



Frequently Asked Questions

Draft Plan Of Management - Silver Sands Holiday Park

The draft Plan of Management for the Silver Sands Holiday park and the associated Crown Reserve in Evans Head is on public exhibition from Monday 26 May 2014 to Monday 23 June 2014.

The plans 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:

Will the foreshore area along the Evans River be fenced off ?

- No. There will be no fencing along the foreshore.
- Public access from town through the central precinct to the foreshore will be retained
- Public access from the river and beach to the north of the holiday park and reserve, through to the public car park and Macdonald Street to the south will be maintained
- The boundary between the sites and the public recreation areas along the foreshore will be delineated using low post and rail type bollards and landscaping

What fencing is proposed in the holiday park ?

- Drawing SS-02 shows the overall boundary of the reserve and the three management precincts (Northern, Central and Riverside precincts) – this drawing does not show the location of fencing
- The existing security fencing around the northern precinct will be extended along the boundary with the bowling club and along park street to the existing park entry
- Security fencing along the boundary between the central and riverside precincts is proposed, along with boundary fencing along Park Street, Oak Lane and McDonald Street

What authority does the Trust and NCHP have and who do they answer to ?

- The Minister administering the Crown Lands Act 1989 has appointed the NSW Crown Holiday Parks 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.
- North Coast Holiday Parks 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 Plans of Management take 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 Reserve?

- Relocation of the main park entry and reception to the central precinct to alleviate traffic congestion that occurs at the current location
- Dedication and upgrade of public recreation are in the centre of the reserve providing a direct connection between the town centre and the Evans River
- Provision of new community facilities in the community reserve including pathways, playground and BBQ facilities
- Establishing a separate entry to the riverside precinct of the park removing vehicles from the central public recreation precinct.
- Development of the riverside precinct to provide fully services sites and waterfront cabins.
- Provision of reliable and functional infrastructure and services
- High quality and functional amenities and communal facilities
- A mix of accommodation types with scope for additional accommodation in the future
- Larger sites, some with capacity to accommodate motorhomes and large vans
- Improved road networks with improved access on to sites
- Compliant wheelchair accessible accommodation and facilities
- Efficient and functional receptions, entry and exit points
- Greater tourist focus by removal of holiday vans from the park as required.

What will happen to the permanent residents living in the park?

No long term residents will be removed from the park. Some permanent residence may need to be relocated elsewhere in the park however this will occur via negotiation with anyone affected.

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	Proposed
Cabins	23	40
Powered Short Term Sites	201	280
Ensuite sites	54	56
Powered Camp Sites	150	68

Holiday Vans*	106	0
Permanent Residents	43	43
Total Sites	577	487

The number of holiday vans will reduce over time subject to operational decisions of the trust. The trust may remove all holiday vans over time or retain such number as it determines is appropriate.

Why are all holiday vans being removed from the park?

Holiday vans can be removed without reason 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 holiday parks, the demand for tourist sites is expected to increase and a further reduction in holiday vans is proposed to meet that demand.

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
- Works that may impact on the Evans River or foreshore may require an approval or permit from NSW Fisheries.

What benefits do these plans bring to the local community?

- More than \$800,000 will be invested in the upgrade of the public recreation reserve
- Increased mobility will be provided for those who are in wheelchairs or who have young children in prams by the provision of formed walking paths
- The development of the holiday park and community reserve will make Evans Head a more attractive destination for visitors providing stimulus to the local economy
- The increased size of sites within the holiday parks will ensure that there is increased space for guest vehicles within the parks, easing the pressure on the limited local parking available

When will these works be implemented?

Following considerations of all submissions, the Trust will recommend final Plans 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 raised and any recommended changes to the draft Poms prior to be submitted to the Minister for final approval.