

PLAN OF MANAGEMENT

for

HALIFAX HOLIDAY PARK (RESERVE 91621)

for the

PORT STEPHENS HOLIDAY PARK RESERVE TRUST & PORT STEPHENS COUNCIL



Plan of Management

for

**Halifax Holiday Park
(Reserve 91621)**

for the

**Port Stephens Holiday Park Reserve Trust & Port
Stephens Council**

**Prepared by the Commercial Business Unit of Port Stephens Council in collaboration with
NSW Trade & Investment, Crown Lands and Integrated Site Design Pty Ltd**

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1. PREAMBLE

1.1 INTRODUCTION

This Plan of Management has been prepared for reserved Crown Land currently used as a caravan park known as the Halifax Holiday Park. The Holiday Park occupies part of Crown Reserve 91621, which includes Lot 1 & 2 of DP 1118650 while the remainder of the Reserve Lot 424 of DP 39728 is not currently being used as caravan park (shown on Drawings C-00 and C-01). The notified purpose of Crown Reserve 91621 is Caravan and Camping Park. Port Stephens Council is the appointed Corporate Manager of the Port Stephens Holiday Park Reserve Trust which includes this land.

The purpose of the Plan of Management is to establish objectives, strategies and performance targets and the means Council will employ in the management of the Holiday Park.

Implementation of the final Plan will lead to the following outcomes:

- Improved and sustainable resource management;
- Improved facilities for guests and local residents;
- Better capacity to address changing community and market demands;
- Enhanced turnover and profits for the Holiday Park which can then be returned to the trust manager and the Crown;
- Increased local economic activity as a consequence of increased visitation; and
- Retention of the existing Holiday Park character while facilitating a general improvement to park amenity and facilities.

1.1.1 Port Stephen Regional Crown Reserve

A Regional Crown Reserve is in place that covers all Crown land from Fern Bay in the south, throughout the Tomaree Peninsular, to just north of Karuah. The reserve includes a diverse array of sites including environmentally sensitive areas, local beaches and foreshore areas, caravan parks and lands associated with former defence activities. The purpose of the Reserve is to enhance the management of Crown land, to increase public awareness of the area, and to ensure that funding is directed to areas of highest priority.

The creation of the Reserve has allowed NSW Trade & Investment, Crown Lands (formerly Crown Lands Division, Department of Lands, LPMA) and Port Stephens Council to better balance the public enjoyment of Crown land in the area with the protection of environmentally important areas. Where opportunities for public use and enjoyment are appropriate, public facilities such as walking trails, toilet facilities, parking areas, food and beverage outlets and tourist accommodation will be considered for development. Where environmental protection is required access and development will be minimised. In this way a coordinated management strategy will deliver better outcomes to the region.

This Plan of Management has been prepared to assist in the overall planning of the Regional Reserve by identifying and facilitating opportunities for public recreation and enjoyment.

1.2 BACKGROUND

Port Stephens Council has provided a long standing function as the Corporate Manager of a Reserve Trust that has included three Holiday Parks located within the Council area. These parks are known as:

- Halifax Holiday Park;
- Shoal Bay Holiday Park, and
- Fingal Bay Holiday Park.

In order to ensure that these valuable properties are managed in a manner that will result in the optimum benefit to the community, Council in partnership with NSW Trade & Investment, Crown Lands determined the need to undertake a review of the Holiday Park businesses. The purpose was to establish appropriate strategies to guide future improvement and development of the Holiday Parks in line with the principles of Crown Land Management.

The formulation of this Plan of Management took into consideration a review of Council's management of the Crown Land Holiday Parks in conjunction with the following strategic documents;

- A Master Plan for each of the three Council managed Holiday Parks on Crown reserves to guide on-going improvement and development in a way that will achieve Council's overall planning goals and
- A Business Plan for each of the three parks that outlines an integrated and consolidated approach to achieving the outcomes recommended in the Master Plan and
- A Strategic Marketing Plan covering the three parks which set a vision and strategies for the parks. Specific marketing activities and tactics developed are based on this plan and are modified as necessary after yearly reviews. The vision stated is "Our parks will set the standard for innovative and memorable holiday experiences".

This Plan of Management incorporates the key elements of the Master Plan, Business Plan and the Strategic Marketing Plan together with additional development opportunities identified through business and market analysis. This material has been brought together and is depicted in Drawing C-03. Section 7 of this Plan of Management sets out the proposed improvements that form the core elements proposed in the previous Master Plan and Business Plan. These elements have been further refined through analysis and market review as part of the Plan of Management preparation.

1.3 IMPLEMENTATION AND REVIEW

This Plan of Management provides a long term strategy for the management of the Halifax Holiday Park, Crown Reserve 91621. It is anticipated that the majority of the works described will be implemented over a five to seven year period. Priorities for works and funding will be addressed on an annual basis to meet operational, client and stakeholder needs.

This plan is to be reviewed approximately every five years or as required to ensure that it remains relevant and useful.

2 STATUTORY FRAMEWORK

2.1 INTRODUCTION

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

2.2 CROWN LANDS ACT 1989

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

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

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

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

The Crown Lands Act 1989 and existing policy for the management of Crown land encourages the appropriate commercial use of Reserved Crown land. Appropriate commercial activity can not only meet the needs of public users of a reserve but also generate the financial means required to manage and improve the Crown Reserve

system generally. It should be noted that it is a specific requirement of the Act that the proceeds of commercial undertakings on reserved Crown land be spent on the management of Reserved Crown land.

2.3 THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) provides the statutory basis for the development consent process in New South Wales. Section 79C of Part 4 of the EP&A Act outlines the factors that a Council must consider when assessing a Development Application. These include:

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

Currently the NSW Government is reviewing the Planning System and has prepared a "Green Paper" for reform of the current Planning System and is based on the strategies and goals outlined in NSW 2021 – A Plan to make NSW Number One. The next step will be the preparation of a "White Paper" which will involve a series of targeted forums and will be considered in the development of the new planning system. The impact of the review and the new Planning System of future development of the Holiday Parks cannot be ascertained at this time.

2.4 THE LOCAL GOVERNMENT ACT 1993

Section 68 of the LG Act requires the owner or manager of a caravan park to seek an approval from Council to operate a caravan park and, in certain circumstances, the prior approval for the installation of moveable dwellings. Council can impose conditions on the operation and structure of a caravan park. The standards for caravan parks are defined in the Local Government (Manufactured Homes, Caravan Park and Moveable Dwellings) Regulation 2005. The standards address such planning standards as site types, setbacks, size, and site coverage; road dimensions, amenities and the like.

Clause 74 of this Regulation provides that the prior approval of a council is not required for the installation of a relocatable home or an associated structure on a dwelling site within a caravan park so long as it is designed and constructed in accordance with the requirements of the Regulations. This exemption is modified by sub clauses 6 and 7 which

deal with installation on flood-liable land and moveable dwellings of more than one storey.

Crown Lands Division granted concurrence to the Trust prior to the current operational approval being issued by Port Stephens Council for Halifax Holiday Park. The following allocation of site types is recorded on the 2013 operational approval:

| Sites | Number |
|--------------|---------------|
| Long term | 2 |
| Short term | 150 |
| Camp | 14 |
| Total | 166 |

2.5 RURAL FIRES ACT 1997

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

Bushfire Prone Land mapping found on the Port Stephens Council web sites indicates that a large proportion of R91621 is designated as fire prone land. Where this designation occurs and a proposal is for a special fire protection purpose, a bushfire safety authority must be obtained from the Rural Fire Service. This is usually achieved by way of a report prepared by a bushfire specialist and usually accompanies a development application.

2.6 THE RESIDENTIAL PARKS ACT 1998

This legislation was developed by the Government in an effort to ensure that the rights of permanent park residents and owners were clearly defined and that appropriate processes and procedures were established in this regard. The Act has greatest significance in caravan parks which are given over wholly to permanent residents or in parks with large numbers of residents. In 2006 the Act was reviewed, revised and amended. At present there is one long term resident in the Halifax Holiday Park.

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

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

owner of a moveable dwelling for the use of a site.

Some of the principal issues addressed by the Act include:

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

Given that there are currently 42 holiday vans located in Halifax Holiday Park, this Act and its requirements have implications for the caravan park's ongoing operation.

2.8 RELEVANT ENVIRONMENTAL PLANNING POLICIES

2.8.1 Coastal Policy and State Environmental Planning Policy No 71.

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

The main challenge for the Government and the community in the coastal zone is to provide for population growth and economic development without putting the natural, cultural and heritage values of the coastal environment at risk. In recognition of this challenge, the Coastal Policy incorporates the principles of ecologically sustainable development (ESD) into coastal planning. ESD aims to ensure that development occurs in such a way that the ecological processes on which life depends are maintained. (Coastal Policy, A sustainable future of the NSW Coast - Fact Sheet, 1997)

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

A revised definition of the coastal zone. The 1997 definition of the coastal zone takes in areas within one kilometre of the ocean, as well as an area of one kilometre around coastal lakes, lagoons, islands, estuaries and rivers. The previous policy only applied to areas within one kilometre of the ocean.

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

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

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

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

Amendments to the Local Government Act in 1997 now require Councils, Councillors and Council employees to have regard to ecologically sustainable development principles in carrying out their responsibilities. Consequently, the principles of ecologically sustainable development are now also included within the Local Government Act. These principles may on first assessment appear to place limits on the commercial use of land, however, the principles contain provisions that encourage the proper pricing of the use of land and services as well as provisions for ongoing investment in and improvement of land to ensure sustainability.

State Environmental Planning Policy No 71 – Coastal Protection (SEPP 71) was introduced in October 2002 as part of the NSW Government's Coastal Protection Package. SEPP 71 applies to the coastal zone of the State as defined in the Coastal Protection Act 1979. The Policy gives statutory force to some of the elements of the NSW Coastal Policy 1997 and makes the Minister for Planning the consent authority for certain developments. The Policy also defines a category of *sensitive coastal locations*. Finally, the Policy identifies master plan requirements for certain developments in the coastal zone. While the policy primarily comes under consideration when a development application is submitted for determination the objectives and general principles established in the SEPP should be recognized as relevant to any coastal planning exercise.

The objectives of SEPP 71 are:

- (a) *to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales Coast, and*
- (b) *to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore, and*
- (c) *to ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore, and*
- (d) *to protect and preserve Aboriginal cultural heritage and Aboriginal places, values, customs, beliefs and traditional knowledge, and*
- (e) *to ensure that the visual amenity of the coast is protected, and*
- (f) *to protect and preserve beach environments and beach amenity, and*

- (g) *to protect and preserve native coastal vegetation, and*
- (h) *to protect and preserve the marine environments of New South Wales, and*
- (i) *to protect and preserve rock platforms, and*
- (j) *to manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6(2) of the Protection of the Environment Administration Act 1991), and*
- (k) *to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic qualities of the surrounding area, and*
- (l) *to encourage a strategic approach to coastal management.*

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

2.8.2 State Environmental Planning Policy – Major Development

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

The changes which have occurred in 2011 relate to the removal of Part 3A from the EP&A Act and consequently the SEPP now only contains some basic transitional provisions related to that previous regime.

State Environmental planning Policy State & regional Development (SRD) 2011 commenced when Part 3A of the Act was repealed. Among other things this Policy establishes what types of development constitute State Significant Development (SSD), State Significant Infrastructure (SSI) as well as Regional Development (in conjunction with Schedule 4A of the EP&A Act).

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

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

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

The development program proposed as part of this Plan of Management for Halifax Holiday Park does not fall within the various provisions of the State and Regional Development SEPP as outlined above.

2.8.3 State Environmental Planning Policy – Infrastructure

State Environmental Planning Policy (Infrastructure) 2007 provides that certain types of works do not require development consent under Part 4 of the EP&A Act. However, it does not prevail over SEPP 14 – Coastal Wetlands, SEPP 26 – Littoral Rainforests or SEPP State and Regional Development where there are inconsistencies. Further, the Infrastructure SEPP does not remove the requirement to obtain consent from the Minister in relation to State Significant Development.

Clause 20 of SEPP (Infrastructure) provides that a range of works are "exempt development" when carried out on behalf of a public authority. These works are itemised in Schedule 1 of the SEPP and include paths and ramps for disabled access, fencing, small decks, prefabricated sheds of up to 30m² in area, retaining walls up to 2 m in height, landscaping including paving and access tracks, minor external and internal alterations to buildings, open car parks and demolition of buildings covering an area of up to 100m².

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

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

- (a) roads, cycleways, single storey car parks, ticketing facilities and viewing platforms,
- (b) outdoor recreational facilities, including playing fields, but not including grandstands,
- (c) information facilities such as visitors' centres and information boards,

- (d) *lighting, if light spill and artificial sky glow is minimised in accordance with AS/NZS 1158: 2007, Lighting for Roads and Public Spaces,*
- (e) *landscaping, including irrigation schemes (whether they use recycled or other water),*
- (f) *amenity facilities,*
- (g) *maintenance depots,*
- (h) *environmental management works.*

The provisions of this Policy mean that Port Stephens Council as the Corporate Reserve Trust Manager can undertake a range of works in accordance with Clause 65 (3). It also means that if formal Plans of Management are in place, works set out in those Plans of Management can be undertaken without the need for planning consent – except when the matters fall within the provisions of the Major Development SEPP.

Pursuant to the provisions of Clause 66 (2) a number of additional works may be able to be undertaken as exempt development on a Crown reserve where a plan of management has been adopted. The provisions of this SEPP are relevant to the future implementation of this Plan of management as well as to the Trust's ongoing management of the Reserve land.

2.8.4 State Environmental Planning Policy No. 21 – Caravan Parks

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

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

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

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

2.9 PORT STEPHENS LOCAL ENVIRONMENTAL PLAN 2000

The Port Stephens Local Environmental Plan 2000 (LEP 2000) provides the primary planning framework for this study. Crown Reserve 91621 is zoned Open Space 6(a) General

Recreation. The provisions in the LEP with respect to this Zone are as follows;

Zone No 6 (a)—General Recreation “A” Zone

(1) Description of the zone

The General Recreation “A” Zone contains land that is currently used or is available to be used for both active and passive recreation. The zone generally relates to recreation reserves, foreshores, bushland and other land reserved for the public. It can include a number of recreational developments, such as playing fields, children’s playgrounds and bushland parks, and may include services and facilities catering for users of the reserve.

(2) Objectives of the zone

The objectives of the General Recreation “A” Zone are:

- (a) to identify publicly owned land and ensure that it is available for open space recreation, and
- (b) to provide an open space network to serve the present and future recreational needs of residents and visitors, and
- (c) to permit development associated with, or complementary to, open space, and
- (d) to allow development on foreshores where that development is water related and enhances the recreational use or natural environment of the foreshore, and
- (e) to preserve the aesthetics of land which is prominent and visible to the public along foreshore areas, and
- (f) to reserve privately owned land that is essential for future public open space and to provide for its acquisition by the Council.

(3) Development allowed without development consent

Exempt development.

Works for the purpose of landscaping or gardening.

(4) Development allowed only with development consent

Development for the purpose of:

- o advertisements,
- o agriculture,
- o aquaculture,
- o bushfire hazard reduction,
- o camp or caravan sites,
- o child care centres,
- o clearing,
- o clubs,
- o community facilities,
- o dams,
- o earthworks,
- o educational establishments,
- o forestry,
- o helicopter landing sites,
- o marinas,

- o *places of assembly,*
- o *race tracks,*
- o *recreation areas,*
- o *recreation facilities,*
- o *restaurants,*
- o *telecommunications facilities,*
- o *utility installations.*

(5) Development which is prohibited

Any development not included in Item 3 or 4.

Clearly the current caravan park usage of the Reserve is consistent with the objectives of the zone and is permissible with consent.

The LEP also contains requirements with respect to a range of other environmental considerations such as flood liable lands and acid sulphate soils. These matters need to be addressed as required depending upon any proposed activities and works.

2.10 DRAFT PORT STEPHENS LOCAL ENVIRONMENTAL PLAN 2013.

A new Draft Port Stephens Local Environmental Plan (LEP) 2013 was adopted by Council in March 2013. This draft LEP has been forwarded to the Minister for Planning to make the Plan which will eventually replace the current LEP 2000. The recommended draft zone for the sites are listed below and remains consistent with the current use of the site.

Draft LEP 2012 zone extract:

Zone RE1 Public Recreation

1. Objectives of zone

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

2. Permitted without consent

Bee keeping; environmental facilities; environmental protection; flood mitigation works; home occupations; roads

3. Permitted with consent

Airstrips; boat launching ramps; boat sheds; building identification signs; camping grounds; car parks; caravan parks; cemeteries; charter and tourism boating facilities; child care centres; community facilities; depots; educational establishments; eco-tourists facilities; emergency services facilities; flood mitigation works; function centres; helipads; heliports; home based child care; information and education facilities; jetties; kiosks; markets; moorings; mooring pens; neighbourhood shops; plant nurseries; port facilities; public administration buildings; recreation areas; recreation facilities (indoor);

recreation facilities (outdoor); registered clubs; research stations; restaurants and cafes; water recreation structures; water supply systems; wharf or boating facilities.

4. Prohibited

Water treatment facilities: Any development not specified in item 2 or 3.

2.11 OTHER PLANNING REGULATIONS, CONTROLS AND STRATEGIES.

Port Stephens Council has a range of other planning controls and guidelines in place. These take the form of a development control plan (DCP) which provide additional detail through the guidelines on how permissible uses may be developed on sites. Depending upon proposed activities, works or development proposals that may emerge in the Reserve over time, it may be that these planning controls require consideration.

2.11.1 NSW Sea Level Rise Policy Statement

The NSW Government has in place a range of policies and programs that allow for ecologically sustainable growth in coastal areas while addressing the risk to life and property from coastal hazards and flooding. One of the recognised impacts from climate change is sea level rise, which is projected to rise along the NSW coast relative to the 1990 mean sea level by 40cm by 2050 and 90cm by 2100.

It is recognised in the NSW Sea Level Rise Policy Statement (October 2009) that increased sea levels will have significant impacts in the medium to long term. Accordingly, the NSW Government supports action by coastal communities to adapt to rising sea levels in a manner that minimises the resulting social disruption, economic costs and environmental impacts. This approach is described as an adaptive risk-based approach. Planning, investment and development decisions therefore need to consider sea level rise projections over time frames that are consistent with the intended time frames of the decision.

This Plan of management will provide a planning framework for the next five to ten years and it is anticipated that as the accuracy of sea level rise projections improve over time the Plan may need to be reviewed. The majority of existing infrastructure on the Park has a short to medium term design life and new development identified in this Plan of Management of will be engineered to meet the Government's Guidelines for coastal development.

2.11.2 NSW Coastal Planning Guideline: Adapting to Sea Level Rise

The NSW Coastal Planning Guideline: Adapting to Sea Level Rise (August 2010) has been prepared to provide guidance on how sea level rise is to be considered in land use planning and development assessment in coastal NSW. The guideline applies to all coastal areas of the state with the term 'Coastal areas' used broadly to refer to all land fronting tidal waters including coastline, beaches, coastal lakes, bays and estuaries and

tidal sections of coastal rivers. It also includes other low lying land surrounding these areas that may be subject to coastal processes in the future as a consequence of sea level rise. The aim of the guideline is to promote ecologically sustainable development (ESD), and in particular to encourage a precautionary approach to land use planning and development assessment in light of potential sea level rise impacts in coastal areas.

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

- Principle 1 – Assess and evaluate coastal risks taking into account the NSW sea level rise planning benchmarks.
- Principle 2 – Advise the public of coastal risks to ensure that informed land use planning and development decision-making can occur.
- Principle 3 – Avoid intensifying land use in coastal risk areas through appropriate strategic and land use planning.
- Principle 4 – Consider options to reduce land use intensity in coastal risk areas where feasible.
- Principle 5 – Minimise the exposure of development to coastal risks.
- Principle 6 – Implement appropriate management responses and adaptation strategies, with consideration for the environmental, social and economic impacts of each option.

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

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

2.11.3 Crown Lands Caravan Park Policy

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

The objectives of the Crown Lands Caravan Parks Policy are:

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

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

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

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

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

The Halifax Holiday Park has been classified as a tourist park under the Department of Lands Crown Policy for Caravan Parks on Crown Land. It is assumed that tourism will continue to be a dominant management issue.

2.12 OTHER STATUTORY AND POLICY DOCUMENTS

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

- Native Vegetation Conservation Act 1999;
- Threatened Species Conservation Act 1995;
- Disability (Access to Premises - Buildings) Standards 2010, *Disability Discrimination Act 1992*

2.13 SUMMARY

The management, operation and development of Halifax Holiday Park is subject to a diverse array of statutory controls. It is a fundamental requirement of this Plan of Management that the Reserve Trust Manager will comply with the requirements of applicable legislation, regulations approvals and policies.

3. THE RESERVE

3.1 DESCRIPTION OF RESERVE 91621.

The Reserve is located at Port Stephens on the NSW coast just to the north of Newcastle. It is located at Nelson Head which lies on the southern shores of the Port Stephens waterway approximately half way between the settlements of Nelson Bay and Shoal Bay. Nelson Head has historically provided navigational aids to shipping and supports an old Pilot's cottage as well as volunteer coastal patrol services and telecommunications facilities. Reserve 91621 is located on the southern edge or foot of the headland.

3.2 AREA

The total area of the Reserve is 3.627 hectares in which the Holiday Park occupies approximately 3.2 hectares. The Reserve boundary and the Holiday Park within the reserve are shown on Drawings C-00 and C-01.

3.3 STATUS

Reserve 91621 is defined by Lots 1 & 2 DP 1118650 and Lot 424 DP 39728. The surrounding lands particularly to the north, east and west constitute other Reserved lands and these can be set out as follows:

- Adjoining to the north and occupying most of the headland is Lot 4 DP 727756 which forms Reserve 67366 for Public Recreation. Other allotments to the west of the Holiday Park also constitute part of Reserve 67366;
- Within Lot 4 DP 727756 sits Lot 427 DP 39728 and this forms Reserve 170152 for Community and Heritage Purposes. This Lot and Reserve defines the area given over to the Pilot's Cottage, Museum, Café, Coastal Patrol and Telecommunications facilities;
- Also adjoining the Holiday Park to the north stretching up towards the headland and down to the south east is Lots 7020 & 7021 DP 1126832 containing the balance of Reserve 81389 for Public Recreation.

4. RESOURCES AND VALUES

4.1 RESOURCES

The principal resource with respect to this Plan of Management is the Holiday Park located on Lots 1 & 2 in DP1118650 which is part Reserve 91621, dedicated for Caravan and Camping Park. The Park is clearly a long standing and valuable resource to the local area and the State as it provides 166 accommodation sites in an attractive setting. It lies in close proximity to protected beaches to the east and west as well as a boat ramp off Lighthouse Road which adjoins to the west. In addition the Park currently provides a range of services and infrastructure including a shop/kiosk that supports the operation. A wide range of services and facilities are found nearby in the Nelson/Shoal Bay areas. Guests and Park users enjoy a high quality of amenity.

4.2 VALUES

The Halifax Holiday Park has a range of significant values inherent in the natural and historic characteristics of the land and the immediately adjoining areas and the recreational opportunities provided by this context. The Little Beach/Shoal Bay area represents a sought after location on the mid north coast in close proximity to facilities and services as well as the many natural features of the Port Stephens area. The designation of the Port Stephens waterway and the associated coastline, including Halifax, as a Marine Park highlight the value ascribed to the area. These factors combine to create a resource of strong scenic, conservation and recreational value as outlined below.

Natural and Conservation Values

The Holiday Park forms part of a larger natural area located at Nelson Head. The Park sits at the foot of the headland with protected beaches to the east and west and forms a natural link between these.

Recreation and Tourism Values

The Holiday Park functions as a key provider of tourist accommodation and recreational facilities within the context of the Nelson Bay area. The Park provides a major focus for the recreation activities of local residents and tourists.

Social and Economic Values

The Park forms an important part of the community life of Nelson Bay and the Port Stephens area. The use of this natural setting for exercise, relaxation, holidays and social gatherings contributes to the identity and well being of the community. The Park is a major local resource for tourism that makes a significant contribution to the local economy. The Park also has the capacity to make a significant financial contribution to the delivery of public infrastructure and services within the greater Port Stephens Regional Crown Reserve system. The parks capacity to maintain or increase revenue return on investment is crucial to the ongoing maintenance and development of the park and the Crown estate in Port Stephens.

5 MANAGEMENT OVERVIEW

5.1 INTRODUCTION

This Plan of Management is based on a 'Vision Statement' that is intended to guide the Reserve Trust in its decision making processes. It is then supported by management principles which in turn generate specific management objectives, strategies and actions.

The Council as the Reserve Trust will adopt action plans to implement the stated objectives and strategies. This Plan of Management forms part of the improvement and development plan that will guide Council as Trustee to be responsive to economic factors, new information, and social and technological change.

5.2 VISION STATEMENT

The Vision of the Reserve Trust in managing the Halifax Holiday Park is:

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

5.3 MANAGEMENT PRINCIPLES

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

1. Natural Environment: To recognise, protect, and enhance the beauty and ecological values of the Park.
2. Cultural Values: To recognise, interpret, and promote valuable cultural heritage relating to the Park and local area including the continuation of traditional holidaying activities.
3. Recreation: To provide for a range of recreational and holiday activities based on the natural and cultural features of the Park.
4. Accommodation: To optimise income by providing a variety of tourist accommodation options with an emphasis on family holiday opportunities within a resort offering a range of facilities.
5. Utility Services: To provide where possible or required by regulation, services such as reticulated water, power, sewerage disposal and drainage in a cost effective, efficient and environmentally acceptable manner.
6. Safety & Public Health: To provide and maintain facilities, in a manner that minimises risk to Park users and promotes a healthy

lifestyle.

7. Park Information: To inform people in a creative way of the Park's attributes, activities and facilities as well as appropriate ways to use and care for them.
8. Integrated Coastal Management: To promote and assist integrated coastal land management associated with the Park and adjacent parts of the wider reserve.

5.4 GUIDELINES FOR THE ASSESSMENT OF DEVELOPMENT PROPOSALS WITHIN THE PARK

It will be noted that this Plan of Management proposes that several development projects should be brought forward by the trust manager over the next 5 to 7 years. While there has been wide ranging analysis and consideration of these proposals prior to the finalisation of the Plan, the following are some of the key issues that should still be considered by the trust manager when deciding whether a particular land use or development is to proceed within the Reserve. It may be that this ongoing review results in the variation, postponement or cancellation of particular projects;

- The provisions of relevant state and local planning controls including the current Local Environmental Plan;
- The compatibility of the proposal with the notified purpose of the reserve which is Public Recreation;
- The impact on the existing use of the Park and the wider reserve;
- The compatibility with the Vision Statement and Management Principles for the Park;
- The need for the proposal - it should promote and be ancillary to the use and enjoyment of the Park as distinct from satisfying a requirement generated by an adjoining property or by an un-associated community need;
- The benefit the development would bring to the normal Park user, and
- The Management responsibility and public availability of the development to Park users.

6. MANAGEMENT STRATEGIES

The following tables detail the management objectives and strategies/actions to be implemented by the Reserve Trust. These objectives, strategies and actions are designed to achieve the Vision for the Reserve and address the Management Principles as outlined in Sections 5.2 and 5.3.

6.1 NATURAL ENVIRONMENT

6.1.1 Vegetation and Habitat Management

| Objectives | Strategies/Actions |
|---|--|
| To minimise disturbance to native vegetation. | <ul style="list-style-type: none"> • Implement practices and procedures consistent with Beachside Holiday Parks Environmental Management Plan; • Maintain a current Vegetation Management Plan for the Holiday Park and implement the recommended actions; • Use appropriate site location of recreation facilities, pathways and roads and cabins to avoid valuable existing vegetation; • Manage pedestrian and vehicle access to and through the entire Park; • Implement fire management strategies; • Address any unauthorised damage to vegetation and garden refuse dumping; • Implement public education programmes where applicable; • Define Park buffer areas and protect vegetation through the use of mulching, edge planting and/or fencing as appropriate; • Implement appropriate management strategies to preserve and protect any areas identified as valued habitat. |
| To restore natural vegetation and enhance the recreational and visual amenity of the Park | <ul style="list-style-type: none"> • Implement and continue weed control, native vegetation planting and natural regeneration programmes; • Actively manage vegetation adjoining boundaries or dwelling sites including any viewing locations and other high use locations; • Restore appropriate natural vegetation as resources allow. |

6.1.2 Coastal Processes

| Objectives | Strategies/Actions |
|---|--|
| To manage coastal processes and climate change while allowing for natural occurrences | <ul style="list-style-type: none"> • Ensure appropriate location and species selection for plantings throughout the Park and around margins of the Park; • Repair damage as necessary after storm events; • Adopt the relevant policies of the NSW government and Council in relation to responsible management in respect to climate change and sea level rise; • Develop specific climate change adaptation plans in conjunction with the rest of the local government area. |

6.1.3 Catchment Management

| Objectives | Strategies/Actions |
|--|--|
| To implement effective catchment management within the Park and minimise impacts on coastal water quality. | <ul style="list-style-type: none"> • Review the existing stormwater management regime with a view to identifying problem areas, current difficulties or unsatisfactory practices. Promote catchment management principles where appropriate; • Implement appropriate measures including erosion control, litter and silt traps and wetland filters where required to control stormwater; • Preference is given to use eco friendly chemicals in as many applications as possible all chemicals used must be in accordance relevant guidelines and industry best practice. |

6.1.4 Visual Amenity

| Objectives | Strategies/Actions |
|---|---|
| Protect and enhance the visual amenity of the Park and adjoining reserve lands. | <ul style="list-style-type: none"> • Select materials and designs for buildings, furnishings, signs and pathways which are compatible with the natural environment, create a unified theme for the park and reinforce local character and design themes; • Ensure holiday van presentation, maintenance and compliance standards are in place and applied; • Replace the boundary fence and provide native vegetation and landscaping as determined by Council • Locate facilities, access ways and signs to minimise impact on visual amenity while being clearly visible. |

6.1.5 Fire Management

| Objectives | Strategies/Actions |
|---|--|
| To minimise fire hazard to property and appropriately manage natural coastal vegetation | <ul style="list-style-type: none"> • Provide and maintain adequate fire control access; • Provide and maintain fuel free and fuel reduced zones where necessary eg. adjoining park boundaries. Minimise disturbance to natural vegetation. Undertake programs to reduce leaf litter and fuel load; • Ensure biannual fire safety inspections of the Park are completed and records maintained • Ensure an annual fire safety statement is provided and records kept; • Refer to Council and Rural Fire Service Guidelines and controls. |

Ecological Sustainable Management

| Objectives | Strategies/Actions |
|--|--|
| To create a Holiday Park that is a model in terms of environmental responsibility. | <ul style="list-style-type: none"> • Design for minimisation of waste, optimum levels of recycling, a high degree of energy efficiency and responsible use of resources; • Use low ecological impact materials; • Use renewable materials; • Use low embodied energy materials; • Minimise operational energy requirements; • Minimise required maintenance; • Consider potential for de-construction and re-use. |

6.2 CULTURAL VALUES

6.2.1 Aboriginal and European Cultural Values

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

6.3 RECREATION

6.3.1 Recreation Facilities

| Objectives | Strategies/Actions |
|---|---|
| To provide, maintain and upgrade designated recreation areas to cater for a range of recreation activities for Park guests. | <ul style="list-style-type: none"> • Provide communal recreational facilities within the Park in accordance with the relevant regulations; • Improve the range of facilities offered to guests so that the Park can function as a holiday destination facility. These recreation areas may provide over time: <ul style="list-style-type: none"> - picnic tables, shelters and BBQs; - swimming pool; - community rooms and general purpose meeting spaces that can accommodate gatherings; - public toilets and beach showers; - playgrounds, garbage bins and lighting; - shade tree planting (use mainly local native species); - off street parking; - fencing to protect natural vegetation; - directional and interpretive signs • Construct and maintain facilities in accordance with relevant |

| | |
|---|--|
| | controls and construction standards; |
| To ensure easy access to recreation facilities within the Park. | <ul style="list-style-type: none"> • Ensure an appropriate road and pathway layout to allow efficient movement within and through the park; • Provide places where people can relax and enjoy the ambience of the Park; • Insure appropriate access and parking for emergency vehicles. |

6.3.2 Waste Management

| Objectives | Strategies/Actions |
|--|--|
| To reduce the incidence of litter and dumping of unwanted property to improve recreational and visual amenity. | <ul style="list-style-type: none"> • Review existing arrangements with litter bins. Install and maintain litter bins in convenient locations. Monitor bin use and modify servicing and bin provision as required. Encourage the community to provide information on litter collection requirements to assist Council; • Include litter reduction in public education programmes; |
| To divert recyclable material from the bulk waste into recycling facilities. | <ul style="list-style-type: none"> • Ensure waste tender requirements retain minimisation strategies that divert waste from landfill to recycling; • Include garbage bins that separate the various waste streams and provide education programmes that encourage recycling. |

6.3.3 Pedestrian access

| Objectives | Strategies/Actions |
|---|---|
| To develop, maintain and rationalise pedestrian access to best suit current use and conditions and to ensure access, safety, useability and protection of the natural environment | <ul style="list-style-type: none"> • Review existing linkages and circulation throughout the Park taking into account: <ul style="list-style-type: none"> - level of use - vegetation - erosion - visibility, safety and convenience - desire lines. • Ensure access routes have appropriate proportions are appropriately aligned, well defined, safe and properly drained while using appropriate finishes and materials; • Ensure disabled access is provided to community facilities and bathrooms consistent with the Australian Standards requirements; • Review the location and number of pedestrian access gates to improve access for guests. |

6.4 SITES AND ACCOMMODATION

| Objectives | Strategies/Actions |
|---|---|
| To preserve and enhance the financial contribution the Holiday Park makes to the management of the wider reserve and the local community; | <ul style="list-style-type: none"> • Install quality on-site accommodation designed to complement the character of the coastal setting and capable of generating a consistent income stream to finance the ongoing management of the Holiday Park and make a substantial contribution to the management of the reserved lands. |
| To recognise the rights of holiday van owners and long term residents where they occur, but also aim to reduce the proportion of these within the park consistent with Crown Lands and Trust policy to ensure the ample provision of tourist accommodation on public reserve lands. | <ul style="list-style-type: none"> • Ensure resident's rights under the existing tenancy agreements are protected; • Ensure annual occupancy agreements outline the terms and conditions of tenure reflecting relevant regulatory requirements and Trust policy; • Ensure that all holiday van owners are aware of their rights and responsibilities as well as the rights and responsibilities of park management (as defined in the Holiday Parks Long term Casual Occupation Act 2002); • Ensure that all holiday vans comply with relevant regulatory requirements and the policies of Government and the Trust's procedures; • Ensure an annual audit of holiday van compliance is completed in preparation of issuing annual occupancy agreements; • Ensure the sale and removal of holiday vans complies with the Trust's Standard Operating Procedures (Administration & Management of Holiday Vans); • Review the natural attributes of the park and current park layout in conjunction with demands for tourist accommodation and efficient business operations. In the light of this, undertake an improvement program that re-arranges the park layout where possible to enable the installation of additional tourist accommodation as well as the retention of a proportion of holiday vans in discrete precincts. |
| To create a holiday destination that takes advantage of the park's location but preserves its existing character, sense of place and that provides affordable, value for money holiday opportunities for a wide cross section of the community | <ul style="list-style-type: none"> • Maintain existing cabins to provide affordable family holiday accommodation; • Ensure prime locations are available for tourist accommodation and to enhance guest's appreciation of natural setting of the Park; • Install quality cabin accommodation on sites that take better advantage of the park's setting; • Provide well organised drive on tourist van sites; • Provide ensuite tourist van sites; • Provide drive on sites that will cater for larger motor homes and fifth wheeler vehicles; • Investigate opportunities to provide additional camping sites and the provision of onsite tents to enhance guest accommodation options. |
| To have a staged development process that is achievable in terms of planning and financial constraints. | <ul style="list-style-type: none"> • Aim to undertake an improvement program over 5 to 7 years based on the internal capacity of the Holiday Park to support the funding of the works; • Aim to retain an overall AAA 4 star rating. |

6.5 UTILITY SERVICES

| Objectives | Strategies/Actions |
|---|--|
| To enable the maintenance and installation of utilities and services within the Park. | <ul style="list-style-type: none"> • Take care in maintenance activities to avoid disturbance to natural areas; • Avoid location of new services in or through natural areas; • Install new or revised services for planned accommodation upgrading and recreational facilities in accordance with an approved installation and rehabilitation strategy; • Provide solar collectors on the amenities buildings; • Upgrade the street lighting network utilising solar structures where possible; • Where the provision of any public utilities is required ensure appropriate ongoing management and access regimes; • Work with the Coastal Patrol to remove from the holiday park the water main that traverses through the park. |

6.6 PUBLIC SAFETY

6.6.1 Safety and Risk Management

| Objectives | Strategies/Actions |
|---|--|
| To provide health, safety and risk management for the general public, guests and those involved in maintenance and management activities. | <ul style="list-style-type: none"> • Ensure all appropriate WH&S procedures and practices including relevant staff training are in place; • Carry out regular risk management inspections for all infrastructure including access ways, fencing especially boundary fencing, swimming pools, community amenities buildings, other structures and furnishings and implement maintenance and repairs as required; • Maintain recreational areas, pools and playgrounds in accordance with relevant guidelines (Council, Australian Standards etc); • In accordance with the Park Vegetation Management Plan ensure inspections are carried out to ensure appropriate tree and vegetation maintenance and intervention is undertaken to remove hazards or obstructions; • Ensure the Park has appropriate driver and pedestrian signage, road markings and safety measures are in place and maintained; • Review usage patterns and trends regarding 'novelty' and/or unregistered vehicles (motor bikes, push bikes, motorized scooters) and adopt appropriate management responses; • Ensure risky, dangerous or inappropriate guest behaviour is managed within the park rules (terms & Conditions) and the Trust's Standard Operating Procedures (Administration & Management of Holiday Vans); • Extend the current CCTV surveillance to other strategic locations within the park; • Ensure Contractor vehicle movements and access to the park is managed through Contractor site inductions and monitoring; • Redefine northern boundary, replace boundary fence and ensure secure pedestrian gates are in place to assist pedestrian access. |

6.6.2 Regulation of Activities

| Objectives | Strategies/Actions |
|--|---|
| To improve security within the Park and discourage inappropriate behaviour and activities and reduce the incidence of vandalism of facilities or vegetation. | <ul style="list-style-type: none"> • Implement public education programmes. • Exercise powers under Crown Lands Act, Crown (General Reserves) By-law or Local Government Act to issue on the spot fines or prosecute where appropriate; • Select and install vandal resistance materials and designs when developing facilities. • Determine and implement suitable measures to address problems specific to particular areas eg: <ul style="list-style-type: none"> – alcohol restrictions – lighting – hours of use (picnic areas, pools, recreation facilities and communal areas) – location and design of facilities and landscaping (eg. improve visibility) • Modify activities which are prohibited or permissible; • Ensure prohibited activities are adequately signposted (see 6.7); • Respond promptly to incidences of damage; • Restore and protect damaged vegetation areas to meet reserve management requirements; • Extend CCTV surveillance network and lighting at strategic park locations; • Ensure security patrols provide a deterrent to anti-social and inappropriate behaviour. |

6.7 PARK INFORMATION

| Objectives | Strategies/Actions |
|--|---|
| To provide an entry sign that identifies and promotes the Holiday Park to attract business. | <ul style="list-style-type: none"> • Ensure the entry sign highlights the entry to the holiday park and promotes star rating and other basic information to assist potential and confirmed visitors/guests. |
| To provide signs which identify prohibited activities, safety warnings and Park/reserve information. | <ul style="list-style-type: none"> • Design signs in accordance with State Wide Best Practice Guidelines to convey appropriate information for each site (eg. Prohibited activities, advisory information, contact numbers for reporting problems); • Minimise number of signs used by combining information. |

6.8 INTEGRATED MANAGEMENT

6.8.1 Co-ordination

| Objectives | Strategies/Actions |
|--|---|
| Implement the Plan of Management and address relevant statutory requirements in an ongoing, co operative and timely manner within the available resources. | Refer inquiries and liaise as required with relevant government agencies, for example: <u>Crown Lands Division</u> : Plan of Management adoption and revisions, Crown Lands leases, Coastline hazard management, Funding grants <u>Environment and Climate Change</u> : Soil erosion and acid sulphate soils, water quality, climate change. <u>Planning</u> : Approvals for proposals covered by the EP&A Act. <u>RFS and Fire Control Officer</u> : Fire Control Management Plans and requirements. |
| To improve environmental management and address coastal planning and management principles and policies. | <ul style="list-style-type: none"> Review the operational boundaries of the Holiday Park in consultation with NSW Trade & Investment, Crown Lands. Provide appropriate fencing and clearly define the physical limits of responsibility for the Holiday Park manager. |

6.8.2 Commercial Activities

| Objectives | Strategies/Actions |
|---|--|
| To allow for commercial activities that enhance recreational opportunity without impacting adversely on other recreational users, the natural environment or visual amenity of the reserve. | <ul style="list-style-type: none"> Partner with the café/kiosk operator to ensure services and trading hours benefit guests and visitors in support of the Park's operation. Approve commercial activities are compatible with the use of the Park. Conditions of approval are to apply for insurance, lease or permit fees, minimising noise and other impacts on users, environment or visual amenity as appropriate. Fee structures will reflect the level of community benefit from the activity. |

6.8.3 Adjoining Development

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

6.8.4 Funding

| Objectives | Strategies/Actions |
|--|--|
| To maximise funding opportunities to enable implementation of the Plan of Management | <ul style="list-style-type: none"> • Implement the improvements proposed for the Park through funding from trading profits contributed to the Port Stephens Holiday Park Reserve Trust; • Ensure up to date information is available on relevant funding programmes; • Apply for funding for suitable projects; • Co-ordinate and maximise funding opportunities eg matching Trust funding with other government grant and Council funding sources when available. |

6.8.5 Project Planning and Implementation of Other Plans

| Objectives | Strategies/Actions |
|--|---|
| To complete site assessment, planning and design to assist in works programmes and sourcing of funds | <ul style="list-style-type: none"> • Prepare any required plans for upgrading recreation facilities and accommodation areas. • Prepare detailed vegetation regeneration and landscaping plans for development and priority areas where required. • Carry out environmental and user needs assessments at site planning and design stage as required for all improvement works. • Prepare a communication plan to provide advanced notification to Park visitors and guests of upcoming projects and potential disruption from scheduled works. • Liaise with stakeholders to ensure all issues are addressed through the site assessment project planning process. |

6.8.6 Leases and Licences

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

6.8.7 Implementation of the Plan of Management

| Objectives | Strategies/Actions |
|---|--|
| To ensure appropriate level of consultation and engagement of holiday van owners and guests in the stages of development and change | <ul style="list-style-type: none">• Ensure copy of the Plan of Management is located on the Holiday Park web page.• Establish park specific consultative panel to provide appropriate communication mechanisms in relation to the Plan's implementation.• Ensure a copy of the drawings depicting development areas are displayed and available at park reception.• Ensure holiday van owners located in development precincts are provided written notification of the project timing and the available options. |

7. IMPROVEMENTS

7.1 INTRODUCTION

It has been noted in Section 1.2 that, as a pre-cursor to the preparation of this Plan of Management, a Master Plan and Business Plan has been prepared for this park. This work, together with comments from the public exhibition, guest and visitor feedback, business and market analysis, has resulted in the identification of a range of improvements as well as new facilities and products which are required if the Park is to maintain market competitiveness and achieve its financial potential. The improvements proposed have been assessed against their potential to enhance the future financial outcomes for the overall business enterprise and its contribution to the community and to the effective management of reserved Crown land and contribution to the wider Crown land estate in Port Stephens through approved "Cluster Plans". In formulating a practical development and improvement program, a number of factors have been considered including;

- Safety, security and regulatory compliance;
- The principles and parameters established in relevant legislation and policies of Council and the State government;
- Potential to increase public accessibility
- Potential to generate income and profit;
- Potential to improve visitor amenity;
- Potential to improve the day-to-day management of the Park;
- Potential to achieve environmental objectives;
- Cost; and
- Contribution to the local economy.

In terms of the future financial performance of the Holiday Park the improvement program has been formulated with two principal aims;

- To enable the Halifax Holiday Park to capture a fair share of the existing overnight tourist visitation to the region; and
- To provide the Halifax Holiday Park with the opportunity to capture new visitation from recognized growth areas in the Holiday Park marketplace.

7.1.1 Summary of amendments from the exhibited Draft 2010 & Draft 2012 Plans to the final 2013 Plan of Management

- The proposed areas identified for redevelopment within the Park in the 2010 and 2012 Trust endorsed drafts remain mostly unchanged.
- Cabin accommodation has been scaled back to accommodate new camping sites and increase the area set aside for recreational facilities. The total number of cabin sites is now forty-one (41) and camping sites is eight (8)
- The inclusion of a second amenities to service tourist van sites in the eastern part of the Park

- The number of tourist van sites has increase by seven (7) to eighty-two (82) twelve (12) of these sites will have ensuite facilities.
- Increased areas for open space including barbeque, picnic space and landscaping.
- Increase area for the recreational precinct including space for a pool, and upgraded indoor/outdoor recreation facilities.
- During the implementation of the Plan holiday van sites will be reduced by thirty-one (31) to establish one precinct of ten (10) sites, the overall percentage of sites available for holiday vans represents 7.0%.
- Improve park amenity and security with street lighting, fencing, and extend CCTV network.
- Overall the planned park layout at the completion of the proposed development phases will consist of eighty-two (82) tourist van sites, twelve (12) with ensuites, ten (10) holiday van sites, eight (8) camp sites and forty-one (41) cabin/villas providing a combined total of one hundred and forty-one (141) tourist sites.
- Establish a park specific implementation panel consisting of Park Management, members of the Port Stephens Caravan and Campers Association and other holiday van owners. The purpose of the panel to guide the implementation and communication strategy for the staged development phases within the Plan of Management.
- An additional Drawing C-04 is included that depicts each phase of development and the areas affected.
- Alterations to Reserved Crown Land as notified in the NSW Government Gazette No.118
- Establishment of Reserve Trust as notified in the NSW Government Gazette No.90

7.2 OVERVIEW OF IMPROVEMENTS

The proposed improvements have been formulated to build on the Park's existing strengths and attractions. The intention is to bring improvements on-stream in an orderly manner and in a way that will progressively enhance the income earning capacity and potential profitability of the property.

In terms of timing, priority will be given to items which:

- Have greater importance because of a safety or regulatory issue;
- Are essential pre-cursors for an item to be implemented in a later year;
- Demonstrate the benefits to existing guests as well as new clients;
- Do not involve time consuming design, documentation, consent and approval processes; and
- Have the potential to make a substantial change to the presentation and competitiveness of the property for a relatively modest investment.

The proposed improvements can be grouped into several broad areas which include Services, Accommodation and Site Types, Guest Facilities and Landscaping. Following is an overview of the items that are included in the improvement program. The spatial

arrangement of some of these improvements are shown on Drawing C-03.

7.2.1 Services

Essential services such as water, sewer, power and stormwater are already found within the park. However, over time some of these need to be amplified, extended or even replaced depending upon other initiatives and needs within the park and/or maintenance considerations. Over time opportunities for improved services will be explored to ensure they remain cost effective, efficient and where possible consistent with prevailing technologies, environmental best practice and greenhouse gas emission targets.

Consideration has also been given to the rationalisation of other services such as pay TV and Wi-Fi internet connection which is sought after or demanded by the marketplace.

A range of servicing matters have been addressed in recent years. The Trust has identified and will continue to monitor these servicing needs. Examples of planned upgrades include the installation of solar panels on communal facilities buildings such as the amenities blocks. Ongoing stormwater management and modification is also planned consistent with changing infrastructure and development within the park as well as surrounding land. Other initiatives to be expanded include water minimisation strategies such as water meter monitoring, rain water capture and storage to provide water for toilet systems and garden irrigation.

Other basic services provided in the park include the road system and visitor car parking. Where necessary and consistent with other initiatives related to the provision of new or upgraded accommodation and facilities, some park roads may be altered in terms of alignment and/or possibly closed. Management strategies will also be investigated to ensure visitor car park is available for the purpose of short term visitation to the park. The overall aim is to provide enhanced amenity for park guests while maintaining appropriate levels of servicing and access consistent with the requirements of the Regulations.

7.2.2 Accommodation and Site Types

The park currently supports a range of existing good quality cabin stocks some of which has been in place for a number of years while outdated stocks have been more recently replaced provided consistent high quality cabin product. Where necessary and consistent with current market standards and expectations the older cabins will be refurbished. Additional cabins will be introduced in identified sections of the park. Tourist van sites with ensuite facilities are now a sought after option for many guests. Some dwelling sites currently used for holiday vans will become available for drive-on tourist uses or cabins.

As the park is not large and occupies a highly desirable location, rather than seeking to

provide all site types, a more appropriate response is to provide short term sites (best suited to drive on tourist uses) and cabins. Consequently formal camp sites will be deleted from Halifax Holiday Park over the proposed development stages. However a defined and consolidated area of camp sites is provided at both Fingal Bay and Shoal Bay Holiday Parks. Halifax Holiday Park will also establish a new style of accommodation providing a limited number of onsite eco tents.

7.2.3 Guest Facilities

The park currently provides a range of facilities for guests. However, some of these facilities need to be refurbished and or expanded consistent with anticipated guest usage as well as prevailing marketplace expectations and demands. New playground facilities have recently been established and additional proposed recreation facilities are included as part of future development works.

Works that fit into this category include:

- Refurbishment of the amenities block
- Establishing a second amenities block to service the eastern portion of the Park
- Improving barbecue facilities including shelters, barbecues, stainless steel sinks, seating and shade structures
- Expansion of the recreational area to establish a recreation centre, swimming pool and outdoor recreational space.

7.2.4 Landscaping

The park has remnants of native vegetation which provide some basis for ongoing landscaping programs. At the same time some existing areas within the park demonstrate the value and enhanced amenity which can be achieved by way of a comprehensive approach to landscaping.

It is important that this approach is extended to enhance:

- accommodation areas;
- key pedestrian linkages;
- guest facility areas, and
- park boundary treatments.

Landscaping work of this nature will be undertaken on an ongoing basis as improvements are implemented throughout the park.

7.2.5 Summary of proposed development plans

The supporting business plan to this Plan of Management has demonstrated that the proposed development plans for the park can be funded from the revenue generated from the operations of the holiday park. Project timing may be subject to development delays through the approval process and potential changes in priorities as determined by the Corporate Trust.

The following summary of the proposed development phases is anticipated to be carried out over a 5 to 7 year period and are depicted in Drawing C -04. Phase 1 is planned for completion in 2014 Financial Year.

PHASE 1 - Project Description

- Relocate Cleaners Shed and replace with 1 bedroom villa
- Complete office refurbishment
- Power-head meter installation (all holiday van sites)
- Upgrade amenities block
- Establish BBQ undercover area and landscaping
- Replace damaged tourist van slabs

PHASE 2 - Project Description

- Replace boundary fence and landscape
- Install 1 x 3 bedroom elevated villa

PHASE 3 – Project Description

- Convert 9 holiday van, 3 camping sites to establish ensuite tourist van precinct
- Establish new amenities to service eastern end of Park
- Internal road maintenance – resurfacing (Stage 1)

PHASE 4 – Project Description

- Convert 8 Holiday Van sites to 8 Tourist Van sites
- Convert 7 Holiday Van sites to 8 Camp sites
- Convert 11 Camping sites to 10 Tourist Van sites
- Convert 1 Holiday Van site to a Tourist Van site
- Cabin refurbishment project

PHASE 5 – Project Description

- Construct retaining wall on part northern boundary
- Convert 5 Tourist sites to establish Holiday Van precinct (retained embankment)
- Convert 2 Holiday van sites to 2 Tourist Van sites
- Convert 6 Holiday Van sites to 5 x 1 bedroom cabins
- Convert 4 Holiday Van sites to Tourist Van sites

PHASE 6 – Project Description

- Establish recreation centre & reconfigure outdoor recreation area
- Street Lighting upgrade& solar installation project

PHASE 7 – Project Description

- Establish swimming pool/water playground
- Extend CCTV network
- Internal road maintenance – resurfacing (Stage 2)

8 APPENDIX

8.1 - PLAN OF MANAGEMENT PROCESS

DRAFT PLAN ON MANAGEMENT

In the preparation of the Draft Plan of Management consultation was held with the following:

- The NSW Lands and Property Management Authority;
- The Port Stephens Council;
- The Port Stephens Council Holiday Park Advisory Panel, and
- The Port Stephens Caravan and Campers Association.

From this consultation it was evident that a number of recurrent issues could be identified. It is also evident that these issues vary between each of the Holiday Parks depending upon the circumstances within each park.

The main issues for each park can be expressed as follows:

- Ongoing maintenance of all aspects of the park's infrastructure;
- Security and safety within the park;
- Matters related to the functioning and management of utility services;
- Implications with respect to reduction of holiday vans as a result of development.

These matters have been included within the appropriate objectives and strategies of the Draft Plan of Management prepared for public exhibition.

PUBLIC EXHIBITION

In preparation for the final draft Plan of Management, the draft Plan was placed on public exhibition together with draft Plans of Management for Shoal Bay and Fingal Bay Holiday Parks. The exhibition period extended from 20 July to 30 September 2009 during which time 27 submissions were received relating to Halifax Holiday Park and a further 10 submissions that were relevant to all three parks.

During the exhibition period there were two Council briefings and one public meeting. The exhibited draft Plan of Management was amended in consideration of the public comments and referred to Council as Corporate Trust Manager.

RECOMMENDED DRAFT AND SUBSEQUENT REVIEW

Council in its capacity as Corporate Trust Manager endorsed the first draft 2010 Plan of Management at its meeting in May 2010 referring the Plan to Crown lands for approval. The Plan was put on hold during an audit of the holiday park and a further revision was undertaken between June 2012 and October 2012.

The revised draft Plan of Management was considered at the Port Stephens Holiday Park Reserve Trust meeting held on 13 November 2012. The Trust adopted the revised 2012 Plan of Management for Halifax Holiday Park and recommended its referral to NSW Trade & Investment, Crown Lands requesting the revised 2012 Plan of Management be adopted and referred to the Minister for Lands for approval.

Following representation from the Port Stephens Caravan & Campers Association a

meeting with representatives from Council, Crown Lands and the Association was held in early December 2012. Consideration was given to provide an opportunity for additional stakeholder consultation of the 2012 Draft Plan of Management.

The additional consultation period commenced in mid December and concluded in mid February during which time additional submissions were reviewed by Crown and Trust representatives. During this period 33 submissions were received relating to Halifax Holiday Park and a further 2 submissions relevant to all three parks.

FINAL PLAN OF MANAGEMENT

Minor amendments to the 2012 Draft Plan of Management were made following the review of the latest submissions referred to and considered by Trade & Investment - Crown Lands in March 2013 and further information from Crown Lands in July 2013. The following amendments have been made to establish the 2013 Plan of Management:-

- Updated consultation and additional table included listing issues raised from the most recent consultation with the holiday van community
- Removal of operational details from the Plan and reference to the Standard Operating Procedures for the Administration and Management of Holiday Vans included
- Revised summary of amendments from 2010 & 2012 draft Plans
- Revised phasing of capital development projects &
- Revised reservation details

The remaining content of the plan and the park layout is unchanged from the 2012 draft, including the defined precincts for each accommodation type, the proposed redevelopment areas and the proposed capital projects.

Reports outlining the progression of the Plan of Management were considered at the Port Stephens Holiday Park Reserve Trust meetings held on 7 May 2013 and 29 October 2013. The Trust endorsed the amendments to enable the Plan of Management to be resubmitted to Crown Lands for endorsement by the Minister.

8.2 - SUMMARY OF ISSUES RAISED THROUGH CONSULTATION

| SUMMARY OF MATTERS RAISED THROUGH PUBLIC EXHIBITION OF THE DRAFT PLAN OF MANAGEMENT AND FURTHER STAKEHOLDER CONSULTATION PRIOR TO DECEMBER 2012 | | |
|---|--|---|
| Type of Issue | Issue Raised | Response |
| Plan implementation | The conversion of holiday van sites to other uses will reduce sense of community spirit amongst van owners and increase anti-social behaviour etc. | Noted - The reduction in holiday van sites is proposed in discrete precincts with the balance retaining in existing areas. Similar site changes have previously occurred on the Park with no evidence suggesting these impacts. |
| Plan implementation | No compensation for the loss in holiday van sites as there are no alternate sites available for relocation | Noted - The staged development of the Park does not provide alternative sites for holiday vans to be relocated. The annual occupancy agreement does not provide compensation for the termination of agreements. Investigate a strategy to allow onsite turnover within the Parks prior to opening sites for new occupants. |
| Plan implementation | Reduction in holiday van sites will impact on the local economy and community | Noted – The gradual change in site profile and increased occupancy by tourists will increase local business activity while the remaining holiday vans will assist to minimise impacts during off peak periods. |
| Plan implementation | Reducing holiday vans to increase tourist sites will not provide a greater financial return. Holiday vans provide guaranteed income a reduction will result in a negative financial impact. | Noted – The staged approach to the replacement of holiday van sites has been modelled and the financial results demonstrate that the alternative site types produce a greater return per site than that of holiday vans. |
| Plan implementation | There is insufficient tourist site demand to sustain occupancy and revenue throughout the year to justify the proposed reduction in holiday van sites. The PSCCA is opposed to the removal of holiday vans beyond what was communicated in the 2005 Master Plan. | Noted – Occupancy data and demand provides sufficient evidence to implement a staged development approach replacing holiday van sites with sites that have a higher demand and yield. This approach can also be assessed following each phase of development and prior to implementation of the next development phase. The previous Master Plan has been superseded by the 2012 Plan of Management. |
| Plan implementation | A lack in the variety of accommodation styles will limit access for average families to enjoy a vacation. | Noted - The site profile has been reassessed and provides a range of tourist accommodation styles that are attracted to this park. The majority of guests are seeking cabin and tourist drive on sites. The park will provide a modest 24% of the total number of sites set aside for holiday vans. The decision to remove camping was based on the park's inability to provide a quality camping area in relation to the park size and tourist demand. |

| Type of Issue | Issue Raised | Response |
|---------------------|--|---|
| Plan implementation | Concern with the loss of camping sites will exclude families. | Noted - The decision to remove camping was based on the park inability to provide a quality camping area once Lot 424 was not an option. The guest feedback on current camping does not support the retention of camping amongst other site types. |
| Plan implementation | PSCCA concerned at the loss of camping suggesting the area near the amenities should be retained | Noted - The decision to remove camping was based on the park inability to provide a quality camping area once Lot 424 was not an option. The guest feedback on current camping does not support the retention of camping in this area or anywhere amongst other site types. |
| Plan implementation | The inclusion and development of Lot 424 will result in the loss of public open space, picnic and recreational facilities and restricting access to the beach. Disturbance of the existing natural bushland with the removal of trees impacting on the wildlife corridor. Increase in people to the area further overcrowded in holiday periods, noise affecting local residents. And downgrade adjacent property values and people staying in the units would lose a bushland outlook and a tree covered play area for their children, additional 2 storey cabins would create further eyesore. | Noted - Lot 424 is not included in the Trust's endorsed final Plan |
| Plan implementation | Concern that public reserves are being lost preventing people from enjoying the unique and precious coastal environment. | Noted - Lot 424 is not included in the Trust's endorsed final Plan |
| Plan implementation | PSCCA agree with the replacement of the fence and landscaping to improve security, ambiance and amenity | Noted |
| Plan implementation | Concern that the park expansion will in holiday periods contribute further to the traffic congestion, overcrowding at the boat ramp and hazards for pedestrians and cyclists. | Noted – with the exclusion of Lot 424 the changes in use and reduction in the total number of sites there will be negligible impact on the peak holiday period situation. |
| Plan implementation | Concern that there isn't an accurate assessment of the development potential within the 5 year term of the Plan and no timeframes have been given. The PSCCA consider that delivery of the proposed development it not achievable in 5 years. | Noted – The Plan has been modified to reflect an accurate assessment of each development phase and there has been financial analysis to support the capital investment. Information has also been included in the Plan to represent the planned development phases within the areas affected over a 5 – 7 year implementation period. |

| Type of Issue | Issue Raised | Response |
|---------------------|---|---|
| Plan implementation | PSCCA support the improvements to health safety and security as well as any improvements which add value including changing underperforming sites, landscaping and services such as increasing density reconfiguring larger sites, accommodating motor homes and larger vehicles, internet access & pay TV. | Noted |
| Plan implementation | PSCCA concerned that some of the development proposals within the previous master plan of 2005 have not been completed. | Noted – The Plan of Management reviewed all past project proposals and evaluated the options against other performance criteria. The 2012 revision re-examined the proposed development stages within the master plan, the 2012 development provides responsible and deliverable development phasing. |
| Operations | Concern about damaged and broken tourist van slabs. The PSCCA raised this as these slabs are a potential trip hazard | Noted – The Plan has been modified to include a program of repair and replacement. |

| SUMMARY OF MATTERS RAISED THROUGH ADDITIONAL HOLIDAY VAN STAKEHOLDER CONSULTATION (DEC 2012 to FEB 2013) | | |
|--|--|--|
| Type of Issue | Issue Raised | Response |
| Communication | Proper consultation has not been undertaken | Noted – The additional consultation period established for holiday van owners provided opportunity for the changes to the Plan of Management to be raised. |
| Communication | Concerned about the lack of consultation with holiday van owners over the plan's development | Noted – The additional consultation period established for holiday van owners provided opportunity for the changes to the Plan of Management to be raised. The establishment of a consultative committee will provide ongoing consultation. |
| Communication | The deceit in the planning process | Noted – The additional consultation period established for holiday van owners provided opportunity for the changes to the Plan of Management to be raised. |
| Communication | Concerned by significant number of errors in first draft | Noted – Plan updated |
| Commercial | Contest that all improvements will be funded from trust income and loans from PRMF | Noted – All proposed capital improvements can be funded from profits derived from the operations, it is not intended that new projects will be funded by loans. Contributions to Crown Reserves outside the Park will be guided by the "Cluster Plan" and reviewed in preparation for each financial year. |
| Commercial | The proposed level of expenditure is excessive and project returns will not align. | Noted – The PoM is supported by a business plan which includes income and expenditure projections. Crown Lands & the Trust are responsible for monitoring the performance of the operations |

| Type of Issue | Issue Raised | Response |
|---------------------|--|--|
| Commercial | The expenses from continued operations remain static or increase and are not in alignment with improved management and operational expectations | Noted – The PoM is supported by a business plan which includes income and expenditure projections. Crown Lands & the Trust are responsible for monitoring the performance of the operations |
| Commercial | Parks are not competing fairly in the local market given their access to low interest state funds | Noted – Low interest loans are historically available to all Crown land managers across the State. The proposed capital improvements are not intended to be funded from PRMF loans. |
| Commercial | Concerned amount of Trust account funds | Noted – Crown & Corporate Trust are in agreement with the balance available in the Crown Holiday Parks Reserve Trust |
| Commercial | Financial modelling is insufficient to get accurate assessment of income to be derived from parks after redevelopment | Noted – Commercial information is not included in the PoM however supporting financial analysis is included in the business plan which provides justification for the redevelopment. |
| Commercial | Cost of employee benefits in future years | Noted – Budgets are prepared and approved by Crown & the Trust |
| Commercial | Parks operate on an uneven competitive advantage to other accommodation businesses in the area | Noted – Historically all Crown land managers across the State have access to the same resources and legislative responsibilities. |
| Commercial | Loss of income from reduced site numbers is of concern | Noted – The business plan provides justification for the proposed redevelopment. Enhancing tourism experience and increased visitor nights delivers stronger economic benefits. |
| Commercial | Increased costs from cabin development is a concern | Noted – Supporting financial analysis included in the business plan provides justification for the proposed redevelopment. |
| Commercial | Holiday vans contribute greatly to local economy compared to touring vans | Noted – The business plan provides justification for the proposed redevelopment. Enhancing tourism experience and increased visitor nights delivers stronger economic benefits to the community. |
| Operations | Proposal that no public sales of Holiday Vans or occupancy changes for 12 months, sales could however occur in unaffected areas to existing affected van owners, and alternatively a partial buy back should be considered by the Crown/Trust. | Noted – The Standard Operating Procedures for the Administration and Management of Holiday Vans outlines the approved sales approach. |
| Operations | No future sales of holiday vans across the 3 parks (use natural attrition) | Noted –The Standard Operating Procedures will provide opportunities for some van owners to remain through on site sales. |
| Operations | Holiday van owners manage and care for their site better than park management does and have generally does so for 35 years | Noted – Operational matters will be managed through the Standard Operating Procedures. Crown Lands & the Trust are responsible for monitoring the performance of the operations |
| Plan implementation | Not expected that the POMs can be executed in their current form and satisfy commitments to Crown Lands and community expectations for trust expenditure. | Noted – Crown Lands & the Trust are responsible for monitoring the implementation and performance of the operations |

| Type of Issue | Issue Raised | Response |
|---------------------|---|---|
| Plan implementation | Concerned by inequitable eviction with percentage of holiday vans being removed from Halifax Park relative to other parks | Noted – The PoM ensures a holistic approach to the strategic direction & long term sustainability of the holiday park. A business plan supports the progressive development of the park and the Standard Operating Procedures for the Administration and Management of Holiday Vans outlines the approved approach. |
| Plan implementation | Insufficient funding allocated to general crown reserve maintenance compared to projected expenditure in the parks | Noted – Contributions to Crown Reserves outside the Park will be guided by the "Cluster Plan" and reviewed in preparation for each financial year. |
| Plan implementation | Not supportive of Lot 424 inclusion in Halifax | Noted – No current change is proposed Lot 424 |
| Plan implementation | Concerned with financial burden in purchasing the van, the additions and maintenance, and being removed from the park without thought | Noted – A reduction in the number of holiday vans is necessary to implement the PoM. The Standard Operating Procedures will provide opportunities for some van owners to remain through on site sales. |
| Plan implementation | Holiday Vans are an asset to the Park, the CBD and the community. | Noted – The presentation and lack of maintenance of some holiday vans detract from the standard of appearance of the park. Supporting financial analysis included in the business plan also provides justification for the proposed reduction in holiday vans and an increase in tourist sites |
| Plan implementation | Doesn't support the addition of Eco tents | Noted the concept of Eco-tents is not planned within the current Plan |
| Plan implementation | Maintain caravan park atmosphere no further cabin/villa developments, maintain affordable tent accommodation - no eco tents | Noted – The PoM ensures a holistic approach to the strategic direction and long term sustainability of the holiday park. A business plan supports the progressive development of the park |
| Plan implementation | Holiday vans increase appeal of park and provide a level of security for patrons | Noted – The presentation and lack of maintenance of some holiday vans detract from the standard of appearance of the park. The reduction in holiday van sites is proposed in discrete precincts with a small balance retaining in one precinct. Van presentation and Park security are operational issues that will be monitored and addressed through the Consultative Committee |
| Plan implementation | Question need for additional amenities block | Noted – In keeping with the appropriate standards the establishment of a smaller additional amenities block provides access for the new camping and tourist van sites |
| Plan implementation | Doesn't think need swimming pool and again very costly to build and operate | Noted – The inclusion of additional recreation facilities such as the pool is in response to customer feedback and market expectations. A business plan supports the progressive development of the park. The operational costs will be monitored in line with budget performance. |

| Type of Issue | Issue Raised | Response |
|---------------------|---|---|
| Plan implementation | Objection to the addition of a pool at the cost of sites and income, great natural swimming nearby. Retain van sites and redirect money toward improvement to Shoal Bay foreshore | Noted – The inclusion of additional recreation facilities such as the pool is in response to customer feedback and market expectations. A business plan supports the progressive development of the park. |
| Plan implementation | No forced removal of holiday vans | Noted – A reduction in the number of holiday vans is necessary to implement the PoM. Van owners will be notified in writing if the site they occupy is required for redevelopment. Van owners impacted by development will be given opportunity to enter a ballot for internal sales. |
| Plan implementation | Wants former plans implemented prior to developing new ones | Noted – The previous masterplan is redundant replaced with the revised PoM which ensures a holistic approach to the strategic direction and long term sustainability of the holiday park. |
| Plan implementation | Objects to the proposed removal of holiday vans from Halifax, bought on site previously safe from relocation under the POM but now affected due to Council review of plan. | Noted – The PoM ensures a holistic approach to the strategic direction and long term sustainability of the holiday park. A business plan supports the progressive development of the park and the Standard Operating Procedures for the Administration and Management of Holiday Vans outlines the approved approach. |
| Plan implementation | Feel intention for parks was for an affordably holiday for families which cabins no longer provide and feels tents should be preserved in park. | Noted – The PoM ensures a holistic approach to the strategic direction and long term sustainability of the holiday park. Limited camping will be retained in the Park. |
| Plan implementation | Objects to removal of holiday vans no good reason | Noted – The PoM ensures a holistic approach to the strategic direction and long term sustainability of the holiday park. A business plan supports the progressive development of the park. Further consultation will be facilitated following the establishment of the Consultative Committee. |

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SOURCE OF AERIAL IMAGERY: SPATIAL INFORMATION EXCHANGE, NSW LAND & PROPERTY INFORMATION



JOB NAME: HALIFAX HOLIDAY PARK - PLAN OF MANAGEMENT

DRG TITLE: AERIAL CONTEXT

CLIENT: PORT STEPHENS HOLIDAY PARK RESERVE TRUST - PORT STEPHENS COUNCIL

JOB No: 26.04

DATE: OCTOBER 2013

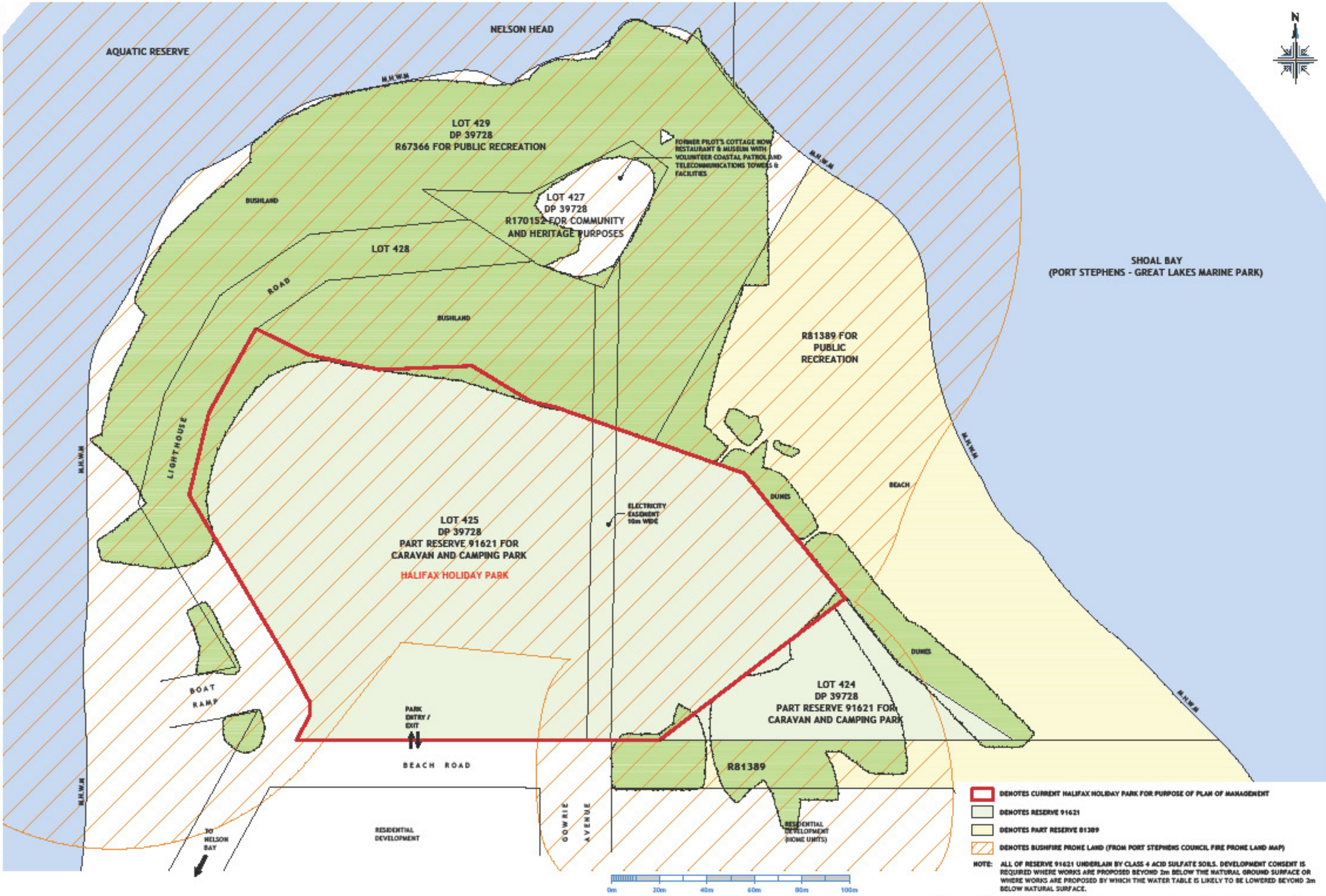
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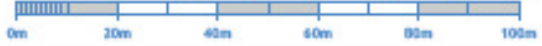
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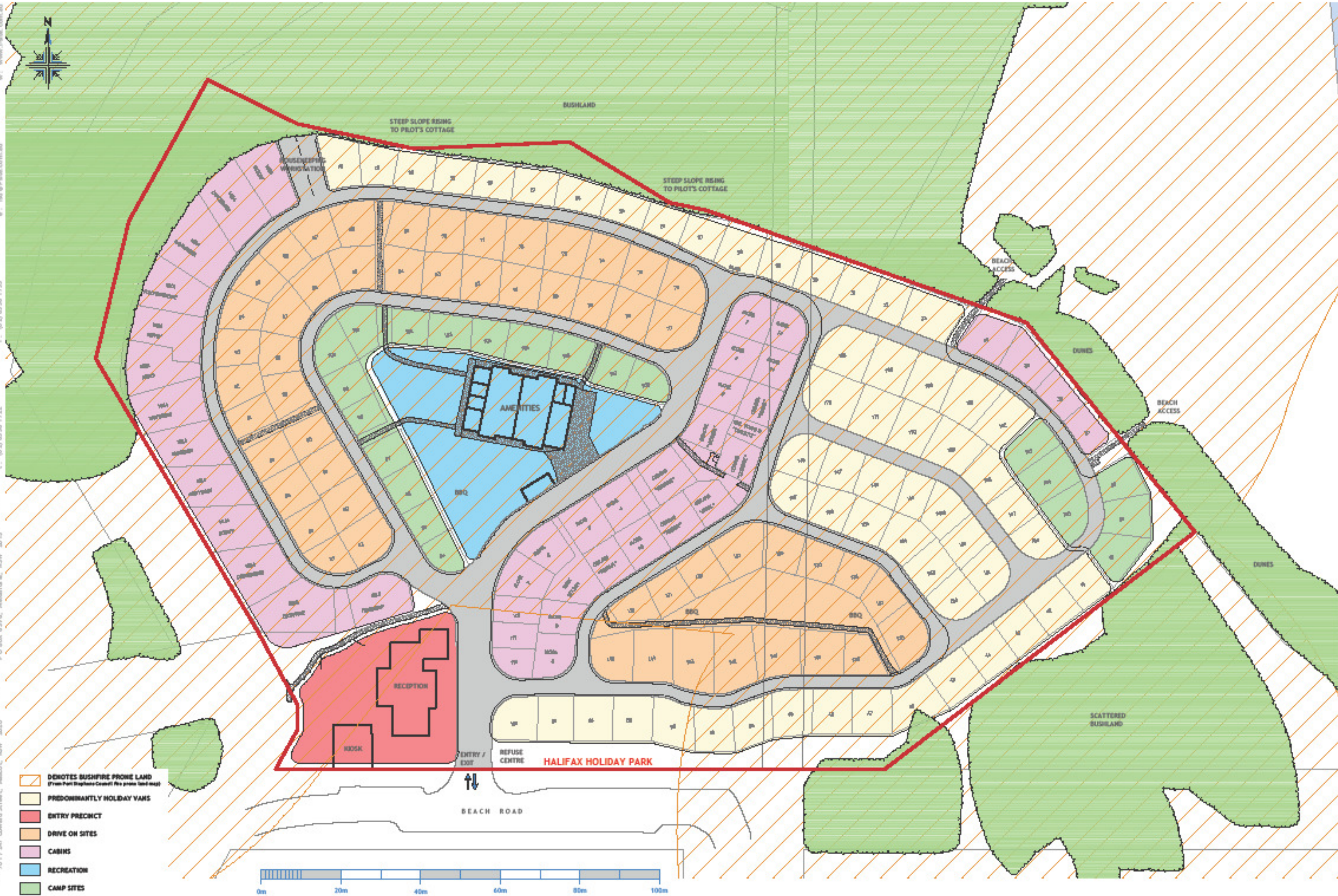


- DENOTES CURRENT HALIFAX HOLIDAY PARK FOR PURPOSE OF PLAN OF MANAGEMENT
- DENOTES RESERVE 91621
- DENOTES PART RESERVE 81389
- DENOTES BUSHFIRE PRONE LAND (FROM PORT STEPHENS COUNCIL FIRE PRONE LAND MAP)

NOTE: ALL OF RESERVE 91621 UNDERLAIN BY CLASS 4 ACID SULFATE SOILS. DEVELOPMENT CONSENT IS REQUIRED WHERE WORKS ARE PROPOSED BEYOND 2m BELOW THE NATURAL GROUND SURFACE OR WHERE WORKS ARE PROPOSED BY WHICH THE WATER TABLE IS LIKELY TO BE LOWERED BEYOND 2m BELOW NATURAL SURFACE.



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Boundaries

- Ensure operational boundaries are correctly located and defined
- Provide and maintain a fence and buffer planting where necessary
- Provide pedestrian access points to match desire lines and linkages
- Apply appropriate bushfire management practices

Recreational Facilities

- Upgrade and expand existing recreational facilities to support the total accommodation provision within the Park
- Extend the recreation precinct to establish a swimming pool and improved playground facilities, the red asterisk indicates the proposed location of the pool
- Upgrade BBQ facilities and shelter structures

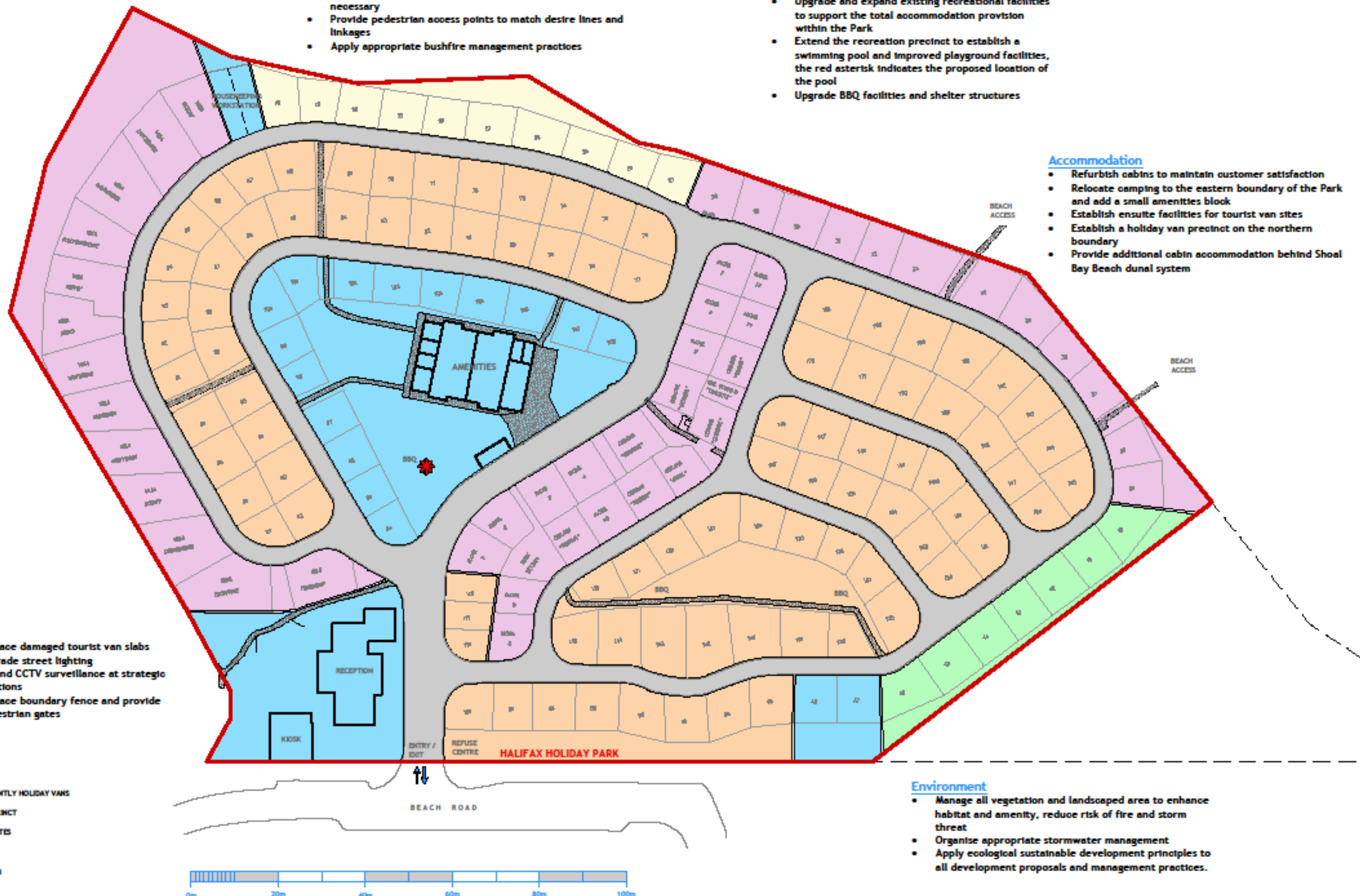
Accommodation

- Refurbish cabins to maintain customer satisfaction
- Relocate camping to the eastern boundary of the Park and add a small amenities block
- Establish ensuite facilities for tourist van sites
- Establish a holiday van precinct on the northern boundary
- Provide additional cabin accommodation behind Shoal Bay Beach dunal system

Safety

- Replace damaged tourist van slabs
- Upgrade street lighting
- Extend CCTV surveillance at strategic locations
- Replace boundary fence and provide pedestrian gates

- PREDOMINANTLY HOLIDAY VANS
- ENTRY PRECINCT
- DRIVE ON SITES
- CABINS
- RECREATION
- CAMP SITES



Environment

- Manage all vegetation and landscaped area to enhance habitat and amenity, reduce risk of fire and storm threat
- Organise appropriate stormwater management
- Apply ecological sustainable development principles to all development proposals and management practices.

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PHASE 3

- Establish an ensuite tourist van precinct
- Establish new amenities to service eastern end of Park
- Internal road maintenance - resurfacing (Stage 1)

PHASE 4

- Convert sites to create tourist van precinct
- Convert sites to create camping precinct
- Cabin refurbishment project

PHASE 5

- Construct retaining wall on part northern boundary
- Convert sites to establish 1 bedroom cabins
- Establish holiday van precinct (retained embankment)
- Finalise all tourist van precincts

PHASE 6

- Establish recreation centre & reconfigure outdoor recreation area
- Street lighting upgrade & solar installation project

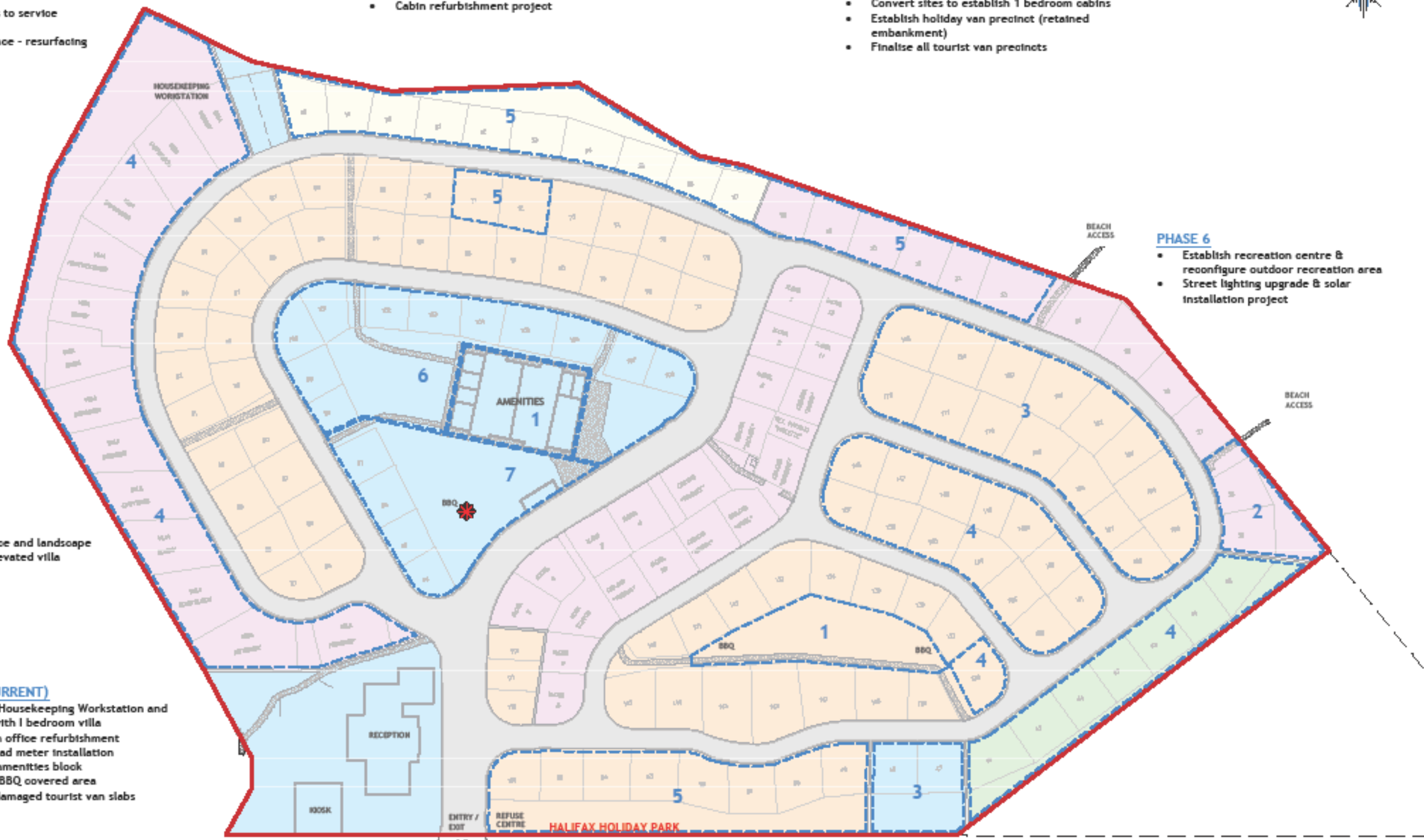
PHASE 2

- Replace boundary fence and landscape
- Install a 3 bedroom elevated villa

PHASE 1 (CURRENT)

- Relocate Housekeeping Workstation and replace with 1 bedroom villa
- Reception office refurbishment
- Power-head meter installation
- Upgrade amenities block
- Establish BBQ covered area
- Replace damaged tourist van slabs

- PREDOMINANTLY HOLIDAY VANS
- ENTRY PRECINCT
- DRIVE ON SITES
- CABINS
- RECREATION
- CAMP SITES



PHASE 7

- Establish swimming pool/water playground
- Extend CCTV network
- Internal road maintenance - resurfacing (Stage 2)

