
- Forested areas (native bushland)
- Cleared grassed areas
- Walking tracks
- Stairs
- Picnic tables
- Garden beds
- Boardwalks
- Amenities building including toilets and covered seating areas
- Playground equipment
- Access roads
- Barbecues
- Interpretive signage.

The public use of these areas/facilities has been considered as part of the risk assessment process completed for the Richmond Riverside Reserve at Coraki. A series of control measures must be identified to address the identified hazard / associated risk; these typically consist of the following measures:

- General safety signage
- Hazard specific safety signage
- Addressed through asset management
- Subject to specific risk assessment processes
- Safety advice contained in the brochure issued to all visitors to the park
- Site specific safety measure adopted.



2.1.2 Step 2: Risk Evaluation

The collection of information and data from the identification process needs to be evaluated. Risk evaluation is the process of analysing the identified items and placing them into categories by assessing the probability and severity of the nominated hazards, processes or facilities

2.1.3 Step 3: Risk Control

Risk control is the technique employed by Council to deal with the hazard as identified and analysed to be significant risks. The four basic techniques generally adopted include:

- Remove the hazard
- Reduce the hazard
- Prevent access to the hazard
- Use Signage / Safety equipment to advise of the hazard

Obviously, the object of Council is to, where possible, remove the risks. Generally, this is not practicable at many facilities where there is no full time supervision. Play equipment and other infrastructure may be maintained to the appropriate standard, but Council may still carry a level of liability if an injury occurs. However, there will be circumstances where Council is not in a position to eliminate the risk (eg. Swimming in a river), and so erecting a sign to control peoples behavior adopts the technique of using the signs as remote supervision to reduce the risk.

It is important that all practical steps are taken to manage risks. Any process used in the determination of the type of sign to be erected, the location of the sign and the number of the signs must be systematic, repeatable and based on factual data, before it can be used as the basis for the selection criteria.



3 Risk Assessment

The following table should be used in conjunction with the AS/NZS 4360:1999 – Risk Management Matrix which is detailed in section 3.1.

| RICHMOND VALLEY COUNCIL RISK MANAGEMENT ASSESSMENT FORM | | | | | | | | |
|---|---|------------------|--------------------------------|----------------------------|-------------|--|-----------|-----------|
| THE RISKS ASSESSED IN THIS FORM ARE THE RISKS FOUND ON THE DAY OF INSPECTION - RISK WHICH MAY ARISE FOLLOWING THE ASSESSMENT HAVE NOT BEEN ASSESSED | | | | | | | | |
| INSPECTION DATE: | | | PERSONS COMPLETING ASSESSMENT: | | | | | |
| REFERENCE NUMBER | ACTIVITY DESCRIPTION | RISK DESCRIPTION | LIKELIHOOD | CONSEQUENCE | RISK RATING | CONTROL 1 | CONTROL 2 | CONTROL 3 |
| | Jetty pontoons and Boat Ramp. Human collision with boat (swimming). | | | Kill/ permanent disability | | No swimming signs in vicinity of boat ramp (10, 24, 33). | | |
| | Drowning (swimming) | | | Death | | No swimming signs in vicinity of boat ramp (10, 24, 33). The activity is beyond the scope of influence of the reserves. | | |
| | Diving (Jetty areas 24 and 33). Contact with submerged structure (eg tree), bed of river. | | | Injury / death | | No diving signs in the vicinity of the jetties. | | |
| | Jetty (areas 24 and 33). Falling from jetty. | | | Injury /Death (drowning) | | Place a fence on relevant sections of the jetty in order to reduce the incidence of an accidental fall. | | |
| | Structures ▪ Flood | | | Damage. Loss of structure | | Structures to comply with council flood policy. | | |
| | Street / Park furniture 1. Flood | | | Damage. Loss of furniture. | | Use materials which are resistant to water damage. Locate materials above the 1 in 100 year flood level where reasonable. | | |
| | Recreational users. 2. Flood | | | Drowning | | Existing. Proposed. | | |
| | Reserves operation & maintenance. | | | Injury / death | | Existing. Council WH&S system. Proposed. . | | |
| | Caravan Park | | | | | | | |
| | Tree's Falling branches | | | | | | | |



| RICHMOND VALLEY COUNCIL RISK MANAGEMENT ASSESSMENT FORM | | | | | | | | |
|---|--|--|--------------------------------|--|--|--|--|--|
| THE RISKS ASSESSED IN THIS FORM ARE THE RISKS FOUND ON THE DAY OF INSPECTION - RISK WHICH MAY ARISE FOLLOWING THE ASSESSMENT HAVE NOT BEEN ASSESSED | | | | | | | | |
| INSPECTION DATE: | | | PERSONS COMPLETING ASSESSMENT: | | | | | |

| REFERENCE NUMBER | ACTIVITY DESCRIPTION | RISK DESCRIPTION | LIKELIHOOD | CONSEQUENCE | RISK RATING | CONTROL 1 | CONTROL 2 | CONTROL 3 |
|------------------|----------------------|------------------|------------|-------------|-------------|-----------|-----------|-----------|
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3.1 AS/NZS 4360:1999 – Risk Management Matrix

The following tables, describe how the risks are quantified in the previous table.

Table E1 – Qualitative Measures of Consequence or Impact

| Level | Descriptor | Description |
|-------|---------------|---|
| 1 | Insignificant | No injuries, low financial loss |
| 2 | Minor | First aid treatment, on-site release immediately contained, medium financial loss |
| 3 | Moderate | Medical treatment required, on-site release contained with outside assistance, high financial loss |
| 4 | Major | Extensive injuries, loss of production capability, off-site release with no detrimental effects, major financial loss |
| 5 | Catastrophic | Death, toxic release off-site with detrimental effect, huge financial loss |

Table E2 – Qualitative Measures of Likelihood

| Level | Descriptor | Description |
|-------|----------------|---|
| A | Almost certain | Is expected to occur in most circumstances |
| B | Likely | Will probably occur in most circumstances |
| C | Possible | Might occur at some time |
| D | Unlikely | Could occur at some time |
| E | Rare | May occur only in exceptional circumstances |

Table E3 – Qualitative Risk Analysis Matrix – Level of Risk

| Likelihood | Consequences | | | | |
|--------------------|-------------------|-----------|--------------|-----------|------------------|
| | 1 (insignificant) | 2 (minor) | 3 (moderate) | 4 (major) | 5 (catastrophic) |
| A (almost certain) | H | H | E | E | E |
| B (likely) | M | H | H | E | E |
| C (moderate) | L | L | M | H | E |
| D (unlikely) | L | L | M | H | E |
| E (rare) | L | L | M | H | H |

Grey shaded area = *unacceptable risk* Clear area = *acceptable risk*

Legend

| | |
|---|--|
| E | Extreme risk; immediate action required |
| H | High risk; senior management attention required |
| M | Moderate risk; management responsibility must be specified |
| L | Low risk; manage by routine procedures |



4 Action Plan

RICHMOND VALLEY COUNCIL FORWARD PLANNING PROGRAM FOR ??????????

The \$ amounts shown on this program are indicative only & subject to confirmation following completion of design.

The projects listed in this program are subject to reprioritisation by council for future management plans and by future councils

| BUDGET PROGRAM | CATEGORY | MANAGEMENT OPTION / STRATEGY | TASK / ACTION | PRIORITY | RANK | IMPLEMENTATION TIMEFRAME | INDICATIVE COSTS | FUNDING SOURCE | BUDGET YEAR / COST IN YEAR | | | | | | | | ACTION / STATUS | RESPONSIBILITY | COMMENTS | | |
|----------------|----------|------------------------------|---------------|----------|------|--------------------------|------------------|-----------------|----------------------------|---------|---------|---------|-------------------------|---------|---------|---------|-----------------|----------------|----------|---------|---------|
| | | | | | | | | | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | | | | 2013/14 | 2014/15 |
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| | | | | | | | | ANNUAL COSTS \$ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| | | | | | | | | | | | | | TOTAL FUNDS REQUIRED \$ | 0 | | | | | | | |



5 References

7.2 SUMMARY OF FACILITIES & IMPROVEMENTS

Caravan Park

Sites

| | |
|----------------------------------|---|
| Total number of long term sites | 5 |
| Total number of short term sites | 9 |
| Total number of camping sites | 6 |

Toilets

| | |
|---------|---|
| Female | 2 |
| Male | 2 |
| Urinals | 1 |

Showers

| | |
|--------|---|
| Female | 4 |
| Male | 3 |

Basins

| | |
|--------|---|
| Female | 2 |
| Male | 2 |

Family Facilities Nil

Disabled Facility Nil

Laundry

| | |
|--------------------|--------------------|
| Washing machines | 1 |
| Laundry tubs | 4 |
| Clothes dryer | 1 |
| Clothes line space | 1X5 diameter hoist |

Other

| Reserve No. | Real Property Description | Existing Facilities |
|-------------|---------------------------|--|
| R.71099 | Lot 350 DP 728135 | <ul style="list-style-type: none"> ▪ Boat ramp, ▪ riparian revegetation works. |
| R.71099 | Lot 347 DP 728109 | <ul style="list-style-type: none"> ▪ Public toilet, ▪ war memorial, ▪ picnic shelter with historic display, ▪ "Healing Stones" pathway, ▪ landscaping, ▪ riparian revegetation works, ▪ playground, ▪ picnic tables, ▪ BBQ. |
| R.71099 | Lot 351 DP 728135 | <ul style="list-style-type: none"> ▪ Picnic tables, ▪ BBQ, ▪ wood stack, ▪ constructed beach, ▪ car parking, ▪ jetty, ▪ caravan park (13 pads), ▪ toilet and laundry block (caravan park facilities), ▪ gravel access way. |

7.3 SUMMARY OF PROPOSED FACILITIES AND IMPROVEMENTS.

| Reserve No. | Real Property Description | Existing Facilities | Proposed Facilities/Works |
|-------------|---------------------------|--|---|
| R.71099 | Lot 350 DP 728135 | Boat ramp, riparian revegetation works. | <ul style="list-style-type: none"> ▪ Feature entry sign, ▪ storyline pathway, maintain and extend riparian revegetation works, ▪ wetland at stormwater outlet, ▪ boardwalk over stormwater wetland with small observation platform, ▪ roadside footpath, ▪ car and boat trailer parking, ▪ observation platform with sculptural pillars. |
| R.71099 | Lot 347 DP 728109 | Public toilet, war memorial, picnic shelter with historic display, "Healing Stones" pathway, landscaping, riparian revegetation works, playground, picnic tables, BBQ. | <ul style="list-style-type: none"> ▪ Storyline pillar (heritage information sign), ▪ regional information sign, ▪ roadside footpath, ▪ fencing around existing playground, ▪ formalise turning circle, ▪ rehabilitation and erosion control works to embankment, ▪ bush tucker area and information trail, ▪ terraced amphitheatre with space for removable stage, |
| R.71099 | Lot 351 DP 728135 | <ul style="list-style-type: none"> ▪ Picnic tables, ▪ BBQ, ▪ wood stack, ▪ constructed beach, ▪ car parking, ▪ jetty, ▪ caravan park (13 pads), ▪ toilet and laundry block (caravan park facilities), ▪ gravel accessway. | <ul style="list-style-type: none"> ▪ New jetty and pontoon (with ramp access), ▪ roadside footpath, ▪ sculpture park, ▪ grass mounds, ▪ hardcourt and basketball key, ▪ transitional community garden, ▪ beach terraces and ski area (incorporating lighting), ▪ picnic facilities, ▪ entry pathway, ▪ replacement of coppers logs with bollards, ▪ landscape planting on car park embankment, ▪ seating pods with fireplace, ▪ improvements to existing pathways, ▪ conversion of caravan park ladies toilet into unisex public toilet and construction of new ladies toilet facility, ▪ vehicle turnaround and decommission end of road. |

7.4 COPY OF OPERATING LICENSE FOR THE CORAKI CARAVAN PARK.

C.010.00 PC:NP

Peter Cotterill

Coraki Public Recreation Reserve Board
C/- Richmond Valley Council
Locked Bag 10
CASINO NSW 2470

Date of determination and issue
22nd March, 2004

Dear Sir,

NOTICE TO APPLICANT OF DETERMINATION OF AN APPLICATION TO OPERATE A CARAVAN PARK AND CAMPING GROUND

APPLICANT: Richmond Valley Council

PREMISES: Crown Reserve R54661,
Richmond Terrace, Coraki

KNOWN AS: Coraki Riverside Caravan Park

OPERATOR: Coraki Public Recreation Reserve Board

DATE FROM WHICH APPROVAL OPERATES: 1st July, 2002

NUMBER OF SITES AND FACILITIES TO WHICH THIS APPROVAL RELATES:

1. SITES

| | |
|---|-----|
| Maximum number of sites approved for this development | 20 |
| Total number of long term sites | 5 |
| Total number of short term sites | 9 |
| Total number of camping sites | 6 |
| Number of sites reserved for self contained dwellings | Nil |

2. FACILITIES

| | | |
|---------|---------|---|
| TOILETS | Female | 2 |
| | Male | 2 |
| | Urinals | 1 |
| SHOWERS | Female | 4 |

| | | |
|-------------------|--------------------|--|
| | Male | 3 |
| BASINS | Female | 2 |
| | Male | 2 |
| FAMILY FACILITIES | | Nil |
| DISABLED FACILITY | | Nil |
| LAUNDRY | Washing machines | 1 |
| | Laundry tubs | 4 |
| | Clothes dryer | 1 |
| | Clothes line space | 1X5 diameter hoist |
| | Ironing facilities | 1 iron available on Request from Manager's van |

In accordance with the requirements of Chapter 7 of the Local Government Act, 1993, notice is hereby given of the determination by Council of the subject application.

The application has been determined by the **GRANTING OF APPROVAL** subject to conditions. The conditions and reasons for imposition of each condition follows.

1. The caravan and camping ground must be designed, constructed, maintained and operated in accordance with the relevant requirements of Divisions 1-8 of Part 3 of the Regulation.

Reason: to comply with clause 10 of the Regulation.

2. The annual levy for the caravan park and camping ground must be paid in accordance with clause 108 of the Regulation.

Reason: to comply with clause 108 of the Regulation.

3.
 - a) A person must not be permitted to stay in a moveable dwelling that occupies a short-term site or camp site for a total of more than 150 days in any 12 month period, unless the moveable dwelling is a holiday van and the person is the owner of that holiday van.
 - b) The owner of a holiday van that occupies a short-term site or camp site must not be permitted to stay in the holiday van for a total of more than 180 days in any 12 month period.
 - c) The owner of a holiday can that occupies a short-term site or camp site must not be permitted to stay in the holiday van for more than 150 consecutive days in any 12 month period.

Reason: to comply with clause 10 of the Regulation.

4. Access roads and access ways to all sites must be maintained to a standard that permits all weather access and without any dust nuisance.

Reason: to ensure that adequate vehicular access is provided.

5. All long-term, short-term and camp sites must be numbered and site boundaries clearly delineated in a conspicuous manner.

Reason: to comply with clause 20 of the Regulation.

6. Appropriate signage must be provided in conspicuous locations as follows:

- i) at or near the entrance to the Caravan Park identifying the caravan park and providing contact information for residents;
- ii) provide at least one (1) sign on the access road and near the entrance indicating that the speed limit must not exceed 15 kilometres per hour.

Reason: to identify the caravan park and to comply with clauses 28 and 29 of the Regulation.

7. The access roads must be adequately lit between sunset and sunrise.

Reason: to comply with clause 33 of the Regulation.

8. Adequate garbage removal facilities and servicing must be provided at all times to ensure clean and sanitary conditions are maintained in the caravan park.

Reason: to comply with clause 60 of the Regulation.

9. All fire hose reels must be installed and be maintained in accordance with the requirements of Australian Standards AS1221 and AS2441.

The fire hose reels must be installed so that each site can be reached by a fire hose.

Reason: to comply with clause 62 of the Regulation.

10. A relocatable home, rigid annexe or associated structure must not be installed on a dwelling site without the written approval of Council.

Reason: the land is flood liable land.

11. A copy of the community map, this approval for the caravan park and camping ground, and a copy of the Regulation must be conspicuously displayed on the premises.

Reason: to inform residents of the nature of the approval.

12. The caravan park and camping ground must not be used:

- a) for any commercial purpose other than a caravan park or camping ground or associated purpose; or
- b) for the manufacture, construction or reconstruction of moveable dwellings.

Reason: to comply with clause 57 of the Regulation.

- 13. The caravan park and camping ground and all dwellings and camp sites must be maintained in a clean and tidy condition at all times.

Reason: to ensure that the amenity of the premises are maintained in a satisfactory manner.

- 14. The management of the caravan park and camping ground must be strictly in accordance with the requirements contained in Division 7 of the Regulation.

Reason: to reinforce the management provisions of the Regulation.

- 15. Soil wastes must not be connected to the sewerage disposal system for the dwelling sites.

Reason: the sewerage system is not adequate for the disposal of soil wastes.

ADVICES

- II A reference to the Regulation in this approval refers to the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995.
- II Council may carry out inspections of the premises to measure compliance with the approval and the Regulation.
- II Council will charge fees in relation to the exercise of its regulatory functions and these fees will be reviewed on an annual basis.
- II The total number and allocation and layout of the sites, and the infrastructure of the caravan park and camping ground, as shown on the community map annexed to this approval, must not be altered except with the written approval of Council.

LAPSING OF APPROVAL

This approval lapses on 30th June, 2006 or until such time it is amended, modified or revoked under the relevant provisions of the Local Government Act, 1993.

REVIEW OF DETERMINATION

Under the provisions of Section 100 of the Local Government Act, 1993, an applicant may request the Council to review the determination of the application. The request for a review must be made within 28 days after the date of determination.

DISSATISFACTION WITH DETERMINATION - RIGHT OF APPEAL

Under the provision of Section 176 of the Local Government Act, 1993, an applicant who is dissatisfied with the determination of Council with respect to the application for an approval may appeal to the Land and Environment Court. The appeal must be made within 12 months after the date from which the approval operates.

FURTHER INFORMATION

If you require further information in relation to this approval please contact Council's Environmental Health Officer - Neil Clayton between 8.30am and 10.00 am Monday to Friday or at other times during Council's office hours by appointment.

(Peter Cotterill)

**Manager, Environment,
Health & Regulatory Control.**