



NSW CROWN HOLIDAY PARKS  
— TRUST —

# **Submissions Report**

## **DRAFT PLANS OF MANAGEMENT**

**Massy Greene Holiday Park  
Terrace Reserve Holiday Park  
Ferry Reserve Holiday Park  
Brunswick Heads Foreshore Public Reserves**

**March 2014**

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## **1 Background**

At the Board Meeting 27 November 2013, the Board resolved to recommend that the Minister approve the public exhibition of the Draft Plans of Management for the Brunswick Heads Holiday Parks and Foreshore Reserves.

The Minister for Trade and Investment authorised the exhibition of the draft plans on 17 December 2013.

### **1.1 Exhibition Requirements under the Crown Lands Act and Reserve Trust Handbook**

The draft plan of management must be exhibited for at least 28 days and notified in the Government Gazette and a newspaper with local or state circulation, to give people the opportunity to submit their views on its form and content.

The Trust elected to place the draft Plans of Management on exhibition for two months to provide the community and visitors with adequate time to review the plans and make submissions.

### **1.2 Advertising**

Notices advising of the public exhibition of the plans of management were placed in the following publications:

- NSW Government Gazette 20 December 2013
- Northern Star Saturday 21 December 2013
- Byron Shire Echo 31 December 2013
- Byron Shire News 26 December 2013

### **1.3 Media Releases**

Media releases were provided as follows:

- Notification of commencement of public exhibition 31 December 2013
- Notification of Information sessions 9 January 2014

### **1.4 NSWCHPT Website**

- Draft Plans of Management were placed on the NSWCHPT web-site via a link to the NCHP web-site on 21 December 2013.
- The following information was included on the web-site:  
Draft Plans of Management for each holiday park and one for the combined community reserves  
Trust responses to Byron Shire Council enquiries and media coverage  
Frequently asked questions and information

### **1.5 Stakeholder Notification**

- Individual letters were sent to major stakeholders advising them of the exhibition of the documents. The letter contained information on the Trust and advised the timing of public

information sessions. Stakeholders were advised of the process for making submissions and seeking further information from the Trust.

## **1.6 Public Information Sessions**

- Public Information sessions were held on the 15<sup>th</sup> of January and 1<sup>st</sup> of February. The information sessions were aligned with community events to ensure high participation rates. Both information sessions were well attended with media reporting hundreds in attendance.
- Parts of the public information sessions were recorded by the Echo Newspaper with coverage released on their web-site. An interview of Jim Bolger, General Manager North Coast Holiday Parks, was also performed and included on the web-site.

## **1.7 Byron Shire Council Briefing**

- A briefing was provided to Byron Shire Council on 30 January 2014. This briefing allowed councillors and senior staff to ask questions regarding content to enable an informed submission to be prepared.

## **1.8 Briefing – Don Page MP**

- A meeting was held with the Local Member and Local Government Minister Don Page. The Minister was provided with an update on the progress of the exhibition and an overview of where the Trust was proceeding to completion.

## **2 Media Coverage and Publicity**

### **2.1 Television**

- Television coverage was performed by the NBN network. This included filming of the reserves and draft concept plans, and an interview with the General Manager North Coast Holiday Parks.

### **2.2 Print Media**

- There was significant media coverage by the Byron Shire Echo with a general negative theme regarding the draft plans. Significant misinformation was included in both articles and letters to the editor. The Trust responded to articles but not all were printed. All responses were included on the Trust web-site.
- Articles were also included in other local papers and the Sydney Morning Herald.

## **3 NSW CHPT Communication Strategy**

The NSWCHPT Communications Strategy for Brunswick Heads was adopted by the Trust Board on 27 November 2013. The strategy identified the major stakeholders and issues which were expected to arise during the exhibition period. A number of consultation strategies were included to ensure that the local community and visitors to the area were able to view the plans and make comment.

These included public information sessions, media releases, meeting with Council, letters to major stakeholders and interviews with the media. The Trust web-site was continually updated to provide responses to the media articles and misinformation that was being encouraged by sections of the community and media.

#### **4 Submissions Data**

A total of 158 submissions were received raising 1425 individual issues. The issues raised have been summarised into 173 categories.

The breakdown of issues raised by reserve is provided below, including general issues.

<b>Reserve</b>	<b>Number of Issues Raised</b>
Foreshore Reserves	48
Terrace Reserve HP	40
Massy Greene HP	39
Ferry Reserve HP	25
General Submissions	21
<b>Total</b>	<b>173</b>

##### **4.1 Petitions**

Two petitions were received.

##### **Foreshore Protection Group.**

The petition comprised 156 signatures from people who support the retention and maintenance of our grassed parklands and do not support the construction of NCHP's proposed timber deck on the riverbank in Banner Park or the proposed 2m wide all weather pathways through our public parklands. It also include 151 signatures from people who support Byron Shire Council's proposed Caravan Park Boundaries detailed in August 2012 Licence agreements and do not support the proposed boundaries in NCHP draft POMs.

These matters are addressed in the submissions assessment.

##### **Mr Jim Dodd (Change.org petition)**

The petition had 2095 supporters as at 25 February 2014. The petition included the following objections

*We strongly object to and reject NSWCHPT and NCHP's plans because they:*

- 1. Refuse to re-instate the foreshore walkway along Simpson's Creek adjoining the Terrace caravan park. Management has allowed this to be blocked/barricaded by caravans and 12 moveable dwellings that could all be relocated within the park. Instead they want to take the whole length of the foreshore into the caravan park and fence it off for the exclusive use of their clientele.*

2. *Plan to expand caravan park activities onto the foreshore land at Ferry Reserve and restrict access to the public boat ramp.*
3. *Refuse to get off illegally occupied land at Massy Greene Caravan Park, zoned for Maritime Purposes for use by the wider community. This is prime foreshore land adjoining the Brunswick Boat Harbour.*
4. *Refuse to develop their caravan parks within the boundaries set by our local Council. Those boundaries have been set to keep the foreshores in the public interest and not for the exclusive use of caravan park clientele.*

These matters are addressed in the submissions assessment.

## 5 Assessment of Submissions

A detailed summary of submissions received is provided in Appendix 1. For each issue raised the submissions summary:

- Includes a specific reference number
- Identifies whether the submission relates to a specific reserve or is a general comment
- Identifies the relevant issue category
- Provides a summary of the issue
- Provides the Trust’s comments
- Provides a recommendation for amendment of the draft Plans of Management. If no amendment is proposed, a recommendation of “No Change” is provided.

### 5.1 Issues Raised in General Submissions

Twenty-one general issues were raised in relation to the Trust’s proposals across the draft Plans of Management. One recommendation is made with respect to the general issues raised.

Where the Trust has recommended a change, the issue is highlighted in the following table. Issues that are not highlighted are those where the recommendation is that no change is made to the exhibited plans.

Where a recommendation is indicated for a particular issue, it does not necessarily mean that the claim or request in the submission is supported.

Issue No.	Issue Categories – General Issues	Number of Submissions
43	Maintain public access to and along the foreshore	45
140	Retain 30% of sites for permanent residents	42
75	No restriction on public access though holiday parks	27
132	Restrict access for large vans and fifth wheelers	12
92	Privatisation of foreshore	7
38	Lack of pedestrian connectivity	6
97	Provide additional car parking within holiday parks	3
16	Community space within holiday parks	2
21	Cultural heritage	2
31	General Criticism	2
109	Provide sullage for sites for wastewater disposal	2
151	Support foreshore pathways	2
159	Sustainability	2
32	General Support	1
49	Make provision for Primitive Camping	1

55	No cabins on the foreshore	1
88	Petition in support of "Pirate Ship" hire business	1
93	Protection and enhancement of sensitive environments	1
143	Retain natural areas for passive recreation	1
146	Screen and landscape holiday park boundaries	1
156	Support reduction in cabin numbers from 2010 draft plans	1

## 5.2 Issues Raised in Submissions for Terrace Reserve Holiday Park

Forty issues were raised in relation to the Trust's proposals across the draft Plans of Management. Eight recommendations are made with respect to the general issues raised.

Issue No.	Issue Categories – Terrace Reserve Holiday Park	Number of Submissions
108	Provide public access to and along the foreshore at Terrace Reserve	80
17	Compliance	77
59	No fencing of holiday parks or reserves	38
47	Maintain public access to the car park and footbridge at the entry to Terrace Reserve Holiday Park	33
52	Natural attrition for vacating long term sites at Terrace	29
131	Restore Simpsons Creek Foreshore	29
125	Remove structures from Terrace Reserve foreshore sites	22
22	Demolish and rebuild main amenities in southern precinct away from private residences	15
136	Restrict use of Terrace Southern Precinct to soft camping during Christmas and Easter only	14
99	Provide additional parking within Terrace Reserve holiday park	10
110	Provide traffic calming at junction of The Terrace and Nana Street	9
117	Relocate Terrace Southern Camp Kitchen	9
149	Soft camping only in Terrace Southern Precinct	8
40	Locate new relocatable amenities in Terrace Southern precinct further from residences	6
173	Widen the Brunswick Terrace road reserve	5
12	Buffer Zones	4
19	Consult on Terrace Reserve Fence	4
73	No reduction in number of sites at TRHP	4
82	Object to Proposed Waste Compound at Terrace Reserve	4
20	Convert disused Simpsons Creek Park tennis courts for another public use or revegetation	3
135	Restrict use of Terrace Southern Precinct to soft camping	3
166	Use land made available by removal of encroachments on the Terrace for parking, bike track etc.	3
9	Allow small groups and families only at Terrace Reserve HP	2
30	Formalise existing creek / beach access near site 122 Terrace Reserve	2
87	Park entry /exit Terrace	2
118	Remove amenities blocks from Terrace Reserve Southern precinct	2
62	No increase to size of sites at Terrace Reserve	1
71	No reduction in number of amenities buildings at TRHP	1

81	Object to development of Terrace Reserve Southern precinct on environmental grounds	1
84	Oppose upgrade of Simpsons Creek beach access	1
91	Private Matter	1
116	Relocate Terrace Reserve residence and reception	1
127	Renovate Terrace Reserve Managers residence	1
137	Restrict use of Terrace Southern Precinct to soft camping during Christmas and Easter, and NSW public School holidays only	1
153	Support increase size of sites at Terrace Reserve	1
161	The impact on the Cape Byron Marine Park has not been assessed	1
164	Two additional cabins at Terrace Reserve are accessible	1
168	Use of southern precinct at Terrace Reserve	1
170	Use southern precinct at Terrace Reserve Holiday Park for public recreation	1
172	Widen foreshore pathways	1

### 5.3 Issues Raised in Submissions for Massy Greene Holiday Park

Thirty-nine issues were raised in relation to the Trust's proposals across the draft Plans of Management. Six recommendations are made with respect to the general issues raised.

Issue No.	Issue Categories- Massy Greene Holiday Park	Number of Submissions
85	Oppose use of all or part of Lot 7005 at Massy Greene for Holiday Park Purposes	47
1	Access and parking Boat Harbour foreshore	27
56	No cabins on the foreshore at Massy Greene	18
72	No reduction in number of sites at Massy Greene	15
113	Relocate Massy Greene sewer pump station	13
98	Provide additional parking within Massy Greene holiday park	11
29	Extend hailstone pathway around eastern end of Massy Greene	10
70	No power heads on the foreshore.	10
77	No Two Storey Buildings	8
101	Provide community facilities in Boat Harbour	7
45	Maintain public access to and along the foreshore at Massy Greene	6
111	Redesign western end of holiday park and boat harbour precinct to provide additional public open space, parking, public toilets, boat/kayak storage, and public pathway	5
86	Overdevelopment	4
114	Relocate Massy Greene waste storage area	4
134	Restrict number of cabins	4
4	Additional public parking at Massey	3
33	Improve access and community facilities in Boat Harbour	3
74	No removal of Holiday Vans	3
58	No fencing of foreshore sites at Massy Greene	2
65	No new internal road for waterfront sites at Massy Greene	2
66	No on site Managers residence at Massy Greene	2
90	Prefer western entry option Massy Greene	2
142	Retain eastern entry to Massy Greene	2
7	Allow boats on the foreshore	1

10	Bin storage area must be set back 10m from road	1
11	Boundary fencing at Massy Greene	1
14	Camp Kitchen/BBQ facility closer to sites at Massy Greene	1
15	Clarify plans for boat harbour precinct	1
39	Less cabins on the foreshore at Massy Greene	1
50	Massy-Greene was bequeathed for community use	1
76	No structures within 10 of foreshore including slabs and BBQs	1
79	No upgrade of Massy Greene HP	1
120	Remove holiday vans	1
121	Remove infrastructure from road reserve at Massy Greene	1
139	Retain 3 amenities blocks at Massy Greene	1
141	Retain eastern entry and exit in addition to new western intersection and Massy Greene	1
150	Spelling of Massy Greene	1
162	Too much pavement	1
165	Use foreshore sites for camping only	1

#### 5.4 Issues Raised in Submissions for Ferry Reserve Holiday Park

Thirty-nine issues were raised in relation to the Trust's proposals across the draft Plans of Management. Seven recommendations are made with respect to the general issues raised.

Issue No.	Issue Categories – Ferry Reserve Holiday Park	Number of Submissions
94	Protection of Vegetation in Reserves	37
46	Maintain public access to Ferry Reserve boat ramp	34
119	Remove foreshore sites and internal road from Ferry Reserve Holiday Park and provide for public access and recreation	29
169	Use of the former Fins Restaurant building	15
112	Relocate Ferry Reserve sewer pump station	13
5	Address foreshore bank erosion at Ferry Reserve	10
155	Support provision of accessible sites and facilities at Ferry Reserve	10
133	Restrict access to Riverside Crescent foreshore	6
13	Build accessibility into Ferry Reserve Recreational area	3
54	No Bowling Green in Ferry Reserve	3
69	No pool	2
89	POM should not authorise leases and licences	2
104	Provide path along Ferry Reserve foreshore	2
106	Provide primitive camping on Old Pacific Highway site	2
122	Remove power heads from foreshore sites at Ferry Reserve	2
148	Soft camping on Ferry foreshore sites	2
160	The 4 proposed new cabins are all accessible cabins.	2
23	Develop additional short term sites on old Pacific Highway	1
28	Exclude holiday park from land zoned E2 Environmental Conservation	1
42	Maintain emergency access through Ferry Reserve for flood evacuation	1
44	Maintain public access to and along the foreshore at Ferry Reserve	1
51	Move sites back from the foreshore at Ferry Reserve	1
95	Provide a car wash facility	1
107	Provide public access through Ferry Reserve Holiday Park	1

## 5.5 Issues Raised Submissions for Brunswick Heads Foreshore Public Reserves

Forty-eight issues were raised in relation to the Trust's proposals across the draft Plans of Management. Nineteen recommendations are made with respect to the general issues raised.

Issue No.	Issue Category – Foreshore Public Reserves	Number of Submissions
53	No boardwalk and deck in Banner Park	35
57	No car park at Torakina Park	29
144	Retain Terrace Park playground in its current location	27
36	Improvements to Memorial Park	21
37	Keep Torakina as natural as possible	21
126	Renovate Terrace Park Amenities and Facilities	21
48	Maintenance and presentation of foreshore reserves	19
67	No pathways in reserves	19
128	Renovate Torakina Amenities	19
24	Do not expand the Banner Park playground	18
64	No lighting or security cameras	18
6	Address foreshore erosion and sea wall problems	17
18	Construct pathways from natural materials	15
41	Locate pathways away from foreshore	14
123	Remove Simpsons Creek Park tennis courts and revegetate	13
34	Improve accessibility to Simpsons Creek via stairs and ramps	11
68	No playground in Torakina	11
138	Restrict vehicle access to Simpsons Creek Park	11
103	Provide kayak / canoe launching facility at Simpsons Creek Park	10
129	Replace missing Norfolk pines in Banner Park	8
78	No upgrade of foreshore public reserves	7
145	Safety Audit Out of Date	6
60	No Foreshore Pathway Mona Lane Foreshore	4
105	Provide play / sport equipment in Torakina Park	4
130	Replace Torakina amenities	4
157	Support Torakina Foreshore pathway	4
158	Support upgrade of Banner Park	4
3	Additional parking at Torakina	3
96	Provide accessible pathways	3
100	Provide all abilities playground	3
152	Support habitat restoration plan at Torakina Reserve	3
2	Additional lighting in Banner Park	2
25	Do not replace missing Norfolk Pines Banner Park	2
35	Improve lighting in reserves	2
63	No kiosk at Torakina Park	2
102	Provide drinking fountains and bike racks in reserves	2
147	Sculpture walk for foreshore reserves	2
154	Support proposed boardwalk and Deck at Banner Park	2
8	Allow public art on the Torakina Amenities	1
26	Ensure appropriate emergency access to Torakina Beach and southern rock wall	1
27	Ensure appropriate pedestrian access to Torakina Beach and southern rock wall	1
61	No hard surfacing around playground	1

80	NSW CHPT take over responsibility for management and maintenance of the Simpsons Creek footbridge	1
115	Relocate Pirate boat and Jetty	1
124	Remove storage shed from Banner Park	1
163	Tourist coach parking Simpsons Creek Reserve	1
167	Use natural rock paving and stepping stones for pathways	1
171	Water theme playground	1

## 6 Recommendations

Reserve	Issue No.	Issue Category	Comment	Recommendation
TRHP	108	Provide public access to and along the foreshore at Terrace Reserve	The Trust has considered the impact that creation of a foreshore access corridor would have with regard to park operations, site constraints, significant vegetation, and permanent residents. The Trust has made provision for ongoing public access through the holiday park as currently exists, subject to reasonable conditions. Conditional access through TRHP and to Simpsons Creek is provided subject to reasonable conditions. Those conditions are likely to be relaxed from those contained in the draft POM	Specify in the POM that fencing will only occur as a last resort. Modify access protocol to relax restrictions and allow public access for longer hours throughout the entire year while retaining the ability to apply reasonable restrictions if required.
TRHP	20	Convert disused Simpsons Creek Park tennis courts for another public use or revegetation	The disused tennis courts may be an option for overflow parking; however other submissions support public recreation / revegetation of this space.	Ensure that the POM authorises the use of the disused tennis courts to the south of the TRHP for car parking, revegetation and other public recreation uses pending the Trusts future consideration of the best use of this space
TRHP	22	Demolish and rebuild main amenities in southern precinct away from private residences	The existing main amenities is structurally sound and replacement in another location would cost in the order of \$500,000. Measures to screen the building and reduce amenity impacts on residents can be included in the POM	Include measures to screen the main amenities in Terrace Reserve Southern Precinct from residents and reduce amenity impacts
TRHP	30	Formalise existing creek / beach access near site 122 Terrace Reserve	The POM could authorise the investigation of formalising the existing canoe / kayak launching facility near site 122 Simpsons Creek in conjunction with the foreshore restoration project	The POM authorise the investigation of formalising the existing canoe / kayak launching facility near site 122 Simpsons Creek in conjunction with the foreshore restoration project

TRHP	40	Locate new relocatable amenities in Terrace Southern precinct further from residences	The amenities could be relocated to the southern most part of the site which would have some visual screening from existing vegetation. The change would result in the net loss of 1-2 sites due to the minimum buffer required between the building and sites, and would require extension of water sewer and power	Locate the new southern relocatable amenities building in the southernmost section of the holiday park
TRHP	47	Maintain public access to the car park and footbridge at the entry to Terrace Reserve Holiday Park	There will be no change to the current public access to either the footbridge or the adjacent car park. The car park will continue to be part of the holiday park allocation of visitor parking while also having no restriction on use by the general public. No changes to this arrangement are proposed and the POM specifically authorises the use of this area for both public and visitor parking. The trust is proposing to construct a footpath from the town side of the footbridge past the Terrace Park playground to the crossing at The Terrace. This path will provide a safer alternative route for pedestrians wanting to avoid walking through the car park	Provide additional emphasis in the POM document and drawings to clearly indicate that the car park is available for parking by the general public and pedestrian access to and from the footbridge
TRHP	59	No fencing of holiday parks or reserves	Measures such as landscaping and continued use of security cameras are proposed to improve security. Access restrictions will only occur if and when it becomes necessary to fence to park for safety or security reasons - as a last resort. Continued unfettered access for the general public to Simpsons Creek via the holiday park can not be guaranteed. The Trust could relax restrictions while retaining the ability to impose restrictions if required.	Provide a landscape design to show the intended treatment of the boundary that will be provided in preference to fencing. More clearly describe measures other than fencing that will be implemented in preference to fencing. Specify in the POM that fencing will only occur as a last resort. Modify access protocol to relax restrictions and allow public access for longer hours throughout the entire year while retaining the ability to apply reasonable restrictions if required. Provide a landscape design to show the intended treatment of the boundary that will be provided in preference to fencing. More clearly describe measures other than fencing that will be implemented in preference to fencing

TRHP	82	Object to Proposed Waste Compound at Terrace Reserve	The proposed relocation of the waste storage area will impact guests who have not previously been affected. An alternative location at the rear of the central section of the park adjacent to the primary school bins has been identified that will not impact neighbours.	Investigate relocation of waste storage / collection area to the central precinct with access directly from Booyun Street. Retain current waste storage / collection area if Booyun St option can not be implemented.
MGHP	1	Access and parking Boat Harbour foreshore	The larger sites will provide more room for on site parking of guests vehicles than currently exists. Also number of sites reducing from 133 to 103. Additional visitor car parking inside park to achieve compliance with Regulations. The proposed upgrade will improve public access to the foreshore and not limit access for emergency vehicles	Provide additional car parking capacity in the boat harbour by not constructing a formal car park to the relevant standards and leaving the space available as an open area with no marked spaces.
MGHP	7	Allow boats on the foreshore	The Trust does not propose to change anything regarding the mooring of boats on the beach.	Authorise temporary mooring or anchoring of boats on the foreshore outside the swimming area while retaining the ability to apply reasonable restrictions if required.
MGHP	11	Boundary fencing at Massy Greene	A timber paling fence is proposed along the boundary of the park commencing at the waste storage area, then along the boundary with old Pacific Highway and around the Managers residence. In all other areas, low rail fencing is proposed. The drawings can be modified to more clearly show the location and style of proposed fencing.	Modify the Massy Greene drawings to more clearly show the location and style of proposed fencing.
MGHP	29	Extend hailstone pathway around eastern end of Massy Greene	This area is road reserve under the control of Council. The extension of the hailstone pathway would require Council approval, however could be undertaken as part of the rehabilitation of the camping sites that are to be vacated at the eastern end of the park	Investigate with Council the provision of a hailstone pathway in the road reserve at the eastern end of Massy Greene as part of the rehabilitation of the camp site area that is to be vacated
MGHP	58	No fencing of foreshore sites at Massy Greene	The draft POM proposes replacement of existing low post and rail fencing with similar fencing in order to delineate the extent of sites and the separation between holiday park and the foreshore public accesses.	More clearly identify and describe the proposed low fencing along the foreshore sites at Massy Greene

MGHP	111	Redesign western end of holiday park and boat harbour precinct to provide additional public open space, parking, public toilets, boat/kayak storage, and public pathway	The area in question is currently part of the operational area of the licenced holiday park. The trust has reviewed the proposed plans and can accommodate the provision of a public pedestrian access through the holiday park via a redesign of the western precinct. This will achieve separation between pedestrians and vehicles accessing the foreshore while providing an important link between the boat harbour and the foreshore in front of the holiday park.	Modify the design of the western precinct at Massy Greene to provide a separate pedestrian access from the Boat Harbour to the foreshore inside the operational boundary of the park, by revising the layout and design of cabins and sites.
General	21	Cultural heritage	Searches of the Aboriginal Heritage Information Management System (AHIMS) sites do not indicate the presence of Aboriginal objects and sites. However anecdotal evidence has been presented via submissions and the POM will be modified to include provisions addressing the protection of aboriginal cultural values and objects.	Modify POMs to include provisions addressing the protection of aboriginal cultural values and objects.
FRHP	5	Address foreshore bank erosion at Ferry Reserve	The POM proposes that the Trust investigate and implement strategies to address erosion and protect and restore the foreshore, and has allocated \$200,000 towards this project in the forward capital works program.	More clearly define the proposed foreshore restoration program including concept drawings from the 2007 Geolink study, and the allocation of funds in the forward capital works program.
FRHP	13	Build accessibility into Ferry Reserve Recreational area	This is a matter for consideration in the detailed design stage, however provision can be made in the POM to facilitate this.	Include provision for the swimming pool and recreation area design at Ferry reserve to include accessibility as a key design consideration
FRHP	44	Maintain public access to and along the foreshore at Ferry Reserve	Permanent public access is authorised in the POM. Operational issue - however all requests can be complied with. Better location of lighting and picnic tables can be provided to create a better use of the space and more inviting public thoroughfare	Amend the plans for the foreshore management and access precinct at Ferry Reserve to show relocation/upgrade of lighting and picnic tables to provide better use of the space and a more inviting public thoroughfare. Create a 1 metre landscaped corridor on the park side of the boundary to provide an additional setback to ensure campers do not intrude outside the park

FRHP	46	Maintain public access to Ferry Reserve boat ramp	Ongoing public access to the boat ramp is specifically authorised in the draft POM, subject to a protocol that is required to ensure that the safety, security and welfare of guests and other users is protected. The existing ramp has very limited capacity, and can not meet the demand for boat launching in Brunswick Heads.	Relax restrictions on public access while retaining the ability to apply reasonable conditions of use if required. Consider options for contributing to the upgrade of the Sonny Coles boat ramp.
FRHP	94	Protection of Vegetation in Reserves	Vegetation management within the reserves and holiday parks will continue to be undertaken in accordance with Council's Tree Preservation Order and the Native Vegetation Act, informed by the Vegetation Management Plan appended to the POM	The trust will continue to undertake seed collection, compensatory planting and bush regeneration activities to offset any impact from the removal or lopping of native vegetation for safety reasons
FRHP	95	Provide a car wash facility	Provision for a wash bay could be incorporated into the back of house storage/maintenance areas	Investigate potential to locate a car wash bay near the maintenance shed
FRHP	169	Use of the former Fins Restaurant building	The building can only be used for a purpose that is authorised by the POM. There are no plans to operate group accommodation for backpackers and the POM can specifically prohibit that activity. Group accommodation is intended to be used by schools and other groups and will be sold as rooms, not individual beds. The wording in the recommendation is taken from the definition of backpacker accommodation in the NSW Standard LEP Instrument	Specifically prohibit the use of the Fins Building for backpacker accommodation by prohibiting the provision of accommodation on a bed or dormitory-style basis (rather than by room).
Foreshore Reserves	2	Additional lighting in Banner Park	The trust understands that the Woodchop Committee has been gifted lighting that may be suitable for permanent lighting for Banner Park. The impact on neighbouring properties and on the marine park would need to be considered and assessed in consultation with relevant agencies, however provision should be made in the POM for installation of suitable permanent lighting to be undertaken given that the lighting is available free of charge.	Make provision in the POM to specifically authorised installation of permanent lighting in Banner park at the discretion of the trust subject to relevant approval requirements

Foreshore Reserves	8	Allow public art on the Torakina Amenities	The trust will consider allowing placement of artwork on the Torakina amenities, subject to a number of conditions being met relating to the consistency with the natural them adopted for the reserve, and the proponents undertaking to install, protect and maintain and replace artwork. The Trust has significant concerns about vandalism, and the artists would need to understand and agree that the artwork is placed in the public domain at their own risk.	The trust will consider allowing placement of public artwork on the Torakina amenities, subject to reasonable conditions being met by the proponents.
Foreshore Reserves	24	Do not expand the Banner Park playground	A large playground is proposed due to the high level of use of the reserve by families with younger children. The final design will be determined in consultation with the local school and pre-school. While some play equipment may be accessible for children with limited abilities, a complete all-abilities playground is not proposed	Consult with the local school and pre-school on playground design. Investigate incorporating play equipment that can be used by children with limited abilities
Foreshore Reserves	25	Do not replace missing Norfolk Pines Banner Park	There is no justification from an environmental or planning perspective to plant replacement trees. The marginal improvement in visual amenity that could be achieved over time does not warrant the significant impact that it would have on the annual Carnival, which has been operating continuously over the xmas -new year period since 1956 and is part of the fabric of the town.	Amend the plan for Banner park to delete the replacement of missing Norfolk Pines from the foreshore.
Foreshore Reserves	26	Ensure appropriate emergency access to Torakina Beach and southern rock wall	Relocation of the gate is proposed to provide a continuous pedestrian thoroughfare to the southern rock wall and Torakina beach. The Trusts view is that this can occur without compromising access or safety. Relocation of the gate would only occur with the agreement of Marine Rescue NSW, Crown Lands and emergency services.	The POM clarifies that the relocation of the emergency access gate to the Brunswick River southern rock wall only occur with the concurrence of Marine Rescue NSW, DPI Crown Lands and emergency services.

Foreshore Reserves	27	Ensure appropriate pedestrian access to Torakina Beach and southern rock wall	The car park design provides for a pathway delineated along the northern side of the Torakina beach car park to the beach access and southern rock wall. This is not clearly shown in the drawings.	Amend plans to clearly show the proposed pathway leading from Torakina reserve to the beach access and south wall
Foreshore Reserves	34	Improve accessibility to Simpsons Creek via stairs and ramps	There is an existing ramp access to Simpsons Creek. An upgrade could be considered at design stage for Banner Park and Simpsons Creek upgrade projects. Oyster growth is a concern - so any design would need to take that issue into account along with liability issues	Investigate options for upgrade of ramp and stair access points to Simpsons creek to improve accessibility for people with limited abilities
Foreshore Reserves	41	Locate pathways away from foreshore	Paths are designed to provide universal access to reserves for people of all abilities. They are also provided on commonly used pedestrian thoroughfares where grass could not withstand the amount of foot traffic. The proposed pathway locations address both of these design criteria. Formal paths are required in Banner Park and Torakina Park to achieve this outcome; however paths may not be required initially in Terrace Park as there is reasonable grass cover and gentle grades.	The POM authorise the Trust to monitor the accessibility of Terrace Park and install paths if considered necessary to provide access for people with limited abilities, or to provide a surface capable of withstanding the amount of foot traffic.
Foreshore Reserves	60	No Foreshore Pathway Mona Lane Foreshore	Not on land under the control of the trust. Was included in POM to show a concept for the overall network of public pathways to give context to the trusts proposals	Delete drawings and concepts for all reserves not managed by the Trust
Foreshore Reserves	64	No lighting or security cameras	There is no specific plan to install additional lighting Installation of lighting will occur if required for safety and security. The location of lighting would have to consider the impact on residential properties and the marine park. Consultation with relevant agencies would be required.	Installation of lighting if required to be undertaken in consultation with relevant agencies having regard to potential impacts on the Marine park and residential properties

Foreshore Reserves	78	No upgrade of foreshore public reserves	No coffee shops or similar are proposed. The proposed upgrades provide universal access to picnic tables, seating, and the foreshore including for people with limited abilities while minimising the impact on vegetation. The designs compliment the natural setting. Other improvements such as work on amenities, BBQs and park furniture are meeting the basic needs of users of the reserves	Specifically prohibit the establishment of commercial buildings, café's, kiosks or restaurants in the foreshore reserves.
Foreshore Reserves	102	Provide drinking fountains and bike racks in reserves	Will be addressed in detailed design	Include provision for well designed drinking fountains / water stations and bike racks in foreshore reserves POM
Foreshore Reserves	103	Provide kayak / canoe launching facility at Simpsons Creek Park	The foreshore area is environmentally sensitive and agencies may be reluctant to approve a new launching facility. However, this is a matter that can be considered in the design of the foreshore restoration project.	The POM authorise the investigation of a new canoe/kayak launching facility at Simpsons Creek park in conjunction with the foreshore restoration project
Foreshore Reserves	115	Relocate Pirate boat and Jetty	The location of the pirate boat (or any similar activity) will be determined in consultation with the Marine Park Authority and Fisheries when the matter of the licence is reviewed by the Trust	Amend the draft POM to indicate that the location of any hire businesses will be determined in consultation with the Marine Park Authority and Fisheries when the matter of the licence is reviewed by the Trust
Foreshore Reserves	126	Renovate Terrace Park Amenities and Facilities	The POMS provides for an upgrade to occur. Feedback suggests a preference to separate change rooms rather than using showers or toilets for changing. Provision of additional changing rooms and showers requires further consideration	Consider the addition of change rooms and shower to the Terrace Park amenities
Foreshore Reserves	128	Renovate Torakina Amenities	The design provided in the draft POM is a concept design only. The trust will review contemporary designs that are in keeping with the natural setting and meet the functional requirements of the users of the reserves	Review the design of the Torakina amenities to ensure it is keeping with the natural setting and meet the functional requirements of the users of the reserves

Foreshore Reserves	130	Replace Torakina amenities	Submissions support renovation of the amenities in favour of a new building. The trust will authorise replacement and renovation and undertake further investigations to determine the best option.	The POM authorise the renovation or replacement of the Torakina amenities at the discretion of the trust following a review of the cost of renovation compared to the cost of replacement for revised designs.
Foreshore Reserves	144	Retain Terrace Park playground in its current location	The layout and location of the playground accommodates existing annual events. The playground can be kept in its current location. Active management of tree health to ensure safety will continue.	Keep the playground in its existing location to take advantage of natural shade and maximise open space for recreation and community events
Foreshore Reserves	145	Safety Audit Out of Date	Advice from NSW Police confirms that the findings and recommendations of the safety audit are still relevant.	Provide a commitment that any issues that arise from any future community safety audit will be considered