



# FERRY RESERVE HOLIDAY PARK

## Plan of Management



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

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

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

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

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

This Plan of Management for Ferry Reserve Holiday Park will cater for future site planning including:

- Defining the caravan park boundary along the northern edge of the precinct to provide adequate setback and improved amenity for users of the foreshore area through additional landscaping and providing controlled access locations to and from the caravan park;
- Providing improved facilities for users of the foreshore precinct including seating, tables and picnic facilities;
- Constructing a new access road which will become the new park entry and provide public access to the boat launching ramp and foreshore reserve;
- Providing adequate manoeuvring space for vehicles including those with trailers;
- Providing fencing along site boundaries;
- Providing landscaping around proposed cabins to soften impact;
- Upgrading the existing building located in north-eastern corner of the site as an office and managers residence;
- Providing an area of open space including children's play area;
- Continuing to provide short-term caravan and camping sites;
- Consolidating long-term sites into southern part of the park;
- Ensuring compliance with Regulations; and
- Provide an off leash dog exercise area.

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

Yours sincerely

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

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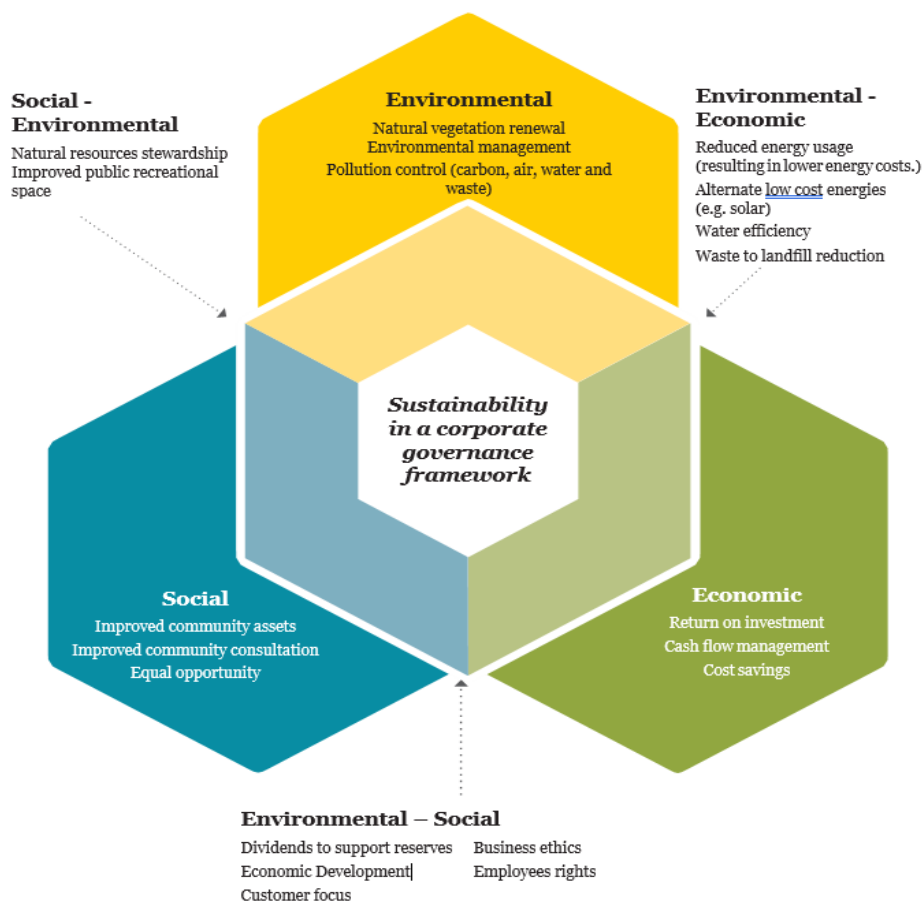
# 1 Introduction

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

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

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

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

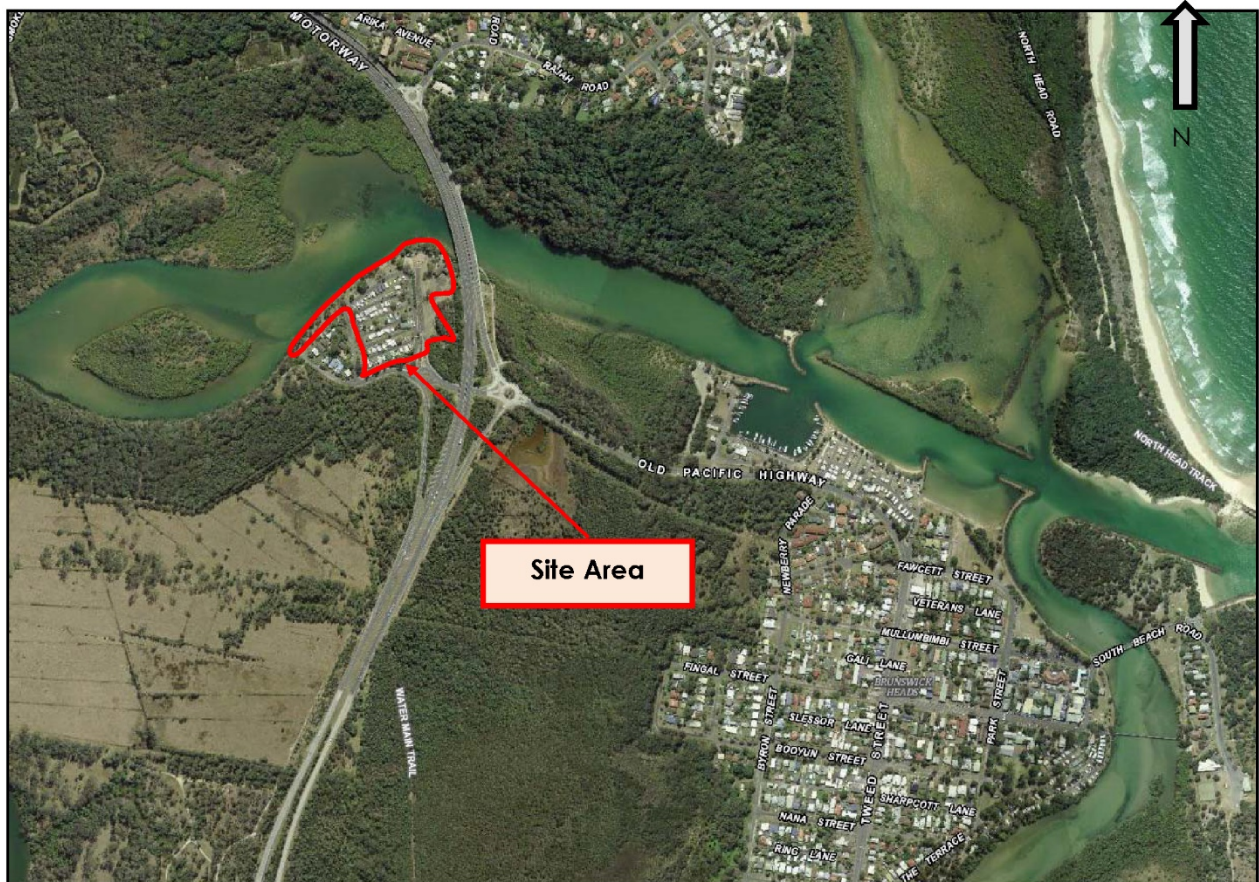


**Figure 1.1 Triple Bottom Line Strategic Approach applied by NSW Crown Holiday Parks Land Manager.**

## 1.1 Site Location

The Ferry Reserve Holiday Park is located within the township of Brunswick Heads in the Byron Local Government Area and the electorate of Ballina.

The Holiday Park is located on the foreshore of the Brunswick River, upstream and to the north-west of the township of Brunswick Heads and west of the Pacific Highway. The site is bound by Riverside Crescent to the West, the Brunswick River to the north, Riverside Crescent to the south and a small portion of Council owned land and the Pacific Motorway to the east.



**Figure 1.2: Aerial photograph of Brunswick Heads and the Ferry Reserve Site.**

The Crown land covered by this Plan of Management is shown in Figure 1.3 below and has an area of approximately 4.36 hectares and is comprised of the following:

- Lot 420 DP 804961;
- Lot 40 DP 1134509;
- Lots 101 & 102 DP 851964;
- Lot 10 & 11 DP 1169547;
- Lot 7309 / DP755692 (closed portion of Old Pacific Highway) Pacific Motorway to the East

The land covered by the Plan of Management is Reserve 74701 for Public Recreation (FERRY RESERVE HOLIDAY PARK)



Figure 1.3: Government Gazette for Ferry Reserve.

## 1.2 Vision & Objectives

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

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

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

## 1.3 Local History

The original inhabitants of the Brunswick River valley are the people of the Bundjalung. It is recognised that the whole of the Brunswick area is rich in Aboriginal heritage. The assessment of alternative routes for the Pacific Highway upgrade established that the only identified aboriginal heritage site in the immediate vicinity of the Reserve is on the opposite bank of the Brunswick River. Although no sites are recorded on the Reserve it can be expected that in the previous era there would have been extensive use of the river foreshore by Aboriginal people. The values associated with prior aboriginal use are recognised in this Plan of Management.

The European heritage values of the reserve are closely associated with the historic development of the Brunswick area. Perhaps the most significant heritage elements are the links with the crossing of the Brunswick River.

The first white men came to the area in the 1840's to explore for red cedar. By 1870 with most of the cedar cut from areas further south, the Brunswick River valley became a centre of the trade. Logs would be floated down the river and through the surf to waiting ships on the other side of the Brunswick River bar. Many ships were lost trying to enter the river mouth.

By 1880 the first commercial premises opened and settlers commenced dairying in the area. The village of Brunswick was proclaimed on 20 March 1885 and by the 1920's it began to be recognised as a holiday destination. The construction of the breakwater in the 1950's provided the basis for a commercial fishing industry, however, more recently tourism has been the main focus.

The Ferry Reserve is an area of local historic interest being the site of the southern approach to the old Brunswick River Ferry, with the site first being set aside as a public reserve for ferry purposes in 1897.

The use of the site for ferry purposes was revoked in 1952, with a gazettal of the land for public recreational purposes. Since this time, the site has accommodated a number of recreational uses. Boatsheds with jetties and slipways and a public toilet were constructed on the site in the 1950's and the area became a popular picnic and rest area during this time.

Council declared its intention to develop a caravan park on the site in 1969 and by 1977, the Ferry Reserve Caravan Park was included in a in a state-wide schedule of "Coastal Caravan Parks and Camping Grounds on Foreshore Recreation Reserves".

## 1.4 Byron Coast Regional Crown Reserve

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

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

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



# 2 About Plans of Management

## 2.1 Introduction

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

This Plan of Management has been prepared in accordance with the provisions of the Crown Land Management Act 2016 to provide a framework for the future management, use and development of the reserved Crown land known as Ferry Reserve Holiday Park.

The Crown land covered by the Plan is a community resource in a foreshore setting that provides holiday accommodation and recreation opportunities for the enjoyment of the local community and visitors to the Region.

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

## 2.2 What is a Plan of Management?

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

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

## 2.3 Why Prepare a Plan of Management?

A Plan of Management may fulfil many purposes. A reserve land manager may use a Plan of Management to, for example:

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

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

## 2.4 Requirements of the Crown Land Management Act 2016

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

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

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



**Figure 2.1: Community Engagement Process.**

## 2.5 Purpose of this POM

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

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

It is appropriate for Plans of Management to be reviewed on a regular basis to ensure they continue to meet operational and stakeholders needs. Prior to undertaking further capital expenditure within Ferry Reserve, the Crown Holliday Parks Land Manager has considered it appropriate to review implementation of the 2014 Plan of Management.

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

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

# 3 Statutory & Policy Framework

## 3.1 Introduction

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

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

Operators of caravan parks have certain obligations under the Local Government (Manufactured Home estates, Caravan parks, Camping Grounds and Moveable Dwellings Regulation. (the Regulation).

The Regulation is made under the Local Government Act 1993 and is upgraded from time to time. The current version is the 2005 Regulation but in some circumstances older regulation may apply. Homes in residential parks must comply with the Regulation that was in place at the time the home was placed on the site. Each new Regulation contains savings provisions that carry over the effect of previous regulations.

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

The following provides a list and description of key legislation:

- The Plan of Management applying to the land;
- Crown Land Management Act 2016
- *Environmental Planning and Assessment Act 1979* and any planning instrument permitting the use of the land for a specified purpose or otherwise regulating the use of the land;
- Holiday Parks (Long-term Casual Occupation) Act 2002;
- *Local Government Act 1993* including any transitional Provisions from ordinance 71 under the Local Government Act 1993 that apply to the park;
- *Residential (Land Lease) Communities Act 2013*; and
- The relevant provisions of the Local Government (Manufactured Home Estates, Caravan Park, Camping Grounds and Moveable Dwellings) Regulation 2005.

## 3.2 Crown Land Management Act 2016

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Clause 74 of this Regulation provides that the prior approval of a council is not required for the installation of a relocatable home or an associated structure on a dwelling site within a caravan park so long as it is designed and constructed in accordance with the requirements of the regulations. This exemption is modified by sub clauses 6 and 7 which deal with installation on flood-labile land and moveable dwellings of more than one storey.

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

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

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

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

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

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

Some of the principal issues addressed by the Act include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

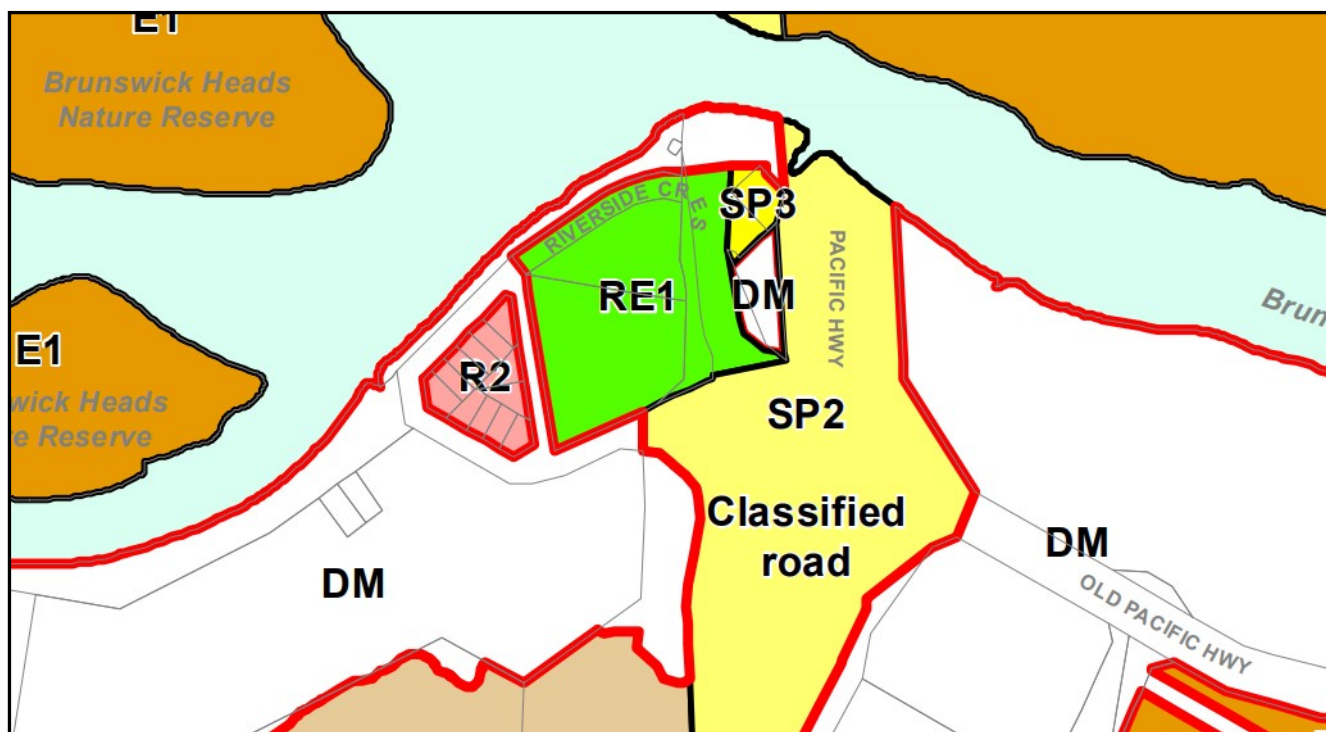
Division 12 of the SEPP including provisions for exempt development and for development without consent on parks and other public reserves. Clause 65 (2) (d) of the Policy provides that development can be carried out without consent by a Crown land manager of the land if the development is for purposes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

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

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

### 3.9.4 Byron Local Environment Plan 2014

Ferry Reserve Holiday Park is subject to the provisions of the Byron Local Environmental Plan 2014 (LEP). The area within Reserve 74701 affected by this Plan of Management is zoned RE1 Public Recreation and SP3 Tourist Zone pursuant to the LEP, as shown in Figure 3.1 below. Land identified as DM (deferred matter) is covered by the 1988 LEP.



**Figure 3.1: Extract from the Byron Local Environmental Plan 2014 Land Zoning Map.**

The objectives of the RE1 Public Recreation zone area as follows:

**1 Objectives of zone**

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

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

**2 Permitted without consent**

Environmental protection works

**3 Permitted with consent**

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

**4 Prohibited**

Any development not specified in item 2 or 3

The objectives of the SP3 Tourist zone are as follows:

**1 Objectives of zone**

- To provide for a variety of tourist-oriented development and related uses.
- To encourage tourist development in designated areas to reduce impacts on residential amenity in other zones.

**2 Permitted without consent**

Environmental protection works; Home occupations

**3 Permitted with consent**

Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Centre-based child care facilities; Community facilities; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Food and drink premises; Function centres; Helipads; Information and education facilities; Kiosks; Recreation areas; Respite day care centres; Roads; Signage; Tourist and visitor accommodation

**4 Prohibited**

Any development not specified in item 2 or 3

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

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

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

### 3.10 Other Policies, Plans & Guidelines

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

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

Coastal Zone Management Plan for the Brunswick Estuary

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

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

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

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

# 4 Park Management

## 4.1 Site Attributes and Constraints

The site is located adjacent to the Brunswick River.

### Heritage

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

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

The community consultation associated with the previous POM for the site, indicated anecdotal evidence of cultural heritage associated with the site.

### Acid Sulfate Soils

The site contains class 2 Acid Sulfate Soils as indicated on the Figure below.

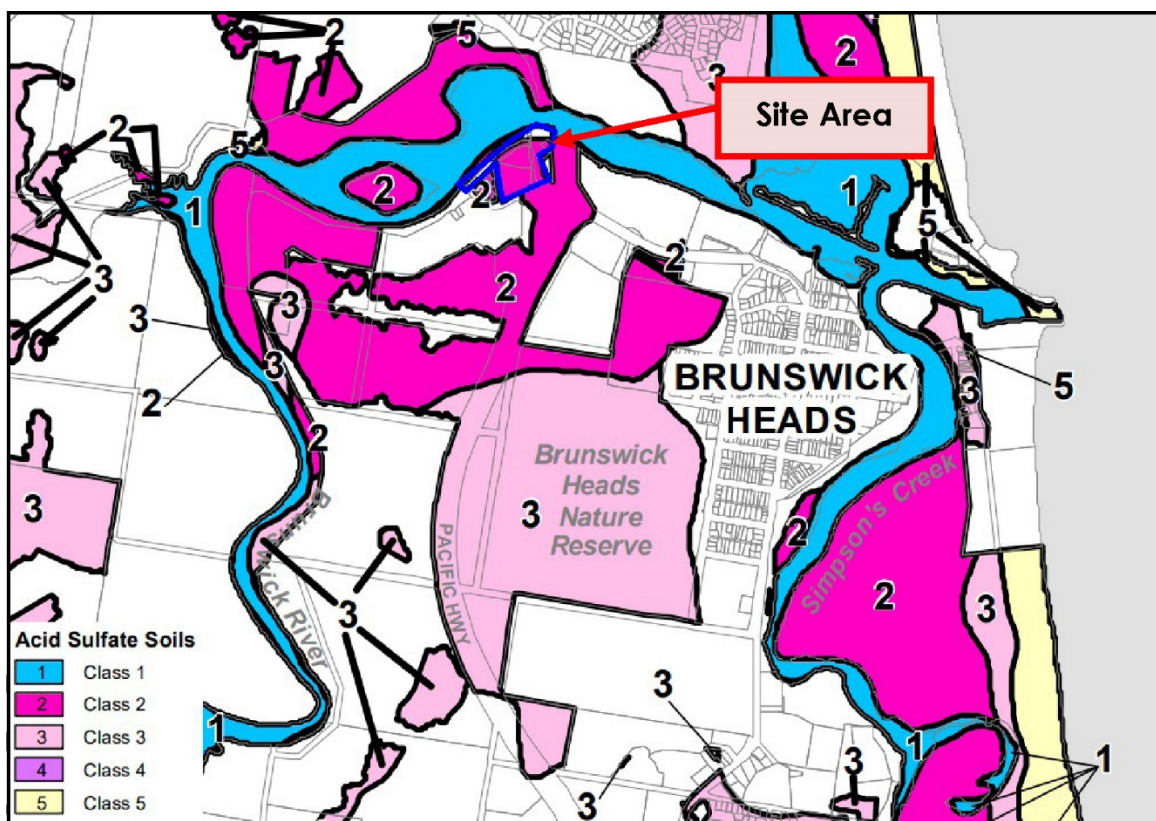


Figure 4.1: Extract from Byron LEP Acid Sulfate Soils Map.

## Bushfire

The Site is identified on the RFS website as being a designated bushfire prone area. The following is an extract from Council's Bushfire Prone Land Map.

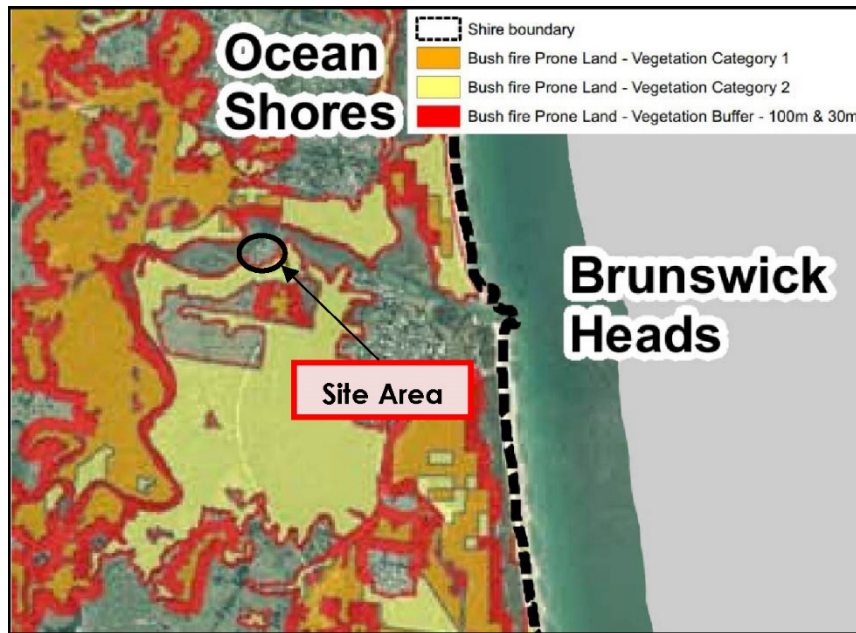


Figure 4.2: Extract from Byron Shire Bushfire Prone Land Map.

## Flooding

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



Figure 4.3: Extract from Byron Shire Flood Prone Land Map.

The North Byron Flood Study April 2016 includes flood mapping that indicates the site may become flood affected in flood greater than a 20 year ARI event.

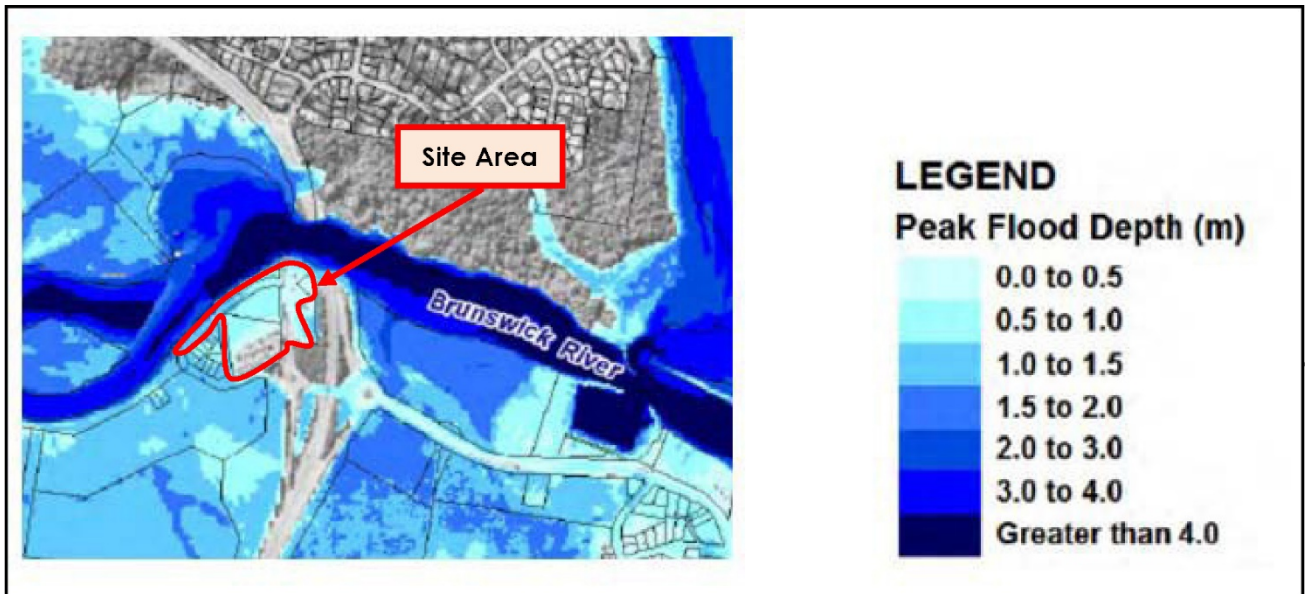


Figure 4.4: Extract from the 1:100 year flood depth map North Byron Flood Study 2016 (WBM 2016).

Council's Development Control Plan provides guidance on areas affected by flooding as detailed below. Prior to infrastructure works being undertaken confirmation of Council's flood planning level should be sought. The site is higher than the adjoining residential development to the west and provision for emergency egress through the park should be maintained.

**APPLICATION:**

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

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

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

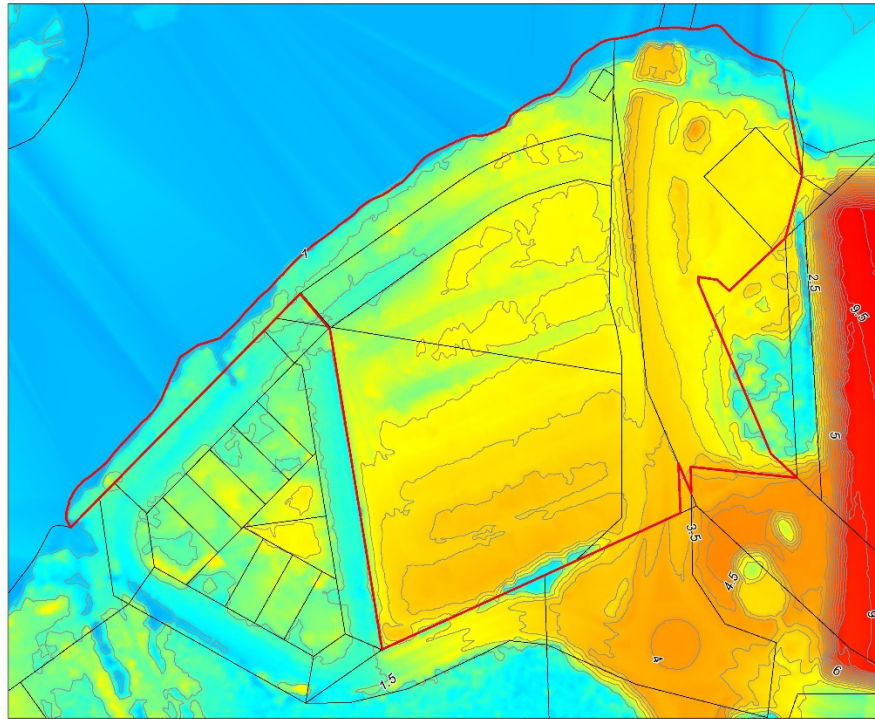


Figure 4.5: Indicative site levels (Source: NSW LPI LIDAR Data 2010).

## Vegetation

There is very little significant vegetation found on the site. A small portion of the site is identified as containing Mixed Eucalyptus.

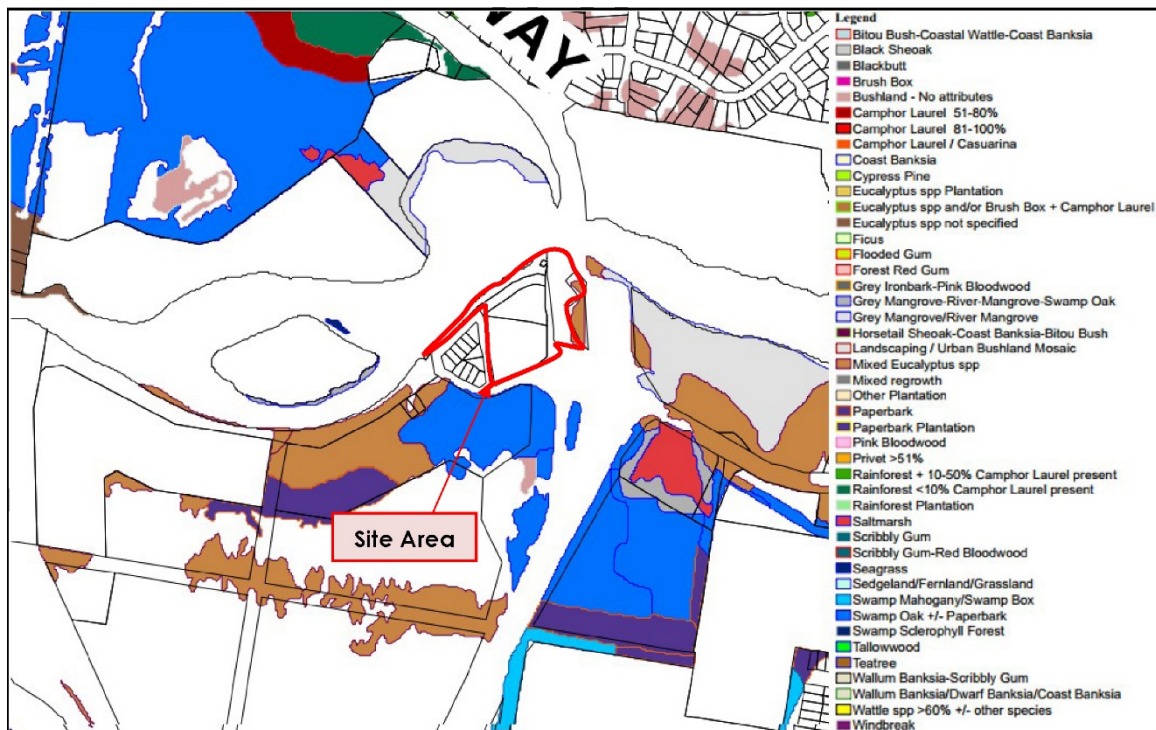


Figure 4.6: Extract from Byron Shire Council Vegetation Map.

## 4.2 Strategic Assessment

The following assessment of Ferry Reserve Holiday Park summarises the main issues that require consideration.

### Strengths

- Location - particularly the Park's proximity to the Brunswick River, Brunswick Heads and the Pacific Highway;
- Brunswick Heads is a recognised tourist and holiday destination;
- River frontage and views of the water and mountain ranges to the north;
- The Holiday Park has an established clientele with high levels of return visitation;
- Some established landscaping and mature native vegetation;
- Strong established financial viability;
- Existing cabins and camping sites provide affordable family accommodation;
- The Park is pet friendly; and
- The Holiday Park is part of a larger group of Parks and benefits from the management, administration and marketing resources of the NSW Crown Holiday Parks Land Manager

### Weaknesses

- The Park's cabin stock does not fully address the requirements of some key market groups – couples and larger families;
- Areas added to the reserve are neglected;
- Storage facilities are inadequate;
- Limited provision of ancillary recreational facilities for guests. In particular there could be additional facilities to address requirements for young families and older travellers;
- A boat launching ramp is accessible from within the Park; and
- Permanent residents are not located in a centralised precinct.

### Opportunities

- Areas recently added to the park are available for redevelopment for accommodation, community facilities, recreational purposes and parking;
- There is an opportunity to improve functionality and access to boat ramp and associated parking.
- The Park entrance and layout can be improved;
- Installation of additional cabins including designs that specifically address the requirements of key target markets;
- Development of additional recreational facilities for guests including camp kitchens and a playground with other activity spaces for children and families;
- Adaptive re-use of the former Fins building to a managers Residence, reception and Office.
- Existing landscaping in and around the Park can be substantially upgraded;
- Continuing improvement of the relationship and interface between the Holiday Park and pedestrian foreshore access; and
- Protection of the Park through the on-going maintenance and improvement of the sea wall.

### Constraints

- Environmental hazards – especially flooding, tidal inundation, bank erosion and predicted impacts of climate change and sea level rise; and
- Age and condition of some buildings and infrastructure.



## 4.3 Park Management Objectives

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

### Sustainable Economic Management

#### Regulatory Compliance

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

#### Business Management

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

### Visitor Experience

#### Facilities for Management and Guests

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

#### Health Safety and Risk Management

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

### Social Outcomes

#### Cultural Management

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

#### Accessibility

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

## Environmental Leadership

### Environmental Management

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

### Sustainability

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

### Integrated Land Management

- To promote and facilitate integrated management of Ferry Reserve Holiday Park and adjoining reserved land.

## 4.4 Management Actions

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

### 4.4.1 Regulatory Compliance

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

Table 4.1 Regulatory Compliance

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

## 4.4.2 Health, Safety and Risk Management

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

Table 4.2 Health, Safety and Risk Management

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

## 4.4.3 Business Management

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

Table 4.3 Business Management

Strategy	Actions
Continue to maintain a process for business planning and performance review.	<ul style="list-style-type: none"> <li>• Prepare an annual budget for the operation and improvement of the Park;</li> <li>• Establish financial performance targets and undertake regular review of the operation of the Holiday Park against targets, budget and other management objectives; and</li> <li>• Report financial outcomes to Department of Industry - Lands &amp; Water annually.</li> </ul>
Preserve the financial contribution the Holiday Park makes to the management of the local reserve system, the Crown estate and to the local community.	<ul style="list-style-type: none"> <li>• Establish and maintain market based tariffs;</li> <li>• Review and set tariffs for all sites and on-site accommodation in line with a comprehensive marketing plan on at least an annual basis; and</li> <li>• Establish tariffs for sites, which reflect the market potential for the form of accommodation being offered and the cost of providing facilities and service.</li> </ul>

Strategy	Actions
Market and promote the Park in a way that complements the Brunswick "Simple Pleasures" theme and to achieve appropriate commercial outcomes.	<ul style="list-style-type: none"> <li>Identify new and emerging market opportunities;</li> <li>Prepare and implement an annual marketing and promotional strategy; and</li> <li>Maintain a co-operative relationship with Brunswick Heads Tourism, Visitor Information Centre and the Chamber of Commerce.</li> </ul>
Provide competent day to day management.	<ul style="list-style-type: none"> <li>Seek and engage competent and qualified contractors;</li> <li>Create, implement and maintain policies and procedures to ensure best practice for all aspects of the operation of the business and maintenance of the Crown's asset; and</li> <li>Investigate opportunities for the further integration of management with the other Parks at Brunswick Heads.</li> </ul>
Provide high levels of customer service and asset and business management.	<ul style="list-style-type: none"> <li>Maintain a human resource management strategy which ensures appropriate qualifications and skills are available; and</li> <li>Identify, prepare and implement training programs.</li> </ul>
Manage sites occupied by long term residents and holiday van owners in a consistent and transparent manner.	<ul style="list-style-type: none"> <li>Ensure all occupancy agreements are current and in accordance with the respective provisions of the <i>Residential Parks Act 1998</i> and the <i>Holiday Park (Long-term Casual Occupation) Act 2002</i> and any new legislative requirements in relation to tenancy.</li> </ul>

#### 4.4.4 Environmental Management

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

Table 4.4 Environmental Management

Strategy	Actions
Maintain environmental integrity.	<ul style="list-style-type: none"> <li>Formulate and implement an Environmental Management Strategy to identify, minimise and manage the environmental impacts of the Land Managers activities on the environment by systematically integrating environmental management into daily operations, long-term planning and other quality management systems;</li> <li>Undertake an independent Review of Environmental Factors before proceeding with implementation of proposed improvements and development; and</li> </ul>

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

#### 4.4.5 Sustainability

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

Table 4.5 Sustainability

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

Strategy	Actions
	sources.
Minimise use of water and energy	<ul style="list-style-type: none"> <li>• Manage resources with an emphasis on energy minimisation, water use minimisation, water harvesting and re-use, and responsible waste management.</li> </ul>

#### 4.4.6 Facilities for Management and Guests

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

Table 4.6 Facilities for Management and Guests

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

#### 4.4.7 Accessibility

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

Table 4.7 Accessibility

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

#### 4.4.8 Tourist Sites & Accommodation

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

Table 4.8 Tourist Sites & Accommodation

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

#### 4.4.9 Integrated Land Management

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

Table 4.9 Integrated land management

Strategy	Actions
Implement the Plan of Management and relevant statutory requirements in an ongoing, cooperative and timely manner within the available resources.	<ul style="list-style-type: none"> <li>• Liaise with other local, regional and state authorities particularly where co-ordination of activities on adjoining lands is involved.</li> <li>• Maintain awareness of the activities of other authorities particularly in relation to the use of the waterway and waterfront land;</li> <li>• Obtain all necessary approvals and consents as required by relevant legislation before undertaking works; and</li> <li>• Continue liaison with Crown lands in relation to new and emerging government policy those impacts on the management of reserved Crown land.</li> </ul>
Maintain a continuing dialogue with the local Council and the community in relation to the management of the parts of the Reserve that are used by the public	<ul style="list-style-type: none"> <li>• Liaise and co-operate with adjoining land management authorities including Council and residents.</li> </ul>
Consistency of reserve management near the Holiday Park	<ul style="list-style-type: none"> <li>• Investigate opportunity to incorporate the area or boundary adjustment for the appointment of Land Manager to NSW Crown Holiday Parks Land Manager for part lot 11 DP 1067553 currently managed by Byron Council</li> <li>• Part Reserve 80457 Public Recreation</li> </ul>
Protect and enhance Aboriginal cultural values in the Reserve	<ul style="list-style-type: none"> <li>• Comply with the requirements of the "Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW" before proceeding with improvement works;</li> <li>• Identify and protect significant sites and consult with relevant groups and authorities prior to commencement of works on site;</li> <li>• Ensure access to significant sites for Aboriginal use;</li> </ul>
	<ul style="list-style-type: none"> <li>• Provide interpretation of significant sites where appropriate; and</li> <li>• Maintain on-going consultation with local elders and NSW Office of Environment and Heritage.</li> </ul>
Protect and enhance European cultural and historic values in the Reserve	<ul style="list-style-type: none"> <li>• Identify and protect significant sites; and</li> <li>• Provide appropriate interpretation of significant sites where desirable.</li> </ul>

## 4.5 Management Precincts

Within this Plan of Management, the subject reserved land will be described and referenced in terms of four (4) Management Precincts:

**Foreshore Precinct** – will be allocated and managed to preserve the opportunity for public pedestrian access along the foreshore of the Brunswick River and to support recreational use of the Brunswick River.



**Eastern Precinct** – Is proposed as predominantly a cabin precinct. The precinct provides a new site access and Managers Residence and office. Public access will be available through this precinct to access the boat ramp and foreshore area. Parking for cars and boat trailers will also be provided. Vegetation in the south-east corner of this precinct will be protected.

**Central Precinct** – will provide short term sites for caravan and camping and Holiday Park facilities.

**Southern Precinct** – will provide long-term sites for the Park's existing residents.



**Figure 4.7 Management Precincts.**

## 4.6 Authorised Activities

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

Table 4.10 Authorised Activities

Works / Activity	Precinct			
	FS	E	C	S
Sites:				
Camp Sites	x	✓	✓	✓
Short term Caravan / Camp Sites (tourists)	x	✓	✓	✓
Short term Cabin sites (tourists)	x	✓	x	✓

Long term Caravan Sites (residents)	x	x	x	✓
Long term Cabin Sites (residents)	x	x	x	✓
Infrastructure and Facilities:				
Roads	x	✓	✓	✓
Parking Facilities	x	✓	✓	✓
Boat Ramp	✓	x	x	x
Utility Services	✓	✓	✓	✓
Stormwater Facilities	✓	✓	✓	✓
Garbage facilities / receptacles	✓	✓	✓	✓
Storage Facility	✓	✓	✓	✓
Annex Slabs	x	✓	✓	✓
Pathways	✓	✓	✓	✓
Fencing	✓	✓	✓	✓
Landscaping including hard and soft landscaping, BBQ's, seating, shade shelters, tree planting	✓	✓	✓	✓
Recreation facilities including Play grounds, Swimming pool,	x	✓	✓	x
Off-leash dog exercise area	x	✓	x	x
Camp Kitchen	x	✓	✓	✓
Signage	✓	✓	✓	✓
Kiosk	x	✓	x	x
Laundry Blocks / drying Areas	x	✓	✓	✓
Community Buildings	x	✓	✓	x
Managers Residence	x	✓	x	✓
Office / Reception	x	x	x	✓
Amenities Buildings	✓	✓	✓	✓
External Showers	✓	✓	✓	✓
Routine Maintenance	✓	✓	✓	✓
Emergency Maintenance	✓	✓	✓	✓
Environmental Management Works	✓	✓	✓	✓

## 4.7 Key Actions / Improvements

The Plan of Management provides guidance to assess the facilities provided within the Reserve area, the ongoing management efficiency and effectiveness of the Holiday Park's management and to ensure liability of the Holiday Park.

It is intended that the Holiday Park provide a range of holiday experiences ranging from traditional camping and caravanning to cabin stay accommodation.

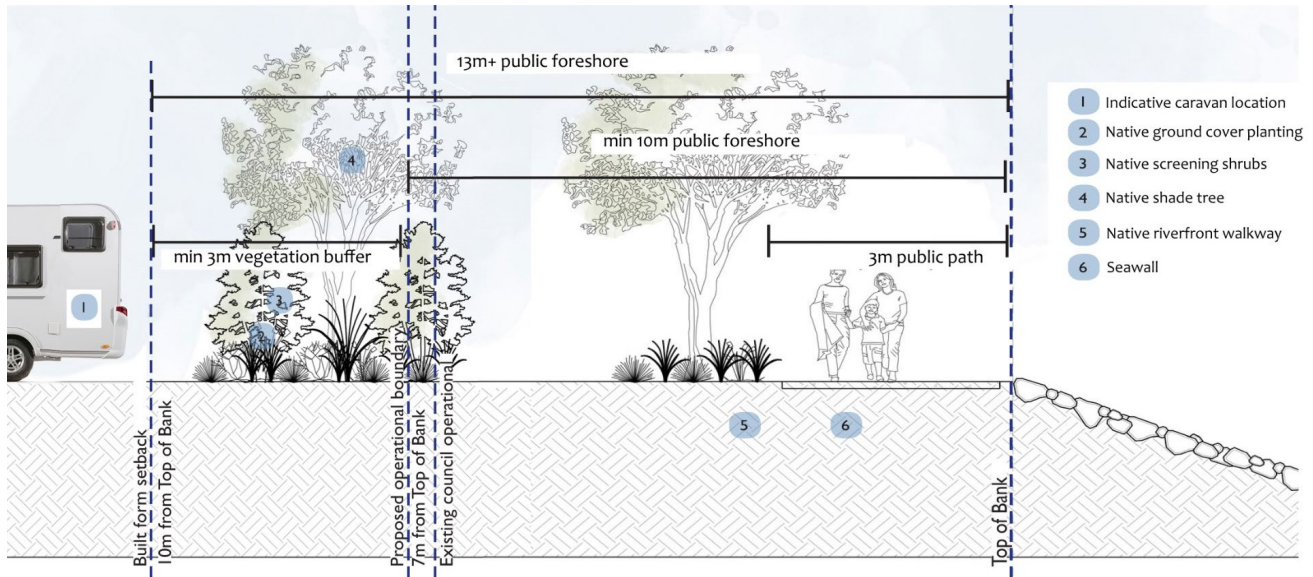
The proposed mix of sites, cabin accommodation and facilities should be structured to provide the opportunity to grow off-season occupancy rates and visitation. The location of cabins to the east of the park closest to the Pacific Highway allows for management of noise issues in cabin design.

It is also appropriate that modern facilities be provided to meet the needs of park users. These facilities may include car and boat parking, camp kitchens, playgrounds and amenities. These facilities will satisfy a requirement to address changing marketplace preferences, particularly for families and older travellers and create a character for the Park that will provide a much stronger base for the capture of shoulder and off season occupancies.

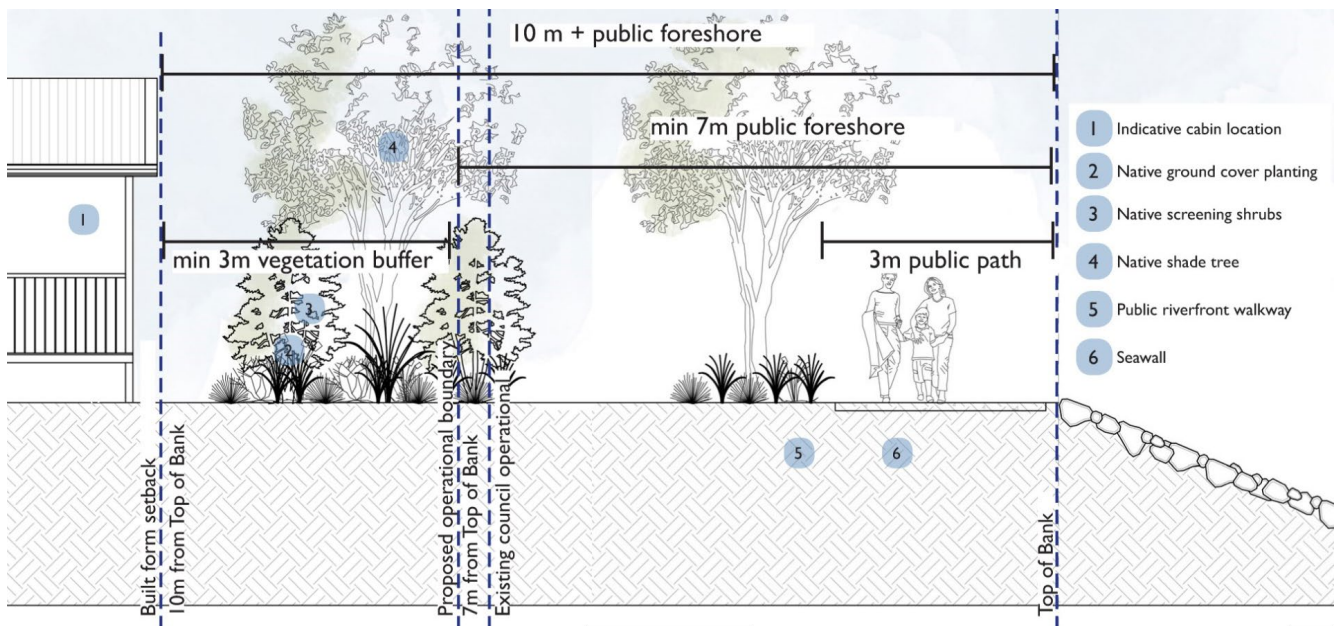
## Management Precincts

### Actions for Foreshore Precinct

- Define the caravan park boundary along the northern edge of the precinct to provide adequate setback and improved amenity for users of the foreshore area;



**Figure 4.8a: Foreshore setbacks – Camping Precinct**



**Figure 4.8b: Foreshore setbacks – Cabin Precinct**

- Provide additional landscaping and provide controlled access locations to and from the caravan park to the foreshore area; and
- Provide improved facilities for users of the foreshore precinct including seating, picnic tables and other facilities.

### Actions for Eastern Precinct

- Construct a new access road so that it becomes the new park entry and provides public access to the boat launching ramp and foreshore reserve;
- Provides adequate manoeuvring space for vehicles including those with trailers to access the boat ramp;
- Provide fencing along site boundary;
- Provide landscaping around proposed cabins to soften impact;
- Upgrade the existing building located in north- east corner of the site as an office and managers residence;
- Provide an area of open space including children's play area; and
- Establish an off leash dog exercise area.

### Actions for Central Precinct

- Continue to provide short term caravan and camping sites.

### Actions for Southern Precinct

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

## 4.8 Public Realm

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

The public realm areas will be established and maintained by Reflections Holliday Parks subject to development approval or the concurrence of Council.

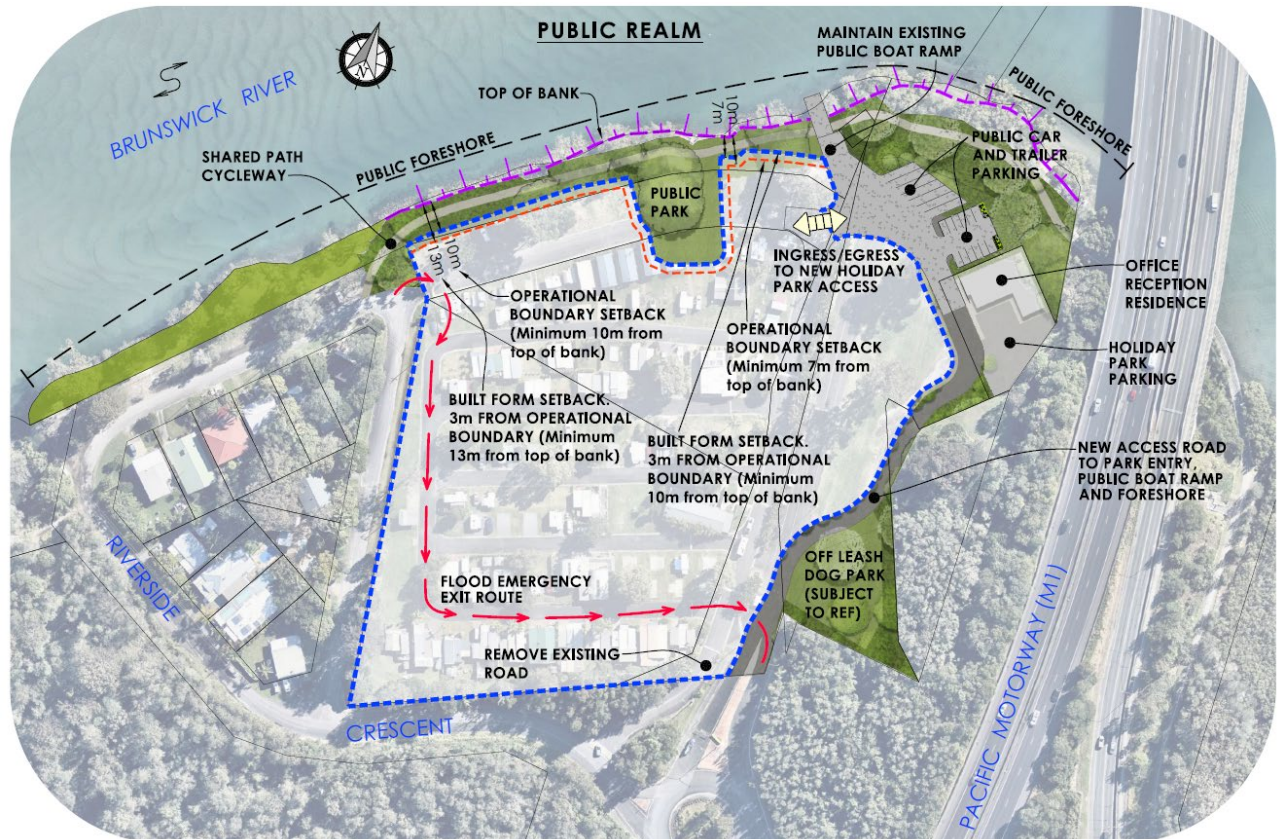


Figure 4.9: Public Realm Plan.

## 5 Implementation & Review

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

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

The management strategies and actions in this Plan of Management will address many issues identified during consultation with various stakeholders.

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

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

# 6 References & Relevant Documents

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

Byron Local Environment Plan 2014

Crown Lands Management Act 2016

Crown Lands (General Reserves) By-law 2006

Disability Inclusion Act 2014

Environmental Planning & Assessment Act 1979

Local Government Act 1993

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

Residential (Land Lease) Communities Act 2013

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy (Coastal Management) 2018

State Environmental Planning Policy (Infrastructure) 2007

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

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

Byron Shire Council, Byron Biodiversity Conservation Strategy

Byron Shire Council 2004, Brunswick Heads Settlement Strategy

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

Byron Shire Council 2009, Climate Change Strategic Planning Policy

Byron Shire Tourism Management Plan 2008 – 2018

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