



NEW SOUTH WALES CROWN  
HOLIDAY PARKS TRUST

## **DRAFT PLAN OF MANAGEMENT Shaws Bay Holiday Park**

### **FREQUENTLY ASKED QUESTIONS**

The draft Plan of Management for the Shaws Bay Holiday Park in Ballina is on public exhibition from Monday, 26 May 2014 to Monday, 23 June 2014.

The draft Plan can be viewed on the NSW Crown Holiday Parks Trust website at: <http://nswchpt.com.au/documents-on-exhibition>.

Responses to key issues and frequently asked questions are provided below:

#### **What authorities do the NSW Crown Holiday Parks Trust (the Trust) and North Coast Holiday Parks (NCHP) have and who do they answer to?**

- The Minister administering the Crown Lands Act, 1989 has appointed the Trust to manage the reserve on which the reserves are located.
- The Trust is an autonomous body managed by a board. The Trust is accountable directly to the Minister administering the Crown Lands Act 1989.
- NCHP is the trading name for the management and marketing of a number of caravan parks and reserves on the North Coast of NSW.

#### **What rules and regulations apply to the operation of the Trust and Reserves managed?**

- The operation and further development of the holiday parks and reserves is being undertaken in accordance with the Principles of the Crown Lands Act and the Crown Lands Caravan Park Policy.
- Plans of Management must meet the technical requirements of the Act and are subject to the approval of the Minister for Lands.
- The primary regulation applicable to caravan parks is the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation, 2005.
- The holiday parks are not obliged to comply with all of the provisions of the current regulations due to exemptions that prevent the retrospective application of conditions on all caravan parks in NSW that were in existence before 1986.
- The Plan of Management takes into account the provisions of a number of regulatory and planning instruments that relate to the site.

### What works are proposed to be undertaken in the Holiday Park?

- Modifications to the entry precinct to provide a more efficient check-in area and reduce congestion in the car parking area at the front of the park. The relocation of some parking is also planned.
- Alteration to the layout of roads and sites in the hilltop precinct to resolve compliance concerns, improve traffic flow and provide fewer, larger sites.
- Modification of the two-storey amenities overlooking Shaws Bay to provide a new guest lounge on the upper level.
- Creation of a new recreation area on the lower foreshore precinct and the inclusion of a pool.
- Adaptive re-use of the heritage listed, former ambulance station as a guest lounge.
- Adaptive re-use of the laundry to provide a riverfront café.
- Provision of three additional cabins, including one fully compliant, accessible cabin.
- Greater tourist focus by removal of all holiday vans from the park.

### Will there be an increase in the number of guests or sites?

- The actual number of sites will in each reserve will change as follows:

Features	Current Design	Proposed Design
Cabins	10	13
Powered Sites	75	62
Unpowered	2	0
Holiday Vans	10	0
Permanents	2	2
<b>Total Sites</b>	<b>99</b>	<b>77</b>

### Why are all holiday vans being removed from the park?

Holiday vans can be removed at the discretion of the Trust with 90 days notice.

Initially, most holiday vans will need to be relocated to allow the park upgrade to progress.

Following the upgrade of the holiday parks, the demand for tourist sites is expected to increase. Due to the small number of overall sites, use of the area as *high-yielding*, tourist sites is preferred.

### What approvals are required for the development works and buildings in the holiday parks?

- Relocatable buildings can generally be installed without development consent or a construction certificate if they are installed in accordance with the provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation, 2005.

- Certain works can be undertaken as either “exempt development “ or “development without consent” under the provisions of the State Environmental Planning Policy (Infrastructure), 2007.
- Other works may require a Development Consent or Construction Certificate.

### **When will these works be implemented?**

Following considerations of all submissions, the Trust will recommend a final Plan of Management to the Minister for Natural Resources, Lands and Water for approval. Implementation of works will commence in accordance with the work program outlined in the Plan of Management.

### **Submissions**

All submissions will be acknowledged by mail or email – dependant on how they are received. Submissions will be grouped into major issues and a report prepared for the NSW Crown Holiday Parks Trust Board addressing those issues. Any recommended changes to the draft Plan of Management will be made prior to submission to the Minister for final approval.

### **What about my privacy in making a submission?**

#### **1. Privacy Statement**

Your personal information is protected under *the Privacy and Personal Information Act, 1998* (PPIP Act)

#### **2. Decide whether to include your personal information in your submission**

##### **(a) When you make a submission we could publish:**

- ***the content of your submission and any attachments*** – including any personal information about you which you have chosen to include in those documents
- ***a list of submitters***, which could include:
  - your name (unless you request your name be withheld from the list)
  - your suburb or town

##### **(b) If you wish to maintain your privacy in this submission process you must:**

- ***Request your name be withheld from the list of submitters***
- ***Request that any of your personal information*** in your submission or attachments be withheld

We will not publish offensive, threatening, defamatory or other inappropriate material.